

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

**Minutes of the Meeting, May 2, 2017 8:30 am
9200 Basil Court, 2nd Floor, Largo, MD 20774**

PRESENT

Board Members

Monty Cooper, *Chair*

Christopher Aragona, *Vice-Chair*

Erma Barron

David Harrington

Glenda Hodges

Ex- Officio Members and Officer

Eric Brown, Director, DHCD

Community Advisory Committee

None

Others

Issac Marks, Legal Counsel

Staff

Howard Ways, Executive Director

Steve Paul, Associate Director

Shanez Turpin, Staff

- **CALL TO ORDER:**

Chairman Cooper conducted roll-call and called the meeting to order at 8:45 am. He provided time to review the minutes from the April 2017 Board Meeting. Mr. Cooper entertained a motion to approve the minutes, which was provided by Dr. Hodges and seconded by Ms. Barron; the vote was unanimous to approve the April 2017 meeting minutes as written for publication.

- **TREASURER'S REPORT:**

Howard Ways provided an overview of the Treasurer's Report starting with the operating budget as of April 26, 2017. He discussed the beginning fund balance and revenues to date for the fiscal year. He concluded the report by discussing the anticipated ending fund balance for the year.

Steve Paul discussed the capital budget. He informed the Board that the report's numbers were relatively unchanged from the previous month. There were, however, a few expenses that had been added. Mr. Paul stated that this was the first report he has done since the retirement of Mr. Louis Varnado and that there were some uncertainties within the budget columns. After, speaking with Mr. Varnado, Mr. Paul will address any revised items in next month's report. Mr. Paul also indicated that he didn't anticipate any budget cuts to the operating or capital budgets for the upcoming fiscal year.

Mr. Harrington inquired about the available fund balance for Cheverly Redevelopment Project. Howard Ways responded that there would be no reprogramming of the Cheverly fund balance.

Chair Cooper entertained a motion to approve the Treasurer's Report with anticipated corrections as noted by Mr. Paul, which was provided by Mr. Aragona and seconded by Mr. Harrington; the vote was unanimous to approve the Treasurer's Report as written.

- **EXECUTIVE DIRECTOR'S REPORT:**

Howard Ways began the report with discussion on the Redevelopment Authority attendance at a Hearing on April 24, 2017 with the Transportation Housing and Environment (THE) Committee to review the budget request for FY 2018. He stated that there would be a capital budget hearing with the full Council on May 15, 2017. He indicated that the response from the THE Committee was favorable. Mr. Ways reminded the Board that this is the first year the RDA has requested and obtained a budget that is equal to its anticipated expenditures. In addition, he stated that this is the first year, in 14 years, that the RDA will not have to utilize the fund balance to cover operating expenses and that hopefully this will continue throughout the RDA's future. There were additional questions regarding the budget and available funding.

Suitland Façade Program: The RDA reissued the original solicitation. Two contractor bids were received and are being reviewed for consideration, with selection anticipated by the end of the week. The RDA will provide up to \$10,000 per grant to homeowners for improvements to the exterior of their homes.

Coral Hills Façade Program: The RDA released an RFQ for energy service providers, pre-approved by Pepco, to perform energy audits for home owners in that area. Two responses have been received to date.

The RDA performed a mass mailing to residents for the program and has received five applications to date.

Suitland Manor Project:

Mr. Ways discussed the RFP issued for the demolition of buildings in the Suitland area. There is a small commercial building and a portion of the shopping center

identified for demolition as part of the development project. Bids are due by May 15, 2017.

Glenarden Project: The developer Pennrose applied for a 9% tax credit allocation from the State for Phase 2 of this project however, the application was not approved. Pennrose is now considering a 4% tax credit for Phase 2. The result of this decrease in tax credit may create a potential funding gap of \$1.5 million. The developer recently met with Tom Himler to discuss ways to close the financial gap and revise its budget. Pennrose will supply the Redevelopment Authority and Mr. Himler with a revised budget based on the new 4% tax credit scenario. The Board had additional discussion on Pennrose's new proposal.

4809 Suitland Road: An RFP was issued for this project however the RDA did not receive any responses. The RDA will consider a joint marketing effort with EDC to promote the site and may consider disposition of it using an experienced commercial broker as oppose to issuing another traditional RFP.

Suitland Town Center: The RDA is near completion of the development agreements with both NVR and Mission First Housing for their respective projects, and is still coordinating with DPWT and DPIE around issues related to the certification of the development plan. The RDA expects the infrastructure groundbreaking to occur around early fall for townhomes and soon thereafter for the senior housing.

Gateway Arts District: The RDA is on track with the construction at 4100 Rhode Island Avenue, which will be an 82-unit, market rate apartment project developed by the Landex Corp. Construction will start in June of this year.

For 3807 Rhode Island Avenue, the construction process is moving according to schedule, and construction of the 147-unit project will be completed by June of next year.

For 3300 Block of Rhode Island Avenue, the developer held an Open House and gave tours to perspective tenants for the senior building project. The RDA is hopeful that the developer will reach a lease agreement with a potential hardware store tenant in its retail section. The developer has identified a funding gap and has asked for some assistance from the RDA and the County. The RDA is waiting to receive letters of intent for the remaining available retail space

Laurel Park and Ride: The Laurel Park and Ride site has been identified as suitable space for a fire station in the southern Laurel area. Money has been provided in the Office of Central Services CIP budget for the design process in the FY 2018 budget. The Office of Central Services will submit a surplus property resolution to transfer ownership from the RDA to the County in order to move forward with this project.

Capital Heights-Addison Road Metro: Both the preliminary plan of subdivision and the detailed site plan were approved along with the zoning from the District Council.

The RDA is also finalizing the development agreement for eight (8) more net-zero homes in Fairmont Heights. HIP is the RDA's development partner.

Glenn Dale Hospital: The RDA recommended the Alexander Company to the Parks Department as the developer for this project. Alexander has started the project's economic feasibility study, which should be completed within the next five months.

Community Impact Grants: RDA staff visited the Pyramid Atlantic Project On May 1st. Pyramid submitted a partial reimbursement request for signage design and construction of the project.

The Pregnancy Center Project's deadline must be reconsidered due to the impact of State highway construction. Mr. Ways informed the Board that a grant extension might be required due to the State's inability to start its construction, impacting the Center's start date.

The Old Greenbelt Theatre is trying to organize some fundraising to address outstanding utility bills before they can go forward with the purchase of chairs funded by the grant.

Casa de Maryland requested a shift in the grant's scope of work from needed building repairs, to improvements to the athletic field adjacent to the building's head-quarters.

Pathway to Purchase: Since January, the Pathway to Purchase program has trained 270 homeowners, 380 realtors and 300 lenders to get them acclimated with the program. Six loans have closed to date.

Neighborhood Stabilization Program: Two homes are currently under construction with the RDA's development partner HIP. Once completed, the program can be closed out with HUD.

- **OPEN DISCUSSION:** There was discussion about the Pathway to Purchase program's article within the Hyattsville Life and Times Magazine. In addition, flyers from the State of Maryland and Wells Fargo Bank highlighted the RDA's partnerships with helping first time home buyers.
- **Q and A Session:** Ms. Barron inquired on the Purple Line and the County's new medical center projects. Mr. Ways stated that there will be a groundbreaking ceremony for the medical center.

Chairman Cooper provided information that the County Executive would be giving a state of the County address on May 3, 2017.

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

- **REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS:**
None

- **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 Mr. Aragona; the meeting adjourned at 9:43 am.