



**Redevelopment Authority**  
of Prince George's County

**BOARD OF DIRECTOR'S MEETING**

**February 4, 2020**  
**8:30 a.m.**

**9200 Basil Court**  
**2<sup>nd</sup> Floor Conference Room**  
**Largo, MD 20774**



**Redevelopment Authority**  
of Prince George's County

## **BOARD OF DIRECTORS MEETING**

**February 04, 2020 – 9:00 a.m.**

**9200 Basil Court, 2<sup>nd</sup> Floor  
Largo, Maryland 20774**

### AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
  1. SECRETARY'S REPORT  
(Minutes of the Dec 3, 2019 Board Meeting)  
  
SECRETARY'S REPORT  
(Minutes of the Jan 7, 2020 Board Meeting)
  2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. OPEN BOARD DISCUSSION
5. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
6. FINAL REMARKS FROM THE GENERAL PUBLIC
7. ADJOURNMENT

**Next Meeting: March 3, 2020**

**Redevelopment Authority of Prince George's County  
Board Meeting**

**Minutes of the Meeting, January 7, 2020 9:00 am  
9200 Basil Court, 2<sup>nd</sup> Floor  
Largo, MD 20774**

**PRESENT**

**Board Members**

David Harrington, Chair

Leon Bailey, Vice Chair

John Tabori

Erma Barron

Ronnette Earle (Via Conference Call)

**Staff**

Edren Lewis

Stephen Paul

Andrea Anderson

Sheila Roberts

Lakeisha Smith

Patricia Omondi

**Ex- Officio Members and Officer**

Estella Alexander

Raymond Gilley

**Community Advisory Committee**

None

**Others**

None

**Revised November's Secretary's Report:**

Mr. Harrington called the meeting to order at 9:05 AM having declared a quorum. Mr. Harrington motioned for an Executive Session to discuss the board's role in the selection process of the Executive Director.

The Executive Session concluded at 9:35 AM. Mr. Harrington addressed the board on the November's Secretary report and Treasurer's report. A motion of consent to approve the Secretary's and Treasurer's report was moved by Mr. Harrington, the approval of both reports was motioned by Mr. Tabori and seconded by Ms. Barron. Mr. Harrington moved for a second Executive Session at 10:00 AM.

The second Executive Session concluded at 10:20 AM. The board took an open vote on the selection of the Executive Director, with one abstention. Ms. Barron addressed General Counsel, Erik L. Barron on the board's role or acts thereof on the process of selecting an Executive Director.

The board motioned to accept resolutions: 2017-5 resolution to approve acquiring 6700 Riverdale Rd; 2017-6 resolution to approve acquiring property located at 6181 Old Central Avenue; and 2017-7 resolution to approve the appointment of Stephen J. Paul as Executive Director. Resolution 2017-7 was motioned to be approved by the board with one abstention, resolutions 2017-5 and 2017-6 was motioned to consent and was approved by the board unanimously.

**January's Secretary Report:**

Mr. Harrington called the meeting to order at 9:10 AM having declared a quorum present. Mr. Harrington addressed the board to consent for the agenda items and for any comments on last month's minutes. Ms. Barron stated that the November notes needed to be corrected addressing two critical points: 1. Discussion with the General Counsel on the board's role in the selection process for an Executive Director. 2. Acknowledging that the board took a vote on the selection of the Executive Director. Mr. Harrington and Mr. Tabori stated the details needed to be addressed in the minutes on the executive sessions, as well as the action and language needed to be included in the minutes. Mr. Paul stated that the discussions on the selection process of the Executive Director and the by-laws would be discussed in the February 2020 retreat. A motion to approve the minutes was motioned by Mr. Tabori and seconded by Ms. Barron.

**Treasurer's Report:**

Budget Analyst Sheila Roberts informed the board that December's Operating budget for FY2020 increased rapidly due to supplies and materials being ordered to conduct business up front. Ms. Robert's stated that historical findings showed that the previous spending patterns reflects the same spending trend and that she expects the FY2020 expenditures to decrease and balance out towards the end of the Fiscal year.

Ms. Robert's informed the board on the Capital Improvement budget, she stated that on December 31, 2019 the Redevelopment Authority (RDA) closed on the Glenarden Phase 2A construction. Ms. Roberts stated that in early December there was an additional sale of 5 lots in the Suitland project. She informed the board that the Glenarden and Suitland budgets are on track. She stated that RDA grant programs, Community Impact Grant (CIG) and Commercial

Property Improvement Program (CPIP) funds were being disbursed. The CIG disbursed \$89,000 in grant funds and CPIP disbursed \$246,000.00 in grant funds. Mr. Tabori addressed the board and inquired about the RDA's increased advertising expenditures, Mr. Paul stated that budgetary funds would be available for future RDA advertising expenditures. Mr. Tabori inquired about the construction schedule for Glenarden, Mr. Paul informed the board that the Glenarden project construction and expenditures are on schedule. He informed Mr. Tabori that there were two construction companies working on site. A motion to approve the treasurer's report was moved by Mr. Tabori and seconded by Ms. Barron.

#### **Executive Director's Report:**

Mr. Harrington informed the board he would like an update or a report at the board retreat on how the RDA is reaching out to local contractors and minority businesses about opportunities for upcoming projects.

Mr. Paul addressed the board and stated that the FY2020 budget meeting with the office of Management and Budget (OMB) is on schedule for next month. Mr. Paul informed the board that the solicitations for the purple line project are currently due. He stated that the RDA received \$1 million from the National Capital Strategic Economic Development Fund (NED) for the Glenarden rubble removal project.

Program manager Andrea Anderson informed the board on the Community Impact Grant program. Ms. Andrea stated that the program has received \$497,000.00 in grant funding with a request of: \$323,940.00. A Proposal Analysis Group (PAG) would be selected to review the 8 applications that were received, she stated that the PAG will make recommendations for grant awards. Ms. Earle inquired about the remaining CIG funds that would be left over and from an ethical standpoint as a board member could she notify Community organizations that could benefit from the available funds. Mr. Paul stated that a second advertisement could be made to announce the available CIG funds. Mr. Bailey inquired on whether the funds could be applied to the Pathway to Purchase program. Ms. Roberts informed Mr. Bailey that the CIG funds were specified for that program and could not be applied to the Pathway to Purchase program. Mr. Harrington suggested that a second round for the leftover funds would be beneficial for the program.

#### **Board Retreat Discussion:**

Mr. Harrington addressed the board on the topics and discussions for the board retreat. Mr. Harrington stated that he wanted to clarify the agenda items and schedule a date for the retreat. Mr. Tabori informed the board that under Administrative items that two of the sub-topics should be combined as one topic underlining the board's operating procedure. Mr. Tabori suggested to the board a collaborative presentation would allot more time for the meeting. Mr. Harrington addressed the board and wanted the discussion at the retreat to define the RDA's role in the economic development and its impact within the community. He addressed the board and stated that he would like to discuss how the RDA is connecting with the community voice and the working relationships within the community. Mr. Harrington stated that simplifying the topics to: Governance, Community & Business Engagement, and Economic Development, and assigning the topics to individuals would clarify the agenda. Mr. Bailey stated that it would be beneficial for him as well as for other contractors to have an idea the projects the RDA is

currently working on, he stated that there was a disconnect in communication with the RDA and local contractors and he would like to address that issue to create better working relationships and opportunities.

The board retreat date was scheduled for February 25<sup>th</sup>, 2020 at the Culinary Art Center. The meeting adjourned at 10:26 AM

# **TREASURER'S REPORT**

**January 31, 2020**

## **Operating Budget**

Operating Revenue year to date for Fiscal Year (FY) 2020, period ending January 31, 2020, totaled \$799,196.86. The actual January 2020 Operating Expenses totaled \$51,996.86. After analyzing RDA, spending patterns through December, reallocation of the FY 2020 adopted budget was completed to align the budget with the actual expenses. Making these changes created a clearer picture of the remaining budget. The RDA is on track with their spending and will remain within the parameters of the FY 2020 Budget

## **Capital Improvement Program**

For RDA's Capital Improvement Program (CIP), revenues in Fiscal Year 2020 are inclusive of a fund balance in the amount of \$27.4 million. The fund balance includes \$16.7 million for Suitland Town Center, \$10.7 million for Glenarden Hills and other residual funds for miscellaneous projects. On December 31, 2019, the RDA closed on Glenarden phase 2A, which resulted in income of \$355,868. Glenarden also received additional income of \$102,484.91 from developer fees. The Suitland Town Center properties continue to sell in the month of January 2020 with revenue totaling \$1,042,315.00.

**OPERATING BUDGET**  
(as of January 30, 2020)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	500,000.00		500,000.00	100.0%
410300 County Contribution	27,612.23	120,757.24	333,500.00	212,742.76	36.21%
410210 CDBG - Pathway to Purchase Program	24,384.63	176,936.05	372,600.00	195,663.95	47.49%
410210 CDBG - Suitland Façade Program	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee - HRAP	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee - MNCPPC	0.00	0.00	0.00	0.00	0.0%
480000 Miscellaneous Revenues	0.00	1,501.57	0.00	1,501.57	1.00
<b>Total - Revenue</b>	<b>51,996.86</b>	<b>799,194.86</b>	<b>706,100.00</b>	<b>909,908.28</b>	<b>113.18%</b>
<b>Expense</b>					
<b>Board Expense</b>					
511311 Allowances (Stipends)	2,100.00	12,600.00	25,000.00	12,400.00	50.4%
511702 Catering (Meeting Expenses)	1,090.00	1,776.43	4,000.00	2,223.57	44.41%
<b>Total - Board Expense</b>	<b>3,190.00</b>	<b>14,376.43</b>	<b>29,000.00</b>	<b>14,623.57</b>	<b>49.57%</b>
<b>Operating Expense</b>					
510111 Telephone- Regular Service	270.00	308.93	600.00	291.07	51.49%
510114 Telephone- Wireless/ Cellphone	252.67	1,339.12	3,020.00	1,680.88	44.34%
510310 Printing and Production	(20.00)	20.00	100.00	80.00	20.0%
510412 Outside Courier Service	62.86	327.56	6,045.22	5,717.66	5.42%
510810 Training Cost	0.00	0.00	7,400.00	7,400.00	0.0%
510911 Advertising	0.00	743.50	2,000.00	1,256.50	37.18%
511519 Other Insurance Premiums	0.00	13,313.00	25,000.00	11,687.00	53.25%
511702 Catering <sup>b</sup>	28.27	2,136.58	4,000.00	1,863.42	53.42%
511703 Temporary Clerical/ Administration <sup>c</sup>	2,225.28	23,064.10	45,000.00	21,935.90	51.25%
511704 Professional Service/Legal <sup>c</sup>	0.00	12,196.58	82,900.00	70,703.42	14.71%
511715 Professional Service/ Auditor (annual)	5,136.00	5,136.00	20,000.00	14,864.00	25.68%
511720 Fiscal Agent Fees (quarterly)	15,000.00	30,000.00	60,000.00	30,000.00	50.0%
511722 Consultants and Studies	0.00	0.00	12,472.08	12,472.08	0.0%
511749 Other General and Administration	0.00	40.00	600.00	560.00	6.67%
511799 Other Operating Contract Service	(42.55)	4,426.79	14,609.11	10,182.32	30.3%
511801 General Office Supplies	0.00	253.59	5,144.85	4,891.26	4.93%
511808 Printing Charges	150.00	160.00	500.00	340.00	32.0%
511890 Other Operating Supplies	1,359.70	9,595.21	15,000.00	5,404.79	63.97%
512650 Pathway to Purchase Operating Support <sup>c</sup>	24,384.63	176,936.05	372,600.00	195,663.95	47.49%
514103 Awards and Presentation	0.00	108.74	108.74	0.00	100.0%
<b>Total - RDA Operating Expense</b>	<b>48,806.86</b>	<b>280,105.75</b>	<b>677,100.00</b>	<b>396,994.25</b>	<b>41.37%</b>
<b>Total Expense</b>	<b>51,996.86</b>	<b>294,482.18</b>	<b>706,100.00</b>	<b>411,617.82</b>	<b>90.94%</b>
<b>Net Income</b>	<b>0.00</b>	<b>504,712.68</b>	<b>0.00</b>	<b>498,290.46</b>	<b>22.24%</b>

**Notes:**

<sup>a</sup>The Fund Balance is the carryover of unspent funds from the previous Fiscal Year. It is subject to change once the County has finalized year-end close.

<sup>b</sup> Operating expense Catering line item includes functions such as staff retreats, farewell luncheons and the annual holiday party.

<sup>c</sup> Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs



**CAPITAL BUDGET**  
(as of January 30,2020)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	-	14,164,367.42	-	14,164,367.42	100%
410300 County Contribution	503,247.72	6,407,802.13	25,445,193.23	19,037,391.10	25%
410110 State Grants	-	-	144,950.00	144,950.00	0%
480140 Property Sales	1,398,183.00	3,778,783.00	-	3,778,783.00	100%
499994 Other Project Revenue	68,077.78	404,483.53	1,851,050.00	1,446,566.47	22%
480290 Miscellaneous Revenue	102,484.91	102,484.91	30,000.00	(72,484.91)	342%
<b>Total Revenue<sup>b</sup></b>	<b>2,071,993.41</b>	<b>24,857,920.99</b>	<b>27,471,193.23</b>	<b>24,335,205.66</b>	<b>90%</b>
<b>Expense</b>					
511751 Security <sup>c</sup>	10,368.75	70,012.75	100,000.00	29,987.25	70%
527010 Design	184,095.96	887,581.49	858,111.80	(29,469.69)	103%
527110 Land Costs	-	-	3,453,000.00	3,453,000.00	0%
527123 Outside Appraisals/Legal	-	4,380.00	12,000.00	7,620.00	37%
527211 Construction	1,434,599.13	7,597,357.98	20,388,759.82	12,791,401.84	37%
527221 Pepco	35.14	2,613.44	15,600.00	12,986.56	17%
527212 Contract Engineering	720.00	16,009.84	17,000.00	990.16	94%
527227 Landscape/ Beautification	520.00	81,260.00	114,650.00	33,390.00	71%
527346 Other Non- Defined Projects	68,077.78	404,483.53	2,512,071.61	2,107,588.08	16%
<b>Total Expense</b>	<b>1,698,416.76</b>	<b>9,063,699.03</b>	<b>27,471,193.23</b>	<b>18,407,494.20</b>	<b>33%</b>
<b>Net Income</b>	<b>373,576.65</b>	<b>15,794,221.96</b>	<b>-</b>	<b>5,927,711.46</b>	<b>57%</b>

**Notes:**

<sup>a</sup>The Fund Balance is the carryover of unspent funds from the previous Fiscal Year. It is subject to change once the County has finalized year-end close.

<sup>b</sup>Includes County PAYGO, State/Federal Grants, Developer Fees, Property Sales and General Obligation bonds.

<sup>c</sup> Based on an internal audit the office of Finance has adjusted the expenditures to reflect the correct amount for this fiscal year.

**ADDISON ROAD**  
(as of January 30,2020)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	1,499,578.72	0.00	1,499,578.72	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	144,950.00	144,950.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Fairmount Heights Net Zero <sup>b</sup>	0.00	0.00	250,000.00	0.00	0.0%
499994 Blue Line Façade Program <sup>c</sup>	0.00	0.00	100,000.00	0.00	0.0%
499994 Other Project Revenue	0.00	515.00	251,050.00	250,535.00	0.21%
480290 Miscellaneous Revenue <sup>c</sup>	0.00	0.00	30,000.00	30,000.00	0.0%
<b>Total Revenue</b>	<b>0.00</b>	<b>1,500,093.72</b>	<b>776,000.00</b>	<b>1,925,063.72</b>	<b>193.31%</b>
<b>Expense</b>					
527227 Landscape/ Beautification	0.00	2,255.00	5,000.00	2,745.00	45.1%
527211 Construction	0.00	73,172.50	246,050.00	172,877.50	29.74%
527010 Design	0.00	0.00	144,950.00	144,950.00	0.0%
527346 Blue Line Façade Program	0.00	515.00	100,000.00	99,485.00	0.52%
527346 Blue Line Façade Program RDA Match <sup>b</sup>	0.00	0.00	30,000.00	30,000.00	0.0%
527346 Fairmount Heights Net Zero Program <sup>c</sup>	0.00	0.00	250,000.00	250,000.00	0.0%
<b>Total Expense</b>	<b>0.00</b>	<b>75,942.50</b>	<b>776,000.00</b>	<b>700,057.50</b>	<b>9.79%</b>
<b>Net Income</b>	<b>0.00</b>	<b>1,424,151.22</b>	<b>0.00</b>	<b>1,225,006.22</b>	<b>100.0%</b>

**Notes:**

<sup>a</sup>The Fund Balance is the carryover of unspent funds from the previous Fiscal Year. It is subject to change once the County has finalized year-end close.

<sup>b</sup> Fairmount Heights' Net Zero program will receive \$250K reimbursement for land purchase. Program implementation expected to begin in FY20.

<sup>c</sup>The Blue Line Façade program has a \$130K budget (\$100K State Grant + \$30K RDA Matching funds)

**CHEVERLY**  
(as of January 30,2020)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	0.00	0.00	0.00	0.0%
410300 County Contribution	0.00	155,688.23	155,193.23	495.00	100.32%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
<b>Total Revenue</b>	<b>0.00</b>	<b>155,688.23</b>	<b>155,193.23</b>	<b>495.00</b>	<b>100.32%</b>
<b>Expense</b>					
527227 Landscape/ Beautification	0.00	2,475.00	25,050.00	22,575.00	9.88%
527211 Construction	0.00	550.00	65,071.62	64,521.62	0.85%
527346 Other Non- Defined Projects	0.00	0.00	65,071.61	65,071.61	0.0%
<b>Total Expense</b>	<b>0.00</b>	<b>3,025.00</b>	<b>155,193.23</b>	<b>152,168.23</b>	<b>1.95%</b>
<b>Net Income</b>	<b>0.00</b>	<b>152,663.23</b>	<b>0.00</b>	<b>152,663.23</b>	<b>98.37%</b>

**Notes:**

<sup>a</sup>Fund Balance is subject to change once the County has finalized year-end close. All expenses will be covered by fund balance once reconciled.

- A \$936K final payment (outstanding balance) from the sale of 5801-09 Annapolis Road is anticipated in FY20.
- Refundable deposit for the purchase of the 5801-09 Annapolis Road property (per terms of purchase agreement).
- Cheverly was not included in the adopted budget however, a budget modification has been loaded .

**COUNTYWIDE REVITALIZATION<sup>a</sup>**  
(as of January 30,2020)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>b</sup>	0.00	7,986,373.00	0.00	7,986,373.00	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Community Impact Grants	24,002.78	113,468.53	500,000.00	386,531.47	22.69%
499994 Commercial Property Improvement Grants	44,075.00	290,500.00	500,000.00	209,500.00	58.1%
499994 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
<b>Total Revenue</b>	<b>68,077.78</b>	<b>8,390,341.53</b>	<b>1,250,000.00</b>	<b>8,832,404.47</b>	<b>671.23%</b>
<b>Expense</b>					
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00	0.0%
527346 Community Impact Grants	24,002.78	113,468.53	500,000.00	386,531.47	22.69%
527346 Commercial Property Improvement Grants	44,075.00	290,500.00	500,000.00	209,500.00	58.1%
527346 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
<b>Total Expense</b>	<b>68,077.78</b>	<b>403,968.53</b>	<b>1,250,000.00</b>	<b>846,031.47</b>	<b>32.32%</b>
<b>Net Income</b>	<b>0.00</b>	<b>7,986,373.00</b>	<b>0.00</b>	<b>7,986,373.00</b>	<b>100.0%</b>

**Notes:**

<sup>a</sup>County Revitalization provides funding for small matching grants to County base non-profits and owners of shopping centers for small revitalization projects (CPIP). Funding is also included for the Community Impact Grant (CIG) Program.

<sup>b</sup>Fund Balance is subject to change once the County has finalized year-end close.

**GATEWAY ARTS DISTRICT**  
(as of January 30,2020)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	(3,751,706.60)	0.00	(3,751,706.60)	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
<b>Total Revenue</b>	<b>0.00</b>	<b>(3,751,706.60)</b>	<b>0.00</b>	<b>(3,751,706.60)</b>	<b>100.00%</b>
<b>Expense</b>					
527227 Landscape/ Beautification	0.00	0.00	0.00	0.00	0.0%
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>0.00</b>	<b>(3,751,706.60)</b>	<b>0.00</b>	<b>(3,751,706.60)</b>	<b>100.00%</b>

**Note:**

<sup>a</sup>The SAP system has reported a negative fund balance since fiscal year 2014 which impacts the Authority's financial statements. As of June 30, 2019 the issues remains unresolved but not expected to have a material effect. In FY 2020 this project does not reflect any activity in SAP. Fund Balance is subject to change once the County has finalized year-end close. Further research is required.

**GLENARDEN APARTMENT REDEVELOPMENT**  
(as of January 30,2020)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	4,786,149.96	0.00	4,786,149.96	100.0%
410300 County Contribution	0.00	1,161,428.11	8,520,000.00	7,358,571.89	13.63%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales <sup>b</sup>	355,868.00	355,868.00	0.00	355,868.00	100.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue <sup>c</sup>	102,484.91	102,484.91	0.00	102,484.91	100.0%
<b>Total Revenue</b>	<u>458,352.91</u>	<u>6,405,930.98</u>	<u>8,520,000.00</u>	<u>12,603,074.76</u>	<u>75.19%</u>
<b>Expense</b>					
527211 Construction	84,056.26	1,226,719.59	7,679,000.00	6,452,280.41	15.98%
527212 Contract Engineering	720.00	16,009.84	17,000.00	990.16	94.18%
527227 Landscape/ Beautification	0.00	3,475.00	7,000.00	3,525.00	49.64%
527346 Other Non- Defined Projects	0.00	0.00	817,000.00	817,000.00	0.0%
<b>Total Expense</b>	<u>84,776.26</u>	<u>1,246,204.43</u>	<u>8,520,000.00</u>	<u>7,273,795.57</u>	<u>159.79%</u>
<b>Net Income</b>	<u><b>373,576.65</b></u>	<u><b>5,159,726.55</b></u>	<u><b>0.00</b></u>	<u><b>5,329,279.19</b></u>	<u><b>(84.61%)</b></u>

<sup>a</sup>Fund Balance is subject to change once the County has finalized year-end close.

<sup>b</sup>Property Sales consist of 355,868.00 in settlement for Phase 2 Glenaden Hills

<sup>c</sup>Miscellaneous Revenue consist of 102,484.91 from Developer fees

**SUITLAND MANOR**  
(as of January 30 2020)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	3,643,972.34	0.00	3,643,972.34	100.0%
410300 County Contribution	503,247.72	5,090,685.79	16,770,000.00	11,679,314.21	30.36%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales <sup>b</sup>	1,042,315.00	3,422,915.00	0.00	3,422,915.00	100.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
<b>Total Revenue</b>	<u>1,545,562.72</u>	<u>12,157,573.13</u>	<u>16,770,000.00</u>	<u>18,746,201.55</u>	<u>72.5%</u>
<b>Expense</b>					
527010 Design	184,095.96	887,581.49	713,161.80	(174,419.69)	124.46%
527110 Land Costs	0.00	0.00	3,453,000.00	3,453,000.00	0.0%
527123 Outside Appraisals/Legal	0.00	4,380.00	12,000.00	7,620.00	36.5%
527211 Construction	1,350,542.87	6,296,915.89	12,398,638.20	6,101,722.31	50.79%
527221 Pepco	35.14	2,613.44	15,600.00	12,986.56	16.75%
527227 Landscape/ Beautification	520.00	73,055.00	77,600.00	4,545.00	94.14%
511751 Security	10,368.75	70,012.75	100,000.00	29,987.25	70.01%
<b>Total Expense</b>	<u>1,545,562.72</u>	<u>7,334,558.57</u>	<u>16,770,000.00</u>	<u>9,435,441.43</u>	<u>43.74%</u>
<b>Net Income</b>	<u>0.00</u>	<u>4,823,014.56</u>	<u>0.00</u>	<u>9,310,760.12</u>	<u>29%</u>

**Notes:**

<sup>a</sup>Fund Balance is subject to change once the County has finalized year-end close.

<sup>b</sup>Sale Proceeds from 219 townhouse lots at Suitland Town Center site (projected total revenue is \$13 million). Fiscal Year 2019 proceeds were \$2,012,013.00. FY 2020 year to date proceeds from lot sales are pending final documentation.

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS PRINCE  
GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)**

**1/1/2020 – 1/31/2020**

**General**

The FY 2021 budget process has begun. The RDA Operating and Capital budget submissions were submitted to the Office of Management and Budget in early December. OMB meeting occurred in January and CAO meetings are scheduled for February.

**Solicitations**

The Suitland infrastructure construction for Phase 4 Rough Grade was advertised in September 2019. Responses were due in November 2019. Responses are now being evaluated by the Proposal Analysis Group (PAG). The 6700 Riverdale Road RFP has been issued. Responses were due January 10, 2020 and 3 responses were received.

**Glenarden Apartments- New Name Glenarden Hills**

**Rubble Removal and Rough Grading**

Pleasants Construction, Inc. has begun rubble removal and rough grading of the remaining site.

**Rubble Removal Gap Funding Efforts**

Maryland Department of Housing and Community Development National Capital Strategic Economic Development Fund (NCSEDF) June 12, 2019 grant proposal for \$1.5 million. Site visit conducted by MD DHCD August 3, 2019. The RDA has been awarded \$1 million in grant funds.

DHCD PY 45R Community Development Block Grant June 30, 2019 proposal for \$2 million to assist with rubble removal and soil remediation on the remaining phases of the Glenarden project. \$260,000 was awarded.

**Glenarden Phase 2A – 55 Senior Units**

The Prince George's County Council has approved a Resolution for the award of \$500,000 of HOME funds for Phase 2A and a Resolution for a Payments in Lieu of Taxes (PILOT) for Phase 2A to assist with project gap financing.

Phase 2A is a \$14 million project for construction of the second half of the senior building. Closing on financing and start of construction occurred in December 2019.

**Glenarden Phase 2B – 104 family units (60 affordable units up to 60% AMI and 44 market rate units)**



The development team's application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This represents the third unsuccessful application for Phase 2B. Development team is now working to restructure Phase 2B. Phase 2B as currently structured, is a \$34.5 million project with projected funding sources including 9% LIHTC equity, private mortgage, MD DHCD Rental Housing Program funds, HOME funds, Prince George's County Housing Trust Fund and CIP, and deferred developer fee.

### **Glenarden Phase 1 (114 Senior and Family Units and Community Center)**

The Community Center is completed and currently houses the project leasing center. The Senior Building and all family buildings in Phase I are completed and occupied.

## **Suitland Development**

### 4809 Suitland Road

No update.

### 2606 Shadyside Avenue

No update.

### Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October 2017. Demolition of the retail buildings along Suitland Road was completed in May 2018. Infrastructure construction on Phase 1A started in January 2018 and is now complete. Infrastructure construction on Phases 1b, 1C and 2 should begin in February 2019.

#### Townhouses

NVR was selected as the town house builder. Construction of the model townhomes began in August 2018 and is now complete. Initial sales are ahead of schedule with 90 sales so far, the first homeowners are now moved in.

#### Senior Residences

A team led by Mission First Housing was selected to develop the 137-unit senior building. The development agreement was signed on March 29, 2018. The project is now in the design phase. Construction is set to begin by February 2020.

#### Infrastructure Construction:

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 is in design. The Phase 4 plan approval process with M-NCPPC has begun.

## **Housing Rehabilitation Assistance Program II**

In June 2018, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, forty-eight (48) loans for \$2,452,353.14 have closed. Total HRAP II expenses to date are \$444,237.40. To date 58.53%, or \$2,955,970.79 of the \$5,050,647.86 budget, has been committed.

There are currently 99 completed applications on file and in various stages of processing. Application intake has ended. New inquiries will be added to a waiting list to be notified if additional funding becomes available

The HRAP II program is funded with \$5 million of CDBG and county general funds to preserve housing of low and moderate-income households by providing zero interest loans of up to \$60,000 for housing rehabilitation. It is anticipated that up to 90 households will benefit from this program. The HRAP II program is marketed on the HIP, RDA and DHCD websites and through County Council constituent services. Outreach workshops are also planned for Prince George's County municipalities

### **Central Avenue –Metro Blue Line Corridor TOD Neighborhood Conservation Pilot Façade Improvement Program**

UCAP successfully approved two additional homeowners for the façade improvement program. Contracts were executed on December 2, 2019. Proposed construction starts date December 9, 2019 to conclude by February 14, 2020. Once these two properties are completed, this will close out the Blue Lune Corridor Pilot façade improvement program.

## Commercial Property Improvement Grant Program (CPIP)

### CPIP AWARDEES AND CURRENT STATUS

<b>Name of Awardee</b>	<b>Address</b>	<b>CPIP Award Amount</b>	<b>Current Status</b>	<b>Grant Drawn</b>
The Landing at Woodyard	8899 Woodyard Road, Clinton, MD 20735	\$350,000	<i>Grant agreement signed. Under construction</i>	\$0
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	Awaiting permits and contracts to finalize Grant Agreement	\$0
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,500	<i>Project completed. Ownership provided final invoice for reimbursement.</i>	\$250,500
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$267,034	Grant agreement currently in review with general counsel. Ownership has comments regarding recitals 11 and 13, pages 6 and 7.	\$0
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave.  4805 42 <sup>nd</sup> Place, 4902 43 <sup>rd</sup> St.	\$150,000	<i>Grant agreement signed. Under construction</i>	\$0
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$75,000	Grant agreement currently in review with general counsel. Ownership has comments regarding recitals 11 and 13.	\$0
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	<i>Grant agreement signed. Under construction</i>	\$0
Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$76,000	Ownership withdrew participation due to inability to provide funding match committed with application.	\$0
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	<i>Grant Agreement executed. Under construction</i>	\$40,000

One February 15, 2019, RDA received 17 applications from owners of shopping centers and retail space for CPIP funding. Requests total \$3.9 million for \$1.9 million in available funding.

The CPIP will provide a Matching Grant to approved shopping centers and retail space for eligible improvements including exterior façade, place making, lighting and major building systems improvements that enhance retail competitiveness and viability. The CPIP will require a 50% applicant match, meaning that the applicant will pay for half of the total project costs. To achieve the maximum impact for CPIP funding, the minimum grant request is \$50,000 (for \$100,000 total project costs) and the maximum grant is \$350,000 (for \$700,000 or more total project costs).

NOFA – CPIP 2020 grant program currently in draft format for review and comments. Program funding availability \$900,000. Anticipated release date to the public, February 7, 2020.

### **Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program**

RDA has been assigned the responsibility for providing oversight over the implementation of this \$330,000 County TNI Blight Eradication initiative in the Glassmanor-Oxon Hill community. The program will improve the external appearance of up to 38 residential properties, while leveraging other programs like HRAP to support neighborhood preservation. Housing Options & Planning Enterprises, Inc., a local nonprofit, will provide application intake and construction management.

### **Gateway Arts District**

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction has started. Completion is scheduled for January 2020.
2. **3807 Rhode Island Avenue:** Construction is complete. The residential units are 95% leased, the 5 artists' studios are leased, and the retail space is now occupied by Savor, food hall with various vendors.
3. **3300 Block of Rhode Island Avenue:** Construction was completed in April 2018. The restaurant tenant has executed the lease and the restaurant space is under construction. The developer is still negotiating with prospective tenants for the remaining commercial space including a coffee shop. Residential leasing has begun.

## **6700 Riverdale Road Property**

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. Responses are due on January 10, 2020.

## **Capitol Heights/Addison Road Metro Corridor**

**Maryland Park Drive Property:** The development agreement has been extended to March 31, 2020. The Architect is designing the buildings for permit submission. The developer is exploring financing options.

**6503 Valley Park Road:** The site is included in the Fairmount Heights Net Zero Energy District solicitation.

**Fairmount Heights Net Zero Energy District:** Warren Brothers Construction, LLC a certified MBE, DBE, Prince George's County Based Business has been selected as the general contractor. Initial six homes will be modular construction by Beracah Modular Homes in Greenwood, Delaware. The project was awarded \$1 million in the approved FY 2019 budget. RDA closed on the acquisition of the Fairmount Heights lots on June 21, 2018 and lots transferred to HIP, the project developer on June 27, 2018. RDA acquisition of the Fairmount Heights lots was funded with a \$250,000 MD DHCD Community Legacy grant. A Storm water Management Plan has been submitted to DPIE for review. HIP is working with Warren Brothers to finalize construction costs.

**Blue Line Corridor Opportunity Zone Redevelopment:** The RDA has been tasked with coordinating a series of development projects into comprehensive redevelopment plan. The Lyndon Hill School site is planned to be transferred to the RDA. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects.

## **Cheverly Property: 5801 and 5809 Annapolis Road**

An RFP was released in March 2018 and one proposal was received in June 2018. The proposal has been evaluated by the PAG and selection has been made. The Purchase and Sale Agreement and the Development Agreement have been executed and the feasibility study period has been completed.

### *Hotel Model*

Concept Plan for Dual Branded Hotels (Avid and Candlewood Suites) with a total room count of approximately 140-150 rooms finalized with Intercontinental Hotels Group (IHG). Previously 120 room, one brand hotel, was proposed on the 3.34± acre site.

### *Challenges*

Topography of the parcel, rebuilding of retaining walls and structured parking is required, this has resulted in increased development costs and delays.

### *LEED*

## **Laurel-Bowie Road Park and Ride Lot**

This site is 10 acres and is currently operated as a park and ride lot by the Revenue Authority. The County Fire Department has identified this location as suitable for a new fire station. The Fire Department has been approved for \$800,000 design money in FY18. The RDA intends to transfer the property to the Office of Central Services for the construction of a Fire Station.

## **Glenn Dale Hospital Revitalization**

RDA coordinated August 22, 2019 Glenn Dale Hospital Team Kick Off Meeting for the 12-month master planning process. Attendees included representatives from the Alexander Company (Pre-Development Services), MNCPPC (Site Owner), Dewberry (Engineering Services); Community First (Pre-Development Services); GTA Environmental (Geotechnical Engineer); Meyers, Rodbell and Rosenbaum (Land Use Counsel); South way/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). The planning process should be complete in the Spring of 2020.

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB 662, the Glen Dale Hospital Bill was approved the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) use restriction on the site. The first drafts of the re-use concept plans are expected to be ready in the spring of 2020.

## **Community Impact Grant**

The Proposal Analysis Group (PAG) is currently reviewing the applications. The total amount of requested funds is \$323,940.50. All funds were requested for the County-wide earmark. There is a total of \$247,000 available to distribute to CIG applicants. No funds were requested from the Northern Gateway earmark. There is a total of \$250,000 to distribute to non-profit organizations located in the Northern Gateway area of the County.

## **Transforming Neighborhoods Initiative (TNI)**

No update.

## Down Payment and Closing Cost Assistance program

The RDA secured \$405,395.28 in HOME funds from DHCD for down payment and closing cost assistance to restart the PATHWAY TO PURCHASE Program on October 1, 2019. The program started receiving applications in December 2019.

Total loans applied:	7
Loans being processed	1
Loans clear to close	1
Loans closed	5
Loans sent back	0

### Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes:            145 First Time Homebuyers

### Economic Impact

Pathway to Purchase Loans:	\$50,000.00
County Property Taxes Generated:	\$21,275.69
County Recordation & Transfer Taxes:	\$26,742.85
Remaining Balance as of January 1, 2020 is	\$335,395.38

## Neighborhood Stabilization Program

### NSP 1 (May 2019)

To date, properties purchased: 30

- Properties sold: 30
- Properties under construction: 0
- Properties in preconstruction/architectural design phase: 0
- Rehabilitated properties for sale: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$7,072,006	0	\$0

### NSP 3/NCI 3 April - 2017)

HUD has approved the Close Out of the NSP 3 Program.

To date, properties purchased: 31

- Properties sold: 31
- Properties under contract (acquisition): 0
- Properties under contract (resale): 0

- Properties in architectural design/bid stage: 0
- Properties under construction: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$3,930,188	0	\$0

### **INTERAGENCY SUPPORT ACTIVITIES**

The following activities and programs are performed by RDA staff in support of other agencies, primarily the Department of Housing and Community Development and the Housing Authority of Prince George’s County. These programs and activities do not come under the direct oversight of the RDA board.

#### Compliance Reviews

No activity to report.

#### Planning Coordination

No activity to report.



### Real Estate Project Summary Table

Infill Projects	Council District	Lead Staff	TDC (Est.)	FY19 Funding	FY20 Funding	Status
Central Ave Corridor	7	S. Paul	TBD	\$1,000,000 CIP		9 net zero homes
Gateway Arts District	2	S. Paul	TBD			Acquisitions and dispositions being examined.
African-American Cultural Museum	2		TBD		0	RDA acting as pass thru agent for the County Grants.
Countywide Revitalization	All	Various	NA	\$1,000,000 CIP	\$250,000 CIP	Community Impact Grants
Cheverly Property	5	P. Omondi	TBD		0	In the feasibility study period by the developer
4809 Suitland Road	7	S. Paul	TBD		0	Site is being held in inventory.
Glenarden Apartments	5	R. Clemens	\$138 million	\$4,500,000 CIP	\$1,800,000 CIP	Construction started
Towne Square at Suitland	7	S. Paul	\$400 million	\$22,000,000 Bond funds	\$2,000,000 CIP	Construction started

Federal Center						
<b>Total CIP</b>				<b>\$28,500,000</b>	<b>\$4,050,000</b>	
<b>Disposition, RDA Properties</b>		<b>Lead Staff</b>	<b>TDC (Est.)</b>	<b>FY19 Revenue</b>	<b>FY20 Revenue (Est.)</b>	<b>Status</b>
Towne Center at Suitland Federal Center	7	S. Paul	\$400 million	1,640,000	6,500,000	Fine grading commenced
Glenarden Apartments	5	R. Clemens	\$138 million	0	0	Construction underway
Cheverly Property	5	S. Paul		0	\$985,0000	Feasibility study period
4100 RI Avenue, Brentwood	2	S. Paul	\$24.9 million	0	0	Under construction
3807 RI Avenue, Brentwood	2	S. Paul	\$47.2 million		0	Under construction
Laurel-Bowie	1	S. Paul		0	0	Fire Department would like property for new station
Maryland Park Drive	7	S. Paul	\$26.6 million	0	1,000,00	Development agreement extended
<b>Total Revenues (est.)</b>				<b>\$1,640,000</b>	<b>\$8,485,000</b>	

<b>Property Acquisition</b>		<b>Lead Staff</b>	<b>TDC (Est.)</b>	<b>FY19 Cost (Est.)</b>	<b>FY20 Cost (Est.)</b>	<b>Status</b>
NSP Program	All	R. Clemens	\$7,072,006			30 acquisitions, 30 sales.
NSP3/NCI	7	R. Clemens	\$3,930,188			31 acquisitions, 31 sales.