Redevelopment Authority of Prince George's County

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BOARD OF DIRECTOR'S MEETING

November 3, 2026

9200 Basil Court

Largo, MD 20774

9:30 a.m.

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November 3, 2026 - 9:30 a.m.

9200 Basil Court 208B

Largo, Maryland 20774

AGENDA

I. Call to Order 9:50 a.m.

II. Board Minutes Consent

A. Approval of Agenda: Agenda for Nov 3, 2026,
B. Approval of Minutes: Minutes for Oct 6, 2026

III. Executive Director's Report

A. Project Developments
B. Surplus Program
C. Grant Programs
D. Solicitations
E. Administration
F. Interagency Coordination
G. Federal Impact

IV. Treasurer's Report

V. Members' Comments

VI. Adjournment

Upcoming Meeting: Redevelopment Authority Tuesday, December 1, 2026 @ 9:30 A.M

REDEVELOPMENT AUTHORITY
October 6, 2026, Attendees in Person & via Zoom

BOARD MEMBERS PRESENT
Leon Bailey, Chairperson
Alicia Cotton-Doney, Vice Chair
Madye Henson-McCannon
Erma Barron

EX-OFFICIO MEMBERS
Tracy Benjamin
Jonathan Butler

STAFF PRESENT
Perry Paylor, Executive Director
Andrea Anderson, Program Manager
Victor Sherrod, Asset Manager
Patricia Omondi, Senior Manager
Anitra Robinson, Accountant
Ashlee Green, Senior Project Manager
David Janifer, Community Developer
Niecie Draper, Budget Manager
Howard Ways, ACDCAO

GENERAL COUNSEL
Lewis Askew

RECORDING SECRETARY
Lakeisha Smith

GUESTS/VISTORS PRESENT
Judith Danso, Executive Director Revenue Authority
Chinwe Odife, Deputy Director Revenue Authority
Nicole Hall, Chief Real Estate Officer, Revenue Authority
Cindy Foster- Nicholas, County Citizen
Jenny Jerome, County Citizen
Mark Banks, CJR Development

CALL TO ORDER – 9:50 A.M.

The Redevelopment Authority held its meeting on Tuesday, Sept 1, 2026, in person and via Zoom. The event and agenda were published on the Redevelopment Authority's website in advance. The meeting was called to order at 9:40 AM by Chairman Leon Bailey, and a quorum was confirmed to be present.

I. Housekeeping Matters

- **Approval of Agenda**

  A motion was made by Board member Ms. Madye Henson-McCannon and seconded by Board Member Ms. Erma Barron to approve October 6, 2026, Agenda. The motion passed by a vote 4-0.

- **Approval of Minutes for Sept 1, 2026.**

  A motion to approve Sept 1, 2026, Minutes, was motioned by Vice Chair Ms. Alicia Cotton-Doney and seconded by Board Member Ms. Madye Henson-McCannon. The motion passed by a 4-0 vote.

- **Approval of Treasurer Report**

  A motion to approve the Treasurer's Report was motioned by Board Member Ms. Erma Barron and seconded by Board Member Ms. Madye Henson-McCannon The motion passed by a vote 4-0.

- **Public Comments – No Public Comments**

- **Closed Session Disclosures – No Closed Sessions.**

Redevelopment Authority of Prince George's County
Board Meeting Notes – September 1, 2026

I. Meeting Administration

Introductions and Presentations: MOU and Redevelopment & Revenue Authority Collaboration

The Revenue Authority Team presented its mission, development responsibilities, and partnership with the Redevelopment Authority under the Memorandum of Understanding (MOU). The discussion emphasized specialization, clearer roles, improved communication, and coordinated community engagement. The MOU currently focuses on Suitland, with potential for broader collaboration in the future.

- The Revenue Authority described its development and parking expertise and how its functions support public safety and economic development.
- Participants acknowledged past coordination challenges and emphasized improved trust, transparency, and alignment with community priorities and the County Executive's vision.

Administrative Actions

- The meeting agenda was approved.
- The minutes from the previous Board meeting were approved.
- The Treasurer's Report was approved.

II. Discussion Item/Action Items: Executive Director Report

Executive Director Perry Paylor welcomed the Board and introduced Niecie Draper as the Redevelopment Authority's new Budget Analyst. Mr. Paylor informed the board, Ms. Draper will report to Senior Manager Patricia Omondi and support fiscal budgeting, project financial planning, and the identification of revenue opportunities to advance redevelopment projects."

III. Discussion Item/Action Items: Project Updates

Towne Square at Suitland Federal Center

- The concept plan is being reassessed in response to changing market conditions, infrastructure constraints, and the financial feasibility of earlier plans.
- Retail is proposed along outer corridors to support walkability and manage congestion. Planning will account for narrow streets, parking needs, and proactive traffic mitigation.
- A grocery concept is being pursued based on analysis indicating that the area is underserved. Grocer outreach is anticipated; no letter of intent is currently in place. Surface parking remains a consideration.
- Housing planning emphasizes intergenerational needs, affordability, and market-responsive options. Retail planning will focus on a sustainable mix of food, services, and experiential uses supported by sufficient density.
- Plans for Parcels J and K include parking structures, multifamily buildings, and retail space. Specific quantities were not included in the supplied overview.
- Parcel A is proposed for lower-priced, for-purchase townhomes. Parcel B is proposed for a smaller affordable multifamily building.
- A parking demand study will inform garage sizing and phasing.
- The concept plan is targeted for completion by month-end, with a final plat deadline in 2027. Entitlement work and developer engagement are anticipated within the next 12 months.

Status: Concept revisions, feasibility analysis, parking evaluation, and interagency coordination will guide the next phase of development.

4524 Suitland Road

- Negotiations continue regarding warm-shell improvements for Carolina Kitchen. Updated pricing is needed before issuing an RFP.
- Staff explained that RDA is responsible for certain upgrades because the building's interior had previously been stripped.

Status: Warm-shell scope, pricing, and procurement remain underway.

Addison Park Senior

- Demolition and erosion controls are complete. Utility work continues.
- Meetings are planned to discuss future uses of the campus.

Status: Utility coordination and planning for future campus uses continue.

Cheverly Hospital

- Work continues on the tree conservation plan and coordination with planning authorities to resolve outstanding issues.

Status: Planning requirements and open issues remain under review.

210 on the Park

- A $6 million funding gap remains. Staff are pursuing state funding and other options.
- An extension may be considered pending funding decisions.

Status: Funding applications and potential schedule adjustments remain under consideration.

Old Fairmont Heights Film Studio

- The film studio conversion has a $5 million grant. Agreements require revision to align the project budget and legal terms.

Status: Budget coordination and agreement revisions are the next steps.

Beacon Heights and Riverdale Road

- Three responses were received for the Riverdale Road project. Proposal evaluation will inform next steps.
- $3 million has been requested for remediation.

Status: Proposal evaluation and remediation funding efforts continue.

Parcel Development and Energy Options

- Tiny homes and microgrid options are being explored, subject to feasibility assessments and stakeholder engagement.

Status: Feasibility and stakeholder discussions are needed before advancing a preferred approach.

Fairmount Heights Phase One

- Staff announced an award for the Phase One project and a nomination for an additional honor.

Status: The project has received recognition, with an additional nomination pending.

Family Supportive Housing

- Staff are refining the funding strategy and coordinating with partner agencies.
- Planning emphasizes maximizing affordability and opportunities for contractor participation.

Status: Funding and interagency planning continue.

Mount Rainier Artists' Lofts

- Staff discussed stabilizing 44 units and resolving code violations.
- Repair feasibility is being evaluated, with alternative approaches possible depending on findings.

Status: Code compliance, stabilization, and repair feasibility remain under review.

Aviation Landing

- Community feedback and environmental considerations continue to inform planning for the development near the airport.
- Negotiations regarding affordability components remain underway.

Status: Community, environmental, and affordability coordination continue.

IV. Discussion Item/Action Items: Surplus Property and Solicitations

Surplus Properties

- Upcoming meetings concerning surplus properties in Capitol Heights will help determine next steps.

Development Solicitations

- Staff reported that the solicitations discussed had closed and responses had been received for each. The solicitation identified as "6700" was the only one of the three with multiple responses.
- The Board discussed how affordability requirements and requirements to match market-rate development may constrain participation, alongside the need for an appropriate return for the property.

Status: Proposal review and property discussions will inform subsequent decisions.

V. Discussion Item/Action Item: Grant Programs and Treasurer's Report

Grant Programs

- Staff reported progress on FY26 agreements, site visits, and an increased number of awards. Final award lists will be shared once documentation is complete.
- Board members expressed interest in additional site visits and ribbon cuttings. Staff discussed including before-and-after photographs in reports.

HRAP

- Contract negotiations continue. Program services are expected to be transferred to DHCD within the next few months.

Financial Report
Accountant Ms. Anitra Robinson presented September 2026 operating and capital expenses and year-to-date expenditures.

VI. Q & A: Board Member Questions and Staff Responses

Board Question: Hotel and Conference Center Feasibility
Question: Could the development support a hotel and conference center?

Response: The Revenue Authority explained that current density is insufficient to support these amenities. They may be reconsidered as density increases.

Board Question: MOU Scope
Question: Does the MOU apply beyond Suitland?

Response: The current MOU focuses on Suitland, although future expansion of the partnership is possible.

Board Question: Solicitation Responses
Question: How many solicitations received multiple responses, and what factors may have affected developer participation?

RDA Response: Only “6700” received multiple responses among the three discussed. Staff identified affordability requirements and alignment with market-rate development as potential constraints. The discussion clarified that failure to submit a bid should not be described as lack of interest in the project.

VII. Action Items and Pending Follow-Up

- Advance the revised Suitland concept plan, parking demand study, grocer outreach, and coordinated community engagement.
- Continue entitlement planning and developer engagement in anticipation of the 2027 final plat deadline.
- Develop Cultural Arts Center renderings and complete pricing for the Suitland Road warm-shell improvements before procurement.
- Continue utility coordination at Addison Park and resolve outstanding Cheverly planning requirements.
- Pursue funding to address the $6 million gap for 210 on the Park and consider an extension pending funding decisions.
- Revise film studio agreements and align the budget with grant requirements.
- Evaluate Riverdale Road proposals and pursue remediation funding.
- Continuing feasibility, affordability, environmental, and compliance work for the remaining housing and redevelopment initiatives.
- Complete FY26 grant documentation, share final award lists, and coordinate future Board project visits.
- Continue HRAP negotiations and preparations for the anticipated transfer of services to DHCD.

VIII. Closing Remarks and Adjournment

The Board recognized the continued collaboration between agencies, thanked the Revenue Authority team, and welcomed its new member. Following approval of the Treasurer's Report and closing acknowledgments, the meeting adjourned at 11:38 AM.



Board Members & Staff: Celebrating October 2026 Breast Cancer Awareness