

**REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
RESOLUTION 2026-02**

A Resolution approving and authorizing the competitive bidding of a construction project known as the "Artspace Rehabilitation Project," located at 3311 Rhode Island Avenue, Mount Rainier, Maryland.

WHEREAS, the Redevelopment Authority of Prince George's County (the "**Redevelopment Authority**") was authorized by CB-85-1997 pursuant to Chapter 266 of the Laws of Maryland, 1996; and

WHEREAS, the Charter of the Redevelopment Authority was approved by the Prince George's County Council by CR-60-1998 and duly filed with the State of Maryland; and

WHEREAS, §15B-107 of the Prince George's County Code provides that the Redevelopment Authority may implement Procurement Operating Policies and Procedures under its jurisdiction in the manner provided by local law; and

WHEREAS, §15B-125(b) of the Prince George's County Code provides that the Redevelopment Authority shall adopt by resolution rules and regulations implementing personnel, purchasing, and bidding procedures; and

WHEREAS, the Board of Directors of the Redevelopment Authority adopted and amended the Redevelopment Authority's Procurement Operating Policies, Procedures, and County Based Business and County Based Small Business Preference, amended by Resolution 2025-02, adopted on December 2, 2025 (the "Procurement Procedures"); and

WHEREAS, the Procurement Procedures apply to contracts for the procurement of supplies and services entered into by the Redevelopment Authority, and define procurement to include contracts for services and the purchase, lease, or rental of supplies and equipment; and

WHEREAS, the Procurement Procedures provide that all Redevelopment Authority contracts shall be awarded by an authorized procurement method based on the nature of the goods or services required and the anticipated dollar value of the total procurement action, including competitive sealed bids for procurements over the small purchase limit where the conditions for competitive sealed bidding are present; and

WHEREAS, the Redevelopment Authority's Policies and Procedures for Acquisition and Disposition of Real Property, approved by Resolution 2009-3 and subsequently amended, state that the Redevelopment Authority's purpose is to provide for residential, commercial, and industrial development and redevelopment in Prince George's County, and that the Authority's transactions should advance community benefit, strategic development opportunity, financial return on investment, or combinations thereof; and

WHEREAS, the Board finds that the Project is consistent with the Authority's mission, strategic objectives, redevelopment purposes, community benefit goals, and fiduciary responsibilities because the Redevelopment Authority will rehabilitate or improve the Artspace property, address blight, support redevelopment plans, preserve affordable housing, support economic development, improve public safety, and protect the Redevelopment Authority's interests in the Artspace; and

WHEREAS, the Board finds, based on the information presented by staff, that the Artspace Rehabilitation Project is expected to exceed the Procurement Procedures' small purchase limit of \$50,000, and that funding availability shall be confirmed by the Secretary-Treasurer, Office of Finance, or other appropriate official before contract award; and

WHEREAS, the Board finds that competitively bidding the Project will best serve the public interest by promoting open competition, transparency, price reasonableness, fair and equitable treatment of bidders, participation by County-based and minority businesses where applicable, and the integrity of the Redevelopment Authority's procurement system; and

WHEREAS, the Board desires to authorize the Executive Director to take all actions necessary or appropriate to implement this Resolution, subject to the conditions set forth in the Procurement Procedures and below.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Redevelopment Authority of Prince George's County, that the foregoing recitals are incorporated as findings of the Board as if fully set forth herein.

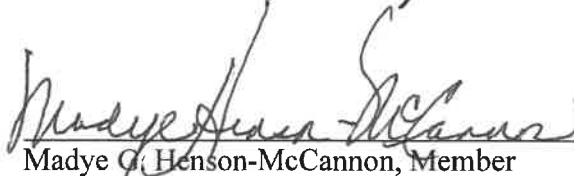
BE IT FURTHER RESOLVED, that the Board hereby approves and authorizes the competitive procurement of the project known as the "Artspace Rehabilitation Project" consisting generally of redressing the conditions that were identified in the Artspace Assessment as to protect RDA's interest in the Artspace, subject to confirmation of available funds before award.

BE IT FURTHER RESOLVED, that the Board authorizes the use of competitive bidding under the Procurement Procedures as the preferred procurement method for the Artspace Rehabilitation Project, unless the Contracting Officer determines in writing before or after the solicitation that another competitive procurement method authorized by the Procurement Procedures is more appropriate based on the nature of the Artspace Rehabilitation Project, the required specifications, the importance of non-price factors, market conditions, funding requirements, or applicable law.

BE IT FURTHER RESOLVED, that the Executive Director or appropriate staff or consultants, are authorized and directed to prepare solicitation documents that include complete, adequate, and realistic specifications or performance requirements, all material contractual terms and conditions, applicable bonding and insurance requirements, applicable funding or grant requirements, applicable County-based small business,



Alicia Cotton-Doney, Vice Chair



Madye G. Henson-McCannon, Member



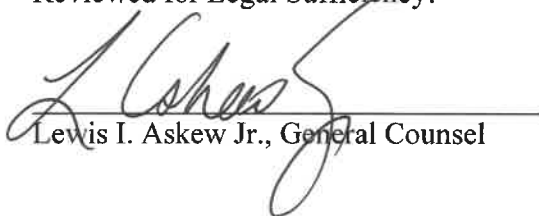
Michelle Rice, Member



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Reviewed for Legal Sufficiency:



Lewis I. Askew Jr., General Counsel

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