

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

**Minutes of the Meeting, September 5, 2017 8:30 am
9200 Basil Court, 2nd Floor, Largo, MD 20774**

PRESENT

Board Members

Monty Cooper, *Chair*

David Harrington, *Vice Chair*

Glenda Hodges

Erma Barron

Ronnette Earle

John Tabori

Ex- Officio Members and Officer

Thomas Himler, Deputy CAO

Eric Brown, Director DHCD

Community Advisory Committee

None

Others

Isaac Marks, Legal Counsel

Staff

Howard Ways, Executive Director

Steve Paul, Associate Director

Tanya Diggs, Staff

Shanez Turpin, Staff

• **CALL TO ORDER:**

Chairman Cooper conducted roll-call and called the meeting to order at 8:40 am. He provided time to review the minutes from the July 2017 Board Meeting. Ms. Barron asked if the record should reflect the reason for Mr. Harrington's recusal during the Community Impact Grant applications approval vote in July. The RDA General Counsel indicated that the minutes were accurately worded regarding this matter. Chair Cooper then entertained a motion to approve the minutes, which was provided by Mr. Harrington and seconded by Ms. Barron; the vote was unanimous to approve the July 2017 meeting minutes as written for publication.

TREASURER'S REPORT:

Howard Ways provided an overview of the Treasurer's Report starting with information regarding the close out of the FY 2017 operating budget. The RDA

ended the fiscal year with a surplus of funding. There were questions from the Board prompting a more detailed analysis of the budget, its management and oversight. He 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 process for the accountant position within the RDA. Mr. Ways updated the Board on the progress of interviewing and selection of a candidate for that position.

Mr. Ways began his overview of the FY 2018 operating budget, specifically discussing the carryover totals and the budget numbers (revenue) for fiscal year 2018, as approved by both the County Executive and the County Council. The expenditures posted for the first two months of the fiscal year were also reviewed. The Board asked questions about the MY Home Program and its funding sources, which were addressed. It was also noted by Mr. Marks that the general counsel fees posted the FY 2018 budget were actually incurred in FY 2017 and should be moved to that year's budget.

Mr. Ways 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 Cheverly project and the timeframe for utilizing its funding. Mr. Ways indicated that CIP funds are typically non-lapsing funds. Additional discussion regarding Cheverly focused on the proposed sector plan. 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.

- **EXECUTIVE DIRECTOR'S REPORT:**

Howard Ways began the report with an update on three solicitations released by the RDA. The first was to select a contractor to demolish a series of buildings related to the Suitland Town Center Project; ELoc Construction was selected as the contractor. The second solicitation was for construction management services for Suitland's infrastructure, which will supervise and oversee the infrastructure construction; the winner was The K-Group. The third solicitation was for the rough grading for the entire Town Center Project. The Pleasants Company was selected as the contractor for that portion of the project. The Board asked questions and had discussion regarding the contracts and contractors.

Glenarden- The developer is working with DPIE to secure construction permits and close on the tax credit funding from the State for Phase 1 of the project. The goal is to start construction in November and complete Phase 1 within 18 months after construction has begun. A financing gap still exists for Phase 2 of the project.

Suitland- As previously discussed, there is a significant amount of work scheduled for the area. The rough grading for the project should begin within the next two weeks. There were additional questions and discussion regarding the County's permitting process and its impact on the RDA's projects.

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 complete with a projected completion date of December 2017. 2) Eighteen homes have been selected for the Coral Hills Façade Program. A 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 the program from a shopping center owner in Cheverly and at Dodge Plaza, who wish to partner with the RDA to fund improvements to their respective shopping centers. The County Executive 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.

The developer Landex hopes to close on financing for 4100 Rhode Island Ave. in September and start construction in November. A ground breaking will be scheduled.

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 soon and the Restaurant space should be ready to be outfitted in October.

Capital Heights/Maryland Park Drive Project- This project has one outstanding issue, which is the need for a flood plain waiver. The developer is working with DPIE to resolve the 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 a Alexander complete their economic feasibility analysis for the Glenn Dale Hospital site completed 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, five grant agreements have been executed.

Down Payment and Closing Cost Assistance Program- Thirty five loan applications have been received, with 21 loans 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:** Chair Cooper gave several announcements. First he introduced Mr. David Harrington as the new Vice Chair of the Board. He also introduced the two new members to the Board and asked them to provide their backgrounds; Ms. Earle presented her background followed by Mr. Tabori. The Board members were also asked to forward their bio to the RDA so that its webpage could be updated.

Chair Cooper discussed the scheduling of a Board Retreat in either October 2017 or January 2018. He also provided an overview of the previous retreat held shortly after the appointment of the existing Board members.

There was discussion on marketing the RDA to the general public and the progress that the RDA has made in moving forward with County-wide revitalization projects. There was also a brief discussion regarding appointments to the Community Advisory Committee.

Mr. Himler announced the acquisition of Dimensions Healthcare by the University of Maryland Medical System. He also announced that the County had retained its AAA Bond Rating and that it had led the State in job growth for three straight quarters.

Mr. Harrington wants to see greater participation by local businesses in the County's large projects as a priority on the RDA's agenda. Chair Cooper suggested adding a list of local participants with each of the RDA's projects included in the Executive Director's Report.

Mr. Tabori indicated that one of the fastest growing job markets in the County is construction and stressed the importance of pushing these jobs which are increasing the economic growth in the area.

- **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 Dr. Hodges and seconded by Mr. Harrington; the meeting adjourned at 10:05 am.

