



BOARD OF DIRECTOR'S MEETING

October 6, 2026
9200 Basil Court
Largo, MD 20774

9:30 a.m.



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9200 Basil Court 208B

Largo, Maryland 20774

AGENDA

- I. Call to Order 9:40 a.m.
- II. Board Minutes Consent
 - A. Approval of Agenda: Agenda for Oct 6, 2026,
 - B. Approval of Minutes: Minutes for Sept 1, 2026
 - C. Presentation: Revenue Authority
- 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, November 3, 2026
@ 9:30 A.M**

REDEVELOPMENT AUTHORITY
Sept 1, 2026, Attendees in Person & via Zoom

BOARD MEMBERS PRESENT

Leon Bailey, Chairperson
Alicia Cotton-Doney, Vice Chair
Madye Henson-McCannon
Erma Barron
Michelle Rice

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
Steve Donegan, Real Estate Manager
Anitra Robinson, Accountant
Ashlee Green, Senior Project Manager
David Janifer, Community Developer
Howard Ways, ACDCAO

GENERAL COUNSEL

Lewis Askew

RECORDING SECRETARY

Lakeisha Smith

GUESTS/VISTORS PRESENT

CALL TO ORDER – 9:40 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 Sept 1, 2026, Agenda. The motion passed by a vote 5-0.

- **Approval of Minutes for July 7, 2026.**

A motion to approve July 7, 2026, Minutes, was motioned by Board member Ms. Erma Barron and seconded by Board Member Ms. Madye Henson-McCannon. The motion passed by a 5-0 vote.

- **Approval of Treasurer Report**

A motion to approve the Treasurer's Report was motioned by Vice Chair, Ms. Alicia-Cotton Doney and seconded by Board Member Ms. Madye Henson-McCannon. The motion passed by a vote 5-0.

- **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 Personnel Updates

- The Board welcomed Patricia Omondi, the Redevelopment Authority's new Senior Manager, and David Janifer, the new Community Developer manager. Ms. Omondi and Mr. Janifer's professional experience and ties to the community were recognized.

Administrative Actions

- The meeting agenda was approved.
 - The minutes from the previous Board meeting were approved.
 - The Treasurer's Report was approved.
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II. Discussion Item/Action Items: Executive Director Report

Executive Director Perry Paylor welcomed the Board and expressed his enthusiasm about reconvening in September following a productive summer and the continued progress of the Redevelopment Authority's projects and initiatives. Director Paylor acknowledged Patricia's promotion and advised that it created a staff vacancy. He stated that Senior Managers; Ashlee Green, and Patricia Omondi would review the position description to ensure it aligns with the agency's current operational needs. The position is expected to be advertised within the next several weeks, with a staffing update anticipated at the October or November Board meeting. Director Paylor concluded by noting that the RDA's projects continue to advance and deferred to staff members to present updates on their respective projects.

III. Discussion Item/Action Items: Project Updates

Towne Square at Suitland Federal Center

- The project continues through the entitlement phase, with design work being revised to accommodate a grocery store and mixed-use building.
- Infrastructure improvements remain in development, and an RFP for development-management services is forthcoming.
- A final determination remains pending regarding the hotel and grocery-store concepts.

Status: Entitlement, redesign, infrastructure coordination, and procurement are advancing; the final program mix remains under review.

4524 Suitland Road

- RDA continues to seek a new tenant for the property.
- The landlord is open to remodeling the space, and a grant application has been submitted to support renovations.

Status: Tenant recruitment and renovation funding efforts remain underway.

Addison Park Senior

- Demolition activities are ongoing, together with related infrastructure improvements.
- Community meetings have been held to hear and address resident concerns.

Status: Demolition and infrastructure work are progressing with continued community coordination

Suitland Fashion Initiative

- Fashion Week has been postponed until November.
- Parcel assemblage efforts are underway to support development of the proposed fashion district.

Status: Programming has shifted to November while land-assembly activities continue.

Glenarden

- The RFP 2026-04 for affordable lots received one response.
- The RDA Team is working through a maintenance agreement and soil-remediation requirements.

Status: The single proposal is under consideration while property and environmental matters are addressed.

210 on the Park

- A financial gap remains for the project.
- A grant application has been submitted, and the RDA Team continues to coordinate with DHCD and the County Executive's Office.

Status: Gap-financing and interagency coordination remain active priorities.

Cheverly Hospital

- The property has been annexed, and the required agreements are being advanced.
- The project is awaiting final plan approval before proceeding to the next phase.

Status: Annexation is complete; final plan approval is the next major milestone.

Aviation Landing

- The preliminary plan is expected shortly, and community meetings have been held.
- The current affordable housing target is 20 percent, although the percentage may fluctuate as planned advances.

Status: Preliminary planning and community engagement continue; the affordability level remains subject to refinement.

Megamind Film & Video Sound Stage

- The Land Disposition Agreement has been signed and grant funding has been awarded.

Staff is working to resolve site-access needs and confirm grant eligibility requirements.

Status: The project is advancing following execution of the LDDA and receipt of grant funding.

Beacon Heights

- The RFP for mixed-income and senior housing has been extended through late September.

Status: The solicitation remains open through late September to encourage additional responses.

Net Zero Phase Two

- The Memorandum of Understanding is being finalized, and grant funding has been received. RDA Team is exploring whether the number of housing units can be increased.

Status: The MOU is nearing completion while the RDA evaluates a potential increase in unit count.

Suitland Women & Children's Supportive Housing

Interagency coordination remains ongoing, supported by technical assistance. The project team is emphasizing opportunities for local contractors.

Status: Planning continues through coordinated agency support and local-contractor engagement.

Mt. Rainier Artists' Lofts

- The RFP deadline has been extended, and grant funding has been received.
- The Office of Central Services will address outstanding violations needed for the rental license while the procurement process moves forward.

Status: Procurement remains underway, with code and licensing matters being addressed concurrently.

IV. Discussion Item/Action Items: Surplus Property and Land Swaps

Shadyside Avenue and Croom Station Road Land Swap

- The land swap continues to progress. A right of entry remains pending, and a public hearing will be required.

Status: Due diligence and public-hearing requirements remain in process.

0 Gentry Lane

- The appraisal is being updated to correct a mapping error. Negotiations remain ongoing.

Status: The corrected appraisal will inform continued negotiations.

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

Grant Programs

- CPIP: Fourteen applications were received for the \$1.25 million funding opportunity and are under review.

- CIG: Funding recommendations have been prepared and are awaiting leadership approval.
- HRAP: Contract negotiations are underway. The Board also discussed the history of down-payment assistance, and staff reported that new programs have launched.

Financial Report

- Operating and capital expenses for July and August were presented as part of the financial report.
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VI. Q & A: Board Member Questions and Staff Responses

Board Question: Hotel Development at Town Square

Board member: Vice Chair Alicia Cotton-Doney

Question: Board Member Alicia Cotton Doney questioned whether the previously selected hotel developer could undertake an alternative development, such as multifamily housing or a grocery store, without issuing a new solicitation.

RDA Response: Senior Manager Ashlee Green explained that the respondents specialized in hotel development and financing; therefore, further review and communication would be necessary. The discussion also addressed the shift from the hotel concept, including changing community needs, anticipated event space within the proposed performance center, increased residential development, potential demand for a grocery store, and uncertainty regarding hotel demand from nearby federal agencies. Staff further noted that the Revenue Authority owns the property and is working with the Redevelopment Authority as an equal partner to determine the most appropriate use for the site. Additional procurement, grant-award, and leadership-approval updates are expected at the next Board meeting.

Board Question: LDDA MegaMind LLC.

Board Member: Chair Leon Bailey

Question: Chairman Leon Bailey on behalf of the Board requested clarification regarding the executed Land Disposition and Development Agreement (LDA) with MegaMind LLC.

RDA Response: Director Perry Paylor explained that the agreement outlines the project's scope, planned work, management responsibilities, and the Redevelopment Authority's (RDA) role as contract administrator. Director Paylor noted that staff are reviewing whether the grant funding permits RDA to perform those administrative functions.

Question: Chairman Mr. Bailey also inquired whether the land had been transferred.

RDA Response: Director Paylor clarified that the property remains County-owned and that RDA is managing the surplus property and negotiating the deal terms as an agent for Prince George's County. Accordingly, an RDA resolution is not required. When the property is ready for transfer, DCAO Tracy Benjamin will sign the necessary documents, with review and approval by the Office of Law. RDA will not take ownership of the property.

VII. Action Items and Pending Follow-Up

- Continue entitlement, infrastructure, and design coordination for Towne Square at Suitland Federal Center, including resolution of the hotel-versus-grocery-store development decision.
- Issue or advance the Request for Proposals (RFP) for development-management services for Towne Square at Suitland Federal Center.
- Continue tenant recruitment and grant-supported renovation planning for the property located at 4524 Suitland Road.
- Advance procurement activities, including the extended solicitations for Beacon Heights and the Mount Rainier Artist Lofts.
- Complete leadership's review of the CIG recommendations and report final grant-award decisions.
- Continue reviewing CPIP applications and negotiating HRAP contracts.
- Present procurement actions, grant decisions, and key project milestones to the Board at the next meeting.
- Continue review of CPED applications and HRAP contract negotiations.
- Return to the Board with procurement, grant, and project milestone updates at the next meeting.

VIII. Closing Remarks and Adjournment

Chairman Leon Bailey delivered the closing remarks, recognizing the Redevelopment Authority's continued growth, progress, and commitment to advancing redevelopment initiatives throughout Prince George's County. He emphasized the importance of teamwork and acknowledged the collective efforts of Board members, leadership, and staff in supporting the Authority's programs, projects, and overall mission. Chairman Bailey thanked everyone for their continued service, dedication, and valuable contributions before formally concluding the meeting. Meeting adjourned 10:50AM