



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

September 1, 2020

9:00 a.m.

Teleconference



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

September 1, 2020 - 9:00 a.m.

Teleconference

AGENDA

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

Next Meeting: October 6, 2020

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

Minutes of the Meeting, July 7, 2020 9:00 am

Teleconference

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

John Tabori

Erma Barron

Staff

Patricia Omondi

Edren Lewis

Stephen Paul

Andrea Anderson

Sheila Roberts

Adewale Dada

Lakeisha Smith

Ernest Williams

Ex- Officio Members and Officer

Estella Alexander

Angie Rodgers

General Counsel

Tiffany Releford

Community Advisory Committee

None

Others

Prince George's County Community Members

Amendment:

As discussed in the June's Board Meeting the Treasurer minutes needed to be approved and reflect that the board approved the Treasurer minutes, a motion to approve June minutes was motioned by Mr. Tabori and seconded by Ms. Barron.

Secretary Report:

Mr. Harrington called the teleconference meeting to order at 9:15 AM having declared a quorum present. Mr. Harrington addressed the board for any comments on the July board minutes. A motion to approve the minutes was motioned by Mr. Tabori and seconded by Ms. Barron.

Treasurer's Report:

Accountant, Sheila Roberts informed the board that the Treasurer's report is a preliminary report, she stated that many of the vendors has been slow in submitting their invoices for payment therefore, there may be more expenses that were not recorded in the preliminary report. Ms. Roberts stated that the Treasurer's report covers the expenditures for the period ending June 30th, 2020 the operating expenses totaled \$31,520.07. Ms. Roberts stated that the fiscal year to date funds totaled \$449,140.49 that equates to 63% of the operating budget. Ms. Roberts informed the board that the Redevelopment Authority staff reached out to its' vendors to request the fiscal year 2020 invoices, she stated that the invoices from the vendors were slowly coming in and hoped to reconcile the operating invoices for FY2020 no later than mid-August 2020.

Ms. Roberts informed the board that the Capital year to date expenses totaled \$13.9 million representing an increase of \$826,082.84 compared to the prior month, she stated that construction was the major component of those expenses. She informed the board RDA received the awarded \$269,280.00 from Department of Housing and Community Development (DHCD) PY 45R Community Development Block Grant (CDBG) for assistance with the Glenarden rubble removal. Ms. Roberts stated that the Suitland Lots continue to sell, she informed the board that the RDA received \$148,628.00 in revenue from the Washington Suburban Sanitary Commission (WSSC) System Development Charge (SDC) credits. Ms. Roberts stated that the RDA also received \$7,319,134.00 in revenue for 111 Suitland lots being sold in FY2020 with a combined total for FY2019 and FY2020 totaling to \$9,331,147.00.

Ms. Roberts addressed the board for any questions on the Treasurer report. Mr. Tabori addressed the board and inquired if the Glenarden Hills rubble removal grant funds were sufficient enough to complete the project. Mr. Paul stated that the funds contributes to the deficit and stated that additional funds would be needed to complete the project. Mr. Tabori inquired on what portion of \$13 million covers the Suitland Town Center project, Mr. Paul informed the board that the \$13 million is a small portion that covers the infrastructure cost which he stated estimates up to \$40 million in infrastructure costs. A motion to approve the minutes was motioned by Mr. Tabori and seconded by Ms. Barron.

Executive Director's Report:

Mr. Paul addressed the board and stated that the RDA was focusing on closing on Phase 2B of the Glenarden Project. He stated that the RDA was working with Pennrose construction increasing the unit counts and reducing the density for a successful outcome with the application process. He stated that if the project goes according to plan that Phase 2B should

start in the year 2021. Mr. Paul informed the board on RDA's new projects, he stated that there were four (4) new projects: Lyndon Hills Elementary School, Beacon Heights Purple Line Station, Cheverly Hospital Site, and Pepco Forestville Project. He stated that he would like to implement concept plans for the Cheverly and Pepco Forestville Projects to align with community's needs. Mr. Harrington addressed the board and inquired if there were any questions on the Executive Director's Report. Mr. Tabori addressed the board and inquired on the Housing Rehabilitation Assistance Program outline being more transparent.

Mr. Paul informed the board that an updated chart reflecting the new projects would be updated for the next board meeting. Mr. Tabori inquired if the approved operating budget for FY2021 would be reflected in the next treasurer's report. Mr. Bailey inquired on the Pepco Forestville project and stated if the Pepco site in Suitland was still actively being pursued as a development site. Mr. Paul informed Mr. Bailey that the Forestville site is considered under the Suitland address.

Open Discussion:

Ms. Barron addressed the board and inquired on how the RDA could discuss their projects and how to tell the "story" that Mr. Tabori suggested on the RDA's projects and impact on the health and educational systems within the communities. Mr. Harrington stated that discussing with the Council on RDA's work and how the RDA fits into the full economic climate would be beneficial. Ms. Alexander agreed with Mr. Harrington that providing details on RDA's work to the Council would be impactful. Ms. Rodgers addressed the board and supported the idea in conjunction with DHCD for affordable housing, she stated that addressing the Council with RDA's projects and the role of the agency would be an agenda for future discussions. Mr. Bailey addressed the board and stated that discussions with the Council would be a great opportunity, and the Council would benefit from the Key Performance Indicators measurements (KPI). Mr. Harrington stated that reflecting the Data Points would be resourceful. Mr. Bailey stated that the Data Points and a narrative would contribute to a more transparent compensation. Mr. Harrington inquired about addressing the Redevelopment work with the Task Force or implementing a separate presentation with the Council. Ms. Rodgers stated that the Redevelopment projects and agendas should be addressed within the board and the RDA. Ms. Earle inquired on outside vendors and if the contractors that were offered these contracts could take on the projects as a prime. Mr. Paul informed the board that contracts are offered to developers who are able to fund the project financially and build an infrastructure.

Mr. Harrington addressed the board and welcomed the Prince George's Community Members that joined in on the meeting, members expressed their interest on the projects that were taking place within the County, Mr. Harrington inquired from the members if there were any concerns or questions on any of the current projects, the members stated that there were no concerns at the moment. Meeting adjourned 10:15am.

TREASURER'S REPORT

August 28, 2020

As we have adjusted to the request of the Board over the past year with the implementation of the new layout of the Treasurer's Reports to provide transparency to all. Comments are always welcomed, as we intend to provide the Board with useful information and a view of all the available funding provided to the agency. Our goal is to provide the best view of how our tax dollars are being expended to provide affordable housing and economic development to all areas of the County. Over the past year the Redevelopment Authority has been steadfast in their mission to contribute to the creation of a diverse and vibrant economy and living environment within Prince George's County. Through community building techniques and providing responsible and responsive development and redevelopment that is designed to enhance the quality of life, balanced growth, and job creation for diverse sustainable communities. As we embark upon this new year it is the agency's intention to continue the mission even in these unprecedented times.

Operating Budget

The RDA closed out FY2020 in the black based on revenue received from providing technical assistance to the HRAP program which has been very successful. The technical support along with other miscellaneous revenue has help to establish the healthy fund balance. It is believed that some of the fund balance reported in the operating account is reimbursements that should have been posted in the capital budget. We are working to get all the information sorted out.

Capital Improvement Program

The new year shows a lot of promise for Prince George's County. With the addition of the Purple Line Corridor sub-project, the continuous progress in both the Glenarden and Suitland projects. The Net Zero projects are expected to start in this fiscal year. An RFP was issued in late FY2020 and the Commercial property owners are awaiting the awards. Lots of work and development has been planned for the coming year stay tuned for exciting new looks throughout the County. The Redevelopment Authority is working with the Office of Management and Budget (OMB) and Office of Finance (OOF) to reconcile the negative balance in the Gateway Arts District's financial statements and resolve further discrepancies. The County's finance department has started the annual audit process which involves finalizing the fiscal year 2020 financial data.

OPERATING BUDGET
(as of August 28, 2020)

Revenue and Expenditure Categories with Accounting Code	August Actuals	FY 2021 YTD	Proposed FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	0.00	2,094,362.85	0.00	0.0%
410300 County Contribution	19,172.61	20,110.00	333,500.00	313,390.00	6.03%
410210 CDBG/HITF - Pathway to Purchase Program	0.00	0.00	361,300.00	361,300.00	0.0%
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	2,581.88	2,581.88	0.00	2,581.88	1.00
Total - Revenue	21,754.49	22,691.88	2,789,162.85	677,271.88	0.81%
Expense					
Board Expense					
511311 Allowances (Stipends)	2,100.00	2,100.00	25,000.00	22,900.00	8.4%
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00	0.0%
510811 Conf & Sem Fees	0.00	0.00	3,000.00	3,000.00	0.0%
Total - Board Expense	2,100.00	2,100.00	32,000.00	29,900.00	6.56%
Operating Expense					
510111 Telephone- Regular Service	0.00	0.00	500.00	500.00	0.0%
510114 Telephone- Wireless/ Cellphone	0.00	0.00	2,200.00	2,200.00	0.0%
510310 Printing and Production	0.00	0.00	20.00	20.00	0.0%
510412 Outside Courier Service	6.51	32.90	450.00	417.10	7.31%
510810 Training Cost	0.00	0.00	5,000.00	5,000.00	0.0%
510911 Advertising	50.00	290.00	2,000.00	1,710.00	14.5%
511519 Other Insurance Premiums	13,534.00	13,534.00	25,000.00	11,466.00	54.14%
511702 Catering ^b	0.00	0.00	1,000.00	1,000.00	0.0%
511703 Temporary Clerical/ Administration ^c	0.00	0.00	45,000.00	45,000.00	0.0%
511704 Professional Service/Legal ^c	0.00	0.00	90,000.00	90,000.00	0.0%
511715 Professional Service/ Auditor (annual)	6,000.00	6,000.00	20,000.00	14,000.00	30.0%
511720 Fiscal Agent Fees (quarterly)	0.00	0.00	60,000.00	60,000.00	0.0%
511722 Consultants and Studies	0.00	0.00	23,620.00	23,620.00	0.0%
511749 Other General and Administration	0.00	0.00	100.00	100.00	0.0%
511799 Other Operating Contract Service	0.00	497.00	10,000.00	9,503.00	4.97%
511801 General Office Supplies	0.00	0.00	3,000.00	3,000.00	0.0%
511808 Printing Charges	0.00	0.00	160.00	160.00	0.0%
511890 Other Operating Supplies	63.98	237.98	13,000.00	12,762.02	1.83%
512604 Strategic Initiatives	0.00	0.00	250.00	250.00	0.0%
512650 CDBG/HITF Pathway to Purchase Operating Support ^c	0.00	0.00	361,300.00	361,300.00	0.0%
514103 Awards and Presentation	0.00	0.00	200.00	200.00	0.0%
Total - RDA Operating Expense	19,654.49	20,591.88	662,800.00	642,208.12	3.11%
Total Expense	21,754.49	22,691.88	694,800.00	672,108.12	3.27%
Net Income	0.00	0.00	2,094,362.85	5,163.76	-2.45%

Notes:

^aThe Fund Balance is the carryover of unspent funds from the previous two Fiscal Years. Note the agency received 1,656,174 from Federal Grants reimbursements. It is subject to change once the County has finalized year-end close.

^bOperating expense Catering line item includes functions such as staff retreats, farewell luncheons and the annual holiday party.

^c Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs pending budget alignments

CAPITAL BUDGET
(as of August 28, 2020)

Revenue and Expenditure Categories with Accounting Code	August Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	0.00	19,100,436.40	0.00	0%
410300 County Contribution	3,909.00	3,909.00	2,164,000.00	2,160,091.00	0%
410110 State Grants	0.00	0.00	258,000.00	258,000.00	0%
480140 Property Sales	138,945.00	511,065.00	3,961,000.00	4,472,065.00	13%
499994 Other Project Revenue	10,000.00	10,000.00	5,550,000.00	5,350,000.00	0%
480290 Miscellaneous Revenue	32,576.00	32,576.00	140,000.00	372,576.00	23%
Total Revenue^b	185,430.00	557,550.00	31,173,436.40	12,612,732.00	2%
Expense					
511751 Security ^c	0.00	0.00	156,294.00	156,294.00	0%
527010 Design	0.00	0.00	11,706.00	11,706.00	0%
527110 Land Costs	0.00	0.00	937,603.00	937,603.00	0%
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00	0%
527211 Construction	0.00	0.00	8,742,000.00	8,742,000.00	0%
527221 Pepco	0.00	0.00	5,000.00	5,000.00	0%
527212 Contract Engineering	0.00	0.00	207,000.00	207,000.00	0%
527227 Landscape/ Beautification	3,909.00	3,909.00	59,000.00	55,091.00	7%
527346 Other Non- Defined Projects	0.00	0.00	1,954,397.00	1,954,397.00	0%
Total Expense	3,909.00	3,909.00	12,073,000.00	12,069,091.00	0%
Net Income	181,521.00	553,641.00	19,100,436.40	543,641.00	2%

Notes:

^aThe 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.

^bIncludes County PAYGO, State/Federal Grants, Developer Fees, Property Sales and General Obligation bonds.

^c 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 August 28 ,2020)

Revenue and Expenditure Categories with Accounting Code		August Actuals	FY 2021 YTD	Proposed FY 2021 Budget	Remaining Budget	% of Budget Received or Expended																																																																													
Revenue																																																																																			
491010	Fund Balance ^a	0.00	0.00	1,236,211.22	0.00	0.0%																																																																													
410300	County Contribution	3,909.00	3,909.00	450,000.00	446,091.00	0.87%																																																																													
410110	State Grants	0.00	0.00	50,000.00	50,000.00	0.0%																																																																													
480140	Property Sales	0.00	0.00	0.00	0.00	0.0%																																																																													
499994	Blue Line Façade Program ^b	0.00	0.00	0.00	0.00	0.0%																																																																													
499994	Fairmount Heights Net Zero ^c	0.00	0.00	500,000.00	500,000.00	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%	Total Revenue		3,909.00	3,909.00	2,236,211.22	996,091.00	0.18%	Expense							527110	Land Costs	0.00	0.00	937,603.00	937,603.00	0.0%	527227	Landscape/ Beautification	3,909.00	3,909.00	11,000.00	7,091.00	35.54%	527211	Construction	0.00	0.00	0.00	0.00	0.0%	527212	Contract Engineering	0.00	0.00	7,000.00	7,000.00	0.0%	527346	Blue Line Façade Program	0.00	0.00	14,397.00	14,397.00	0.0%	527346	Blue Line Façade Program RDA Match ^b	0.00	0.00	0.00	0.00	0.0%	527346	Fairmount Heights Net Zero Program ^c	0.00	0.00	30,000.00	30,000.00	0.0%	Total Expense		3,909.00	3,909.00	1,000,000.00	996,091.00	0.39%	Net Income		0.00	0.00	1,236,211.22	0.00	0.0%
Total Revenue		3,909.00	3,909.00	2,236,211.22	996,091.00	0.18%																																																																													
Expense																																																																																			
527110	Land Costs	0.00	0.00	937,603.00	937,603.00	0.0%																																																																													
527227	Landscape/ Beautification	3,909.00	3,909.00	11,000.00	7,091.00	35.54%																																																																													
527211	Construction	0.00	0.00	0.00	0.00	0.0%																																																																													
527212	Contract Engineering	0.00	0.00	7,000.00	7,000.00	0.0%																																																																													
527346	Blue Line Façade Program	0.00	0.00	14,397.00	14,397.00	0.0%																																																																													
527346	Blue Line Façade Program RDA Match ^b	0.00	0.00	0.00	0.00	0.0%																																																																													
527346	Fairmount Heights Net Zero Program ^c	0.00	0.00	30,000.00	30,000.00	0.0%																																																																													
Total Expense		3,909.00	3,909.00	1,000,000.00	996,091.00	0.39%																																																																													
Net Income		0.00	0.00	1,236,211.22	0.00	0.0%																																																																													

Notes:

^aThe 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.

^bThe Blue Line Façade program will be completed based on funding from prior fiscal years

^c Fairmount Heights' Net Zero program will receive \$500K from Paygo from the County.

CHEVERLY
(as of August 28, 2020)

Revenue and Expenditure Categories with Accounting Code	August Actuals	FY 2021 YTD	Proposed FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance	0.00	0.00	147,738.23	0.00	0.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	208,000.00	208,000.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	200,000.00	200,000.00	0.0%
Total Revenue	0.00	0.00	555,738.23	408,000.00	0.00%
Expense					
527227 Landscape/ Beautification	0.00	0.00	8,000.00	8,000.00	0.0%
527211 Construction	0.00	0.00	200,000.00	200,000.00	0.0%
527346 Other Non- Defined Projects	0.00	0.00	200,000.00	200,000.00	0.0%
Total Expense	0.00	0.00	408,000.00	408,000.00	0.0%
Net Income	0.00	0.00	147,738.23	0.00	0.0%

Notes:

- ^aCheverly was not included in the adopted budget for FY2020 however, a budget modification was loaded from the existing Fund Balance. Remaining fund balance was added to new allocation for FY21 pending finalizing by OMB
- A \$936K final payment (outstanding balance) from the sale of 5801-09 Annapolis Road is anticipated in FY21.
 - Refundable deposit for the purchase of the 5801-09 Annapolis Road property (per terms of purchase agreement).

COUNTYWIDE REVITALIZATION^a
(as of August 28, 2020)

Revenue and Expenditure Categories with Accounting Code		August Actuals	FY 2021 YTD	Proposed Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue						
491010	Fund Balance ^a	0.00	0.00	7,678,122.90	0.00	0.0%
410300	County Contribution	0.00	0.00	1,025,000.00	1,025,000.00	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	0.00	0.00	0.00	0.00	0.0%
499994	Commercial Property Improvement Program	0.00	0.00	0.00	0.00	0.0%
499994	Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
499994	Purple Line Corridor ^b	0.00	0.00	0.00	0.00	0.0%
	Total Revenue	10,000.00	10,000.00	8,703,122.90	1,025,000.00	0.12%
Expense						
527010	Design	0.00	0.00	3,000.00	3,000.00	0.0%
527211	Construction	0.00	0.00	212,000.00	212,000.00	0.0%
527123	Outside Appraisals/Legal ^c	0.00	0.00	0.00	0.00	0.0%
527346	Community Impact Grants	0.00	0.00	210,000.00	210,000.00	0.0%
527346	Commercial Property Improvement Program	0.00	0.00	600,000.00	600,000.00	0.0%
527346	Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
527346	Purple Line Corridor	0.00	0.00	0.00	0.00	0.0%
	Total Expense	0.00	0.00	1,025,000.00	1,025,000.00	0.0%
Net Income		10,000.00	10,000.00	7,678,122.90	0.00	0.13%

Notes:

^aFund Balance is subject to change once the County has finalized year-end close.

^b The Purple Line Corridor was added as a sub-project for FY2021. A refundable deposit was received for the Beacon Heights project located along the Purple Line Corridor.

^c Outside Appraisals/Legal expenses will be used for any of the sub-projects listed in Countywide Revitalization.

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.

GATEWAY ARTS DISTRICT
(as of August 28,2020)

Revenue and Expenditure Categories with Accounting Code	August Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	0.00	0.00	0.00	0.0%
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%
Total Revenue	0.00	0.00	0.00	0.00	0.00%
Expense					
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%
Total Expense	0.00	0.00	0.00	0.00	0.0%
Net Income	0.00	0.00	0.00	0.00	0.00%

Note:

^aThe SAP system has reported a negative fund balance since fiscal year 2014 which impacts the Authority's financial statements. As of June 30, 2020 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. **NO ACTIVITY in FY 2020**. No activity is anticipated in the project area for FY2021.

GLENARDEN APARTMENT REDEVELOPMENT
(as of August 28,2020)

Revenue and Expenditure Categories with Accounting Code	August Actuals	FY 2021 YTD	Proposed FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	0.00	5,862,774.76	0.00	0.0%
410300 County Contribution	0.00	0.00	689,000.00	689,000.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	0.00	0.00	3,961,000.00	3,961,000.00	0.0%
499994 Other Project Revenue ^c	0.00	0.00	4,350,000.00	4,350,000.00	0.0%
480290 Miscellaneous Revenue ^d	0.00	0.00	140,000.00	140,000.00	0.0%
Total Revenue	0.00	0.00	15,002,774.76	9,140,000.00	0.0%
Expense					
527211 Construction	0.00	0.00	8,030,000.00	8,030,000.00	0.0%
527212 Contract Engineering	0.00	0.00	200,000.00	200,000.00	0.0%
527227 Landscape/ Beautification	0.00	0.00	10,000.00	10,000.00	0.0%
527346 Other Non- Defined Projects	0.00	0.00	900,000.00	900,000.00	0.0%
Total Expense	0.00	0.00	9,140,000.00	9,140,000.00	0.0%
Net Income	0.00	0.00	5,862,774.76	0.00	0.0%

^aFund Balance is subject to change once the County has finalized year-end close for FY2021

^bProperty Sales(Land Proceeds) are anticipate in the amount of 3,961,000.00

^c Other Project Revenue is anticipated however, not defined at this time.

^d Miscellaneous Revenue consist of \$140,000.00 from Developer fees

SUITLAND MANOR
(as of August 28, 2020)

Revenue and Expenditure Categories with Accounting Code	August Actuals	FY 2021 YTD	Proposed FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	0.00	4,175,589.29	0.00	0.0%
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 ^b	138,945.00	511,065.00	0.00	511,065.00	100.0%
499994 Other Project Revenue	0.00	0.00	500,000.00	500,000.00	0.0%
480290 Miscellaneous Revenue ^c	32,576.00	32,576.00	0.00	32,576.00	100.0%
Total Revenue	171,521.00	543,641.00	4,675,589.29	1,043,641.00	11.63%
Expense					
511751 Security	0.00	0.00	156,294.00	156,294.00	0.0%
527010 Design	0.00	0.00	8,706.00	8,706.00	0.0%
527110 Land Costs	0.00	0.00	0.00	0.00	0.0%
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00	0.0%
527211 Construction	0.00	0.00	300,000.00	300,000.00	0.0%
527221 Pepco	0.00	0.00	5,000.00	5,000.00	0.0%
527227 Landscape/ Beautification	0.00	0.00	30,000.00	30,000.00	0.0%
Total Expense	0.00	0.00	500,000.00	500,000.00	0.0%
Net Income	171,521.00	543,641.00	4,175,589.29	543,641.00	12%

Notes:

^aFund Balance is subject to change once the County has finalized year-end close FY2020.

^bSale Proceeds from remaining townhouse lots at Suitland Town Center site (projected total revenue is \$4 million in 2021). For FY21 9- Town House lots sold for \$511,065

^c Miscellaneous Revenue is anticipated from three sources ¹WSSC, and ² \$450,000 from the senior apartment building sale. In August the RDA received 32,576.00 from WSSC-SDC Credits

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

7/1/2020 – 8/31/2020

General

The FY 2020 financial audit is underway.

Solicitations

An RFP was released for a design team to create concept plans for the Cheverly Hospital site and the Forestville /Pepco site. Proposals are due August 27, 2020.

Glenarden Apartments- New Name Glenarden Hills

Rubble Removal and Rough Grading

Pleasants Construction, Inc. continues with the 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. 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. \$269,280.66 was awarded.

Pleasants was awarded a change order for \$209,280.66 from the block grant and they started work on March 30th, 2020. Approval on a request to modify the grant to include Project Delivery Costs for 60k is pending. The delivery costs would cover Ben Dyer and Hill Carnes fees of 10k and 50k respectively for the associated engineering services. The portion of the work to be funded with the \$269,280.66 grant was completed on April 24th, 2020. All the funds to be expended in this grant have been utilized. A request for reimbursement of the funds was submitted to DHCD on April 27th, 2020.

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. Construction is ongoing.

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 began in March 2019 and is ongoing.

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 140 sales so far, over 100 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 in August 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

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.

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, fifty (50) loans for \$2,800,032.64 have closed. Total HRAP II expenses are \$632,429.56. So far 69.12%, or \$3,491,176.70 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.

Commercial Property Improvement Grant Program (CPIP)

CPIP AWARDEES AND CURRENT STATUS

Name of Awardee	Address	CPIP Award Amount	Current Status	Grant Drawn
The Landing at Woodyard	8899 Woodyard Road, Clinton, MD 20735	\$350,000	<i>Project completed.</i>	\$350,000
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	<i>Shopping centers scheduled for permit review with Maryland Park & Planning on 6-4-2020.</i>	\$0
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,500	<i>Project completed.</i>	\$250,500
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$267,034	<i>Project scheduled to be completed by mid-summer.</i>	\$0
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 nd Place, 4902 43 rd St.	\$150,000	<i>Project completed.</i>	\$150,000
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$75,000	<i>Project scheduled to be completed by 7-1-2020</i>	\$0
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	<i>Project scheduled to be completed by mid-summer.</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>Project completed</i>	\$50,000

On February 15, 2019, RDA received 17 applications from owners of shopping centers and retail space for CPIP funding. Requests totaled \$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). **No new update**

CPIP 2020 NOFA

RDA has received a total of nine applicant submissions for 2020 program. The retail centers are located in the following areas of Prince Georges County:- (4) Beltsville, (1) Clinton, (1) Upper Marlboro, (2) Laurel, (1) Hyattsville. Funding for this year's program is \$900,000. 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).

The proposal analysis group completed its review of the nine applicant submissions in mid July 2020. Funding for this round is \$900,000. A total of six retail centers were funded and three were not funded.

2020 CPIP Awardees

Retail Center	Address	City, State	Award Amount
4410 Power Mill Road	4410 Power Mill Road	Beltsville, MD	\$108,850
Chestnut Hills Center	10450-10500-10508 Baltimore Ave	Beltsville, MD	\$61,670
Garrett Cove LTD Partnership	5001 Garrett Avenue	Beltsville, MD	\$87,500
Finmarc Laurel, LLC - German Laurel, LLC - Pike Laurel, LLC	14709 - 14711 - 14713 Baltimore Avenue	Laurel, MD	\$231,980
The Shops at Chillum Road	3100 Queens Chillum Road	Hyattsville, MD	\$350,000
Marlboro Crossing	5700 Crain Highway	Upper Marlboro, MD	\$60,000
			\$900,000

The following retail center and commercial businesses were not approved for funding because these applicants did not meet the required threshold in order to be considered for funding:

Retail Center	Address	City, State	Award Amount
E.L. Smith Properties LLC	11524 Baltimore Avenue	Beltsville, MD	-0-
FM198 LLC	209 Gorman Avenue	Laurel, MD	-0-
James Riley, Jr	6400 Old Alexandria Ferry Way	Clinton, MD	-0-

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. The RDA has approved HOPE's 1st invoice for \$74,414.00 and has forward the RFP packet to DPIE for payment. RDA has received the 2nd invoice for \$46,466.66 and has forwarded the RFP packet to DPIE for payment. Total expenditures to date are \$120,880.66.

Gateway Arts District

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction was completed in January 2020. Leasing is ongoing.
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 venders.
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 were due on January 10, 2020. The RFP process is now complete, and a development team led by Advantage Properties has been selected. The next step is to negotiate and execute the development agreement.

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 including using Housing Trust Fund money.

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

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 has been transferred to the RDA for redevelopment as part of project. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects.

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.

Cheverly Property: 5801 and 5809 Annapolis Road

ZKSYA. LLC is the selected developer from the RFP process. 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

Registration and Certification as the first LEED Silver or plus extended stay hotel in the county or local jurisdiction pending.

Closing

Detailed site plan to be submitted for approval by this spring. Interior design by Paradigm Architects in progress. Closing date extended to July 31st, 2020 to determine progress in obtaining the necessary approvals.

Cheverly Hospital Site

Planning for the redevelopment of the Cheverly Hospital site has begun with the release of an RFP to hire a design team to come up with concept plans for the site. Responses are due August 27, 2020. The concept plans will be used to solicit community input in the design of the site prior to the release of an RFP to select a master developer for the site.

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.

Pepco/Forestville Development

The RDA is partnering with Pepco on the development of a 32-acre Pepco-owned parcel in Forestville. The site is zoned for town houses and will be developed as a connected community with on site electrical generating capabilities and a variety of sustainable building techniques. An RFP has been released to hire a design team to create a concept plan for the site.

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 complete and undergoing review.

Community Impact Grant

COMMUNITY IMPACT GRANT UPDATES:

2016

Pregnancy Aid Center (PAC) – Weinberg Women’s Health Center beautification project - \$50,000 award

Closure of the Prince George’s County Health Department maternity clinics and the Laurel Regional Hospital maternity wing resulted in a substantial increase in requests for women’s health services at the PAC. Thus, the need for a new wing at the facility. The PAC is zoned as mixed-use and had to get approvals from the County and the State in order to complete the project. There were storm water management issues and concerns. The project is moving forward after DPIE, Planning Board and SHA partner delays with permitting, Planning Board approval and SHA schedule. Demolition of an existing garage and tree and bush removal has taken place. It is estimated that the project will be complete Fall, 2019.

2018

Central Kenilworth Avenue Revitalization CDC – Sarvis Empowerment Café - \$75,000 award

This project focuses on the completion of interior renovation of restaurant space converting it to an operating breakfast/lunch and culinary arts training center. Also, a commercial façade improvement project and adding an awning and a year-round outdoor enclosure.

Activities between December 2019 – April 2020

WSSC permits received; debris removal; 100% rough carpentry completed; 77% HVAC systems completed; 79% plumbing work completed; 100% concrete work completed; 100% architectural millwork completed; 50% thermal and moisture protection completed; 73% of ACT systems; 79% of electrical work completed; trench work was completed and floor closed; 50% of flooring for lack of house operations and in the cooking area; 50% of kitchen equipment installed; 50% of fire protection completed; low voltage cabling installed.

Ivy Community Charities of Prince George’s County – The Ivy VINE Grows Green - \$53,500 award

The goal of this project is for the CIG funds to assist with the demolition of a detached garage on the property of the headquarters office and construct a new eco-friendly solar powered building for incubator office space, with a kitchenette, bathroom, conference room and copy center.

The dilapidated garage in the back of the property was demolished and the debris was removed. The detailed site plan as well as a concept plan for the wellness garden has been completed. Neighborhood Design Center has been contacted to help identify the best location on the

property for the wellness garden. Research to identify the best solar options for the space are being finalized.

Prince George's Police Athletic League – Fallen Officers Youth Development Park - \$75,000 award

The goal of this project is to re purpose open space located adjacent to the former police headquarters in Landover, to a space that will serve the boys and girls in Landover and surrounding areas.

With the COVID19 outbreak things for the Youth Development Park have been slowed down. Fortunately, some progress has been made. In coordination with Prince George's County, PAL and the lead on this project, the Cal Ripken Sr. Foundation, they have been able to conduct a land survey along with soil sample testing for the environmental impact report. The county has also completed a land and utility use questioner for the company completing this renovation. Fields Inc continues to work with the county to obtain all required permits, but things are taking a little longer due to the global pandemic.

2019

Casa de Maryland – Langley Park Beautification - \$58,524 award (\$42,500 Northern Gateway funds)

The long-term goal of this project is to build trust between Langley Park residents, particularly youth and the Prince George's County Police Department that will lead to a stronger partnership between the community and the police by eliminating crime hot spots and improve public safety in Langley Park. The ways that this will be accomplished will be: community graffiti cleanup; community mural paintings; community tree and shrub plantings and traffic box art wrap. Casa is in the process of updating the budget and getting agreements executed with stakeholders that will assist in the project.

The implementation plan included the purchase and manufacture of materials, the procurement of permissions, and community engagement during the period in which the COVID-19 pandemic has made such activities impossible and illegal. Contractors are unable to work, and we will miss the planting season, necessitating that all landscaping be pushed back to September and October. Creative community engagement continues but is limited by issues of virtual access and resources in our community.

The following proposed activities have been suspended due to COVID-19 and factors beyond CASA's control:

- community engagement for public art and landscaping interventions
- landscaping and planting;
- all capital improvements on private apartment properties due to residential property management emergency policies;
- streetscape improvements and landscaping on county right of way;

- manufacture and procurement of public art street furniture;
- manufacture and procurement of wayfinding and art signage;
- installation of lighting;
- procurement of materials and equipment for public art and pedestrian safety interventions.

CASA will be moving forward with the Traffic Art Box Wraps however, they are unable to be completed in a way that would include an appropriate amount of community engagement, outreach and input.

Friends of Greenbelt Museum (FOGM) – Greenbelt Museum expansion - \$50,000 award

The total cost of this project is \$160,000+ and will add space to the existing museum space to include a visitor and education center by converting a newly purchased residential property next door to the current museum space.

FOGM has been raising funds to support the renovation of 10A Crescent Road to create the Greenbelt Visitor and Education Center. FOGM has also hired an architect to build on the conceptual plans developed by the Neighborhood Design Center and produce architectural and engineering drawings for the construction project. Old Line Architects are working on the final plans, in coordination with various engineering firms, including a civil engineer, a structural engineer, and a geotechnical engineer. They have all made site visits and are conducting various studies and analyses that will inform the final drawings. A final addition size and layout has been finalized and details such as what HVAC system will be most appropriate for the museum collections are being considered. This work is happening in collaboration with both the City of Greenbelt, and Greenbelt Homes, Inc., as all plans developed will need to be approved by them. With the current COVID-19 crisis, the architects and engineers are continuing their work, but because the City and GHI employees are not as available, the approvals process will take even longer.

Gateway CDC – Media Arts Lab Enhancement - \$50,000 award

The Gateway Media Arts Lab is a community space dedicated to teaching, nurturing, facilitating the media arts community. The facility is utilized as an incubator space and hosts meetings for City of Mount Rainier officials, business owners, other community members and visitors. The space is open with concrete floors, dry wall partitions and no ceiling. The sound carries and interferes with meeting productivity. Also, the wi-fi and internet service is faulty. This project will provide a remedy with the installation of sound proof solutions; increasing wi-fi capacity; and adding flooring that absorbs noise. This project is on-going.

Gethsemane United Methodist Church – Increasing Visibility in Capital Heights - \$50,000 award

The goal of this project is to increase the visibility of community services offered by Gethsemane United Methodist church from the street – specifically to those driving along Addison Road. The installation of an electrical signage system at the driveway entrance of the

church just off Addison Road. The system will be a visual advertisement. This project is ongoing.

Housing Initiative Partnership – Sawa’s Hope Circle - \$75,000 award (Northern Gateway funds)

Sawa’s Hope Circle paper street that is used as an outside gathering area in Hyattsville at the corner of Greenbriar Avenue and Red Top Road. It is named after community activist Sawa Kamara, who, until recently resided in the immediate area. Red Top Road is home to several multifamily buildings: apartments, rental townhomes and single-family homes that are rental as well. Most have negligent landlords and no amenities. The neighborhood folks used the area now named Sawa’s Hope Circle to hang out. They would drink and litter, etc. creating a negative impact on the community. Council woman Taveras and DPWT cleaned the area up and created a side walk and minimal light as a deterrent. This project would add streetscape benches and a park-like atmosphere.

Work completed:

In light of the safety concerns, Neighborhood Design Center and Housing Initiative Partnership are focusing park improvements on: mosaic art for the retaining wall, coordinating art for fence wrap to cover the chain-link fence separating the park from the car wash, site lighting, grading, and planting. These improvements will make a significant impact in the community without providing benches or equipment that might attract unwanted hanging out or vandalism. NDC and HIP identified local Prince George’s County mosaic artists, **Shahin Talishkhan**. **HIP will enter into a contract with Shahin to design and implement the approved mosaic tile design on the concrete retaining wall as well as design a complimentary design for the fence wrap.** Met with Electrician on site to finalize lighting options for the park.

Updated planting plan.

Work still in progress:

NDC reworked planting plan for the site and has shared with NZI Construction for pricing. Shahin is developing the design concept for the retaining wall and fence wrap. We will have meeting the beginning of May to review designs. Finalizing lighting plan with electrician and PEPCO. Despite COVID, we continue to anticipate the park’s completion by June 30, 2020.

Little Friends for Peace – Peace Park of Mount Rainier - \$50,000 award

This project will designate open space in the city of Mount Rainier as “Peace Park” . Currently the space is an unmarked plot of grass with an unmarked historic well that has not been maintained in many years. CIG funds will assist with building a labyrinth and path; reactivate the well, install lighting, seating/benches and signage. This project is currently in the preparation phase, getting community input, input from architects and landscapers and other such activities.

Northern Gateway CDC – International Corridor Strategic Placemaking through Arts and Cultural Education (SPACE) - \$100,000 award (Northern Gateway funds)

This project will be located in the Northern Gateway of the County -- International Corridor – intersection of Riggs Road and University Blvd to New Hampshire Avenue and University Blvd. It will provide banners and way finding systems, streetscape furniture, pedestrian enhancements and recreational improvements.

Northern Gateway CDC – Gateways Migration Project - \$50,000 award

Murals and historical wayfinding signage will be placed at Northern Gateway schools (Lewisdale Elementary, Carole Highlands Elementary, Adelphi Elementary, Cool Spring Elementary, Mary Harris “Mother” Jones Elementary and Ridgecrest Elementary) and community centers (Langley Park and Rollingcrest-Chillum).

Prince George’s Arts and Humanities Council – Green Meadows Shopping Center - \$32,500 award (Northern Gateway funds)

A public art installation will be placed on an open wall at Green Meadows Shopping Center in Hyattsville. This project is on-going.

Prince George’s Arts and Humanities Council – 4550 Rhode Island Ave North Brentwood - \$32,500 award

This project is located at the entrance of the Gateway Arts District bordering Washington, D.C. and Prince George’s County. Landscaping and artwork will be placed along the fence line of 4550, 4600 and 4644 Rhode Island Avenue. This project is on-going.

2020

Recommendations for FY 2020 Community Impact grant awards have been submitted and are under review for final approval. Total amount of countywide grant funds available for distribution is \$247,000. Amount requested is \$253,000. There is \$250,000 available for the next round of funding for nonprofit organizations in the Northern Gateway.

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	13
Loans being processed	0
Loans clear to close	0
Loans closed	13
Loans sent back	0

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 200 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$124,247.25
County Property Taxes Generated:	\$31,040.53
County Recordation & Transfer Taxes:	\$57,628.85
Remaining Balance as of August 1, 2020 is	\$281,148.03

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

Redevelopment Projects	Council District	Lead Staff	TDC (Est.)	FY 2021 Project Revenue	FY 2021 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,000,000	\$500,000 CIP	9 net zero homes underway
Gateway Arts District	2	S. Paul	\$78,000,000			No new activity planned.
Countywide Revitalization/ Pepco-Forestville	All	Various/ E. Williams	\$70,000,000		\$25,000 CIP	Community Impact Grants and CPIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$25,000,000	\$980,000	\$61,000 CIP	Feasibility studies completed by the developer. Site development plans for submission ongoing
4809 Suitland Road and 2606 Sunnyside Avenue	7	S. Paul	TBD		0	Sites are being held in inventory.
Glenarden Hills	5	P. Omondi	\$138 million	\$50,000	\$ 351,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$4,000,000	\$0 CIP	Construction started

Beacon Heights/Purple Line Redevelopment	3	P. Omondi	\$120 Million			Development agreement being negotiated
Total CIP			\$1,031,000,000	\$6,035,000	\$937,000	

Redevelopment Authority Local and MBE Report As of March 31, 2020

Consultants/Contractors:

Contractor	Project	MBE	Local	Amount	Type of Work	Certified (X)	Certification Type
Cober Johnson Romney	Suitland	YES	YES	\$ 1,473,760.00	Development consulting		
Cober Johnson Romney #6	Suitland	YES	YES	\$ 934,860.00	Project Management		
Ben Dyer	Suitland	NO	YES	\$ 439,000.00	Civil Engineering	X	CBB
Lessard	Suitland	NO	NO	\$ 8,875.00	Land planning/Architecture		
Shiple and Horne	Suitland	YES	YES	\$ 60,000.00	Legal services	X	MBE/CBSB
Geotech Engineers, Inc.	Suitland	YES	YES	\$147,550	Geotech services AMT sub	X	MBE/CBSB
Art Display Co.	Suitland	YES	YES	\$32,750	Signage Services		
Sabra Wang Associates	Suitland	YES	NO	\$8,500	Traffic peer review	X	MBE
RRJ, LLC	Suitland	YES	YES	\$104,600	Peer review		
One Source Env., LLC	Suitland	YES	YES	\$8,670	Environmental testing		
SanDow Construction	Suitland	YES	YES	\$76,007	Environmental remediation	X	MBE/CBSB
A. Morton Thomas	Suitland	NO	YES	\$1,393,068	Civil engineering design	X	CLB
Bradley Design	Suitland	YES	YES	\$47,595	Public art management		
Parker Rodriguez	Suitland	YES	NO	\$174,400	Landscape architecture	X	MBE
LID Center	Suitland	NO	YES	\$32,000	LEED services		
O'Malley Miles	Suitland	NO	YES	\$65,000	Legal services		
CAY Group International	Suitland	YES	YES	\$1,174,968	Construction Management	X	CBSB
Pleasants Construction	Suitland	NO	YES	\$911,800	Rough Grading	X	CLB
Gazebo Gardens	Suitland	YES	NO	\$60,500	Landscape subcontractor		
Wiltshire Trucking	Suitland	YES	YES	\$550,000	Trucking subcontractor	X	CBBC
Pleasants Construction	Suitland	NO	YES	\$1,964,999	1A Fine Grading	X	CLB
Gazebo Gardens	Suitland	YES	NO	\$39,000	Landscape subcontractor		
Chevy Chase Contractors	Suitland	YES	NO	\$366,029	Concrete subcontractor		
Connally Contracting	Suitland	YES	NO	\$516,496	Utilities Subcontractor		
Mulford	Suitland	NO	NO	\$1,313,475	1A Fine Grading Sub.		
Pleasants Construction	Suitland	NO	YES	\$4,719,610	1B, C, Phase 2 Fine Grade	X	CLB
Connally Contracting	Suitland	YES	NO	\$1,664,614	1B 1C and 2 utility sub		

Redevelopment Authority Local and MBE Report As of March 31, 2020

Puebla Construction, Inc	Suitland	YES	YES	\$449,000	1B1C and 2 concrete sub			
Gazebo Gardens	Suitland	YES	NO	\$46,092	1B1C and 2 landscape sub			
Wiltshire Trucking	Suitland	YES	YES	\$150,000	1B1C and 2 trucking sub			MBE/CBBS
Warren Brothers	Suitland	YES	YES	\$3,230,000	1B 1C and 2 hardscape			MBE/CBSB
Arel	Suitland	YES	YES	\$175,000	3rd Party Inspections			MBE/CBSB
E/LOC Construction	Suitland	YES	YES	\$238,052	Demolition			MBE/CBSB
JJ Prime Services	Suitland	YES	YES	\$525,000	Phase 4 demo and grading			MBE/CBSB
Edward Finn, Inc.	Suitland	NO	NO	\$81,900	Security services			
MVP Services, LLC	Suitland	YES	YES	\$60,418	Security services			
Watkins Partnership	Suitland	NO	YES	\$4,250	Structural engineering			
Milestone Title	Various	YES	YES	\$6,000	Title Services		X	CBSB
Whiteford Taylor Preston	Various				General Counsel			
Pleasants Construction	Glenarden	NO	YES	\$ 3,554,346.50	Mass grading/rubble		X	CLB
Ben Dyer	Glenarden	NO	YES	\$96,000	Civil Engineering		X	CBB
Hillis-Carnes	Glenarden	NO	NO	\$138,701	Testing/Inspection			
Redlef Group	Suit. Façade	YES	YES	\$29,631	Architect		X	MBE/CBSB
Redlef Group	Coral Hills	Yes	Yes	\$37,400	Architect		X	MBE/CBSB
Supreme Landscaping	Various	Yes	Yes	\$14,950	Landscaping			
Jordon Landscaping	Various	Yes	Yes	\$15,085	Landscaping		X	MBE/CBSB
Deltta LLC	Various	Yes	Yes	\$4,625	Landscaping		X	MBE/CBSB
Total and Percents		45.8%	84.0%	\$ 27,144,575.72				

MBE and Local

MBE or Local

*Contract is with the Office of Law

35.2%

94.3%

Redevelopment Authority Local and MBE Report
As of March 31, 2020

Equity Partners:

Development Partners	Project	MBE	Local	Ownership Percent	Ownership Amount	Certified (X)	Certification Type
Landex	3807 RI	YES	NO	71%	\$ 30,530,000		
Rellim	3807 RI	YES	YES	19%	\$ 8,170,000		
Landex	4100 RI	YES	NO	71%	\$ 21,300,000		
Rellim	4100 RI	YES	YES	19%	\$ 5,700,000		
Community First Development Corp.	210 MD Park	YES	NO	100%	\$ 25,000,000		
Menkiti Group	3300 Block	YES	NO	100%	\$ 5,000,000		
Pennrose	Glenarden	NO	NO	65%	\$ 82,550,000		
B and W Solutions	Glenarden	YES	YES	15%	\$ 19,050,000	X	MBE/CBSB
Shabachl Ministries	Glenarden	N/A	YES	5%	\$ 6,350,000		
NVR, Inc.	Glenarden	NO	YES	100%	\$ 20,500,000	X	CLB
Stanton View Companies	Glenarden	YES	YES	100%	\$ 3,750,000	X	MBE/CBSB
NVR, Inc.	Suitland	NO	YES	100%	\$ 65,700,000	X	CLB
Mission First Housing Group	Suitland	N/A	NO	75%	\$ 22,500,000		
The LAB Group	Suitland	YES	NO	25%	\$ 7,500,000		
ZKSYA, LLC	Cheverly	YES	NO	100%	\$ 25,000,000		
MBE and Local %		71%	47%		\$ 348,600,000		

MBE Ownership 42% \$ 147,250,077
Local Ownership 37% \$ 129,220,000

Redevelopment Authority Local and MBE Report As of March 31, 2020

Development Team Members

Firm	Project	MBE	Local	Type of Work	Certified (X)	Certification Type
Soltész	3807 RI	No	Yes	Civil Engineering	X	CBB
Grimm and Parker	3807 RI	No	Yes	Architecture	X	CBB
Andre Gingles	3807 RI	Yes	Yes	Legal		
Hamel Builders	3807 RI	No	No	General Contracting		
Symmetra Design	3807 RI	Yes	No	Traffic Engineer	X	MBE
Soltész	4100 RI	No	Yes	Civil Engineering	X	CBB
Grimm and Parker	4100 RI	No	Yes	Architecture	X	CBB
Andre Gingles	4100 RI	Yes	Yes	Legal		
Hamel Builders	4100 RI	No	No	General Contracting		
Symmetra Design	4100 RI	Yes	No	Traffic Engineer	X	MBE
Ahman Architects	3300 Block	No	Yes	Architecture	X	CBSB
Jonathan Arnold Consulting	3300 Block	Yes	No	Retail consulting		
UIP Construction	3300 Block	No	No	General Contracting		
Soltész	210 MD Park	No	Yes	Civil engineering	X	CBB
Torti Gallas	210 MD Park	Yes	No	Architecture		
Symmetra Design	210 MD Park	Yes	No	Traffic Engineer	X	MBE
Shipley and Horn	210 MD Park	Yes	Yes	Legal	X	MBE/CBSB
Shipley and Horn	Glenarden	Yes	Yes	Legal	X	MBE/CBSB
B & W Solutions	Glenarden	Yes	Yes	Co. Developer	X	MBE/CBSB
Arel Architects	Glenarden	Yes	Yes	Architecture	X	MBE/CBSB
Shabach! Ministries, Inc.	Glenarden	Yes	Yes	Community Partner		
Henson Development	Suitland	Yes	No	Development advisor		
Soto Architecture	Suitland	No	Yes	Architecture		
Bozzuto Construction	Suitland	No	Yes	Construction	X	CBB
JDC Construction	Suitland	Yes	Yes	Construction Management		
Ben Dyer	Suitland	No	Yes	Civil Engineering	X	CBB
HIP	Fairmont Htg.	No	Yes	Non-profit Developer		
Ben Dyer	Glenarden	No	Yes	Civil Engineering	X	CBB
SharCon Management	Cheverly	No	Yes	Hotel Management		

**Redevelopment Authority Local and MBE Report
As of March 31, 2020**

Lessard Design	Cheverly	No	No	Architecture		
Ben Dyer	Cheverly	No	Yes	Civil Engineering		
Shipley and Horn	Cheverly	Yes	Yes	Legal	X	MBE/CBSB
MBE and Local %		47%	69%			

Redevelopment Authority Local and MBE Report

As of: 30-Mar-20

Developer Contracting:

Project	Contract Amount	Local Contract	Local Percent	MBE Contract	MBE Percent
Studio 3807	\$ 32,114,669	\$ 6,366,810	20%	\$ 6,912,920	22%
The Artisan	\$ 21,876,768	\$ 2,238,334	10%	\$ 5,577,916	25%
Singer Flats	\$ 2,603,639	\$ 784,726	30%	\$ 468,655	18%
Suitland Town Homes	\$ 12,733,100	\$ 6,518,178	51%	\$ 2,060,024	16%
Glenarden Phase 1	\$ 23,257,675	\$ 1,860,614	8%	\$ 6,787,412	29%
Glenarden Phae 2A	\$ 8,554,692	\$ 3,115,619	36%	\$ 2,773,370	32%
Totals	\$ 101,140,543	\$ 20,884,281	21%	\$ 24,580,297	24%



Redevelopment Authority

Making an Impact

Results: Increasing the Tax Base

Studio 3807

Taxes paid at acquisition: \$ 46,827
Taxes paid at completion: \$370,000
Net increase \$323,173

- 7 fold increase

The Artisan

Taxes paid at acquisition: \$ 7,190
Taxes paid at completion: \$240,000 (Est)
Net increase: \$232,810

- 32 fold increase

Results: Increasing the Tax Base

- Towne Square at Suitland Federal Center:
- 240 Town Homes
- Beginning Tax Base: \$0
- Taxes Paid at Completion: \$1,200,000

Results: Increasing property values

- 4511 Rhode Island, 4505 Rhode Island and 4018 Volta Avenue, Brentwood
- These 3 properties sold in 2014 and 2015 for a combined \$3,460,000
- Recently purchased for \$11,500,000
- Three fold increase in value as a result of the completion of Studio 3807 and The Artisan
- Bought by a DC developer for mixed use redevelopment

Prince George's NEWSLETTER

An Independent, BI-Weekly Newsletter on Real Estate Development

Volume 33, Number 1

In Brief...

...Ryan Horne will build out the remainder of 'Carter Creek,' says a new application in the door. The builder is seeking approval for its architecture at the Frank 'Uppert Road' subdivision in Upper Marlboro. Watson is the developer, and Ryan has just over 300 single-family lots, on which work is slated to begin this spring.

...Almost as important as the betting chips, to a casino, are adequate parking and plenty of hotel rooms. With a seven-story parking garage and a 150-room hotel approved last week at the Planning Board, MGM will have both. The two uses are planned for a part of the Relbyway Parcel, so named because it runs alongside I-495, and both are located just south of the casino building.

The garage will park 2,467 cars, and include a pedestrian bridge that will connect to the MGM casino. With a blue tint glass, the hotel will run to eight stories high.

...The future 'Laurel Overlook' is now planned. The City of Laurel OK'd a plan showing 180 townhouse lots as the end of 2019 needed. Strimuttler Conice LLC, an affiliate of Manassas, Va.-based Strimuttler Con., first won transactions of the 32.7-acre tract at 7043 and 7051 Center

January 13, 2020

Arts District Deal Developer Buys Three Properties in Brentwood

Three properties in Brentwood have been sold to a Washington DC-based developer, which is making plans for mixed-use development.

For \$11.5 million, a group legally known as NP 112, LLC acquired 4511 and 4505 Rhode Island Avenue, as well as 4018 Volta Avenue (as NP 114 LLC). The LLC shares a Washington D.C. address with RSH Capital Partners. Through the Volta property is across the street from the Rhode Island Avenue tract, the three tract give the group control of 3.41 acres in all within the county's Arts District.

RSE officials declined to return our phone calls, but the group is reportedly preparing plans that include apartments and co-working spaces, though no specifics are yet available.

4511 Rhode Island is the largest of the three properties. At over two acres, the tract houses Fixtures Plus today in an aging, 42,000 square foot building. 4505 Rhode Island is a half-acre lot improved with a machine shop, while a warehouse of about 47,000 feet occupies the Volta Avenue tract.

The Brentwood properties are located along a stretch of Route 1 that have seen two new apartments built in recent years, both of them by Landstar Development. The Studio 3807 Apartments went up first, while the 84 units at Artisan 4100 are just now beginning leasing. A one-bedroom unit at the Route 1 project runs from \$1,740 per month.

Omar S. Mckeithan at NAI | Michael brokered the three-property transaction.

Chesapeake Lighthouse Adds to Campus

Leonardo da Vinci said that, 'The knowledge of all things is possible.' That's an awful big task, but Chesapeake Lighthouse Foundation is trying to do its part.

With its Chesapeake Mesh and IT - South school, the group continues to grow in the Dower House Road area of Upper Marlboro. Already the owner of two properties there, Chesapeake has now bought 4.05 acres of industrial land. Chesapeake paid seller Rodney Fuller an even \$1 million for the parcel on Fallard

Results: Developer Local and MBE Contracting

Project	Contract Amount	Local Contract	Local Percent	MBE Contract	MBE Percent
Studio 3807	\$ 32,114,669	\$ 6,366,810	20%	\$ 6,912,920	22%
The Artisan	\$ 21,876,768	\$ 2,238,334	10%	\$ 5,577,916	25%
Singer Flats	\$ 2,603,639	\$ 784,726	30%	\$ 468,655	18%
Suitland Town Homes	\$ 23,088,245	\$ 11,196,965	48%	\$ 4,111,949	18%
Glenarden Phase 1	\$ 23,257,675	\$ 1,860,614	8%	\$ 6,787,412	29%
<u>Glenarden Phase 2A</u>	<u>\$ 8,554,692</u>	<u>\$ 3,115,619</u>	<u>36%</u>	<u>\$ 2,773,370</u>	<u>32%</u>
Totals	\$ 111,495,688	\$ 25,563,068	23%	\$ 26,632,222	24%

Direct Contracting Results and Reporting

Statistics:

- Total contracts: \$27,144,575
- MBE Percentage: 46%
- Local Percentage: 84%
- MBE and Local: 35%
- MBE or Local: 94%

Consultants/Contractors:

Contractor	Project	MBE	Local	Amount	Type of Work	Certified (X)	Certification Type
Coher Technical Services	Southland	YES	YES	1,474,762.00	Development Consulting		
Cobler Johnson Romney R6	Southland	YES	YES	844,960.00	Project Management		
Ben Dyer	Southland	NO	YES	410,260.00	Civil Engineering	X	CE
Leppard	Southland	NO	NO	8,515.00	Inventory Management		
Shibley and Horne	Southland	YES	YES	10,000.00	Legal services	X	MBE/CE/LS
Greotech Engineers, Inc.	Southland	YES	YES	5,443,536.00	General Services: various M&T job	X	MBE/LS/CE
Art Display Co.	Southland	YES	NO	332,715.00	Graphic products	X	MBE
Sabin Wang Associates	Southland	YES	NO	68,563.00	IT services	X	MBE
WJ LLC	Southland	YES	YES	600,000.00	Construction		
Blue Source Inc. LLC	Southland	YES	YES	52,575.00	Computer/IT training		
BayView Construction	Southland	YES	NO	5,000,000.00	Construction	X	MBE/LS/CE
M. Mierzen Tipton	Southland	NO	YES	21,102,853.00	Engineering design	X	CE
Bradley Chalgey	Southland	YES	YES	547,292.00	IT services and management	X	CE
Walker Restitugas	Southland	YES	NO	11,144,000.00	Construction	X	MBE
LD Center	Southland	NO	YES	2,100,000.00	Construction		
PMalley Miles	Southland	NO	YES	505,000.00	Construction		
NAV Group International	Southland	YES	YES	11,144,000.00	Construction	X	CE/LS
Peasavita Construction	Southland	YES	YES	1,000,000.00	Construction	X	CE
Coastal Gardens	Southland	YES	NO	1,000,000.00	Construction	X	CE
Modular Training	Southland	YES	YES	1,000,000.00	Construction	X	CE
Peasavita Construction	Southland	YES	YES	1,000,000.00	Construction	X	CE
Coastal Gardens	Southland	YES	NO	500,000.00	Construction	X	CE
Cheney Photo Construction	Southland	YES	NO	1,000,000.00	Construction	X	CE
Comolly Contracting	Southland	YES	NO	1,000,000.00	Construction	X	CE
Mulford	Southland	NO	NO	1,000,000.00	Construction	X	CE
Peasavita Construction	Southland	YES	YES	1,000,000.00	Construction	X	CE
Comolly Contracting	Southland	YES	NO	1,000,000.00	Construction	X	CE