

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

**Minutes of the Meeting, December 5, 2017 8:30 am  
9200 Basil Court, 2<sup>nd</sup> Floor, Largo, MD 20774**

**PRESENT**

**Board Members**

Monty Cooper, *Chair*

David Harrington, *Vice Chair*

Dr. Glenda Hodges

Erma Barron

Ronnette Earle

John Tabori

**Staff**

Howard Ways, Executive Director

Steve Paul, Associate Director

Shanez Turpin, Staff

Tanya Diggs, Staff

Heather Walker, Staff

**Ex- Officio Members and Officer**

Eric Brown, Director DHCD

**Community Advisory Committee**

None

**Others**

Isaac Marks, General Counsel

• **CALL TO ORDER:**

Chairman Cooper called the meeting to order at 8:45 am after having declared a quorum. He provided time to review the minutes from the November 2017 Board Meeting. After review, the Chairman entertained a motion to approve the minutes, which was provided by Dr. Hodges and seconded by Ms. Earle. The vote was unanimous to approve the November 2017 Board meeting minutes.

**TREASURER'S REPORT:**

Heather Walker gave an overview of the Treasurer's Report starting with updated operating budget numbers for the agency's revenue and expenses. She also provided an overview of the capital budget through November 2017, noting increased expenditures for Suitland.

The Board and staff discussed ways to report on the month to month budget changes that would include a budget narrative and a separate spreadsheet that will show all changes per project and operating fund. At the conclusion of the report, Chairman Cooper entertained a motion to accept the Treasurer's report, which was provided by Ms. Barron and seconded by Mr. Tabori. The vote was unanimous to accept the Treasurer's report.

- **EXECUTIVE DIRECTOR'S REPORT:**

Howard Ways began the report with information on the three project groundbreakings that took place during the month of November. They were held at the future home of the Suitland Town Center, The Artisan Project at 4100 Rhode Island Avenue and at the Glenarden site.

**Maryland Park Drive-** This project is moving forward with the RDA working to get it to the permitting stage.

**Suitland Town Center Project-** A RFP was released for the fine grading work and utility installation for Phase 1 of the project, the townhomes. The grading work is anticipated to be completed by Spring, 2018. Construction may begin as early as April, 2018.

**Central Avenue-** A solicitation was issued for a consultant to manage the Central Avenue Blue Line Corridor Façade Program. This project was initiated in partnership with Maryland Park and Planning with the use of Community Legacy funding. UCAP was selected to manage the program which would provide assistance for up to 10 individual grants to assist eligible homeowners with façade improvements.

**Glenarden-** The project is on schedule so far. The RDA is responsible for the rough grading and storm water retention of the site. The developer is responsible for the installation of utilities. Phase 1 of the project will take place on the Hamlin Street side of the site.

**Façade Programs-** Eight to 10 homes selected in Suitland should be completed by the end of the month.

Eighteen homes have been selected for the Coral Hills Façade Program. Bids were received for only eight of the 18 homes therefore the project will be re-advertised.

**Commercial Property Improvement Program-** The RDA met with Mr. Himler and Park and Planning to structure the commercial property improvement program. A follow up meeting will be schedule to finalize the specifics of the project.

**Gateway Arts District-** A groundbreaking ceremony took place at The Artisan project, located at 4100 Rhode Island Avenue, Brentwood, MD. The property located at 3807 Rhode Island Ave. was also toured. The RDA is part of an LLC that was created to develop these properties.

and the Board engaged in discussion regarding how projects are created and the RDA's role, liability and risks in these deals. The Board requested that staff, at a future meeting provide more detailed information on the construct of the various development deals.

The Board discussed the future of the RDA including ways to assist it to become financially sustainable.

**Capital Heights/Maryland Park Drive Project-** The project's development agreement is due to expire on December 31, 2017. As a result of the flood plain issue, the agreement may have to be extended for up to six months to obtain the required permits.

**Fairmont/Capital Heights-** There are eight (8) net-zero homes to be built. Seven (7) of the home will be built in Fairmont Heights and one (1) in Capitol Heights. The RDA's General Counsel is completing a review of the final contract for legal sufficiency.

**It was noted that** the RDA received a LEED-Platinum Certification.

for the Net-Zero home built in Suitland several years ago. **Point at Cheverly-** RDA staff met with the Mayor of Cheverly and developers to discuss the development plan for the RDA-owned site. The Cheverly Plan will be used to decide on the best use for the site. An unsolicited proposal may be submitted to the Board in the future.

**Glendale Hospital-** The RDA staff met with the project developer to get an update on its feasibility study. The report is scheduled to be completed in January 2018.

**Community Impact Grants-** Current activities and expenditures were provided for both the FY 2016 and FY 2017 grant recipients.

**Pathways to Purchase-** Thirty five (35) homes loans have closed since March 2017. A sister program will be launched in early 2018. This program will assist households with higher incomes.

**NSP/NCI-** Both the NSP 1, NSP III and NCI programs are being closed out.

- **OPEN DISCUSSION:**

Chair Cooper commended the RDA Board and staff for the work accomplished in 2017.

Dr. Hodges commended Mr. Ways for the exceptional job he is doing with the RDA and she commended Chairman Cooper for his leadership of the RDA Board of Directors.

- **Q and A Session:** None

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

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

- **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 Ms. Barron; the meeting adjourned at 10:02 am.