

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

**Minutes of the Meeting, January 10, 2017 8:30 am  
9200 Basil Court, 2<sup>nd</sup> 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

Louis Varnado

Tanya Diggs

**Ex- Officio Members and Officer**

Eric Brown, *Director, DHCD*

**Community Advisory Committee**

None

**Others**

Precious Gardner

Alexander Dossen

Karan Stewart

Lorie Woodruff

- **CALL TO ORDER:**

Chairman Cooper conducted roll-call, and called the meeting to order at 8:38 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 Dr. Hodges; the vote was unanimous to approve the December 2016 meeting minutes as written for publication.

- **TREASURER'S REPORT:**

Louis Varnado presented the report indicating that there were not specific changes noted from December's report. In addition, he stated that the FY 2016 actuals were broken down in more detail than in previous reports. 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 January 2017.

- **EXECUTIVE DIRECTOR'S REPORT:**

**My HOME II:** Howard Ways briefed the Board on the close out of the My HOME II Program and the staff who were in attendance to provide a presentation regarding the program's activities. Precious Gardner introduced her team and gave a statistical overview of the program.

The program was available to eligible first-time homebuyers seeking homes in 14 targeted zip codes throughout the County. During the 2013-2014 timeframe the RDA assisted 52 persons utilizing \$498,684 in program funding; in 2015, 35 families were assisted utilizing \$643,664 in program funding.

For the current fiscal year, the program received \$372,000 in State funding and launched on September 1, 2016. It received additional funding for a total of \$470,000, all of which had to be spent by December 30, 2016; the last closing took place on that date. During 2016 the RDA assisted an average two families daily, for a total of 29 families.

The total economic impact of the program for the County equated to \$6,933,721. The average sale price per home was \$239,093. The program generated \$95,880 in property taxes, \$131,928 in recordation and transfer taxes, and \$574,442 in income generated for the County through lender fees, appraisal fees, etc. The team's outreach efforts assisted in the success of the program.

**Pathways to Purchase:** Ms. Gardner also provided information on the RDA's new residential loan program, Pathways to Purchase. The program includes \$750,000 in home funds available countywide. This program provides home purchase assistance of up to \$10,000 to eligible first-time homebuyers. There is no deadline for spending of funds with this program.

**Glenarden Apartments:** The General Counsel is drafting an agreement between HUD and the RDA for the development of the Glenarden parcels. A meeting is scheduled for February 14, 2016 to provide project updates to the Mayor and Council of Glenarden.

**Suitland Federal Town Center:** An RFP will be released for development of 4809 Suitland Road.

The land swap agreement has been executed and the RDA is looking to purchase a small commercial building on Suitland Road that will be demolished in preparation for a new road needed for the Town Square project.

The developer NVR was selected as the builder for the Townhomes and Mission First will build the senior building developer. Plans are being developed with both teams.

The RDA has received 10 applications for the Suitland Façade Program. The initial bids were too expensive for the budget, so the project has been rebid. The RDA is also creating a new façade program in Coral Hills. A meeting is planned for February with the Coral Hills Civic Association to discuss the program. Architectural services are being solicited during before the end of January, with applications due in March.

There were questions and discussion regarding the overall plans for Suitland's revitalization and its impact on the community by the Board.

**Gateway Arts District:** There are two projects currently under construction, 3807 Rhode Island Ave. and 3719 34<sup>th</sup> Street; both projects are on schedule. The 34<sup>th</sup> street property is a single family home scheduled for completion in January and is currently on the market for sale.

**Maryland Park Road Property:** The Planning Board's hearing is scheduled for January 26, 2017. Planning approvals are needed to subdivide the property.

**Fairmount Heights Net Zero Energy District:** The Housing Initiative Partnership (HIP) is preparing a development agreement with the RDA to develop eight net-zero homes in that area.

**Pointe at Cheverly:** Maryland Park and Planning is expected to approve the printing of the Greater Cheverly Sector Plan which will include the RDA-owned property. The plan will allow the RDA to prepare a best uses analysis for future development, and to propose improvements that support commercial development on Rt. 450. After the analysis is released, an RFP will be issued.

**Laurel-Bowie Road Site:** The local fire department has expressed interest in the site as its new location. The RDA is working with the Office of Central Services (OCS) to transfer the property.

**Glenn Dale Hospital:** The RDA has been assisting Park and Planning on the development of this site and has recommended a company to conduct a feasibility study over the next six months.

**Community Impact Grants:** Project updates were provided to the Board by Howard Ways and Tanya Diggs. To date two funded projects have been completed, the College Park City-University Partnership MilkBoy + ArtHouse and the Salvation Army National Capital Area Command Gym Floor projects. These grant recipients have requested funding reimbursements that will close out their respective projects.

**Neighborhood Stabilization Program (NSP):** The RDA is closing out this program; however several program partners still have homes under construction.

**Net Zero Energy Homes:** The RDA issued a solicitation for developers to build one net zero energy home at 2204 Shadyside Avenue and two within the Towne Center at the Suitland Federal Center. One response to the solicitation was received and rejected. As a result, the lots in Suitland will move forward as a separate project in the future. The Shadyside lot is being sold separately.

- **OPEN DISCUSSION:** The Board discussed future development opportunities with the RDA staff.
- **Q and A Session:** None
- **REMARKS FROM THE COMMUNITY ADVISORY COMMITTEE:**  
N/A
- **REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS:**  
N/A
- **REMARKS FROM THE GENERAL PUBLIC:**  
None
- **ADJOURNMENT:**  
Chair Cooper entertained a motion to adjourn the meeting, which was provided by Mr. Aragona and seconded by Dr. Hodges; the meeting adjourned at 9:37 am.