

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

**Minutes of the Meeting, April 3, 2018 8:30 am
9200 Basil Court, 2nd Floor, Largo, MD 20774**

PRESENT

Board Members

Monty Cooper, Chair

David Harrington, Vice Chair

Ronnette Earle

Dr. Glenda Hodges

Erma Barron

John Tabori

Ex- Officio Members and Officer

Eric Brown

Community Advisory Committee

None

Others

Isaac Marks, General Counsel

Staff

Steve Paul

Tanya Diggs

Shanez Turpin

Heather Walker

Rosalyn Clemens

- **CALL TO ORDER:**

Vice Chairman Harrington recognized a quorum and called the meeting to order at 8:35 am. He provided time for the Board to review the minutes from the March 2018 Board Meeting, after which he entertained a motion to approve the minutes that was provided by Mr. Tabori and seconded by Ms. Earle. The minutes were approved unanimously as written for publication.

- **TREASURER'S REPORTS:**

Ms. Heather Walker gave an overview of the Treasurer's Report. She began with a review of the agency's operating budget through March 2018. She also reviewed the capital improvement budget by project, for the same time period. Ms. Walker anticipates additional financial reporting activity for March which may have been delayed due to weather related County office closings.

There were questions and discussion by the Board members which resulted in the decision to delete the revenue line at the bottom of the detailed sheet for Glenarden.

During review of the Treasurer's report, Chairman Cooper entered the meeting. After the report's review and discussion, he entertained a motion to approve the Treasurer's Report with noted edits. Mr. Harrington provided the motion which was seconded by Mr. Tabori. The vote was unanimous to approve the report with the edits.

- **EXECUTIVE DIRECTOR'S REPORT:**

Mr. Eric Brown presented the report beginning with an update on the fiscal year 2019 budget process, indicating that the RDA staff would be meeting with the Office of Audits and Investigations later that day. There would also be a work session with the THE Committee of the Council in late April. If all goes well, the budget will be forwarded to the full Council for approval.

Cheverly- A RFP for development of the site was released on March 15th with responses due on May 15th.

Glenarden- Right of First Refusal letters were mailed to previous residents of the complex giving them information about the redevelopment project and finding out if they were interested in returning to the new development once completed. To date at least 160 residents have responded to the notice.

Regarding site development, there is still an issue pertaining to the rubble found onsite and how to dispose of it. Cost is a factor.

Suitland Town Center Project- Mr. Steve Paul provided the update for this project. Development of the first building (three model townhomes) is scheduled to begin this month. The RDA is working to obtain the building permit and to complete the settlement process with the builder. The goal is to have townhome models ready for ribbon cutting in June of this year.

A ground breaking for the senior building is scheduled by the end of the year. There were questions by and discussion with the Board regarding

this project. The Board discussed the future and prospect for completion of signature projects including Suitland Manor.

Gateway Arts District- The Menkiti Group has 11 units available for rent at the Singer Building. One tenant, a restaurant, has signed a lease for use of the retail space. The space is currently being outfitted for the restaurant's use.

Studio 3807 is currently under construction and will be completed in June 2018. A restaurant has already leased the retail space and all artist's work spaces have been leased. The model rental unit is near completion for review.

4100 Rhode Island Avenue will have its closing within the next two weeks after which, construction will begin. There were questions and discussions regarding these projects.

Maryland Park Drive- Permits have been applied for this project and a ground breaking will take place by year's end.

- **OPEN DISCUSSION:** None
- **Q and A Session:** Questions were asked concerning the FY 2019 budget submission.

The Board Retreat Presentation was requested to be forwarded to the Board members.

There were questions posed followed by discussion about bond funded projects and financing.

- **ACTION ITEMS:**

Mr. Brown provided background information regarding the need for Resolution 2018-01. After discussion by the Board, it was recommended that two separate resolutions be prepared for approval as follows:

Resolution 2018-01: *A Resolution Approving the Interim Executive Director of the Redevelopment Authority of Prince George's County.*

Motion: Mr. Tabori **Seconded:** Ms. Barron **Vote:** Unanimous

Resolution 2018-02 (as amended): *A Resolution Approving the Interim Executive Director or his designee to Execute Agreement(s) for the Management of Round II of the Housing Rehabilitation Assistance Program on behalf of the Department of Housing and Community Development (DHCD).*

Motion: Ms. Barron **Seconded:** Dr. Hodges **Vote:** Unanimous

After completion of the action items, Mr. Brown distributed a memo to the Board providing data on minority requirements and participation with RDA projects. He also provided an overview of the information. Steve Paul gave additional information regarding the data to the Board. There were questions by the Board on the need to broaden participation by local businesses. Mr. Harrington gave disclosure that the Prince George's County Chamber of Commerce had forwarded a letter to the County Council asking for structural changes with OCS in this regard. He also suggested a consent agenda that would look at policies to increase local business participation in RDA projects.

- **REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS:**

Chairman Cooper requested that the May meeting agenda include a full discussion on the Proposal Advisory Group (PAG) scoring process.

Dr. Hodges requested that the Board enter into Executive Session after the close of the general Board meeting.

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

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

- **ADJOURNMENT:**

Chairman Cooper entertained a motion to adjourn the meeting, which was provided by Dr. Hodges and seconded by Ms. Barron. The meeting adjourned at 10:20 am. After adjournment, the Board entered into Executive Session.