

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

**Minutes of the Meeting, October 3, 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*

Glenda Hodges

Erma Barron

Ronnette Earle

John Tabori

**Staff**

Howard Ways, Executive Director

Steve Paul, Associate Director

Shanez Turpin, Staff

**Ex- Officio Members and Officer**

Eric Brown, Director DHCD

**Community Advisory Committee**

None

**Others**

Isaac Marks, Legal Counsel

Representative with the Office of Ethics  
and Accountability

• **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 October 2017 Board Meeting. Chair Cooper then entertained a motion to approve the minutes, which was provided by Ms. Barron and seconded by Chair Cooper; the vote was unanimous to approve the October 2017 Board meeting minutes as written for publication.

**TREASURER'S REPORT:**

Howard Ways provided a synopsis of the Treasurer's Report starting with information regarding the operating budget's actual revenues and expenses. There were inquiries from the Board prompting a more detailed analysis of the

budget, its management and oversight. Mr. Ways also discussed the RDA's fund balance and its revenues and expenses for the fiscal year. There were also questions regarding the progress with hiring a new accountant. Mr. Ways updated the Board on the progress of interviewing and selection of a candidate for that position.

Steve Paul provided a summary of the FY 2017 capital budgets, indicating that there were detailed budget sheets for each project enclosed in the Board packages. He began with FY 2017, reviewing the sources of funds used for the various projects along with any carryover funding. The current and future uses of funds were also reviewed per project along with the remaining balances. There was a question posed regarding the Glenarden project and the timeframe for utilizing its funding. After discussion, Chair Cooper entertained a motion to approve the Treasurer's Report which was provided by Dr. Hodges and seconded by Mr. Tabori. The vote was unanimous to approve the report as written.

A representative from the Office of Ethics and Accountability provided ethics trainer on the ethics policies and requirements of Prince George's County. She was very informative on identifying and addressing ethical issues. She explained the matter of accountability; having an obligation or willingness to accept responsibility or accounting for one's actions. In addition, she recited the Prince George's County code of ethics and responded to questions and concerns after her presentation.

- **EXECUTIVE DIRECTOR'S REPORT:**

Howard Ways began the report with an update on three solicitations released by the RDA. The Board asked questions and had discussion regarding the contracts and contractors.

**Glenarden-** A groundbreaking ceremony is scheduled for the Glenarden Redevelopment Project located at 8405 Hamlin Street, Glenarden, MD. The ceremony will take place on Wednesday, November 29, 2017 at 11:30 a.m. County Executive Rushern L. Baker, III has confirmed his participation at this event.

The Glenarden Redevelopment Project will include a total of approximately 430 new residential units, including a balanced blend of mixed income rental units and for sale homes; as well as a 5,700 sf community clubhouse, pool, green space and recreation space.

**Suitland-** The groundbreaking ceremony will take place on Thursday, November 16, 2017 from 11:30 a.m. to 12:30 p.m. County Executive Rushern L. Baker, III has confirmed his attendance at this event.

There are also two façade programs within the area; 1) Suitland Façade Program which includes eight properties. The general contractor has been selected to

complete the work. Fifty percent of the work on these homes is finished with a projected completion date of December 2017.

2) Eighteen homes have been selected for the Coral Hills Façade Program. The solicitation for a project contractor is scheduled for release, with a proposed selection date in October. The work for this program will begin before the end of the calendar year.

**Commercial Property Improvement Program-** There has been interest in this program by shopping center owners in Cheverly and Dodge Plaza. The owners want to partner with the RDA to fund improvements to their respective shopping centers. The County Executive's staff and the RDA will meet to determine the specifics of this proposed program.

**Gateway Arts District-** 3807 Rhode Island Ave. is 60% complete with a proposed completion date of June 2018.

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 Artisan will be an 82-unit market rate apartment building with 11,000 square feet of ground floor retail space. Attendees for the ceremony are asked to gather at the Brentwood Arts Exchange at 10:00 a.m. for the speaking portion of the program. The Brentwood Arts Exchange is located at 3901 Rhode Island Avenue, Brentwood, MD.

The 3300 block of Rhode Island Ave. is moving forward, but is approximately 30-days behind schedule. The residential units will be ready to be marketed in the near future and the Restaurant space should be ready for outfitting this month.

**Capital Heights/Maryland Park Drive Project-** This project has one outstanding issue; the need for a flood plain waiver. The developer is working with DPIE to resolve this matter.

**Fairmont Heights-** RDA's General Counsel provided updates to the development agreement for review. The project will include eight new net-zero energy, single family homes.

**Countywide Revitalization-** There was a kickoff meeting with the Alexander Company and Park and Planning. The goal is to have the company complete their economic feasibility analysis for the Glenn Dale Hospital site by January 2018.

**Community Impact Grants-** Three FY 2016 projects have moved forward. Invoices are expected for the remaining recipients in the near future. For FY 2017, seven grant agreements have been executed.

**Down Payment and Closing Cost Assistance Program-** Thirty five loan applications have been received to date, with 21 loans having closed.

**NSP-** The partner developers HIP and UCAP are finishing the homes that they are assigned. HUD has closed out the NSP 1 program.

- **OPEN DISCUSSION:**

There was discussion on the RDA's progress with its development projects and what items were in the pipeline moving forward.

- **Q and A Session:** None

- **REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS:**

- **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. Harrington; the meeting adjourned at 9:50 am.