

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

**Minutes of the Meeting, February 6, 2018 8:30 am
9200 Basil Court, 2nd Floor, Largo, MD 20774**

PRESENT

Board Members

Monty Cooper, Chair

David Harrington, *Vice Chair*

Dr. Glenda Hodges

Erma Barron

Ronnette Earle

John Tabori

Staff

Steve Paul

Shanez Turpin

Heather Walker

Tanya Diggs

Ex- Officio Members and Officer

Eric Brown, Director DHCD

Community Advisory Committee

None

Others

- **CALL TO ORDER:**

Chairman Cooper called the meeting to order and conducted roll-call at 8:41 am. He provided time to review the minutes from the January 2018 Board Meeting. During review, there were typos noted within the report. After review, Chair Cooper entertained a motion to approve the minutes with the noted changes which was provided by Mr. Harrington and seconded by Dr. Hodges. The vote was unanimous to approve the minutes with said changes.

- **TREASURER'S REPORTS:**

Ms. Heather Walker gave an overview of the Treasurer's Report by reviewing the increase in the agency's revenues due to additional grant activity. She also provided an update of the operating budget numbers including the agency's actual revenue and expenses to date.

Ms. Walker reviewed the capital fund which led to questions and discussion with the Board. After discussion, Chair Cooper entertained a motion to approve the Treasurer's Report as submitted. Mr. Tabori provided a motion to approve the Treasurer's Report. The motion was seconded by Ms. Earle. The vote was unanimous to approve the report as submitted.

- **EXECUTIVE DIRECTOR'S REPORT:**

Mr. Eric Brown provided the report beginning with an update on the fiscal year 2019 budget cycle. He included an overview on the schedule of budget meetings for internal approval. He anticipates approval of the agency's budget with minor adjustments. There were budget questions posed by Board regarding funding for the Down Payment Program staff.

Glenarden- The total infrastructure costs have not been finalized due to unforeseen environmental issues that have been discovered on the site. Additionally, the amount of the County's contribution towards the cost of infrastructure, is undetermined at this time.

There is a meeting scheduled later today to discuss finalizing the project's Master Development Agreement. The developer did not receive the tax credits from the State at a level that would have reduced the cost to develop the project. There were questions and discussion regarding issues with the project by the Board.

Suitland Town Center Project- Mr. Steve Paul provided the update for this project. The rough grading for Phase I and II are 90% complete. The RDA is working to obtain the Phase I-a fine grade permit. It is an aggressive schedule in order to catch up with the delivery timeframe for the model homes. The goal is to have models ready for ribbon cutting in June of this year.

For the senior building, the land development agreement should be executed with Mission First by February 9, 2018. The plan is to have the agreement signed, the building(s) designed, the permits obtained and the financing completed in order to move forward with a groundbreaking this year. The project will be a mixed-use, walkable development with approximately 80,000 sq. ft. of retail and a performing arts center.

Coral Hills- Mr. Brown provided an update on the Coral Hills Façade Program. There were two separate RFP's released to solicit contractors for this program, however the bids received were excessive in both cases. This issue has been a challenge for the start-up of the program.

Central Avenue- There was a kick-off meeting held on the Central Avenue Blue Line Corridor Façade Program. Applications will be accepted beginning in March 2018.

The Board discussed the budgets for the façade programs and whether the funds available for Central Avenue are enough per home; could this issue be contributing to the higher bids? RDA staff will review the matter.

Gateway Art's District- There was questions and discussion regarding the 3807 Rhode Island Avenue project. The project should be completed and a ribbon cutting is scheduled for June 2018.

Pointe at Cheverly- Steve Paul provided an update on this project. The Sector Plan is now complete for the area and the RDA will be releasing an RFP for the development of the site this month. Solicitations must conform to the Sector Plan and existing zoning requirements. The Board requested a copy of the RFP to review when available. There were questions and discussion regarding the RFP process and the selection process for the proposal analysis group (PAG).

Community Impact Grant- The Board requested a breakdown of the parameters used to measure the program's success for the March meeting. There was also discussion regarding extension for the Greenbelt Theatre project.

- **OPEN DISCUSSION:** Chair Cooper began the discussion with plans for the upcoming Board Retreat. The Board is interested in having data that includes information that answers who, what, where and why for each development project including information about the companies involved as well as any local/minority businesses.

The Board also requested information on the future plans for the RDA during the next five years to include proposed projects and the rationale for the selection(s). The Board expressed a desire to review its Mission Statement to determine if the agency's activities are consistent with th emission. The Board also expressed a desire to examine the RDA's relationship with other county agencies as well as what constitutes community neglect.

- **Q and A Session:** None
- **REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS:** None
- **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 Ms. Barron and seconded by Mr. Tabori. The meeting adjourned at 10:07 am.