

**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 totally 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.