



Redevelopment Authority
of Prince George's County

**REDEVELOPMENT AUTHORITY OF
PRINCE GEORGE'S COUNTY**

BOARD OF DIRECTOR'S MEETING

Tuesday, May 2, 2017
8:30 a.m.

9200 Basil Court, 2nd Floor
Largo, MD 20774



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

May 2, 2017 8:30 a.m.

**9200 Basil Court, 2nd Floor
Largo, Maryland 20774**

AGENDA

- CALL TO ORDER and ROLL CALL
- SECRETARY'S REPORT
(Minutes of the April 4, 2017 Board Meetings)
- TREASURER'S REPORT
- EXECUTIVE DIRECTOR'S REPORT
- OPEN BOARD DISCUSSION
- Q & A SESSION
- FINAL REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS
- FINAL REMARKS FROM THE GENERAL PUBLIC
- ADJOURNMENT

Next Meeting: June 6, 2017 - Location and time TBD

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

**Minutes of the Meeting, April 4, 2017 8:30 am
9200 Basil Court, 2nd Floor, Largo, MD 20774**

PRESENT

Board Members

Monty Cooper, *Chair*

Christopher Aragona, *Vice-Chair*

Erma Barron

Glenda Hodges

Staff

Howard Ways, Executive Director

Steve Paul, Associate Director

Shanez Turpin

Tanya Diggs

Ex- Officio Members and Officer

Eric Brown, Director, DHCD

Community Advisory Committee

None

Others

Alicia McNeal for Isaac Marks, General Counsel

• **CALL TO ORDER:**

Chairman Cooper conducted roll-call and called the meeting to order at 8:43 am. He provided time to review the minutes from the March 2017 Board Meeting. Chair Cooper entertained a motion to approve the minutes, which was provided by Mr. Aragona and seconded by Dr. Hodges; the vote was unanimous to approve the March 2017 meeting minutes as written for publication.

• **TREASURER'S REPORT:**

Howard Ways provided an overview of the Treasurer's report starting with the operating budget as of March 20, 2017; the fund balance, revenues and expenses were discussed. The Board also discussed Board member development and a possible Board Retreat in 2017.

Mr. Ways reminded the Board of the vacant Treasurer's position and discussed the dissemination of the Treasurer's duties in the interim.

He stated that Steve Paul will be overseeing the capital budget and Tanya Diggs will manage the operating budget until a new Treasurer is hired.

The capital budget was also reviewed; each project reflected the budgeted verses the actual expenses with amounts below the targeted budget. There will be two large budgeted items in FY 2018: 1) The infrastructure development for the Suitland Manor Project and 2) The infrastructure development for Glenarden Apartments.

Chair Cooper entertained a motion to approve the Treasurer's Report which was provided by Mr. Arogona and seconded by Dr. Hodges; the vote was unanimous to approve the Treasurer's Report as written.

- **EXECUTIVE DIRECTOR'S REPORT:**

Howard Ways began the report with discussion on the FY 2018 budget process. He stated that he and Mr. Brown were meeting with Audits and Investigations that day to discuss responses to previously submitted budget questions.

He updated the Board on the two solicitations released by the RDA in March. One was a RFB for phase 2 of the Suitland Façade Program. An RFP was also released for the redevelopment of 4809 Suitland Road.

Glenarden Project: The Redevelopment Authority/ HUD Agreement for the remainder of the project was executed. Penrose has submitted to MNCPPC its detailed site plan. If accepted, a public hearing will be scheduled for the summer of this year. The tax credit application for Phase 2 of the project was not accepted by the State of Maryland. GAP financing is now needed and options are being explored. A possible solution will be to use the proceeds from the sale of the Townhouse lots in Phase 4 of the project to cover the funding gap.

Suitland Town Center: The RDA is executing development agreements with both NVR and Mission First Housing. A meeting is scheduled with NVR on April 5, 2017 to finalize the business terms of the development agreement. Ongoing meetings have been held with DPIE and DPWT to ensure that all development requirements are being met. Demolition is scheduled for the summer with construction starting in the fall of 2017.

Suitland Façade Program: Contractors were solicited to bid on the ten approved program applications. Two contractor bids were received and are being reviewed for consideration and selection.

Coral Hills Façade Program: Three applications have been received to date. The RDA anticipates completing up to 20 facades with this program. The program manager is currently working with the applicants and met with the Civic Association on April 3 to provide information and updates on the program. The application deadline is the end of April. A community meeting is scheduled for April 17, 2017 to inform all residents within the area about the program.

Gateway Arts District: The RDA is on track with the construction at 4100 Rhode Island Avenue, which will be an 82 unit market rate apartment project developed by the Landex Corp.

3807 Rhode Island Avenue is on schedule and is currently on track for completion by the summer of 2018.

The construction of 3719, 34th Street is complete and the home is listed for sale. An open house is scheduled for April 7, 2017. The asking price is over \$500,000, which increases the tax-base for the area. Two of the four net-zero townhomes in that area are currently under contract with an asking price of \$540,000 each.

Capital Heights-Addison Road Metro: There was a Planning Board hearing for the Maryland Park Road property in March; both the preliminary site plan and detailed subdivision plan were approved. The next step is to obtain zoning approval from the District Council. A hearing is scheduled for April 24..

The RDA is also finalizing the development agreement for eight (8) more net-zero homes in Fairmont Heights. HIP is the RDA's development partner.

Glenn Dale Hospital: The RDA recommended the Alexander Company to Park and Planning as the developer for this project. The Company has begun the project's economic feasibility study, which should be completed within the next five months.

Community Impact Grants: The FY 2016 grants are listed for the Board's review. The FY 2017 application process closed at the end of March. Twenty applications were received totaling over \$700,000 in requested funding. The PAG is being created to review the proposals and make recommendations to the Board by the summer of 2017.

Pathways to Purchase: The program began in January 2017. The current milestones, statistical data and economic impact of the program are included in the Board package for review and information. Three loans have closed to date.

Neighborhood Stabilization Program: Two homes are currently under construction with the RDA's development partner HIP. Once completed, the program can be closed out with HUD.

- **OPEN DISCUSSION:** There was discussion about the FBI's possible move to the County.
- **Q and A Session:** There was a question posed regarding the Glenn Dale Hospital Project moving forward if the Feasibility Study has a negative result. If that occurs, the RDA's recommendation would be to go to the State and have the current deed restriction, for use as a retirement community, lifted. This would open up the project for other possible development opportunities.

There was also a question posed regarding the gap in financing for the Glenarden Project and the impact of utilizing revenue from Phase 4 to finance Phase 2 of the project. If this occurred, it would not impact the RDA's profit.

- **REMARKS FROM THE COMMUNITY ADVISORY COMMITTEE:**
N/A

- **REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS:**
None

- **REMARKS FROM THE GENERAL PUBLIC:**
None

- **ADJOURNMENT:**

Chair Cooper entertained a motion to adjourn the meeting, which was provided by Dr. Hodges and seconded by Mr. Aragona; the meeting adjourned at 9:43 am.

	A	B	C	D	E
1					
2	<u>FY 2017 Operating Budget Report as of April 26, 2017</u>				
3		<u>FY 2016 Actual</u>	<u>FY 2017 Approved Budget</u>	<u>FY 2017 Actual 4/26/2017</u>	<u>CHANGE Approved Budget FY 2017 - Actual FY 2017</u>
4					
5	BEGINNING FUND BALANCE	\$110,616	\$173,696	\$62,748	36.13%
6					
7	REVENUES				
8	County Grant	\$229,100	\$233,700	\$175,275	75.00%
9	Community Development Block Grant -MY HOME Operating Support - Note 1.	\$313,696	\$313,700	\$145,833	46.49%
10	Community Development Block Grant-Suitland Façade Program	\$141,689	\$200,000	\$32,686	16.34%
11	Appropriated Fund Balance*	\$96,500	\$68,300	\$68,300	100.00%
12	Transfers	\$0	\$0	\$0	0.00%
13					
14	Total Revenues	\$780,985	\$815,700	\$422,094	51.75%
15					
16	EXPENSES				
17	Board Member Stipends	\$19,819	\$31,900	\$13,200	41.38%
18	Board Member Expenses	\$1,017	\$2,800	\$582	20.79%
19	Board Member Development	\$0	\$0	\$0	0.00%
20	Total Board Expenses	\$20,836	\$34,700	\$13,782	39.72%
21					
22	OPERATING EXPENSES				
23	Professional Services - Admin see Note 2.	\$10,725	\$60,000	\$30,001	50.00%
24	General Counsel*	\$54,669		\$14,001	
25	Office of Finance Audit Fees*	\$14,450		\$16,000	
26	Interest	\$0	\$0	\$0	0.00%
27	Staff Training	(\$204)	\$3,000	\$99	3.30%
28	Supplies/Expenses - Admin	\$11,907	\$30,000	\$18,501	61.67%
29	Contractual Services - Admin	\$150,752	\$130,300	\$61,644	47.31%
30	Insurance*	\$3,532		\$27,006	
31	Receptionist*	\$41,902		\$29,692	
32	Copiers*	\$4,899		\$4,946	
33	Admin Staff & Operating Expenses - My HOME - Note 1.	\$313,696	\$313,700	\$145,833	46.49%
34	Admin Staff & Operating Expenses - Suitland Façade Program	\$141,689	\$200,000	\$42,190	21.10%
35	Capital Outlay	\$0	\$0	\$0	0.00%
36	Office of Finance Service Fees*	\$60,000	\$60,000	\$60,000	100.00%
37	Total Operating Expenses	\$808,017	\$797,000	\$374,268	46.96%
38					
39	Total Expenses	\$828,853	\$831,700	\$388,050	46.66%
40					
41	EXCESS OF (EXPENSES) OVER REVENUES (Credit)	(\$47,868)	(\$16,000)	\$34,044	-212.77%
42					
43					
44					
45	ENDING FUND BALANCE	\$62,748	\$189,696	\$96,792	195.98%
46					
47	Note 1: Budget Reduction for CDBG-MY Home Revenue and Expenses.				

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
Statement of Available Funds and Committed Funds Per Capital Budget Detail
Gateway Arts District
As of April 25, 2017

	Gateway Arts District	Gateway Arts District
	Budget	Actual
Sources:		
County Capital Improvement Program Carryover 7/1/2016	2,410,744	1,386,794
Capital Projects FY 2017 Funds Approved Budget	-	-
State Grants	250,000	-
Property Sales-3807 Rhode Island Avenue	962,449	962,449
Property Sales-4100 Rhode Island Avenue	470,000	
Other-	-	-
Total Sources	4,093,193	2,349,243
Uses:		
Property Maintenance/Management	44	44
Acquisition	-	-
Demolition	-	-
Pre-development and Infrastructure	-	-
Interest	-	-
Other	-	-
Total Uses	44	44
Available Fund Balance	4,093,148	2,349,198
Projected Revenue From Land Sales Including Out Years		
Anticipated State Grants	-	-
*Other Sources-	-	-
*Other Sources-	-	-
*Other Uses-	-	-

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY		
Statement of Available Funds and Committed Funds Per Capital Budget Detail		
Suitland Manor		
As of April 25, 2017		
	Suitland Manor	Suitland Manor
Sources:	Budget	Actuals
County Capital Improvement Program Carryover 7/1/2016	(232,590)	(520,383)
Capital Projects FY 2017 Funds Approved Budget	2,200,000	2,200,000
State Grants-Coral Hills Façade Program	103,485	103,485
Property Sales	-	-
Other-(4606-4616 Suitland Road and RVA pmt. 6/16)	46,000	128,671
Other-TNI Funds Coral Hills Façade Program	146,000	146,000
Total Sources	2,262,895	2,057,773
Uses:		
Property Maintenance/Management	32,008	35,208
Acquisition	-	-
Demolition	300,000	5,535
Pre-development and Infrastructure	1,881,440	444,533
Interest	-	-
Other-Coral Hills Façade Program	2,500	2,500
Total Uses	2,215,947	487,775
Available Fund Balance	46,948	1,569,998
Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants	-	-
*Other-	-	-
*Other-	-	-
*Other-	-	-

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY		
Statement of Available Funds and Committed Funds Per Capital Budget Detail		
County Revitalization		
As of April 25, 2017		
	County Revitalization	County
	Budget	Revitalization
Sources:		Actuals
County Capital Improvement Program Carryover 7/1/2016	730,966	1,330,489
Capital Projects FY 2017 Funds Approved Budget	250,000	250,000
State Grants-KPP TNI FY 2015	225,000	-
Property Sales	-	-
Other-Glendale Hospital MD Capital Park & Planning	33,408	33,408
Total Sources	1,239,374	1,613,897
Uses:		
Property Maintenance/Management	-	-
Acquisition	-	-
Demolition	-	-
Pre-development and Infrastructure	4,950	4,950
Interest	-	-
Other-Palmer Park Match State Grant TNI	81,308	81,308
Other-Community Impact Grant Program FY 2016	250,000	62,550
Other-Riverdale Park Business Competition Grant Agreement FY 2015 (Honey Bun Cake)	3,250	3,250
Total Uses	339,508	152,058
Available Fund Balance	899,865	1,461,838
Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants	-	-
*Sources Other-Glendale Hospital MD Capital Park & Planning	-	-
*Uses Other-Glendale Hospital MD Capital Park & Planning	-	-
*Uses Other-Community Impact Grant Program		

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY		
Statement of Available Funds and Committed Funds Per Capital Budget Detail		
African American Cultural Center		
As of April 25, 2017		
	African American Cultural Center	African American Cultural Center
Sources:	Budget	Actuals
County Capital Improvement Program Carryover 7/1/2016	312,492	312,492
Capital Projects FY 2017 Funds Approved Budget	-	-
State Grants	-	-
Property Sales	-	-
Other	-	-
Total Sources	312,492	312,492
Uses:		
Property Maintenance/Management	-	-
Acquisition	-	-
Demolition		
Pre-development and Infrastructure	-	-
Interest	-	-
Other	-	-
Total Uses	-	-
Available Fund Balance	312,492	312,492
Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants		
*Other-County Grant Fund Expenditures	-	-

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY		
Statement of Available Funds and Committed Funds Per Capital Budget Detail		
Addison Road/Capitol Heights Metro Corridor		
As of April 25, 2017		
	Addison Road/Capitol Heights Metro Corridor	Addison Road/Capitol Heights Metro Corridor
Sources:	Budget	Actuals
County Capital Improvement Program Carryover 7/1/2016	63,336	63,336
Capital Projects FY 2017 Funds Approved Budget	-	-
State Grants-Fairmount Heights FY 2016 Award	250,000	250,000
Property Sales-MD Park Avenue Deposit	20,000	20,000
Other-Blue Line Central Avenue Façade Program	100,000	-
Total Sources	433,336	333,336
Uses:		
Property Maintenance/Management	14,560	14,710
Acquisition	-	-
Demolition	-	-
Pre-development and Infrastructure	29,736	29,736
Fairmount Heights Net Zero Energy Homes	250,000	5,050
Interest	-	-
Other	-	-
Total Uses	294,296	49,496
Available Fund Balance	139,040	283,840
Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants	-	-
*Other		

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY**Statement of Available Funds and Committed Funds Per Capital Budget Detail****Glenarden Apartments Redevelopment****As of April 25, 2017**

	Glenarden Apartments Redevelopment	Glenarden Apartments Redevelopment
	Budget	Actuals
Sources:		
County Capital Improvement Program Carryover 7/1/2016	(891,324)	(891,324)
Capital Projects FY 2017 Funds Approved Budget	1,200,000	1,200,000
State Grants	-	-
Property Sales	-	-
Other	-	-
Total Sources	308,676	308,676
Uses:		
Property Maintenance/Management	67,784	67,784
Acquisition	-	-
Demolition	282,135	282,135
Pre-development and Infrastructure	586,977	1,520
Interest-Revenue Authority	110,856	110,856
Other	-	-
Total Uses	1,047,752	462,295
Available Fund Balance	(739,076)	(153,619)
Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants	-	-
*Other-FY 2015 Revenue Authority Loan	-	3,158,656
	-	-

As of April 25, 2017

	Cheverly Redevelopment Budget	Cheverly Redevelopment Actuals
Sources:		
County Capital Improvement Program Carryover 7/1/2016	212,915	212,915
Capital Projects FY 2017 Funds Approved Budget	-	-
State Grants	-	-
Property Sales	-	-
Other	-	-
Total Sources	212,915	212,915
Uses:		
Property Maintenance/Management	37,400	37,400
Acquisition	-	-
Demolition	-	-
Pre-development and Infrastructure	14,400	14,400
Interest	-	-
Other	-	-
Total Uses	51,800	51,800
Available Fund Balance	161,115	161,115
Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants	-	-
*Other-	-	-

**UPDATED EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)
4/1/2017 – 4/30/2017**

General

The FY 2018 budget process has started. Operating budget was reviewed by the Council on April 24. Capital budget will be reviewed by the Council on May 15.

Solicitations

A Request for Bids for general contractor services was reissued for the Suitland Façade Program.

A Request for Qualifications for Energy Service Providers for the Coral Hills Façade and Energy Retrofit Program was issued on April 12, 2017 with a due date of April 27, 2017.

A Request for Bids was issued for the Suitland building demolitions. Bids are due May 15, 2017.

Glenarden Apartments

HUD agreed to execute the RDA HUD agreement on March 1, 2017. The new agreement/plan includes the following:

- The RDA will pay off the Revenue Authority acquisition loan when the developer acquires the first three phases of the project.
- The RDA will pay off the remaining outstanding purchase price to HUD when the townhouse lots are transferred to the builder in Phase 4.
- The RDA will provide 84 off site replacement affordable units through the upcoming down payment and closing cost assistance program. There will be 221 on site replacement affordable units.
- The replacement affordable units must be completed by December 31, 2019

MD DHCD has approved 9% LIHTC financing for the \$34 million Phase I, consisting of 114 units (46 senior units; 68 family units) and a community center. Construction on Phase I is scheduled for Fall of 2017.

An application submitted to MD DHCD in October 2016 for 9% LIHTC financing for the \$33 million Phase II, consisting of 123 rental units (55 senior units; and 68 family units, was not approved. Pennrose is exploring alternative funding with the County Executive's office.

The developer has submitted the Preliminary Plan of Subdivision (PPS) to MNCPPC and is waiting on the plan to be accepted. Once accepted, a public hearing will be scheduled.

Suitland Development

4809 Suitland Road

An RFP was issued February 21, 2017. A site walk through was conducted on March 6, 2017. Responses are due April 28, 2017.

Towne Square at Suitland Federal Center

The final record plat for the properties will be recorded in July 2017.

RDA, its civil engineer and consultant met with DPWT to discuss DPWT assisting the RDA with the design, construction and coordination with the State Highway Administration. RDA is currently abating asbestos from two vacant buildings that are scheduled for demolition.

Townhouses

NVR was selected as the town house builder. A development agreement is being finalized.

Senior Residences

A team led by Mission First Housing was selected in November 2016 to build and operate the senior building. Development agreement is being finalized.

Suitland Façade Program

Construction bids for the scope of work on the 10 approved applications were submitted on November 11, 2016. Initial bids all significantly exceeded budgeted cost. Construction bids were revised and reissued in February 2017 to an expanded list of contractors. Two new Bids were received on March 13, 2017. After RDA staff's review, the lowest bid was rejected because the contractor did not have the required Maryland HIC, and the remaining bidder's price was too high (96% higher). Therefore the bid was re-advertised on 4/14/17. These bids are due on 4/28/17. The construction phase of the project is expected to begin, on or about, May 15, 2017.

Coral Hills Façade Program

RDA is creating a façade and green retrofit program for Coral Hills. This program is funded with a \$103,000 RDA CDBG grant and \$146,000 in County TNI funds. RDA has selected Redlef Architects, a County based MBE to provide architectural design and property assessment services.

Community outreach efforts have included a mass mailing of 1,500 flyers to residents of the Coral Hills target area and community meeting presentations. Eight applications have been received. Four applications have been approved to date. Three property assessments were completed in April. A community meeting is scheduled for May 15, 2017

Gateway Arts District

1. **4100 Rhode Island Avenue:** Construction is scheduled to start by June 2017.
2. **3807 Rhode Island Avenue:** Construction is ongoing and expected to be complete by June 2018.
3. **3300 Block of Rhode Island Avenue:** Construction is expected to be completed July 2017. The developer has identified a funding gap and has requested assistance from the RDA. Developer held an open house tour for prospective tenants April 27, 2017. Currently the restaurant tenant has executed a letter of intent to lease the space. Developer still negotiating with a prospective hardware store tenant.
4. **3719 34th Street:** Project is under construction and a buyer is under contract to purchase the home.
5. **Prince George's African-American Museum:** No update.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Road Property: The Planning Board hearing was held on March 23, 2017 and both the Preliminary Plan of Subdivision and the Detailed Site Plan were approved. The DSP was approved by the District Council On April 26, 2017 and the site is now zoned MUI in accordance with the approved plans. A flood plain waiver is still needed from DPIE in order for building permits to be issued to the developer. The development agreement has been extended to December 31, 2017.

1. **6503 Valley Park Road:** The site is included in the Fairmount Heights Net Zero Energy District solicitation.
2. **Fairmount Heights Net Zero Energy District:** HIP is reviewing the final draft of the development agreement.

Pointe at Cheverly

MNCPPC completed the Preliminary Greater Cheverly Sector Plan. Public hearing was held March 28, 2017. There are no major changes in the recommended use of the property from MNCPPC. Recommended uses are senior housing and commercial development that compliments the development on Route 450. RDA intends to issue an RFP in the Fall 2017 that supports the plans recommendations.

Laurel-Bowie Road Site

This site is 10 acres and is currently operated as a park and ride lot by the Revenue Authority. The County Fire Department has identified this location as suitable for a new fire station. The Fire Department has been approved for \$800,000 design money in FY18. The Office of Central Services will prepare a Surplus Property Resolution for August when the Council returns from recess to transfer the land to the County for the construction of a Fire Station.

Countywide Revitalization

Glenn Dale Hospital Revitalization

A successful community meeting was held on February 22, 2017 to introduce the Alexander Company, the selected development team. MNCPPC is finalizing Feasibility Study Agreement. The Alexander Company will have up to five months to assess the financial feasibility of the CCRC use.

Community Impact Grants

The RDA received 20 FY 2017 Community Impact Grant applications for review and consideration. There is \$250,000 in funding available. The maximum award is \$50,000 per awardee. Grant recommendations for the Board's consideration will be made in June.

The Community Impact Grant award updates for FY 2016 are as follows:

Pregnancy Center

No update for the month.

Old Greenbelt Theatre

No update for the month.

CASA de Maryland

RDA is considering CASA's request to shift the use of the grant to improvements to athletic fields adjacent to its headquarters.

College Park City-University Partnership

All grant related activities have been completed and the grant is officially closed.

Pyramid Atlantic

A request for partial reimbursement has been received and a site visit is scheduled for April 27, 2017.

Housing Initiative Partnership

No update for the month.

Salvation Army National Capital Command

All grant related activities have been completed and the grant is officially closed.

CIG Funding Summary Sheet FY 2016							
Applicant	Application Date	Project	Name	Amount Awarded	Amount Expended		
College Park City-University Partnership	4/15/2016	MilkBoy & Arthouse Renovations		\$37,550	\$37,550		
Pregnancy Aid Center	4/15/2016	Weinburg Women's Health Center Beautification Project		\$50,000	\$0		
CASA	4/18/2016	CASA Multicultural Center		\$37,275	\$0		
Friends of Greenbelt Theatre	4/18/2016	Renovation of the Historic Greenbelt Theatre		\$30,000	\$0		
Pyramid Atlantic	4/18/2016	Arcade Capital Project		\$32,725	\$0		
H.I.P.	4/18/2016	Kentland Community Signage		\$37,450	\$0		
The Salvation Army	4/18/2016	Salvation Army P.G. Corps- Gym Floor Replacement		\$25,000	\$25,000		
The Salvation Army	4/18/2016	Salvation Army P.G. Corps- Gym Floor Replacement		\$25,000	\$25,000		
Totals				\$250,000	\$62,550		

Transforming Neighborhoods Initiative (TNI)

No update.

DOWN PAYMENT AND CLOSING COST ASSISTANCE

The RDA secured \$750,000 in HOME funds from DHCD for down payment and closing cost assistance. The new program, Pathway to Purchase, launched in January 2017.

Trainings and Outreach (to date):

- Homebuyers: 270
- Realtors: 380
- Lenders: 300

Cases:

- Received: 11
- Returned: 4
- Closed : 6
- Pending: 1

Economic Impact:

- Pathway to Purchase Loans: \$46,524
- Property Taxes Generated: \$17,424
- Recordation and Transfer Fees: \$25,307
- Other Fees: \$106,902

Neighborhood Stabilization Program

HUD has prepared a close out package for execution by the County for NSP3.

All program income from the sale of NCI properties will be returned to the State per their request.

NSP 1 (April - 2017)

To date, properties purchased: 30

- Properties sold: 29
- Properties under construction: 1
- Properties in preconstruction/architectural design phase: 0
- Rehabilitated properties for sale: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$7,072,006	0	\$544,663

NSP 3/NCI 3 (April - 2017)

To date, properties purchased: 31

- Properties sold: 30
- Properties under contract (acquisition): 0
- Properties under contract (resale): 1
- Properties in architectural design/bid stage: 0
- Properties under construction: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$3,930,188	0	\$0

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.

Sustainability Initiative- Central Avenue-Metro Blue Line Corridor Sustainable Communities Designation

RDA staff is participating in the Central Avenue-Metro Corridor Sustainable Communities Designation Renewal Application Work group. The Sustainable Community designation initially achieved in 2012, must be renewed every five years. The Central Avenue Metro Blue Line Corridor Sustainable Community includes incorporated areas of Capitol Heights, Seat Pleasant and Fairmount Heights, as well as unincorporated areas surrounding the Largo and Morgan Blvd. Metro Stations. The Workgroup is tasked with discussing the accomplishments and challenges of the existing Sustainable Community Action plan and providing updates to area accomplishments related to housing, transportation, public safety and quality of life accomplishments, assessment and strategies.

Benefits of the Sustainable Communities are substantial and is a threshold requirement for application to all State of Maryland revitalization funding programs.

Compliance Reviews

No activity to report.

Planning Coordination

No activity to report.

Real Estate Project Summary Table

Infill Projects	Council District	Lead Staff	TDC (Est.)	FY16 Funding	FY17 Funding	Current Status
Central Ave Corridor	7	S. Paul	TBD	\$250,000 Community Legacy grant		No additional projects planned
Gateway Arts District	2	S. Paul	TBD	\$250,000 Strategic Demolition and Smart Growth grant		Acquisitions and dispositions being examined.
African-American Cultural Museum	2	T.Diggs	TBD		0	RDA acting as pass thru agent for the County Grants.
Countywide Revitalization	All	Various	TBD	\$450,000 CIP	\$250,000 CIP	2016 Community Impact Grants NOFA
Residence at Suitland Technology Center	7	H.Ways	TBD		0	Project has been discontinued
4809 Suitland Road	7	H.Ways	TBD		0	Drafting Request for Proposals
Glenarden Apartments	5	R. Clemens	\$138 million	\$625,000 CIP	\$1.1 million CIP	Obtaining bids for rough grading
Towne Center at Suitland Federal Center	7	S. Paul	\$385 million	\$300,000 CIP and \$500,000 bond bill from the State	\$2.2 million CIP	Selected townhome builder and senior housing developer
Total CIP				\$1.875 million	\$3.65 million	

Disposition, RDA Properties		Lead Staff	TDC (Est.)	FY16 Revenue	FY17 Revenue (Est.)	Current Status
Towne Center at Suitland Federal Center	7	S. Paul	\$385 million	0	0	Creating record lots and designing infrastructure
Glenarden Apartments	5	R. Clemens	\$138 million	0	0	Bidding rough grading
Pointe at Cheverly	5	S. Paul		0	0	Waiting for MNCPPC to complete their community plan
4100 RI Avenue, Brentwood	2	S. Paul	\$24.9 million	0	0	Site plan approved by MNCPPC
3807 RI Avenue, Brentwood	2	S. Paul	\$47.2 million	0	\$1,038,000	Under construction
Laurel-Bowie	1	S. Paul		0	0	Fire Department would like property for new station
Maryland Park Drive	7	S. Paul	\$26.6 million	0	0	Extending development agreement
Total Revenues (est.)					\$1,038,000	
Property Acquisition		Lead Staff	TDC (Est.)	FY16 Cost (Est.)	FY17 Cost (Est.)	Current Status
NSP Program	All	R. Clemens	\$7,072,006			30 acquisitions, 29 sales.
NSP3/NCI	7	R. Clemens	\$3,930,188			31 acquisitions, 30 sales.