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

Commercial Property Improvement Program (CPIP)

Pre-application Information Session

April 29, 2026

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Program Overview

Program Overview

The purpose of the Commercial Property Improvement Program Grant (CPIP) is to assist owners of smaller neighborhood retail centers, strip malls, Main Street retail space and stand-alone retail store fronts to fund building façade improvements, placemaking, lighting and major building systems improvements that noticeably improve the look and feel of the surrounding commercial area and boost economic development activity in the following targeted investment areas: the Central Avenue Blue Line Corridor or Suitland-Naylor Road Metro Sustainable Communities Areas.

Program Overview

The CPIP grant is cost reimbursable and based on “match funding.” This means that the CPIP will match the total approved project costs up to 50%, after the costs have been paid in full by the awardee. For example, if the total cost of the approved improvements is \$100,000, the maximum possible grant award is \$50,000 and the grant funds will be made available after the awardee has paid for the improvements in full and provided the RDA all relevant contractor lien releases and proof of payments

The minimum grant award is \$25,000 (for \$50,000 in total approved project costs)

The maximum grant award is \$125,000 (for \$250,000 or more in total approved project costs).

Program Overview

Eligible Improvements

Scope(s) of work for each project will be evaluated and must include a *minimum of three*

(3) of the following Eligible Improvements:

- Redesign and construction of storefront façade.**
- Upgrade of major building systems to increase energy efficiency.**
- Replacement or repair of cornice, parapets and other architectural features**
- Replacement of doors and windows on front façade of property**
- Installation or upgrading of exterior lighting.**
- Installation or improvement of signage**
- Installation or replacement of awnings or canopies**
- Exterior painting, repointing of brick or other exterior façade improvements.**
- Installation of public art and landscaping features**
- Parking lot improvements**
- Roof replacement**

Program Overview

Ineligible Property Types:

- Owners of or tenants in properties built within the last five years**
- Owners of or tenants in properties being marketed for sale**
- Property used to operate adult entertainment- related business**
- Property used to exclusively operate a nightclub**
- Home-based business**
- Property used to operate liquor/beer/wine store**
- Property used to operate an automobile repair shop**
- Hotel or lodging establishments**
- Residential property**
- Places of worship**

This is not an exhaustive list, and the RDA reserves the right to determine eligibility at our discretion.

- Properties with delinquent mortgage(s), delinquent County taxes, and/or outstanding building code violations are ineligible for the grant application**

Project Renovations

**St. Barnabas Road
3650 – 3676 St. Barnabas Road
Suitland , MD 20746**

Scope of work:

- Installation of new storefront framing**
- New roof & sealing**
- New 5-ton HVAC systems**
- Refinish parking lot and seal**
- Exterior light fixtures**
- New storefront signage**
- Exterior painting of store front**
- New landscaping beds/planters**



**Shoppes at Crittenden Crossing
4802 – 4816 Rhode Island Avenue
Hyattsville, MD 20781**

Scope of work:

- Redesign of storefront façade**
- Upgrade major building system – energy efficiency**
- Replace and repair of cornice, parapets and other architectural features**
- Upgrade exterior lighting**
- New storefront signage**
- New awnings or canopies**
- Exterior painting and repointing of brick**
- Art installation and or landscape features**



**Calverton Shopping Center
11601 – 11735 Beltsville Drive
Beltsville, MD 20705**

Scope of work:

- Roof replacement**
- Window replacement**
- New efficient LED signage**
- Landscaping**
- Exterior Lighting**



Application Process

Application Process

- Applicants must complete the Commercial Property Improvement Program Application 2026**
- All applications and required documents are due by May 20, 2026 at 5:00 PM EST**
- Please submit four (4) copies to the Redevelopment Authority of Prince George's County**
- Applicants are required to submit three (3) contractor bids for each aspect of the approved scope of work**
- The final grant reimbursement amount will be based on the lowest bids for each component of the project. Applicants are not permitted to submit bids to complete their own scope of work**

Application Process

Ln. #	Required Document Description / Attachment Name/Description
1	Active Business License
2	Proof of Ownership – Copy of deed with legal description
3	Certificate of Good Standing issued by State of Maryland
4	Certificate of Insurance (COI) meeting minimum required coverage (current)
5	Current tenant list (if applicable)
6	Documentation from lending institution(s) verifying mortgage(s) are current
7	Documentation indicating that County taxes are current
8	A proposed scope of work setting forth in concise detail the work to be performed ("Scope"), together with an estimated schedule ("Schedule") and estimated budget ("Budget"),
9	Sketches or conceptual drawings of the anticipated improvements
10	Photographs of existing property and area(s) to be improved
11	Matching funds and amount (source)
12	Three (3) contractor bids for each aspect of work to be completed
13	Articles of Incorporation and Bylaws; Organizational Chart; Federal tax-exempt status determination letter, as applicable; Evidence of attempt to Obtain required insurance; Project schedule etc. etc.

Evaluation & Selection Process

Evaluation & Selection Process

Proposal Analysis Group (PAG)

The PAG will evaluate all completed applications received by the closing deadline in accordance with the criteria outlined in the Application Process Section. The PAG will provide award recommendations to the Executive Director of the RDA for final approval

Site Visits

The PAG will conduct site visits or request additional information to complete the evaluation process. Applicants may be required to make a formal project presentation as part of the evaluation process

Evaluation & Selection Process

Evaluation Criteria	Maximum Points	Points Awarded
Market Potential/Site Conditions per site and application narrative	15	
Physical Impact and Enhancement of a Community	30	
Readiness to Proceed	35	
Financial Viability/Leverage of Additional Funds	20	
Community Support	5	
Bonus Points: Inclusion	5	
Minimum Points to Qualify: 80 Points	110	

Post Selection Process

Post Selection Process

Grant Agreement

A CPIP Matching Grant Agreement is required to be executed between the grantee and the Redevelopment Authority of Prince George's County. The grant agreement will provide a detailed guideline into the program, conditions and expectations of the grantee throughout the projected timeline

Project Timeline

Construction on the portion of the project which is funded by the CPIP grant must begin no later than ninety (90) days after execution of the CPIP Matching Grant agreement and must be completed no later than two-hundred and seventy (270) days after execution of the grant agreement.

***We will not fund any work that has started before the Grant Agreement has been signed**

Post Selection Process

Reports

Grantees must submit monthly project reports as specified in the Grant Agreement detailing project progress with photos and budget updates

Site Visits

The RDA may conduct site visits to assess project progress and verify the accuracy of reports submitted by the grantee. The grantee shall, at all times, grant RDA representatives' full access to the project site

Project Completion

Within forty-five (45) days of project completion, the grantee must submit a final project report along with any additional documents requested by RDA to verify project completion and the use of grant funds. A final walkthrough will be completed

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**THANK YOU.
ANY QUESTIONS?**



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