

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

**Minutes of the Meeting, November 7, 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*

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**

None

• **CALL TO ORDER:**

Chairman Cooper conducted roll-call and called the meeting to order at 8:39 am. He provided time to review the minutes from the October 2017 Board Meeting. Chair Cooper stated that he was not present for the October meeting and that Vice Chair Harrington had conducted the meeting. He requested that the minutes from the October meeting be corrected to reflect that change. He then entertained a motion to approve the minutes with said corrections, which was provided by Mr. Harrington and seconded by Ms. Earle; the vote was unanimous to approve the October 2017 Board meeting minutes, with corrections, for publication.

**TREASURER'S REPORT:**

Howard Ways provided a synopsis of the Treasurer's Report starting with information regarding the operating budget's beginning fund balance, along with

its actual revenues, including CDBG funds that are reimbursable. He also reviewed the expenditures and total operating expenses to date.

There were questions posed and discussion by the Board regarding CDBG funding and its future at the federal level. Chairman Cooper suggested preparing a letter, on behalf of the RDA Board of Directors, to the County's Congressional Delegation that would address the need for continued funding of the CDBG and HOME programs and how the County has benefitted from receipt of these funds thus far. Chair Cooper entertained a motion allowing the Board to prepare a letter to the County's Congressional leadership regarding the continuation of both CDBG and HOME funding. The motion was provided by Ms. Barron and seconded by Mr. Tabori. The vote was unanimous to construct a letter for submission to the County's Congressional Delegation.

Mr. Ways also provided an overview of the CIP budget summary pages along with available balances for each project. The CIP budget includes funds for infrastructure projects in both Suitland and Glenarden. He also reviewed the account actuals to date. Countywide revitalization activities were reviewed along with mention of the funding received for the Addison Road façade program.

The Board posed questions regarding the actual fund balances. Steve Paul explained that the beginning fund balances were carryovers from the prior fiscal year and are reflected in the current fiscal year. After discussion, Chair Cooper entertained a motion to approve the Treasurer's Report which was provided by Mr. Harrington and seconded by Ms. Earle. The vote was unanimous to approve the report as written.

- **EXECUTIVE DIRECTOR'S REPORT:**

Mr. Ways introduced the RDA's new employee, Heather Walker, who was hired in the position of Accountant for the RDA. Ms. Walker was given the opportunity to provide her background and expertise to the Board.

Howard Ways began the report with an update on the Project Manager solicitation for the Central Avenue Façade Program. The local non-profit UCAP has been selected to manage the program. Both Community Legacy and CIP funds are being utilized for this program.

**Glenarden-** Pennrose closed on its financing for the project and has begun the rough grading of the site. The official ground breaking is scheduled for November 29. Pennrose still has a funding gap for Phase II of the project that it is seeking to fill. A tax credit application is being considered for Phase II.

**Suitland-** The groundbreaking ceremony for the Towne Square at Suitland Federal Center project will take place on Thursday, November 16, 2017 on Homer Avenue. Construction on the project is currently active. The RDA is preparing a solicitation for the project's fine grading and utilities, which is anticipated to be released in the near future.

For the Suitland Façade Program, 50% of the work on these homes has been completed. Eighteen homes have been selected for the Coral Hills Façade Program.

**Commercial Property Improvement Program-** Mr. Himler is scheduling a meeting to launch a new program designed to improve existing commercial retail throughout the County, including in Suitland. A presentation on the program will be provided to the Board at its next meeting.

**Gateway Arts District-** A groundbreaking ceremony is scheduled for The Artisan project, located at 4100 Rhode Island Avenue, Brentwood, MD. The ceremony will take place on Tuesday, November 14, 2017 at 10:00 a.m. The property located at 3807 Rhode Island Ave. will also be toured; it is 60% complete.

**Capital Heights/Maryland Park Drive Project-** The flood plain issue on the property has been addressed; the developer has received a flood plain waiver from DPIE. The development agreement is due to expire on December 31. As a result of the flood plain delay, the agreement may have to be extended.

**Point at Cheverly-** RDA staff will meet with the Mayor of Cheverly today to discuss the development plan for the RDA-owned site.

**Countywide Revitalization-** The Alexander Company is developing a feasibility study for the site, which is expected to be completed in January 2018.

**Community Impact Grants-** Activity and expenditure summaries were provided for both the FY 2016 and FY 2017 grant recipients.

**Down Payment and Closing Cost Assistance Program-** Statistical data was given for the Pathway to Purchase program. The County-funded version of the program will launch in several months. To date, 51 loan applications have been received, with 35 loans having closed.

**NSP-** The NSP III program is being closed out with HUD. For this program, 31 homes were purchased, rehabbed and sold to eligible buyers. HUD has closed out the NSP I program.

Mr. Ways completed his report by providing data to the board on the RDA's development projects for FY 16 that included funding, contract data, consulting data and MBE participation.

- **OPEN DISCUSSION:**

Mr. Harrington thanked Howard Ways for his presentation to the Board of the Prince George's County Chamber of Commerce.

There was discussion on ways to solicit a greater response to the RDA's RFPs and RFQs, including addressing countywide development activities at the upcoming ground breaking events. The use of local and social media was also discussed along with suggestions for utilizing the Chamber of Commerce and the

Economic Development Corporation in conjunction with the traditional media outlets.

- **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:**  
Chair Cooper entertained a motion to adjourn the meeting, which was provided by Ms. Barron and seconded by Mr. Tabori; the meeting adjourned at 10:12 am.