

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

**Minutes of the Meeting, February 7, 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

David Harrington

Staff

Howard Ways, Executive Director

Steve Paul, Associate Director

Louis Varnado

Tanya Diggs

Shanez Turpin

Ex- Officio Members and Officer

Eric Brown, *Director, DHCD*

Community Advisory Committee

None

Others

Isaac Marks, General Counsel

Jay Shuman, Office of Law

- **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 December 2016 Board Meeting. Chair Cooper entertained a motion to approve the minutes which was provided by Ms. Barron and seconded by Mr. Aragona; the vote was unanimous to approve the January 2017 meeting minutes as written for publication.

- **TREASURER'S REPORT:**

Louis Varnado presented the report, indicating that there was no new data to report at this time. There were questions from the Board related to staffing and the Suitland project. After questions from the Board, Chair Cooper entertained a motion to approve the Treasurer's Report which was provided by Mr. Aragona and seconded by Ms. Barron; the vote was unanimous to approve the Treasurer's Report as of February 2017.

- **EXECUTIVE DIRECTOR'S REPORT:**

Howard Ways began the report with an update on the FY 2018 budget process including an update of the budget meeting with the County Executive.

Coral Hills Façade Program: An RFP has been released for architectural services for the Coral Hills Façade Program. A meeting was held between the RDA and the Coral Hills-Capital Heights Civic Association on February 6, 2017.

Glenarden Project: Pennrose is finalizing its architectural design for Phase 1 of the project. A meeting is being scheduled with the township to discuss the development plans. Groundbreaking for the project is being scheduled for the fall of 2017. Pennrose also applied for a 9% tax credit for Phase 2 of the project; if approved both Phase 1 and 2 of the project will be under construction simultaneously in 2018.

Suitland Redevelopment: The RDA is obtaining the final record plat as part of the area's Master Plan. The RDA has an agreement with Mid Atlantic for a land swap to be used for road construction; closing on the swap is scheduled for February and the existing building will be demolished. Development agreements are being established with NVR and Mission First for the first phases of the Town Center Project. Engineering work for the project's infrastructure is planned for completion by this summer with construction of the townhomes scheduled to start in early 2018.

Suitland Façade Program: Two bids were received for work on 10 approved homes however, the bids were too high. The bid documents are being revised to be rebid by the middle of February with the goal of selecting a contractor by the end of March with work beginning in April 2017.

Gateway Arts District: Planning approval occurred in December 2016 and permits will be secured by the summer 2017 for 4100 Rhode Island Avenue; the groundbreaking is scheduled for June 2017.

3800 Rhode Island Avenue is scheduled to be completed by June 2018.

Site work is completed at the 3719 94th Street site (Net Zero Home); the home is currently under contract for sale.

Maryland Park Drive: Steve Paul updated the Board on this development site. He indicated that there is a significant flood plain issue on the property that has to be addressed before the site plans can move forward. A redesign of the proposed building is an option. The RDA is still at least 12 months away from a scheduled groundbreaking.

Glenn Dale Hospital: The RDA is providing advisory services to Park and Planning, and a community meeting is scheduled for February 22, 2017 which will kick off the project with the selected developer Alexander Development. They will have up to six months to complete an economic feasibility study of the

site. If successful, Park and Planning will execute a development agreement with Alexander Development.

Community Impact Grants: Tanya Diggs updated the Board on the Salvation Army site visit and its various community-based programs. The CIG project, replacement of the building's gym floor, is completed.

Riverdale Park Business Competition: After working with the Honey Bun Cake Factory for the past few years, its principals have decided not to continue the grant agreement with the RDA due to the terms of the SBA loan it was pursuing. The terms of the loan requires collateral that would include all personal assets. The RDA will try to assist them in finding another lender with better loan terms.

Pathways to Purchase: In January, the RDA participated in two homebuyer workshops. There were three realtor trainings where approximately 225 realtors were trained on the program guidelines. The RDA also conducted training in house where another 250 trainees attended.

One application for assistance has been received to date. The goal is up to 75 completed loans in 2017.

Neighborhood Stabilization Program: HIP is completing the final property which when sold, will close out the program.

- **OPEN DISCUSSION:** The Board had additional questions and discussion regarding the Glenarden Project and the Pathways to Purchase Program.

The County Executive will be speaking at the AME Church's Founder's Day in Greensboro, NC during the month of February 2017.

- **Q and A Session:** There were questions posed regarding the Pointe at Cheverly with responses and updates provided by the RDA staff.
- **REMARKS FROM THE COMMUNITY ADVISORY COMMITTEE:**
N/A
- **REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS:**
Chairman Cooper recognized Mr. Jay Shuman as a visitor to the meeting.
- **REMARKS FROM THE GENERAL PUBLIC:**
None

- **ADJOURNMENT:**

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