



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

February 1, 2022
9:00 a.m.

Teleconference



Redevelopment Authority
of Prince George's County

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February 1, 2022 - 9:00 a.m.

Teleconference

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
 - Minutes of the January 4, 2022, Board Meeting
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
 1. RESOLUTION 2022-02
 - *A resolution authorizing the Redevelopment Authority of Prince George's County to purchase certain real property known as: 6180 Old Central Ave, Capitol Heights, Maryland 20743*
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
5. FINAL REMARKS FROM THE GENERAL PUBLIC
6. ADJOURNMENT

Next Meeting: March 1, 2022

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

Minutes of the Meeting, February 1, 2022

9:00 am

Teleconference

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

Erma Barron

Michelle Rice

Staff

Stephen Paul

Ernest Williams

Gerald Konohia

Kanika Peterson

Lakeisha Smith

Sheila Roberts

Cheryl Douglas

Andrea Anderson

Ex- Officio Members and Officer

Aspasia Xypolia

General Counsel

Tiffany Releford

Guests

T.R Thompson (County Resident)

Secretary Report

Mr. Harrington called the teleconference meeting to order at 9:00 AM having declared a quorum present. Mr. Harrington addressed the board for any comments on the board minutes for the month of December. A motion to approve the minutes was made by Ms. Earle and seconded by Mr. Bailey, the motion passed.

Treasurer's Report

Accountant Sheila Roberts addressed the board and informed the board the Operating expenses for the month of December was \$234,576.22 which is approximately 35% of the Fiscal Year 2022 (FY2022) annual budget.

Ms. Roberts informed the board that the Capital expenses for the month of December totaled \$264,534.57. She stated that the major expenses were listed under the Non-Defined Projects, which could be misleading since all project expenses are clearly defined. Ms. Robert's informed the board that in the month of December the department reimbursed two of the major subprojects under Countywide Revitalization; both Community Impact Grants (CIG) and the Commercial Property Improvement Program (CPIP). She informed the board that the Redevelopment Authority (RDA) has only spent 1% of the FY22 approved Capital Budget. Ms. Robert's stated that the agency does not anticipate any delays or setbacks in the progress of any of their projects. County Resident, Ms. Thompson addressed the board and asked if there were any affordable housing for Veterans. Mr. Harrington informed Ms. Thompson that public comments will be addressed in public discussion towards the end of the meeting. A motion to approve the treasurer's report was made by Ms. Barron and seconded by Mr. Bailey, the motion passed.

Executive Report

Mr. Paul addressed the board and stated that Resolution 2022-01 would be presented to the board for approval. Mr. Paul informed the board that the Resolution was to authorize the RDA to transfer certain property known as 13701 Laurel Bowie Road, Laurel, Maryland 20707 to the Department of Housing Authority. He stated that the property is currently being used as a parking lot. Mr. Paul informed the board that the Housing Authority plans to make the property a mixed income Affordable Housing development, he stated that the metro stops would remain on the property. Ms. Earle addressed the board and questioned will the Housing Authority be able to meet the goal needed for Affordable Housing. Mr. Paul stated that the RDA and Department of Housing Authority has discussed the criteria needed for Affordable Housing, he informed the board that meetings with the County Executive Office will be conducted as well, and he would follow up with the board accordingly. Mr. Bailey addressed the board and asked if the Housing Authority would be adapting to the same threshold of the RDA for Minority Development Partners criteria. Mr. Paul stated that the County was currently working on standardizing the goals for Minority participation, and that the Housing Authority would be held to the same standards. Deputy Chief Administrator Officer (DCAO) Angie Rodgers addressed the board and stated that discussions of incorporating equity requirement on the criteria will be placed into forthcoming Request for Proposals (RFP). A motion to approve Resolution 2022-01 was made by the board, the motion passed.

Mr. Paul informed the board the FY2023 Budget meeting with the Office of Management Budget (OMB) is ongoing and will take place in the month of January 2022. He stated that the Pepco

Forestville and Cheverly projects were in the selection process for developers. Mr. Harrington questioned the role of the board in making the decisions in the selection process for the developers in both projects, he stated that it would be beneficial to the board to be informed on the final selection on the Developers. General Counsel, Tiffany Releford stated that she would review RDA's by-laws and will follow-up with the board before the next meeting.

Open Discussion:

Prince George's County resident Ms. Thompson addressed the board and asked when Affordable Housing will be available. Mr. Paul stated that the Affordable Housing project Seniors in Townsquare Suitland will be accepting applications online in February 2022. Mr. Harrington informed Ms. Thompson that it would be beneficial for her to join in on the Housing Authority Public meetings that would be addressing upcoming sites and projects for Affordable Housing as well. Meeting adjourned 10:05am.

TREASURER'S REPORT

As of January 27,2021

Operating Budget

January's expenses under the operating budget totaled \$11,117.77 which included invoices from prior months that were received late. The Administrative staff continues to communicate with the vendors to ensure that all invoices are submitted timely.

Capital Improvement Program

As indicated at the last board meeting several the invoices had not been received. For the month of January, the RDA received invoices totaling \$1,628,140.51. The project managers are in communications with all the contractors and sub-contractors to ensure timely billing. As indicated by the numbers in the report construction is the main expenditure. Although the temperature in January has not been kind work continues.

OPERATING BUDGET
(As of January 27 2022)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2022 YTD	Approved FY 2022 Budget	Remaining Budget
Revenue				
491010 Fund Balance ^a				
410300 County Contribution	(11,117.77)	(245,693.99)	673,500.00	427,806.01
Total - Revenue	<u>(11,117.77)</u>	<u>(245,693.99)</u>	<u>673,500.00</u>	<u>427,806.01</u>
Expense				
Board Expense				
511311 Allowances (Stipends)	1,700.00	11,400.00	25,000.00	13,600.00
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00
510811 Conf & Sem Fees				
514103 Awards and Presentation	0.00	81.00	0.00	(81.00)
Total - Board Expense	<u>1,700.00</u>	<u>11,481.00</u>	<u>29,000.00</u>	<u>17,519.00</u>
Operating Expense				
510111 Telephone- Regular Service	68.03	68.03	0.00	0.00
510114 Telephone- Wireless/ Cellphone	925.92	2,068.17	0.00	(2,068.17)
510311 Duplication and Reproduction	0.00	0.00	0.00	0.00
510412 Outside Courier Service	26.82	70.45	0.00	(70.45)
510911 Advertising	0.00	286.00	0.00	(286.00)
511111 Memberships	100.00	450.00	0.00	(450.00)
511519 Other Insurance Premiums	0.00	7,742.00	25,000.00	17,258.00
511702 Catering ^b	0.00	0.00	0.00	0.00
511703 Temporary Clerical/ Administration	0.00	0.00	40,000.00	40,000.00
511704 Professional Service/Legal	1,800.00	14,609.80	90,000.00	75,390.20
511715 Professional Service/ Auditor (annual)	6,000.00	6,000.00	20,000.00	14,000.00
511717 Professional Service Claim	0.00	3,813.40	0.00	(3,813.40)
511720 Fiscal Agent Fees (quarterly)	0.00	0.00	60,000.00	60,000.00
511722 Consultants and Studies	0.00	15,000.00	3,000.00	(12,000.00)
511749 Other General and Administration	0.00	0.00	0.00	0.00
511799 Other Operating Contract Service	497.00	2,862.33	0.00	(2,862.33)
511801 General Office Supplies	0.00	603.96	38,200.00	37,596.04
511808 Printing Charges	0.00	0.00	0.00	0.00
511890 Other Operating Supplies	0.00	370.92	0.00	(370.92)
512604 Strategic Initiatives	0.00	0.00	0.00	0.00
512650 CDBG/HITF Pathway to Purchase Operating Support ^c	0.00	180,267.93	361,300.00	181,032.07
514102 Meals & Miscellaneous Reimbursement	0.00	0.00	0.00	0.00
514103 Awards and Presentation	0.00	0.00	0.00	0.00
512310 Office Equipment Rental/Lease	0.00	0.00	7,000.00	7,000.00
Total - RDA Operating Expense	<u>9,417.77</u>	<u>234,212.99</u>	<u>644,500.00</u>	<u>410,287.01</u>
Total Expense	<u>11,117.77</u>	<u>245,693.99</u>	<u>673,500.00</u>	<u>427,806.01</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

The negative amount listed in the revenue section represents the expenses for the month to be deducted from the total revenue at the point and time of the reports.

In FY 2022 you will not see entries listed from sales and other miscellaneous income received in the revenue section unless it has been included in the authorized spending authority for the fiscal year. All miscellaneous income received will be indicated in the notes section to track any funds received.

^aThe Fund Balance is the carryover of unspent funds from the previous Fiscal Year. At this time the we do not have the approved and verified amount to carryforward for the operating account.

^b Operating expense Catering line item includes functions such as staff retreats, farewell luncheons and the annual holiday party. Depending on the state of the pandemic this may or may not be expended for the intended purpose. Funds may be used for other staff incentives.

^c Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs are updated through December.

CAPITAL BUDGET SUMMARY
(As of January 27, 2022)

Revenue and Expenditure Categories with Accounting Code	January	Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue					
491010 Fund Balance ^a		(54,473.58)	(538,122.71)	6,946,240.89	6,408,118.18
499994 Other Project Revenue		(1,573,666.93)	(3,806,085.06)	16,514,000.00	12,707,914.94
Total Revenue^b		(1,628,140.51)	(4,344,207.77)	23,460,240.89	19,116,033.12
Expense					
511722 Consultants and Studies		0.00	0.00	0.00	0.00
527010 Design		7,002.71	139,568.16	500,000.00	1,295,940.26
527110 Land Costs		0.00	0.00	1,935,508.42	1,000,000.00
527123 Outside Appraisals/Legal		0.00	4000.00	0.00	(4,000.00)
527211 Construction		1,489,189.45	2,845,432.42	21,024,732.47	18,169,604.05
527216 Material Test Consultants		0.00	0.00	0.00	0.00
527221 Pepco		0.00	1568.79	0.00	(1,568.79)
527212 Contract Engineering		8,680.00	58,597.08	0.00	(48,901.08)
527227 Landscape/ Beautification		68,794.77	738,118.61	0.00	(738,118.61)
527346 Other Non- Defined Projects		54,473.58	556,922.71	0.00	(556,922.71)
Total Expense		1,628,140.51	4,344,207.77	23,460,240.89	19,116,033.12
REMAINING BUDGET		0.00	0.00	0.00	0.00

Notes:

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ADDISON ROAD
(As of January 27, 2022)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance Carry Forward ^a			935,508.42	935,508.42
499994 Other Project Revenue	(8,670.00)	(74,824.08)	250,000.00	175,175.92
Total Revenue	<u>(8,670.00)</u>	<u>(74,824.08)</u>	<u>1,185,508.42</u>	<u>1,110,684.34</u>
Expense				
527110 Land Costs	0.00	0.00	935,508.42	0.00
527010 Design	0.00	0.00	250,000.00	1,185,508.42
527227 Landscape/Beautification to include Maintenance	(10.00)	28,375.00	0.00	(28,375.00)
527211 Construction	0.00	0.00	0.00	0.00
527212 Contract Engineering	8,680.00	42,449.08	0.00	(42,449.08)
527123 Outside Appraisals/Legal	0.00	4,000.00	0.00	(4,000.00)
527346 Blue Line Façade Program	0.00	0.00	0.00	0.00
527346 Blue Line Façade Program RDA Match	0.00	0.00	0.00	0.00
527346 Fairmount Heights Net Zero Program	0.00	0.00	0.00	0.00
527346 Lyndon Hill Project	0.00	0.00	0.00	0.00
Total Expense	<u>8,670.00</u>	<u>74,824.08</u>	<u>1,185,508.42</u>	<u>1,110,684.34</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

The negative amount listed in the revenue section represents the expenses for the month to be deducted from the total revenue at the point and time of the reports.

^aThe Fund Balance is the carryover of unspent funds from the previous Fiscal Year. The calculation of the fund balance is based on a cumulative amount of all authorized allocations and expenses.

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Correction of -10.00 made under Landscaping and Beautification
Other Miscellaneous revenue deposited in the amount of \$19,067.00.

CHEVERLY
(As of January 27, 2022)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance ^a	0.00	0.00	311,178.23	311,178.23
499994 Other Project Revenue	0.00	(1,485.00)	736,000.00	734,515.00
Total Revenue	0.00	(1,485.00)	1,047,178.23	1,045,693.23
Expense				
527227 Landscape/Beautification to include Maintenance	0.00	1,485.00	0.00	(1,485.00)
527211 Construction	0.00	0.00	1,047,178.23	1,047,178.23
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00
527010 Design	0.00	0.00	0.00	0.00
Total Expense	0.00	1,485.00	1,047,178.23	1,045,693.23
Net Income	0.00	0.00	0.00	0.00

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COUNTYWIDE REVITALIZATION
(As of January 27, 2022)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance ^a	(54,473.58)	(538,122.71)	4,580,675.75	4,042,553.04
499994 Other Project Revenue		(129,145.45)	250,000.00	120,854.55
Total Revenue	<u>(54,473.58)</u>	<u>(667,268.16)</u>	<u>4,830,675.75</u>	<u>4,163,407.59</u>
Expense				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	129,145.45	250,000.00	120,854.55
527211 Construction	0.00	0.00	4,580,675.75	4,580,675.75
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527346 Community Impact Grants	54,473.58	203,463.98	0.00	(203,463.98)
527346 Commercial Property Improvement Program	0.00	334,658.73	0.00	(334,658.73)
527346 Northern Gateway Project	0.00	0.00	0.00	0.00
527346 PEPCO Energy Project	0.00	0.00	0.00	0.00
527346 Purple Line Corridor	0.00	0.00	0.00	0.00
Total Expense	<u>54,473.58</u>	<u>667,268.16</u>	<u>4,830,675.75</u>	<u>4,163,407.59</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

The negative amount listed in the revenue section represents the expenses for the month to be deducted from the total revenue at the point and time of the reports.

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GLENARDEN APARTMENT REDEVELOPMENT
(As of January 27, 2022)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance ^a	0.00	0.00	694,762.62	694,762.62
499994 Other Project Revenue Budget	(587,351.00)	(696,346.15)	6,378,000.00	5,681,653.85
Total Revenue	<u>(587,351.00)</u>	<u>(696,346.15)</u>	<u>7,072,762.62</u>	<u>6,376,416.47</u>
Expense				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	6,642.71	6,642.71	0.00	(6,642.71)
527211 Construction	580,708.29	663,908.69	7,072,762.62	6,399,157.93
527212 Contract Engineering	0.00	10,349.75	0.00	(653.75)
527227 Landscape/ Beautification	0.00	15,445.00	0.00	(15,445.00)
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00
Total Expense	<u>587,351.00</u>	<u>696,346.15</u>	<u>7,072,762.62</u>	<u>6,376,416.47</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

The negative amount listed in the revenue section represents the expenses for the month to be deducted from the total revenue at the point and time of the reports.

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Other Miscellaneous revenue deposited 08/14/2021 Glenarden Partnership Distribution 14,649.75

SUITLAND MANOR
(As of January 27, 2022)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance ^a	0.00	0.00	424,115.87	424,115.87
499994 Other Project Revenue	(977,645.93)	(2,904,284.38)	8,900,000.00	5,995,715.62
Total Revenue	<u>(977,645.93)</u>	<u>(2,904,284.38)</u>	<u>9,324,115.87</u>	<u>6,419,831.49</u>
Expense				
527010 Design	360.00	3,780.00	0.00	(3,780.00)
527110 Land Costs	0.00	0.00	1,000,000.00	1,000,000.00
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527211 Construction/Maintenance	908,481.16	2,181,523.73	8,324,115.87	6,142,592.14
527212 Contract Engineering	0.00	5,798.25	0.00	(5,798.25)
527216 Material Test Consultants	0.00	0.00	0.00	0.00
527221 Pepco	0.00	1,568.79	0.00	(1,568.79)
527227 Landscape/ Beautification	68,804.77	692,813.61	0.00	(692,813.61)
527346 Other Non-defined Project Cost	0.00	18,800.00	0.00	(18,800.00)
Total Expense	<u>977,645.93</u>	<u>2,904,284.38</u>	<u>9,324,115.87</u>	<u>6,419,831.49</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

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The budget line for Suitland is a combination of two (2) wbs accounts one (1) for regular expenses and one (1) for land cost.

A deposited in the amount of \$20,565.00 was receipted in Miscellaneous income for program income.

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

1/1/2022 – 1/31/2022

General

The FY 2021 audit and year end close out is ongoing. The FY 2022 Fiscal Year began July 1, 2021. The FY 2023 budget has been submitted to the Office of Management and Budget (OMB).

Solicitations

The Pepco/Forestville project RFP and the Cheverly hospital site redevelopment RFP were released on July 8, 2021. Proposals were due for the hospital site on September 30, 2021. The Pepco/Forestville RFP due date was extended to October 21, 2021. A development team led by Haverford Homes has been selected for the Pepco/Forestville project. The proposals for the Cheverly hospital site are under review..

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. The grant funds have been received.

Glenarden Phase 2A – 55 Senior Units

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 completed and the units are fully occupied.

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 was the third unsuccessful application for Phase 2B. The development team has restructured Phase 2B to include both 9% LIHTC and 4% financing. Phase 2B/3 now includes 138 affordable units and 20 market rate units. A new application for the 9% tax credits and 4% bond funding was submitted to MD DHCD in September 2020 and the 9% credits have been awarded. This phase is in design.

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. The Phase 4 plan approval process with M-NCPPC has begun. The two blighted apartment buildings along Towne Square Blvd. have been purchased and are in process of being demolished. The lease of 4524 Suitland Road has been finalized and executed. The building is being cleaned up to show prospective tenants.

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 180 sales so far, and more than 200 homeowners are now moved in. The initial 219 lots have been sold.

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 construction phase.

Infrastructure Construction:

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 is in design. Phase 4 has begun the entitlement process.

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, seventy-two (72) loans for \$3,759,306.50 have closed. Total HRAP II expenses are \$774,710.36. So far 90.95%, or \$4,593,389.36 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.

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 6th invoice for \$49,133.61 and has forward the RFP packet to DPIE for payment. This final invoice zero-out the programs budget. Total expenditures to date are \$330,000.

Commercial Property Improvement Grant Program (CPIP)

CPIP AWARDEES AND CURRENT STATUS

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.

Project Update:

2020 CPIP Awardees

Retail Center	Address	Current Status	CCIP Award Amount	Grant Drawn
4410 Powder Mill Road	4410 Powder Mill Road Beltsville, MD	Grant agreement executed	\$108,850	\$100,443.50
Chestnut Hills Shopping Center	10450-10500-10508 Baltimore Ave Beltsville, MD	Grant agreement executed	\$61,670	\$61,670
Garrett Cove LTD Partnership	5001 Garrett Avenue Beltsville, MD	Grant agreement executed	\$87,500	\$78,284
Finmarc Laurel, LLC - German Laurel, LLC - Pike Laurel, LLC	14709 - 14711 - 14713 Baltimore Avenue Laurel, MD	Grant agreement executed	\$231,980	
The Shops at Chillum Road	3100 Queens Chillum Road Hyattsville MD	Grant agreement executed	\$350,000	\$350,000
Marlboro Crossing	5700 Crain Highway Upper Marlboro, MD	Project completed and closed	\$60,000	\$59,200
			\$900,000	\$649,597.50

CCIP 2021 NOFA

There was a total of eight submissions received from the following retail centers for round three. Program funding **\$1Million**. Retail grant request **\$1.5Million**. **Five** out of the **six** retail centers for 2021 were granted extensions due to pricing delays because of the current pandemic has also delayed the execution of their grant agreements.

Retail Center	Address	Current Status	CCIP Award Amount	Grant Drawn
Queens Chapel Town Center	2900 Hamlin Street Hyattsville, MD 20782	Grant agreement executed	295,128	
Steward Village Shopping Center	9701 Fort Meade Road Laurel, MD 20707	Retail Center working on post selection items	\$104,688	
Laurel Shopping Center	910 Fairlawn Avenue Laurel, MD 20707	Grant agreement executed	\$191,675	\$191,675

Crestview Square Shopping Center	6601-6747 Annapolis Road Landover Hills, MD 20784	Grant agreement executed	\$211,032	
St. Barnabas Shopping Plaza	4516-4534 St. Barnabas Road Temple Hills, MD 20748	Retail Center working on post selection items	\$109,688	
St. Barnabas Square	3609 St. Barnabas Road Suitland, MD 20746	Retail Center working on post selection items	\$87,789	Due to prior construction projects, retail center has redrawn from the CPIP program
			1,000,000	

The following two retail center 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
University Place Center LLC	15942 Shady Grove Road	Gaithersburg, MD 20877	-0-
Sargent Road LP	4919 Bethesda Avenue Suite 200	Bethesda, MD 20814	-0-

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. As of October 2021, occupancy was at 95%.
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 a 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 is now open. 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. The RFP process is now complete, and a development team led by Advantage Properties has been selected. The proposal includes 100 market rate residential units, 250 affordable residential units, and up to 15,000 square feet of retail space. The development agreement with Advantage Properties has been finalized and executed and the developer has begun the feasibility analysis.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to May 31, 2022. 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 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.

Lyndon Hill School Site: This property has been transferred to the RDA for redevelopment as part of the Blue Line Corridor project. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects. Two acquisition grants were applied for with Maryland DHCD and \$250,000 has been awarded for each application. A resolution authorizing the additional acquisitions and the development of the site was approved at the July 2021 board meeting.

A second project across Old Central Avenue is now being planned and several parcels would need to be acquired for that project. A resolution is needed to authorize the purchase of those parcels.

Cheverly Property: 5801 and 5809 Annapolis Road

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

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.

LEED

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

Closing

The Project closed in September 2021. The project is now in the entitlement and permitting phase. Construction should begin in 2022.

Cheverly Hospital Site

Planning for the redevelopment of the Cheverly Hospital site has begun and a design team has been retained to come up with concept plans for the site. The concept plans have been used to solicit community input in the design of the site prior to the release of an RFP to select a master developer. The RFP was released on July 8, 2021 and proposals were due September 30, 2021. Proposals were received and are being evaluated by the PAG.

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. Since there has been no movement on the site with the Fire Department, the site is to be transferred to the Housing Authority for the development of a mixed income community.

Pepco/Forestville Development

The RDA is partnering with Pepco on the development of a 32-acre Pepco-owned parcel in Forestville. The University of Maryland is providing architectural, site design and sustainability services to aid in the concept design. 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. A design team has been retained to create a concept plan for the site. An RFP for a master developer was released on July 8, 2021 and the proposal due date was extended to October 21, 2021. A development team led by Haverford homes has been selected.

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) restriction on the site. The first drafts of the re-use concept plans are complete and undergoing review. A series of community meetings are being held.

Community Impact Grant

COMMUNITY IMPACT GRANT UPDATES:

The FY 2022 Community Impact Grant Notice of Funds Available was released to the public Monday, January 24, 2022. There is \$200,000 available to 501C3 organizations for this round of funding. Deadline to apply is February 21, 2022.

Down Payment and Closing Cost Assistance program

The RDA secured \$955,704.65 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	24
Loans being processed	0
Loans clear to close	0
Loans closed	24
Loans sent back	1

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 2150 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$ 201,243.63
County Property Taxes Generated:	\$ 76,541.96
Taxes:	\$ 103,102.05
County Recordation & Transfer	
Remaining Balance as of January 1, 2022:	\$ 945,704.65

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 2022 Project Revenue (Est.)	FY 2022 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,000,000	\$1,000,000 CIP and state grants	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		\$1,400,000 CIP	Community Impact Grants and CPIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$25,000,000	\$735,000	\$736,000 CIP	Hotel site closed 9/3/2021
4809 Suitland Road and 2606 Sunnyside Avenue	7	S. Paul	TBD		0	Sites are being held in inventory.
Glenarden Hills	5	G. Konohia P. Omondi	\$138 million	\$50,000	\$6,378,000 CIP	Construction ongoing
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$4,000,000	\$8,900,000 CIP	Construction ongoing

Beacon Heights/Purple Line Redevelopment	3	G. Konohia P. Omondi	\$120 Million			Pre-developm ent
Total CIP			\$1,031,000,000	\$6,035,000	\$18,414,000	

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
RESOLUTION NO. 2022-02

A resolution authorizing the Redevelopment Authority of Prince George's County to purchase certain real property known as 6180 Old Central Avenue, Capitol Heights, Maryland 20743. Additional authorization for the redevelopment of the Lyndon Hill school site for the purpose of furthering the County's goal of revitalizing the Blue Line Corridor.

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

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

WHEREAS, § 15B-103(a)(1)-(3) of the Prince George's County Code (the "Code") authorizes the Redevelopment Authority to purchase, within the boundary lines of the County, land and property of every kind by purchase, among other methods, and to sell or lease land or property, among other conveyances, for residential, commercial, or industrial development or redevelopment, including but not limited to the comprehensive renovation or rehabilitation thereof; and

WHEREAS, the Redevelopment Authority is currently authorized by § 15B-103(a) of the Code to acquire land or property for the aforementioned purposes for just compensation, as agreed upon by the parties, being first paid or tendered to the party entitled to that compensation; and

WHEREAS, staff has suggested such purchase in light of the current priorities of the Redevelopment Authority and has reviewed the details of the proposed transactions with the Board of Directors; and

WHEREAS, the Redevelopment Authority is currently authorized by § 15B-103(a)(2) of the Code to develop or redevelop, including, but not limited to, the comprehensive renovation or rehabilitation of any land or property acquired by the aforementioned methods; and

WHEREAS, staff has suggested such development in light of the current priorities of the Redevelopment Authority and has reviewed the details of the proposed purchase with the Board of Directors; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to purchase the real property located at 6180 Old Central Avenue, Capitol Heights, Maryland 20743 (“6180 Old Central Avenue”) from The Mission of Love Charities, Incorporated (the “Seller”) and such other adjacent parcels as the Redevelopment Authority may purchase in connection herewith (sometimes collectively referred to herein as the “Parcel”), the price of the purchase of such Parcel not to exceed One Million Six Hundred Thousand and No/100 Dollars (\$1,600,000.00), in accordance with the Code and other applicable laws; and

BE IT FURTHER RESOLVED that the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to pay Eight Hundred Thousand and No/100 Dollars (\$800,000.00) to the Seller in immediately available funds at the closing, which closing shall occur ninety (90) days following the date of execution of the purchase contract or at such earlier date as the parties shall agree; and

BE IT FURTHER RESOLVED that the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to execute at the closing a promissory note in the amount of Eight Hundred Thousand and No/100 Dollars (\$800,000.00), which promissory note shall be payable to the Seller, shall bear no interest, and shall be due in full thirty (30) months after the date of the closing; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to immediately begin the process of negotiating the purchase of the Parcel, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith; and

BE IT FURTHER RESOLVED that the Redevelopment Authority is hereby authorized to develop or redevelop, the aforementioned Parcel and property located at 6180 Old Central Avenue, Capitol Heights, Maryland 20743, which is owned by the Seller for the purpose of facilitating the redevelopment of the Lyndon Hill school site, located at 6181 Central Avenue, Capitol Heights, Maryland 20743, and to further the County’s goals of revitalizing the Blue Line Corridor to become an active multimodal transit hub, complemented by new residential, retail, and entertainment amenities; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to immediately begin the process of negotiating the purchase of the Parcel from the Seller, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to immediately begin the process of redevelopment of the Parcel for the purposes set forth

herein, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith.

SIGNATURE PAGE FOR RESOLUTION

This Resolution shall be effective upon the date of its adoption. Adopted this the 1st day of February 2022.

**REDEVELOPMENT AUTHORITY OF
PRINCE GEORGE'S COUNTY**

David Harrington, Chair

Leon Bailey, Jr., Vice Chair

Ronnette Earle, Member

Erma Barron, Member

Michelle Rice, Member

Alicia Doney, Member

Aspasia Xypolia, Ex-Officio

Angie Rodgers, Ex-Officio Member

Reviewed for Legal Sufficiency

General Counsel