



Redevelopment Authority of Prince George's County



BOARD OF DIRECTOR'S MEETING

November 04, 2025

9200 Basil Court

Largo, MD 20774

9:30 a.m.



Redevelopment Authority

of Prince George's County

BOARD OF DIRECTORS MEETING

October 7, 2025 - 9:30 a.m.

9200 Basil Court 2nd Floor Conference Rm

Largo, Maryland 20774

AGENDA

- I. Call to Order 9:30 a.m.
- II. Board Minutes Consent
 - A. Approval of Agenda: Agenda for October 7, 2025,
 - B. Approval of Minutes: Minutes for September 2, 2025
 - C. Introduction of the New DCAO: Ms. Tracy Benjamin
 - D. Closed Executive Session
 - ❖ Discuss 6700 Riverdale Beacon Heights Project
 - ❖ RDA Procurement Policy Update.
- 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, Dec 2, 2025
@ 9:30 A.M**

REDEVELOPMENT AUTHORITY

Oct 7, 2025, Attendees in

Person & via Zoom

BOARD MEMBERS PRESENT

Leon Bailey, Chairperson
Alicia Cotton-Doney, Vice Chair
Madye Henson-McCannon
Ameenah Capers
Erma Barron

EX-OFFICIO MEMBERS

Iris B. Boswell

STAFF PRESENT

Perry Paylor, Executive Director
Benjamin Hobbs, Sr. Manager
Erica P. Lee, Sr. Manager
Victor Sherrod, Community Dev.
Ashlee Green, Project Manager
Patricia Omondi, Sr. Construction Adviser/Projects Admin.
Steve Donegan, Real Estate Dev. Program Manager.
Andrea Anderson, Program Manager
Anitra Robinson, Accountant

GENERAL COUNSEL

Tracy M. Benjamin

RECORDING SECRETARY

Lakeisha Smith

GUESTS/VISTORS PRESENT

Ynetta Butchee, Community Developer – Office of Community Relations – via Zoom

CALL TO ORDER – 9:30 A.M.

The Redevelopment Authority meeting was held on Tuesday, October 7, 2025, in person and via Zoom. The meeting was open to the public with the event being published on the Redevelopment Authority's website along with the meeting agenda. The meeting was called to order at 9:30 AM by Chairman Mr. Leon Bailey, a quorum was present.

I. Housekeeping Matters

- **Approval of Agenda**

A motion was made by Chairman Mr. Leon Bailey and seconded Vice Chair Ms. Alicia Cotton-Doney to accept the October 7, 2025, Agenda. The motion passed by a vote 5-0.

- **Approval of Minutes for September 2, 2025.**

A motion to approve Sept 2, 2025, Minutes, was motioned by Board Member Ms. Erma Barron, and seconded by Vice Chair Ms. Alicia Cotton-Doney. The motion passed by a 5-0 vote.

- **Approval of Treasurer Report**

A motion to approve the Treasurer's Report was motioned by Ms. Erma Barron and seconded by Board Member Ms. Madye Henson McCannon. The motion passed by a vote 5-0.

- **Public Comments – N/A**

- **Closed Session Disclosures – 6700 Riverdale Beacon Heights Project & Old Fairmont Heights High School.**

A motion to move into Executive Session to discuss two projects and their developmental status: 6700 Riverdale Beacon Heights Project & Old Fairmont Heights High School. A motion was made by Board member Ms. Erma Barron and seconded by Board Member Ms. Madye Henson-McCannon. The motion passed unanimously with a vote of 5–0, to move into a closed Executive Session. A motion was made to close the Executive Session by Chairman Mr. Leon Bailey and second by Board Member Ms. Erma Barron. The motion passed unanimously with a vote of 5-0, to end the Executive Session.

II. Discussion Item/Action Item: Director's Report

RDA Team addressed the board and informed the board on the following projects:

- **Block J:**

Project Manager Ms. Ashlee Green informed the Board regarding progress on Block J, which includes the hotel and parking garage development. She reported that a recent meeting was held with the Revenue Authority to become acquainted with the new Director, Mr. Drew Sanso, and to discuss the status of the project. The team remains in communication with Atwell, Shipley and Horn, and other stakeholders regarding the Preliminary Plan of Subdivision for Block J. Additionally, discussions are ongoing with the Revenue Authority concerning the bonds associated with the property. Over the next several months, RDA staff will continue working through these matters, with the goal of reaching a resolution on the bonds by early next year, around January 2026.

- **Infrastructure Fees & Roadwork:**

Real Estate Program Manager Mr. Steve Donegan informed the Board that all documentation for the \$2.5 million infrastructure grant was submitted on September 12, 2025. All consultants: Atwell, Leonard Traffic, and Parker Rodriguez — have been re-engaged, and submissions are

currently under review. There are two ongoing reviews: one by District 3 for the permit process, and another for the grant application. Mr. Donegan confirmed that all required materials were submitted before the end-of-September deadline, and the team is now awaiting approvals to proceed with permitting, entitlements, and construction.

- **Glenarden Hills: Phase 4 Homeownership:**

Senior Project Manager Ms. Erica P. Lee informed the Board that RDA is in Phase 4 of the homeownership program, which includes 97 townhomes, 20 of which will have income restrictions set at 120% of AMI. She reported that a Detailed Site Plan has been approved and the lots are expected to be ready for transfer to the builders by March 2026. Ms. Lee noted that an issue is being addressed involving the MBE Builder and Pennrose.

- **9-Townhome Lots/Performing Arts Center:**

Project Manager Ms. Ashlee Green Informed the Board that a follow-up meeting with Atwell is scheduled next week to advance the nine townhome lots to the final plat stage, with the goal of being on the November agenda. This will allow NBR to begin construction early next year. For the Performing Arts Center, a preliminary feasibility study draft is under review. The team is also discussing potential location adjustments on site as part of ongoing planning

- **Glenarden Hills:**

Senior Project Manager Ms. Erica P. Lee informed the Board Glenarden Hills is in the final homeownership phase, with all 97 lots being built by NVR. Delivery of lots to homebuilders is on track for March next year. No updates yet on the income-restricted units, as the administration is still determining how to handle them.

- **Aviation Landing:**

Senior Manager Mr. Benjamin Hobbs informed the board Aviation Landings' due diligence period has been extended to March 2026 due to stormwater and floodplain issues. They are in discussions with Park and Planning regarding off-site compensatory storage to address these issues, which will be part of their preliminary plan. The next update is expected after the October 14th, 2026, meeting.

- **Purple Line Beacon Heights Development:** Senior Project Manager Benjamin Hobbs provided an update for the 2700 Riverdale, Purple Line, Beacon Heights project, the closing has been extended to January 31, 2026. The adjacent 2,000 sq. ft. parcel needed for the cell tower has been approved by the State Highways Engineering Division and is moving to the real estate division for disposition. An appraisal, survey, and process are expected to take several weeks to months. Progress was acknowledged, with recognition given to Mr. Steve Donegan for his key role in advancing discussions and emphasizing the project's importance.

- **Cheverly project:** Senior Manager Benjamin Hobbs informed the board that The Town of Cheverly has publicly announced its intention to consider annexing the hospital, though no formal state process has started. Discussions around road connections to the project remain ongoing, balancing community concerns with the need for retail access. Town leadership is addressing traffic flow and calming measures to mitigate resident concerns.

- **Surplus Property:** Real Estate Manager Mr. Steven Donegan informed the board that the main update is that the final 11 parcels, under review by the Office of Law for legal sufficiency, are awaiting introduction—expected either today or next week—with a bill number already assigned. Discussions with several council members have taken place regarding input on the parcels and park

use. A listing of proposed versus actual use for the parcels will be provided at the next meeting.

III. **Discussion Item/Action Item: Treasurer Report**

Accountant, Ms. Anitra Robinson presented the RDA Financial report for the period of Sept 1, 2025, through Sept 30, 2025.

- Operating Budget monthly expenses: \$49,030
- Surplus Budget monthly expenses: \$7,877
- Capital Improvement Budget monthly expenses: \$547,630

IV. **Member Comments, Questions, Announcements**

- **Infrastructure:**
Chairman Mr. Leon Bailey inquired about the time constraints on the Entitlement Process. Real Estate Manager Steve Donegan informed the board that the required paperwork was submitted by the September deadline before fund expiration. The submission is currently under review, with a response expected within approximately 30 days — by the end of October or early November. inquired whether any funding cuts might impact the \$2.5 million grant during the project's duration. Senior Project Manager Mr. Ben Hobbs responded that there is no indication of any reductions and confirmed that the grant amount remains fully earmarked.
- **Performing Arts Center:**
Board Member Ms. Erma Barron inquired about the potential impact of the proposed Performing Arts Center location, referencing the existing center in Bowie, and asked whether Suitland's Performing Arts Center and program are still active. Project Manager Ms. Ashlee Green informed the board further details on the Performing Arts Center, including end-user partnerships and program usage, are pending the feasibility study. The team is coordinating with Prince George's Public Schools and other local centers, as well as the Revenue Authority, to avoid duplicating efforts at Creative Suitland. The study may also provide recommendations on enhancing existing programs rather than solely partnering with them.
- **Hotel/Block J:** Vice Chair Ms. Alicia Cotton Doney inquired on the RFP Hotel with the RDA Executive Director Mr. Perry Paylor. Ms. Ashlee Green informed the board that the RFP for the hotel, handled by Executive Director Mr. Paylor and the Office of Law, has not yet returned. Discussions with the Executive Director Mr. Paylor are ongoing. Coordination with the Revenue Authority is planned to clarify bond allocations, which will inform the financial section of the RFP. Currently, decisions on submissions will be between the two designated parties unless otherwise determined.
- **Board Member Comments:** Chairman Mr. Leon Bailey addressed the board and thanked Victor and his team for their leadership in the cleanup of Cheverly, significantly improving the site's appearance. Their efforts were praised as making a noticeable, positive difference.

VIII. **Adjournment**

A motion to adjourn the RDA Board meeting was made by Board Member Ms. Erma Barron and seconded by Board Member Ms. Madye Henson-McCannon. The motion passed unanimously with a vote of 5-0. The meeting was adjourned at 11:42 a.m.