



BOARD OF DIRECTOR'S MEETING

September 1, 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 9:48 a.m.
- II. Board Minutes Consent
 - A. Approval of Agenda: Agenda for Sept 1, 2026,
 - B. Approval of Minutes: Minutes for July 7, 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, October 6, 2026
@ 9:30 A.M**

REDEVELOPMENT AUTHORITY
July 7, 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, Sr Real Estate Manager
Steve Donegan, Real Estate Manager
Anitra Robinson, Accountant
Ashlee Green, Senior Project Manager

GENERAL COUNSEL

Lewis Askew

RECORDING SECRETARY

Lakeisha Smith

GUESTS/VISTORS PRESENT

CALL TO ORDER – 9:48 A.M.

The Redevelopment Authority held its meeting on Tuesday, July 7, 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 9:48 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 July 7, 2026, Agenda. The motion passed by a vote 5-0.

- **Approval of Minutes for June 2, 2026.**

A motion to approve June 2, 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 5-0 vote.

- **Approval of Treasurer Report**

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

- **Public Comments – No Public Comments**

- **Closed Session Disclosures – Close Time 9:48 am/End Time 11:36am**

A motion to enter a closed Executive Session was made Board Member Ms. Madye Henson McCannon and seconded by Vice Chair Ms. Alicia Cotton-Doney. The motion was approved by a vote of 5-0. Board went into closed session at 9:48am. The motion to end the closed Executive Session was moved by Board Member Ms. Michelle Rice and seconded by Board Member Ms. Erma Barron. The motion was approved by a vote of 5-0 to end the Executive Session at 11:36am.

Executive Session: topics discussed during the Executive Session included:

- Site: Mt. Rainier legal and financial discussions.

Board Meeting Minutes – July 7, 2026

I. Meeting Administration

Agenda Approval

- The Executive Director requested removal of the **End-of-Year Reflections** portion of the Executive Director's Report.
- The Executive Director's Report was revised to begin with the organizational identity presentation.
- The amended agenda was approved by the Board.

Approval of Prior Meeting Minutes

- Board Member Erma Barron moved to approve the prior meeting minutes.
- The motion was seconded and approved.

II. Discussion Item/Action Items: Executive Director Report

Executive Director Perry Paylor presented an update on RDA's organizational identity, mission, vision, strategic direction, branding, and future performance measures.

Organizational Identity and Strategic Direction

- RDA's future direction will center on creating complete communities rather than focusing solely on individual development projects.
- Complete communities integrate housing, employment, retail, recreation, healthcare, education, transportation, public spaces, and public safety.
- RDA will connect redevelopment with housing, transportation, economic development, sustainability, health, and overall quality of life.
- The Authority's existing work already extends beyond traditional development through housing, infrastructure, grants, parks, healthcare access, transit-oriented development, and economic development.

Updated Mission and Vision

- RDA's mission emphasizes equitable economic development, strategic redevelopment, access to quality housing, and vibrant commercial and retail centers.
- Building complete communities will serve as the framework for implementing the mission.
- RDA's long-term vision is to help position Prince George's County as a national model for accessible housing, vibrant communities, thriving commercial destinations, and an equitable and inclusive economy.

Guiding Principles

Future RDA projects will focus on:

- Building around people and reducing automobile dependency.
- Supporting mixed-use and environmentally sustainable communities.
- Strengthening local economies, health, wellness, and equity.
- Expanding community engagement and quality public spaces.
- Increasing opportunities for local, minority-owned, and women-owned businesses.

New RDA Visual Identity and Logo

- The new RDA logo reflects the Authority's expanded role and complete-community approach.
- Branding represents housing, walking, bicycling, transit, retail, office uses, and environmental sustainability.
- The new organizational theme is:

Connecting People • Creating Opportunity • Advancing Sustainability

- The new branding will be incorporated into RDA letterhead, apparel, and organizational materials.

Strategic Performance Measures

RDA will develop measurable outcomes and **Key Performance Indicators (KPIs)** addressing:

- Housing production.
- County tax-base growth and economic impact.
- Job creation.
- Transit and bicycle access.
- Environmental and sustainability benefits.
- Community engagement and public-space improvements.
- Participation by local, minority-owned, and women-owned businesses.

Board Discussion

- Chairman Leon Bailey expressed support for the new organizational direction and emphasized the importance of measurable KPIs.
- Chairman Bailey encouraged greater Board participation in developing RDA's strategic direction.
- A potential Board retreat was discussed as an opportunity for Board members to help shape and advocate for RDA's future priorities.

Action Items

- Develop measurable KPIs aligned with RDA's mission, vision, and complete-community strategy.
- Continue implementation of the new RDA branding and visual identity.
- Coordinate updated RDA apparel.
- Consider a Board retreat or other opportunities for greater Board participation in strategic planning.

III. Discussion Item/Action Items: Project Updates

RDA Project Managers provided updates on active redevelopment projects, financing, procurement, entitlements, infrastructure, construction, and community engagement.

Towne Square at Suitland Federal Center

- Continue planning for Blocks J and K and evaluate development opportunities under current market conditions.
- Continue infrastructure and utility coordination, including road construction and Suitland Road improvements.
- Development Management Services procurement remains underway.
- Conceptual planning continues for the Cultural Arts Center.
- Approved plans will advance through permitting and remaining infrastructure work.

Status: Project continues through planning, procurement, infrastructure coordination, and conceptual development.

4524 Suitland Road

- Exterior façade renderings were developed to modernize the building.
- RDA plans to meet with the landlord regarding potential improvements.
- Façade improvements are intended to strengthen tenant attraction and improve the property's marketability.

Status: Tenant attraction and façade modernization strategies remain under development.

Addison Park

- Demolition at Addison Park Senior officially commenced.
- Construction is anticipated to take approximately 18 months.
- Coordination continues with Mission of Love, the Town of Capitol Heights, and Atlantic Pacific regarding the broader development.
- Potential complementary uses include open space and a mini police substation.

Status: Demolition and construction are underway, with continued coordination required for future phases and community facilities.

Suitland Fashion District Initiative

- RDA continues coordinating Fashion Week-related programming with Creative Suitland and the Revenue Authority.
- Opportunities are being explored to connect Fashion Week with additional Suitland programming and events.

Status: Programming and interagency coordination continue to support the Fashion District initiative.

Glenarden Hills

- The project continues to progress.
- Staff is evaluating the potential addition of an affordable housing developer.

Status: Project remains active, with affordable housing participation under review.

210 on the Park

- The LIHTC process remains active.
- Financial closing is anticipated around October 1.
- Approximately \$3 million in State funding remained outstanding.

Status: Financial structuring and LIHTC coordination continue, with State funding remaining a key outstanding item.

Cheverly Site Redevelopment

- The Town adopted the annexation on June 11, 2026.
- Site stabilization and demolition closeout activities continue.
- RDA is coordinating a security plan for the property following contractor demobilization.

Status: Annexation reached a major milestone; site stabilization, security, and demolition closeout remain priorities.

Aviation Landing

- A preliminary plan application was submitted July 1.
- Regulatory coordination continues with Park and Planning.
- Subdivision and engineering plans remain under development.

Status: Project continues through entitlement, planning, and regulatory review.

Old Fairmont Heights / Mega Minds

- The project transitioned to Special Project Manager Patricia Omondi.
- The Land Disposition and Development Agreement was signed June 18.
- Appraisal work is underway.

Status: Development agreement executed; appraisal activities continue.

Beacon Heights

- The RFP remains active.
- The proposal deadline was extended to August 28 to provide respondents additional time for feasibility studies.

Status: Procurement remains underway.

PEPCO / Forestville Battery Energy Project

- RDA continues discussions with senior PEPCO leadership and project stakeholders.
- Staff is evaluating project viability and incorporating lessons learned from the previous Oxon Hill battery project.

Status: Stakeholder engagement and viability assessment continue.

Fairmount Heights Phase I

- The final home was under contract and anticipated to close by the end of July.
- Pocket Park completion was anticipated by the end of summer.

Status: Phase I is nearing completion and project closeout.

Fairmount Heights Phase II / Net Zero

- The Memorandum of Agreement remains under review.
- Grant funding is being pursued for the Net Zero initiative.
- Funding has been secured for geothermal components for approximately 20 units.
- Additional climate-related funding and community engagement activities are being pursued.
- The final number of housing units will depend on zoning, subdivision, engineering, infrastructure, and development approvals.

Status: Project continues through agreement finalization, funding, planning, community engagement, and density analysis.

Board Question – Fairmount Heights Phase II

Board Member: Alicia Cotton-Doney

Question: Does the reference to 20 homes represent the maximum number of homes that can be developed?

Staff Response: No. The 20-unit figure relates primarily to available geothermal grant funding. The approximately 4.5-acre site may support additional units depending on zoning, engineering, infrastructure, subdivision, and other approvals.

Suitland Women and Children’s Supportive Housing

- The developer’s Board presentation was postponed.
- Staff continues planning interagency coordination involving agencies expected to support the initiative.

Status: Project continues through interagency coordination, with a developer presentation anticipated at a future Board meeting.

Montpelier

- Procurement and RFP activities continue.
- A site visit was planned, with advance resident notification required because the property is occupied.

Status: Procurement and site due diligence continue.

IV. Surplus Property Program

- RDA continues working on a potential land swap involving Croom Road parcels and property associated with the Fashion District initiative.
- Appraisals are being pursued to establish property values.
- Interagency review continues to determine whether other County agencies require the identified properties.
- Certain surplus-property dispositions remain temporarily paused during the broader program review.

Status: Land-swap due diligence and appraisal activities continue while broader surplus-property procedures are reviewed.

V. Community Programs

Commercial Property Improvement Program (CPIP)

- Approximately \$1 million in countywide funding was available.
- Staff reported positive interest following the program information session.
- Active projects, including Langley Park and New Carrollton, continue through implementation and reimbursement.
- Other projects are approaching completion and closeout.

Status: Existing projects continue through implementation and reimbursement while the next funding round progresses.

Community Impact Grant (CIG) Program

- RDA received 16 applications for the FY2026 program.
- Applicants requested more than \$500,000, while approximately \$250,000 was available.
- Staff completed site visits or meetings with all applicants.
- Individual application scoring will be completed and consolidated into FY2026 award recommendations.

Status: Application review and scoring are underway.

VI. Key Priorities / Action Items

- Establish RDA's modern identity around the complete community's framework.
- Develop measurable KPIs aligned with RDA's mission, vision, economic impact, housing, sustainability, and community outcomes.
- Increase Board participation in strategic planning and consider scheduling a Board retreat.
- Continue implementation of RDA's new logo, branding, and organizational materials.
- Advance major redevelopment projects through financing, procurement, entitlements, infrastructure, permitting, and construction.
- Strengthening community and stakeholder engagement throughout the development process.
- Support environmental sustainability, Net Zero development, and energy-efficient housing.
- Maintain transparency regarding project progress, financial performance, funding needs, and measurable outcomes.
- Strengthen partnerships with County agencies, municipalities, developers, utilities, and community organizations.
- Complete project and program closeouts while preparing RDA for future redevelopment and development opportunities.

X. Closing Remarks and Adjournment

Chairman Mr. Leon Bailey recognized Executive Director Perry Paylor's first year of leadership and reflected on the progress made by the Authority during that period. He emphasized the importance of teamwork among the Executive Director, staff, and Board and thanked the Executive Director for bringing the organization together in a common direction.

Chairman Bailey wished Board members and staff a pleasant summer break.

A motion was made to adjourn the July 7, 2026, meeting. Vice Chair Ms. Alicia Cotton-Doney seconded the motion, and the meeting adjourned at 12:06pm.