



**Redevelopment Authority**  
of Prince George's County

## **BOARD OF DIRECTOR'S MEETING**

**Nov. 1, 2022**  
**9:00 a.m.**

**Teleconference**



**Redevelopment Authority**  
of Prince George's County

## **BOARD OF DIRECTORS MEETING**

**November 1, 2022 - 9:00 a.m.**

**Teleconference**

### AGENDA

1. CALL TO ORDER AND ROLL CALL
  
2. CONSENT AGENDA ITEMS
  1. SECRETARY'S REPORT
    - Minutes of the October 4, 2022, Board Meeting
  2. TREASURER'S REPORT
  
3. EXECUTIVE DIRECTOR'S REPORT
  
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
  
5. FINAL REMARKS FROM THE GENERAL PUBLIC
  
6. ADJOURNMENT

**Next Meeting: December 6, 2022.**

**Redevelopment Authority of Prince George's County  
Board Meeting**

**Minutes of the Meeting, October 4, 2022**

**9:00 am**

**Teleconference**

**PRESENT**

**Board Members**

Leon Bailey, Vice Chair

Michelle Rice

Alicia Doney

Erma Barron

Ronnette Earle

**Staff**

Stephen Paul

Ernest Williams

Sheila Roberts

Victor Sherrod

Lakeisha Smith

Edren Lewis

Cheryl Douglas

**Ex- Officio Members and Officer**

Aspasia Xypolia

**General Counsel**

Tiffany Releford

**Public Members**

Jay Shuman Jr.

## **Secretary Report**

Mr. Bailey called the teleconference meeting to order at 9:03 AM having declared a quorum present. Mr. Bailey addressed the board and expressed his sincere thoughts of the late Chairman Mr. David Harrington. Mr. Bailey acknowledged Mr. Harrington's contributions not only to the board as an outstanding Chairman of the Redevelopment Authority (RDA) but as a Pillar in the community of Prince George's County.

Mr. Bailey addressed the board for any comments on the board minutes for the month of September. A motion to approve the minutes was made by Ms. Barron and seconded by Ms. Doney, the motion passed.

## **Treasurer's Report**

Accountant Sheila Roberts addressed the board and informed the board the Operating expenditures totaled \$21,669.13 of which \$3,054.13 were for the month of September.

Ms. Roberts informed the board the fiscal year 2022 audit (FY2022) is still in progress. She stated that the expenditures to date totaled \$876,834.11 on Capital projects of that amount \$568,964.79 is attributed to expenses received in September. A motion to approve the treasurer's report made by Ms. Earle and seconded by Ms. Barron, the motion passed.

## **Executive Report**

Executive Director, Mr. Stephen Paul addressed the board and stated that the Redevelopment Authority (RDA) has two outstanding solicitations. He informed the board that the first solicitation is for a Minority Builder for the Glenarden Townhouse project, the second solicitation is for the Minority Builder for the Cheverly Hotel. Mr. Paul stated that the construction of the Glenarden Hills project is in phase 3 with a completion date by the end of 2023. Mr. Paul informed the board that the RDA is currently working on the Lyndon Hills School site with a developing partner, he stated that the new zoning ordinance that was passed in April 2022 is causing a delay in the developing plan, he informed the board that the RDA is working with County Council to resolve the issue. Mr. Bailey inquired if the current Legislative would be involved on the decision process or the upcoming Legislative for the Zoning issue, Mr. Paul stated that if a decision was not made before the new term, the new Legislative would make the decision. Ms. Earle inquired if the zoning issue was known beforehand with the developers, Mr. Paul stated that the downzoning was an accident and the developer's intentions were not to downzone Metro properties, only to eliminate the overlay zones and simplify ordinances.

## **Open Discussion**

Member of the Public, Mr. Jay Shuman addressed the board and gave insight on Mr. Harrington's personal and professional contributions to the Prince George's Community and how it was a pleasure to know him as the Vice Chairman and Chairman of the RDA Board.

Meeting adjourned 9:35am

# **TREASURER'S REPORT**

**October 28, 2022**

## **Operating Budget**

An update on the FY22 annual audit, according to the Office of Finance the auditors have received all the necessary data and have officially started reviewing. At this time, we don't have an expected date of completion however, we do anticipate it being completed within the next 30 days.(unofficially) The FY 2023 budget is in place pending any carryforward. The Office of Management and Budget is currently working to ensure that the carryforward data is correct. To date the operating expenditures total \$26,556.85 of which \$4,887.72 were for the month of October . Additional expenses for the month of October are anticipated. Any additional expenses will be in the next reported.

## **Capital Improvement Program**

FY23 process continues to move forward. The final carryforward amounts have not been finalized as of last week. To date the RDA has expended \$1,589,911.01 on capital projects of that amount \$713,076.90 is attributed to expenses received in October. Most of the funds continue to be expended on construction. Currently the project managers are working with the contractors and sub-contractors to submit their invoices in a timely manner. This will allow the department to forecast and project the funding more accurately.

**OPERATING BUDGET**  
(As of October 28, 2022)

| Revenue and Expenditure Categories with Accounting Code             | October<br>Actuals | FY 2023 YTD      | Approved FY<br>2023 Budget | Remaining<br>Budget |
|---|--------------------|------------------|----------------------------|---------------------|
| <b>FY 2023 Apportionment</b>  |                    |                  |                            |                     |
| 410300 County Contribution  | 4,887.72           | 26,556.85        | 661,300.00                 | 634,743.15          |
|   | <u>4,887.72</u>    | <u>26,556.85</u> | <u>661,300.00</u>          | <u>634,743.15</u>   |
| <b>Expense</b>  |                    |                  |                            |                     |
| <b>Board Expense</b>  |                    |                  |                            |                     |
| 511311 Allowances (Stipends)  | 2,000.00           | 5,700.00         | 23,000.00                  | 17,300.00           |
| 511702 Catering (Meeting Expenses)                                  | 0.00               | 0.00             | 4,000.00                   | 4,000.00            |
| 510811 Conf & Sem Fees  |                    |                  |                            |                     |
| <b>Total - Board Expense</b>  | <u>2,000.00</u>    | <u>5,700.00</u>  | <u>27,000.00</u>           | <u>21,300.00</u>    |
| <b>Operating Expense</b>  |                    |                  |                            |                     |
| 510111 Telephone- Regular Service                                   | 0.00               | 0.00             | 3,000.00                   | 3,000.00            |
| 510114 Telephone- Wireless/ Cellphone                               | 545.81             | 1,122.83         | 0.00                       | (1,122.83)          |
| 510311 Duplication and Reproduction                                 | 0.00               | 0.00             | 0.00                       | 0.00                |
| 510412 Outside Courier Service                                      | 0.00               | 7.54             | 300.00                     | 292.46              |
| 510911 Advertising  | 0.00               | 858.00           | 1,000.00                   | 142.00              |
| 511519 Other Insurance Premiums                                     | 1,000.00           | 5,909.00         | 25,000.00                  | 19,091.00           |
| 511702 Catering <sup>a</sup>  | 0.00               | 0.00             | 1,000.00                   | 1,000.00            |
| 511703 Temporary Clerical/ Administration                           | 0.00               | 0.00             | 27,800.00                  | 27,800.00           |
| 511704 Professional Service/Legal                                   | 0.00               | 0.00             | 90,000.00                  | 90,000.00           |
| 511715 Professional Service/ Auditor (annual)                       | 0.00               | 0.00             | 20,000.00                  | 20,000.00           |
| 511720 Fiscal Agent Fees (quarterly)                                | 0.00               | 0.00             | 80,000.00                  | 80,000.00           |
| 511722 Consultants and Studies                                      | 0.00               | 8,000.00         | 3,000.00                   | (5,000.00)          |
| 511749 Other General and Administration                             | 0.00               | 0.00             | 0.00                       | 0.00                |
| 511799 Other Operating Contract Service                             | 497.00             | 2,259.14         | 1,500.00                   | (759.14)            |
| 511801 General Office Supplies                                      | 0.00               | 0.00             | 10,000.00                  | 10,000.00           |
| 511805 Uniforms/Work Clothes/Accessories                            | 0.00               | 911.64           | 0.00                       | (911.64)            |
| 511808 Printing Charges   | 0.00               | 0.00             | 200.00                     | 200.00              |
| 511890 Other Operating Supplies                                     | 454.91             | 1,398.70         | 3,100.00                   | 1,701.30            |
| 512604 Strategic Initiatives  | 0.00               | 0.00             | 0.00                       | 0.00                |
| 512650 CDBG/HITF Pathway to Purchase Operating Support <sup>b</sup> | 0.00               | 0.00             | 361,300.00                 | 361,300.00          |
| 514102 Meals & Miscellaneous Reimbursement                          | 0.00               | 0.00             | 0.00                       | 0.00                |
| 514103 Awards and Presentation                                      | 390.00             | 390.00           | 100.00                     | (290.00)            |
| 512310 Office Equipment Rental/Lease                                | 0.00               | 0.00             | 7,000.00                   | 7,000.00            |
| <b>Total - RDA Operating Expense</b>                                | <u>2,887.72</u>    | <u>20,856.85</u> | <u>634,300.00</u>          | <u>613,443.15</u>   |
| <b>Total Expense</b>  | <u>4,887.72</u>    | <u>26,556.85</u> | <u>661,300.00</u>          | <u>634,743.15</u>   |

**Notes:**

<sup>a</sup>Operating expense Catering line item includes functions such as staff retreats, farewell luncheons, and the annual holiday party. The amount of in person gatherings will determine the amount that could be expended in this category however, the funds can be used for other expenses at the executive director's discretion

<sup>b</sup> The amounts related to CDBG/HITF Pathway to Purchase Operating Support will be posted on a quarterly basis.

In FY 2023 you will see entries listed from sales and other miscellaneous income noted in a separate report.

**CAPITAL BUDGET SUMMARY**  
(As of October 28, 2022)

| Revenue and Expenditure Categories<br>with Accounting Code | October Actuals   | FY 2023 YTD         | Approved FY<br>2023 Budget | Remaining Budget     |
|--|-------------------|---------------------|----------------------------|----------------------|
| <b>FY 2023 Apportionation</b>                              |                   |                     |                            |                      |
| County Apportionation for FY 2023                          | 713,076.90        | 1,589,911.01        | 26,944,000.00              | 25,354,088.99        |
|  | <u>713,076.90</u> | <u>1,589,911.01</u> | <u>26,944,000.00</u>       | <u>25,354,088.99</u> |
| <b>Expense</b>   |                   |                     |                            |                      |
| 511722 Consultants and Studies                             | 0.00              | 0.00                | 0.00                       | 0.00                 |
| 527010 Design  | 0.00              | 0.00                | 0.00                       | 0.00                 |
| 527110 Land Costs  | 0.00              | 0.00                | 5,073,000.00               | 5,073,000.00         |
| 527123 Outside Appraisals/Legal                            | 0.00              | 0.00                | 0.00                       | 0.00                 |
| 527211 Construction  | 618,883.80        | 1,175,809.19        | 20,097,000.00              | 18,921,190.81        |
| 527216 Material Test Consultants                           | 0.00              | 0.00                | 0.00                       | 0.00                 |
| 527221 Pepco   | 0.00              | 0.00                | 0.00                       | 0.00                 |
| 527212 Contract Engineering                                | 89,273.10         | 99,293.82           | 0.00                       | (99,293.82)          |
| 527227 Landscape/ Beautification                           | 4,920.00          | 19,380.00           | 0.00                       | (19,380.00)          |
| 527346 Other Non- Defined Projects                         | 0.00              | 295,428.00          | 1,774,000.00               | 1,478,572.00         |
| <b>Total Expense</b>                                       | <u>713,076.90</u> | <u>1,589,911.01</u> | <u>26,944,000.00</u>       | <u>25,354,088.99</u> |

**Notes:**

In FY 2023 you will see entries listed from sales and other miscellaneous income noted in a separate report.

**ADDISON ROAD**  
**(As of October 28 ,2022)**

| Revenue and Expenditure Categories<br>with Accounting Code | October | Actuals            | FY 2023 YTD        | Approved FY<br>2023 Budget | Remaining<br>Budget |
|--|---------|--------------------|--------------------|----------------------------|---------------------|
| <b>FY 2023 Apporiation</b>                                 |         |                    |                    |                            |                     |
| County Apporiation for FY 2023                             |         | 92,543.10          | 112,873.82         | 3,913,000.00               | 3,800,126.18        |
|  |         | <u>92,543.10</u>   | <u>112,873.82</u>  | <u>3,913,000.00</u>        | <u>3,800,126.18</u> |
| <b>Expense</b>   |         |                    |                    |                            |                     |
| 527010 Design  |         | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527110 Land Costs  |         | 0.00               | 0.00               | 2,273,000.00               | 2,273,000.00        |
| 527211 Construction  |         | 0.00               | 0.00               | 1,500,000.00               | 1,500,000.00        |
| 527212 Contract Engineering                                |         | 89,273.10          | 99,293.82          | 0.00                       | (99,293.82)         |
| 527227 Landscape/Beautification to<br>include Maintenance  |         | 3,270.00           | 13,580.00          | 0.00                       | (13,580.00)         |
| 527346 Blue Line Façade Program                            |         | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527346 Blue Line Façade Program RDA<br>Match               |         | 0.00               | 0.00               | 140,000.00                 | 140,000.00          |
| 527346 Fairmount Heights Net Zero<br>Program               |         | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527346 Lyndon Hill Project                                 |         | 0.00               | 0.00               | 0.00                       | 0.00                |
| <b>Total Expense</b>                                       |         | <u>92,543.10</u>   | <u>112,873.82</u>  | <u>3,913,000.00</u>        | <u>3,800,126.18</u> |
|  |         | <u><b>0.00</b></u> | <u><b>0.00</b></u> | <u><b>0.00</b></u>         | <u><b>0.00</b></u>  |

**Notes:**

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**CHEVERLY**  
**(As of October 28,2022)**

| Revenue and Expenditure Categories<br>with Accounting Code | October Actuals    | FY 2023 YTD        | Approved FY<br>2023 Budget | Remaining<br>Budget |
|--|--------------------|--------------------|----------------------------|---------------------|
| <b>FY 2023 Apporiation</b>                                 |                    |                    |                            |                     |
| County Apporiation for FY 2023                             | 0.00               | 0.00               | 2,697,000.00               | 2,697,000.00        |
|  | <u>0.00</u>        | <u>0.00</u>        | <u>2,697,000.00</u>        | <u>2,697,000.00</u> |
| <b>Expense</b>   |                    |                    |                            |                     |
| 527010 Design  | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527211 Construction  | 0.00               | 0.00               | 2,697,000.00               | 2,697,000.00        |
| 527227 Landscape/ Beautification                           | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527346 Other Non- Defined Projects                         | 0.00               | 0.00               |                            | 0.00                |
| <b>Total Expense</b>                                       | <u>0.00</u>        | <u>0.00</u>        | <u>2,697,000.00</u>        | <u>2,697,000.00</u> |
| <b>Net Income</b>  | <u><b>0.00</b></u> | <u><b>0.00</b></u> | <u><b>0.00</b></u>         | <u><b>0.00</b></u>  |

**Notes:**

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**COUNTYWIDE REVITALIZATION**  
(As of October 28 ,2022)

| Revenue and Expenditure Categories<br>with Accounting Code | October Actuals    | FY 2023 YTD        | Approved FY<br>2023 Budget | Remaining Budget    |
|--|--------------------|--------------------|----------------------------|---------------------|
| <b>FY 2023 Apportionation</b>                              |                    |                    |                            |                     |
| County Apportionation for FY 2023                          | 0.00               | 295,128.00         | 5,100,000.00               | 4,804,872.00        |
|  | <u>0.00</u>        | <u>295,128.00</u>  | <u>5,100,000.00</u>        | <u>4,804,872.00</u> |
| <b>Expense</b>   |                    |                    |                            |                     |
| 511722 Consultants and Studies                             | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527010 Design  | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527110 Land Cost   | 0.00               | 0.00               | 2,800,000.00               | 2,800,000.00        |
| 527123 Outside Appraisals/Legal                            | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527211 Construction  | 0.00               | 0.00               | 2,300,000.00               | 2,300,000.00        |
| 527346 Community Impact Grants (CIG)                       | 0.00               | 0.00               |                            | 0.00                |
| 527346 Commercial Property<br>Improvement Program (CPIP)   | 0.00               | 295,128.00         |                            | (295,128.00)        |
| 527346 Nothern Gateway Project                             | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527346 PEPCO Energy Project                                | 0.00               | 0.00               |                            | 0.00                |
| 527346 Purple Line Corridor<br>(Beacon Heights)            | 0.00               | 0.00               | 0.00                       | 0.00                |
| <b>Total Expense</b>                                       | <u>0.00</u>        | <u>295,128.00</u>  | <u>5,100,000.00</u>        | <u>4,804,872.00</u> |
|  | <u><b>0.00</b></u> | <u><b>0.00</b></u> | <u><b>0.00</b></u>         | <u><b>0.00</b></u>  |

**Notes:**

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**GLENARDEN APARTMENT REDEVELOPMENT**  
(As of October 28, 2022)

| Revenue and Expenditure Categories<br>with Accounting Code | October Actuals    | FY 2023 YTD        | Approved FY<br>2023 Budget | Remaining<br>Budget |
|--|--------------------|--------------------|----------------------------|---------------------|
| <b>FY 2023 Apporiation</b>                                 |                    |                    |                            |                     |
| County Apporiation for FY 2023                             | 87,965.60          | 91,385.60          | 6,634,000.00               | 6,542,614.40        |
|  | <u>87,965.60</u>   | <u>91,385.60</u>   | <u>6,634,000.00</u>        | <u>6,542,614.40</u> |
| <b>Expense</b>   |                    |                    |                            |                     |
| 511722 Consultants and Studies                             | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527010 Design  | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527211 Construction  | 87,965.60          | 91,385.60          | 5,000,000.00               | 4,908,614.40        |
| 527212 Contract Engineering                                | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527227 Landscape/ Beautification                           | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527346 Other Non- Defined Projects                         | 0.00               | 0.00               | 1,634,000.00               | 1,634,000.00        |
| <b>Total Expense</b>                                       | <u>87,965.60</u>   | <u>91,385.60</u>   | <u>6,634,000.00</u>        | <u>6,542,614.40</u> |
|  | <u><b>0.00</b></u> | <u><b>0.00</b></u> | <u><b>0.00</b></u>         | <u><b>0.00</b></u>  |

**Notes:**

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**SUITLAND MANOR**  
(As of October 28 ,2022)

| Revenue and Expenditure Categories<br>with Accounting Code | October Actuals   | FY 2023 YTD         | Approved FY<br>2023 Budget | Remaining Budget    |
|--|-------------------|---------------------|----------------------------|---------------------|
| <b>FY 2023 Apporiation</b>                                 |                   |                     |                            |                     |
| County Apporiation for FY 2023                             | 532,568.20        | 1,090,523.59        | 8,600,000.00               | 7,509,476.41        |
|  | <u>532,568.20</u> | <u>1,090,523.59</u> | <u>8,600,000.00</u>        | <u>7,509,476.41</u> |
| <b>Expenditures</b>  |                   |                     |                            |                     |
| 527010 Design  | 0.00              | 0.00                | 0.00                       | 0.00                |
| 527110 Land Costs  | 0.00              | 0.00                | 0.00                       | 0.00                |
| 527123 Outside Appraisals/Legal                            | 0.00              | 0.00                | 0.00                       | 0.00                |
| 527211 Construction/Maintenance                            | 530,918.20        | 1,084,423.59        | 8,600,000.00               | 7,515,576.41        |
| 527216 Material Test Consultants                           | 0.00              | 0.00                | 0.00                       | 0.00                |
| 527221 Pepco   | 0.00              | 0.00                | 0.00                       | 0.00                |
| 527227 Landscape/ Beautification                           | 1,650.00          | 5,800.00            | 0.00                       | (5,800.00)          |
| 527346 Other Non-defined Project Cost                      | 0.00              | 300.00              | 0.00                       | (300.00)            |
| <b>Total Expense</b>                                       | <u>532,568.20</u> | <u>1,090,523.59</u> | <u>8,600,000.00</u>        | <u>7,509,476.41</u> |

**Notes:**

In FY 2023 you will see entries listed from sales and other miscellaneous income noted in a separate report.

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS PRINCE  
GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)**

**10/1/2022 – 10/31/2022**

**General**

The FY 2022-year end close out is ongoing. The FY 2024 budget process has begun, and the Operating Budget is due to the Office of Management and Budget in November and the Capital Budget is due in December.

**Solicitations**

The solicitations for a minority builder for 20 town house lots in the Glenarden Hills project and for a minority hotel developer for the hotel at the Towne Square at Suitland Federal Center project were both released. The Glenarden town house builder solicitation is now closed, and H2 Design has been selected. Responses for the Suitland hotel solicitation are due November 3, 2022.

**Glenarden Hills**

**Rubble Removal and Rough Grading**

The rubble removal and rough grading are now complete.

**Glenarden Phase 2A – 55 Senior Units**

Phase 2A is a \$14 million project for construction of the second half of the senior building. Closing on financing and start of construction occurred in December 2019. Construction is completed and the units are fully occupied.

**Glenarden Phases 2B and 3 – 138 family units and 20 market rate units.**

The development team has restructured Phase 2B to include both 9% LIHTC and 4% financing. Phase 2B/3 now includes 138 affordable units and 20 market rate units. A new application for the 9% tax credits and 4% bond funding was submitted to MD DHCD in September 2020 and the 9% credits have been awarded. This phase is in design and closing is expected in December 2022.

**Glenarden Phase 1 (114 Senior and Family Units and Community Center)**

The Community Center is completed and currently houses the project leasing center. The Senior Building and all family buildings in Phase I are completed and occupied.

**Suitland Development**

4809 Suitland Road

No update.

2606 Shadyside Avenue

No update.

Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October 2017. Demolition of the retail buildings along Suitland Road was completed in May 2018. The Phase 4 plan approval process with M-NCPPC has begun. The two blighted apartment buildings along Towne Square Blvd. have been purchased and have been demolished. The lease of 4524 Suitland Road has been finalized and executed. The building is being cleaned up to show prospective tenants.

*Townhouses*

All 219-town house lots have been sold to the builder, Ryan Homes, and the town houses are now built and occupied.

*Senior Residences*

A team led by Mission First Housing was selected to develop the 137-unit senior building which will be known as the “The Lewis” in honor of former United States Congressman and civil rights pioneer, John R. Lewis. The development agreement was signed on March 29, 2018. In Q1 2022 construction was completed and the Lewis is now open for occupancy.

*Infrastructure Construction:*

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 mostly complete. Phase 4 has begun the entitlement process.

*Block J: Hotel and Parking Garage:*

This parcel is owned in part by the Revenue and in part by the RDA. An RFP for a minority hotel developer was released in July 2022. Responses are due November 3, 2022.

*Block K: 270 Unit Multi-Family Building:*

This parcel is being developed in partnership with the Revenue Authority, the majority owner of the parcel. The RDA is responsible for the entitlements, lot finishing, building design, and transferring of the RDA owned portion of the lot to the Revenue Authority. The Revenue Authority will be the building owner.

## **Gateway Arts District**

1. **4100 Rhode Island Avenue:** This project is complete. The RDA remains a 5% equity partner.
2. **3807 Rhode Island Avenue:** This project is complete. The RDA remains a 5% equity partner.
3. **3300 Block of Rhode Island Avenue:** This project is complete and fully occupied and leased.

## **6700 Riverdale Road Property**

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. The RFP process is now complete, and a development team led by Advantage Properties has been selected. The proposal includes 100 market rate residential units, 250 affordable residential units, and up to 15,000 square feet of retail space. The development agreement with Advantage Properties has been finalized and executed and the developer has begun the feasibility analysis.

## **Capitol Heights/Addison Road Metro Corridor**

***Maryland Park Drive Property:*** The development agreement has been extended to May 31, 2022. The Architect is designing the buildings for permit submission. The developer is finalizing the financing Amazon and Berkadia. Groundbreaking on the foundations is expected to occur in November 2022.

***6503 Valley Park Road:*** The site is included in the Fairmount Heights Net Zero Energy District project.

***Fairmount Heights Net Zero Energy District:*** Warren Brothers Construction, LLC a certified MBE, DBE, Prince George's County Based Business has been selected as the general contractor. Initial six homes will be modular construction by Beracah Modular Homes in Greenwood, Delaware. The project was awarded \$1 million in the approved FY 2019 budget. RDA closed on the acquisition of the Fairmount Heights lots on June 21, 2018, and lots transferred to HIP, the project developer on June 27, 2018. RDA acquisition of the Fairmount Heights lots was funded with a \$250,000 MD DHCD Community Legacy grant. A Storm water Management Plan has been submitted to DPIE for review. HIP is working with Warren Brothers to finalize construction costs.

***Blue Line Corridor Opportunity Zone Redevelopment:*** The RDA has been tasked with coordinating a series of development projects into comprehensive redevelopment plan.

***Lyndon Hill School Site:*** This property has been transferred to the RDA for redevelopment as part of the Blue Line Corridor project. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects. Two acquisition grants were applied for with Maryland DHCD and \$250,000 has been awarded for each application. A resolution authorizing the additional acquisitions and the development of the site was approved at the July 2021 board meeting.

A second project across Old Central Avenue is now being planned and several parcels would need to be acquired for that project. A resolution was approved authorizing the purchase of those parcels. The first site, the Mission of Love property has been acquired.

## **Cheverly Property: 5801 and 5809 Annapolis Road**

ZKSYA. LLC is the selected developer from the RFP process.

### ***Hotel Model***

Concept Plan for Dual Branded Hotels (Avid and Candlewood Suites) with a total room count of approximately 140-150 rooms finalized with Intercontinental Hotels Group (IHG). Previously 120 room, one brand hotel, was proposed on the 3.34± acre site.

### ***Closing***



The Project closed in September 2021. The project is now in the entitlement and permitting phase. Construction should begin in 2022.

### **Cheverly Hospital Site**

The RFP was released on July 8, 2021, and proposals were due September 30, 2021. A development team led by Urban Atlantic and Home team Five has been selected for the former hospital site in Cheverly. The Master Development Agreement is in negotiation phase and pre-development work is expected to commence in September 2022. A \$2,000,000 state DGS grant has been awarded for FY2023 for pre-development work. A second state NED grant for \$1,000,000 has been awarded.

### **Pepco/Forestville Development**

The RDA is partnering with Pepco on the development of a 32-acre Pepco-owned parcel in Forestville. The University of Maryland is providing architectural, site design and sustainability services to aid in the concept design. The site is zoned for town houses and will be developed as a connected community with on-site electrical generating capabilities and a variety of sustainable building techniques. An RFP for a master developer was released on July 8, 2021, and the proposal due date was extended to October 21, 2021. A development team led by Haverford homes has been selected and the Master Development Agreement is in the negotiation phase.

### **Glenn Dale Hospital Revitalization**

RDA coordinated August 22, 2019, Glenn Dale Hospital Team Kick Off Meeting for the 12-month master planning process. Attendees included representatives from the Alexander Company (Pre-Development Services), MNCPPC (Site Owner), Dewberry (Engineering Services); Community First (Pre-Development Services); GTA Environmental (Geotechnical Engineer); Meyers, Rodbell and Rosenbaum (Land Use Counsel); South way/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). The planning process should be complete in the Fall of 2022.

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB 662, the Glen Dale Hospital Bill was approved the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) restriction on the site. The first drafts of the re-use concept plans are complete and undergoing review. A series of community meetings are being held. The site will need to go through a rezoning process via a minor amendment to the sector plan and a sectional map amendment.

## **Commercial Property Improvement Grant Program (CPIP)**

### **CPIP AWARDEES AND CURRENT STATUS**

#### **CPIP 2021 NOFA**

There was a total of eight submissions received from the following retail centers for round three. Program funding **\$1Million**. Retail grant request **\$1.5Million**. **Five** out of the **six** retail centers for 2021 were granted extensions due to pricing delays because of the current pandemic has also delayed the execution of their grant agreements.

| <b>Retail Center</b>             | <b>Address</b>  | <b>Current Status</b>                         | <b>CPIP Award Amount</b> | <b>Grant Drawn</b>         |
|----------------------------------|---|---|--------------------------|----------------------------|
| Queens Chapel Town Center        | 2900 Hamlin Street<br>Hyattsville, MD 20782           | Grant agreement executed                      | 295,128                  | 295,128                    |
| Steward Village Shopping Center  | 9701 Fort Meade Road<br>Laurel, MD 20707              | Retail Center working on post selection items | \$104,688                | \$104,688                  |
| Laurel Shopping Center           | 910 Fairlawn Avenue<br>Laurel, MD 20707               | Grant agreement executed                      | \$191,675                | \$191,675                  |
| Crestview Square Shopping Center | 6601-6747 Annapolis Road<br>Landover Hills, MD 20784  | Grant agreement executed                      | \$211,032                | \$71,712.53                |
| St. Barnabas Shopping Plaza      | 4516-4534 St. Barnabas Road<br>Temple Hills, MD 20748 | Retail Center working on post selection items | \$109,688                | Legal Matter w/ contractor |
| St. Barnabas Square              | 3609 St. Barnabas Road<br>Suitland, MD 20746          | Retail Center working on post selection items | \$87,789                 | Decline award              |

|  |  |  |                  |                   |
|--|--|--|------------------|-------------------|
|  |  |  |                  |                   |
|  |  |  | <b>1,000,000</b> | <b>663,203.53</b> |

The following two retail center were not approved for funding because these applicants did not meet the required threshold in order to be considered for funding:

| <b>Retail Center</b>        | <b>Address</b>                 | <b>City, State</b>     | <b>Award Amount</b> |
|-----------------------------|--------------------------------|------------------------|---------------------|
| University Place Center LLC | 15942 Shady Grove Road         | Gaithersburg, MD 20877 | -0-                 |
| Sargent Road LP             | 4919 Bethesda Avenue Suite 200 | Bethesda, MD 20814     | -0-                 |

### **CPIP 2022 NOFA**

The 2022 CPIP (Commercial Property Improvement Program), is currently underway. Submissions were due by September 14, 2022, 12 noon. There was a total of fourteen submissions received for round four. Submissions were received from the following Districts: **District 1– Four , District 2 –Three , District 5 -One District 7- Four and District 9 - Two** Program funding **\$900,000**. Retail grant request **\$6.1Million**.

A preliminary review of the submissions was conducted on September 27, 2022, to determine program eligibility. Three of the applicant submissions were considered program ineligible due to their business structure, single dwelling commercially owned, **Bellez and Bellez, LLC**, (Sports Bar), **Floyd, LLC**, (Tax Business) and **Jody Wildy**, (Artful South and Gallery Exhibition).

The 2022 PAG (Property Analysis Group) toured eleven properties on October 25<sup>th</sup> and October 26<sup>th</sup> to review application submission and to walk the sites to determine the proposed scope of work submitted by the retail owners. The PAG committee is comprised of the following agencies, **Victor E. Sherrod, RDA, Chairperson, Andrea Anderson, RDA, Larry Hentz, EDC, and Chidy Umeoluz, Maryland Park and Planning.**

The next step for PAG committee is to meet on November 9, 2022, to review and score the eleven applicants to determine program funding. Upon satisfactory review, the recommendations of approved applicants will be submitted to the Director of the RDA for comments and then final recommendations will be sent to the Office of The County Executive and awards, presented in January 2023. Timeline for project completion, 60 to 90 days from date of site tour.

## Community Impact Grant

### COMMUNITY IMPACT GRANT UPDATES:

\$200,000 in grant funds was recently awarded to the following recipients:

|   |             |
|---|-------------|
| Art Works Now                             | \$30,630.50 |
| Central Kenilworth Ave Revitalization CDC | \$12,637    |
| Ivy Community Charities                   | \$18,850.50 |
| Joe's Movement Emporium                   | \$50,000    |
| North Brentwood Historical Society        | \$38,382    |
| United Communities Against Poverty        | \$50,000    |

### Housing Rehabilitation Assistance Program II

The HRAP II program is funded with \$5 million from Prince George's County (CDBG and general funds) as well as MD DHCD. HRAP II funds are available to preserve housing quality by providing loans of up to \$60,000 to low and moderate-income homeowners for necessary repairs and upgrades.

Year to date, seventy-nine (79) loans for \$4,243,216.73 have closed.

Total HRAP II expenses are \$774,71.36 ( draws for programming), and approximately 91%, or \$4.6MM of the \$5MM budget, has been committed. Confirmed figures will be provided in the December 2022 Board update.

There are currently 25 completed applications on file and in various stages of processing. Application intake has ended. New inquiries will be added to a waiting list to be notified if additional funding becomes available.

### **Down Payment and Closing Cost Assistance program**

The RDA secured \$\$965,704.65 HOME funds from DHCD for down payment and closing cost assistance to restart the PATHWAY TO PURCHASE Program on October 1, 2019. The program started receiving applications in December 2019.

|                       |    |
|-----------------------|----|
| Total loans applied   | 31 |
| Loans being processed | 0  |
| Loans clear to close  | 0  |
| Loans closed          | 30 |
| Loans sent back       | 1  |

### **Training and Outreach (to date):**

Homebuyer 8-hour Housing Counseling Classes: 2275 First Time Homebuyers

### **Economic Impact**

|                                       |               |
|---------------------------------------|---------------|
| Pathway to Purchase Loans:            | \$ 221,253.63 |
| County Property Taxes Generated:      | \$ 107,890.33 |
| County Recordation & Transfer Taxes:  | \$ 86,796.40  |
| Remaining Balance as of June 1, 2022: | \$ 895,704.65 |

## **INTERAGENCY SUPPORT ACTIVITIES**

The following activities and programs are performed by RDA staff in support of other agencies, primarily the Department of Housing and Community Development and the Housing Authority of Prince George's County. These programs and activities do not come under the direct oversight of the RDA board.

### Compliance Reviews

No activity to report.

### Planning

Coordination, No activity to report.

## Real Estate Project Summary Table

| Redevelopment Projects                             | Council District | Lead Staff                | TDC (Est.)    | FY 2023 Project Revenue (Est.) | FY 2023 Funding                     | Status   |
|--|------------------|---------------------------|---------------|--------------------------------|-------------------------------------|--|
| Central Ave/Blue Line Corridor                     | 7                | S. Paul<br>E. Williams    | \$100,000,000 | \$1,240,000                    | \$1,080,000<br>CIP and state grants | 9 net zero homes underway                            |
| Gateway Arts District                              | 2                | S. Paul                   | \$78,000,000  |                                |                                     | No new activity planned.                             |
| Countywide Revitalization/ Pepco-Forestville       | All              | Various/<br>E. Williams   | \$70,000,000  |                                | \$1,500,000<br>CIP                  | Community Impact Grants and CPIP ongoing             |
| Cheverly Hotel Property and Cheverly Hospital site | 5                | P. Omondi and E. Williams | \$500,000,000 |                                | \$2,000,000<br>State Grant          | Pre-development work has begun on the hospital site. |
| 4809 Suitland Road and 2606 Sunnyside Avenue       | 7                | S. Paul                   | TBD           |                                | 0                                   | Sites are being held in inventory.                   |
| Glenarden Hills                                    | 5                | G. Konohia<br>P. Omondi   | \$138 million | \$5,191,000                    | \$ 5,996,000<br>CIP                 | Construction ongoing                                 |
| Towne Square at Suitland Federal Center            | 7                | S. Paul                   | \$500 million | \$3,000,000                    | \$5,860,000<br>CIP                  | Construction ongoing                                 |

|  |   |                      |                        |                    |                     |                  |
|--|---|----------------------|------------------------|--------------------|---------------------|------------------|
| Beacon Heights/Purple Line Redevelopment | 3 | G. Konohia P. Omondi | \$120 Million          |                    |                     | Pre- development |
| <b>Total CIP</b>                         |   |                      | <b>\$1,506,000,000</b> | <b>\$9,431,000</b> | <b>\$16,436,000</b> |                  |