



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

February 2, 2021
9:00 a.m.

Teleconference



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

February 2, 2021 - 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 5, 2021 Board Meeting)
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. REVIEW & VOTING OF RESOLUTIONS: 2021-02 & 2021-03
5. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
6. FINAL REMARKS FROM THE GENERAL PUBLIC
7. ADJOURNMENT

Next Meeting: March 2, 2021

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

Minutes of the Meeting, January 5, 2021

9:00 am

Teleconference

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

John Tabori

Erma Barron

Staff

Ernest Williams

Edren Lewis

Lakeisha Smith

Sheila Roberts

Cheryl Douglas

Ex- Officio Members and Officer

Angie Rodgers

General Counsel

Tiffany Releford

Community Advisory Committee

None

Others

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 January board minutes. A motion to approve the minutes was made by Mr. Tabori and seconded by Ms. Earle, the motion passed.

Treasurer's Report:

Accountant Sheila Roberts addressed the board and stated that the Accounting team is continuously working with the Office of Management and Budget (OMB) along with the Office of Finance to reconcile the financial data related to the projects listed within the Redevelopment Authority's (RDA) portfolio. She stated with the inception of the new County Financial system there were discrepancies on how the information was displayed, Ms. Roberts informed the board that the accounting team is working diligently to make sure that all vendors and contractors are paid in a timely manner.

Ms. Roberts informed the board that the Operating expenses for the month of December 2020 were \$11,582.06. Ms. Roberts informed the board that in comparison to the current Fiscal Year 2020 (FY2020) and December FY 2019 expenses were down by \$31,479.06 which Ms. Roberts contributes to the COVID-19 pandemic.

Ms. Roberts informed the board that the Capital expenses for the month of December 2020 were \$4,259,264.98. The largest expense for the month was the acquisition of the two (2) properties adjacent to the Suitland Towne Center. Ms. Roberts stated that the Capital projects were progressing, and the RDA staff continues to work diligently on several upcoming projects for the residence of Prince George's County. Ms. Roberts informed the board that the FY 2020 and December FY2019 displayed a year to date increase in expenses of 1.8% or a total of \$581,290.22 in project cost. She stated that COVID-19 has not had an impact on the RDA's construction and developmental Projects. Mr. Tabori addressed the board and suggested that the effects and impacts of the COVID-19 on the RDA's projects should be highlighted separately in the treasurer's report. Mr. Harrington suggested to the board that Mr. Tabori and Ms. Roberts work together on the treasurer's report editing and clarifying any issues on the format. A motion to approve the minutes was made by Mr. Tabori and seconded by Ms. Earle, the motion passed.

Executive Report:

Mr. Paul addressed the board and informed the board that the submittals for the Operating and Capital budgets were sent to OMB. He stated that RDA requested \$6 million for RDA's capital projects. Mr. Paul was informed preliminary that the requested amount would not be received, he stated that he would work around the budget to adjust. Mr. Harrington questioned how the budget cuts would affect the RDA's projects. Mr. Paul stated that the costliest projects that would be impacted by the budget restraints would be the Suitland and Glenarden projects. He informed the board RDA's new projects has not been affected by the budget restraints, and funding has already been established for FY2021. Mr. Paul informed the board that he was still waiting to hear back from the State on the DHCD application for the Glenarden Project. Mr. Harrington inquired if there were any implications if the State did not approve the application would it be beneficial to work with the legislative team. Mr. Paul stated the State has already

granted \$1 million to the Glenarden project from the National Economic Development (NED) grant and is aware of Glenarden's project budget needs.

Mr. Paul informed the board that he would like for the RDA to acquire the Suitland property located at: 4524 Suitland Road. He stated he would like for that property to be redeveloped and utilized as an entertainment or retail space. Mr. Paul informed the board that Resolution: 2021-02 would give authorization to the RDA to acquire the property and lease it long-term. Mr. Bailey addressed the board and inquired if there were any potential suitors for the open space. Mr. Paul informed the board that there were potential buyers that the RDA was reviewing with Cober, Johnson and Romney developmental team.

Open Discussion:

Mr. Harrington informed Mr. Paul that he would like to post-pone voting on the Resolution giving the RDA authority to acquire the property located at: 4524 Suitland Road. He stated that he would like to give authorization to Mr. Paul to continue to negotiate and research potential suitors for the property. Ms. Barron stated that she would be interested in Mr. Paul's findings in researching a convenience store suitor that would fit the needs of the community. Meeting adjourned 10:00 am.

TREASURER'S REPORT

January 28, 2021

Operating Budget

Expenses recorded for the month of January 2021 were \$4,118.46. All expenses were within the normal range. Based on the approved budget the RDA has expended 31% of their budget in 7 months of the fiscal year.

Capital Improvement Program

The month of January 2021 expenses totaled \$1,762,011.16. The largest expenses for the month were from construction representing 77% of the monthly expenses. Currently all projects are moving forward. With the last settlement on January 25th the RDA has now sold all the townhouse lots. 219 lots for a total \$13,367,382. The accounting team is working diligently to indicate all sources of funding included in each capital project. We intend to identify all sources soon.

OPERATING BUDGET
(As of January 28,2021)

Revenue and Expenditure Categories with Accounting Code	January Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	4,118.46	84,306.93	2,094,362.85	2,010,055.92	4.03%
410300 County Contribution	0.00	0.00	333,500.00	333,500.00	0.0%
410210 CDBG/HITF - Pathway to Purchase Program	0.00	130,817.79	361,300.00	230,482.21	36.21%
499994 Technical Assistance Fee - HRAP	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee - MNCPPC	0.00	0.00	0.00	0.00	0.0%
480000 Miscellaneous Revenues	0.00	2,581.88	0.00	2,581.88	1.00
Total - Revenue	4,118.46	217,706.60	2,789,162.85	2,576,620.01	7.81%
Expense					
Board Expense					
511311 Allowances (Stipends)	2,100.00	11,700.00	25,000.00	13,300.00	46.8%
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	11,700.00	32,000.00	20,300.00	36.56%
Operating Expense					
510111 Telephone- Regular Service	0.00	147.60	500.00	352.40	29.52%
510114 Telephone- Wireless/ Cellphone	248.79	1,174.06	2,200.00	1,025.94	53.37%
510311 Duplication and Reproduction	0.00	201.23	500.00	298.77	40.25%
510412 Outside Courier Service	191.37	405.85	450.00	44.15	90.19%
510810 Training Cost	0.00	0.00	5,000.00	5,000.00	0.0%
510911 Advertising	527.76	817.76	2,000.00	1,182.24	40.89%
511519 Other Insurance Premiums	0.00	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	927.20	30,000.00	29,072.80	3.09%
511704 Professional Service/Legal ^c	0.00	9,660.00	90,000.00	80,340.00	10.73%
511715 Professional Service/ Auditor (annual)	0.00	6,000.00	20,000.00	14,000.00	30.0%
511720 Fiscal Agent Fees (quarterly)	0.00	15,000.00	60,000.00	45,000.00	25.0%
511722 Consultants and Studies	0.00	18,200.00	23,620.00	5,420.00	77.05%
511749 Other General and Administration	0.00	0.00	14,600.00	14,600.00	0.0%
511799 Other Operating Contract Service	497.00	3,519.40	10,000.00	6,480.60	35.19%
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	553.54	1,458.58	13,000.00	11,541.42	11.22%
512604 Strategic Initiatives	0.00	0.00	250.00	250.00	0.0%
512650 CDBG/HITF Pathway to Purchase Operating Support ^c	0.00	130,817.79	361,300.00	230,482.21	36.21%
514103 Awards and Presentation	0.00	0.00	200.00	200.00	0.0%
527211 Construction (Other Expenses Ofc. Related)	0.00	1,561.25	1,561.25	0.00	100.0%
Total - RDA Operating Expense	2,018.46	203,424.72	664,341.25	460,916.53	30.62%
Total Expense	4,118.46	215,124.72	696,341.25	481,216.53	30.89%
Net Income	0.00	2,581.88	2,092,821.60	2,095,403.48	-23.09%

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 for CIP that have been applied to the operating account . Once all reconciliation for 2020 has been completed by the Office of Finance this beginning fund balance could change.

^b Operating expense Catering line item includes functions such as staff retreats, farewell luncheons and the annual holiday party. Due to the pandemic none of these expenses have occurred.

^c Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs are reflected as recorded in payroll system through 11/07/202

CAPITAL BUDGET
(As of January 28,2021)

Revenue and Expenditure Categories with Accounting Code	January	Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue						
491010 Fund Balance ^a		1,026,736.16	6,710,255.67	15,259,872.72	8,549,617.05	44%
410300 County Contribution (PAYGO)		0.00	0.00	1,189,000.00	1,189,000.00	0%
410110 State Grants		0.00	0.00	1,250,000.00	1,250,000.00	0%
480140 Property Sales		607,205.00	3,664,115.00	7,961,000.00	4,296,885.00	46%
499994 Other Project Revenue		75,000.00	432,771.98	6,558,000.00	6,125,228.02	7%
480290 Miscellaneous Revenue		53070.00	287,692.75	340,000.00	52,307.25	85%
Total Revenue^b		1,762,011.16	11,094,835.40	32,557,872.72	21,463,037.32	181%
Expense						
511722 Consultants and Studies		10,626.00	15,026.00	230,000.00	214,974.00	7%
511751 Security ^c		61,897.50	61,897.50	300,000.00	238,102.50	21%
527010 Design		239,211.50	737,922.00	1,050,000.00	312,078.00	70%
527110 Land Costs		0.00	2,946,614.13	3,884,218.04	937,603.91	76%
527123 Outside Appraisals/Legal		0.00	0.00	125,000.00	125,000.00	0%
527211 Construction		1,360,667.71	4,695,107.75	17,024,331.68	12,329,223.93	28%
527216 Material Test Consultants		0.00	44,679.00	500,000.00	455,321.00	9%
527221 Pepco		511.20	1,348.09	5,000.00	3,651.91	27%
527212 Contract Engineering		14,097.25	353,198.11	730,000.00	376,801.89	48%
527227 Landscape/ Beautification		0.00	427,614.09	3,076,000.00	2,648,385.91	14%
527346 Other Non- Defined Projects		75,000.00	425,176.98	5,633,323.00	5,208,146.02	8%
Total Expense		1,762,011.16	9,708,583.65	32,557,872.72	22,849,289.07	300%
Net Income		0.00	1,386,251.75	-	(1,386,251.75)	-119%

Notes:

a In collaboration with the Office of Management and Budget the Fund Balance dilemma has been resolved to the best of our ability. All funding is listed is accessible for FY21.

^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 January 28 ,2021)

Revenue and Expenditure Categories with Accounting Code	January	Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue						
491010 Fund Balance ^a		1,820.00	43,902.47	614,072.91	570,170.44	7.15%
410300 County Contribution (PAYGO)		0.00	0.00	500,000.00	500,000.00	0.0%
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	0.00	0.00	0.0%
499994 Lyndon Hill Project		0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue		0.00	0.00	450,000.00	450,000.00	0.0%
480290 Miscellaneous Revenue		0.00	0.00	0.00	0.00	0.0%
Total Revenue		1,820.00	43,902.47	1,614,072.91	1,570,170.44	2.72%
Expense						
527110 Land Costs		0.00	0.00	937,603.91	937,603.91	0.0%
527227 Landscape/Beautification to include Maintenance		0.00	12,604.00	18,000.00	5,396.00	70.02%
527211 Construction			0.00	485,146.00	485,146.00	0.0%
527212 Contract Engineering		1,820.00	28,398.47	30,000.00	1,601.53	94.66%
527346 Blue Line Façade Program		0.00	0.00	14,396.00	14,396.00	0.0%
527346 Blue Line Façade Program RDA Match ^b		0.00	0.00	14,000.00	14,000.00	0.0%
527346 Fairmount Heights Net Zero Program ^c		0.00	0.00	14,927.00	14,927.00	0.0%
527346 Lyndon Hill Project		0.00	2,900.00	100,000.00	97,100.00	
Total Expense		1,820.00	43,902.47	1,614,072.91	1,570,170.44	2.72%
Net Income		0.00	0.00	0.00	0.00	0.0%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^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. Revenue reported under PAYGO is slated for this program.

CHEVERLY
(As of January 28, 2021)

Revenue and Expenditure Categories with Accounting Code	January	Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue						
491010 Fund Balance ^a		0.00	495.00	738.23	243.23	67.05%
410300 County Contribution (PAYGO)		0.00	0.00	0.00	0.00	0.0%
410110 State Grants		0.00	0.00	200,000.00	200,000.00	0.0%
480140 Property Sales		0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue		0.00	495.00	208,000.00	207,505.00	0.24%
480290 Miscellaneous Revenue		0.00	0.00	0.00	0.00	
Total Revenue		0.00	990.00	408,738.23	407,748.23	67.29%
Expense						
527227 Landscape/ Beautification		0.00	990.00	8,000.00	7,010.00	12.38%
527211 Construction		0.00	0.00	200,738.23	200,738.23	0.0%
527346 Other Non- Defined Projects		0.00	0.00	200,000.00	200,000.00	0.0%
Total Expense		0.00	990.00	408,738.23	407,748.23	0.24%
Net Income		0.00	0.00	0.00	0.00	67.048%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

- A 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 January 28 2021)

Revenue and Expenditure Categories with Accounting Code	January	Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue						
491010 Fund Balance ^a		10,626.00	15,026.00	2,056,248.34	2,041,222.34	0.73%
410300 County Contribution (PAYGO)		0.00	0.00	0.00	0.00	0.0%
410110 State Grants		0.00	0.00	0.00	0.00	0.0%
480140 Property Sales		0.00	0.00	0.00	0.00	0.0%
499994 Community Impact Grants		0.00	4,171.23	400,000.00	395,828.77	1.04%
499994 Commercial Property Improvement Program		75,000.00	418,105.75	600,000.00	181,894.25	69.68%
499994 Northern Gateway Project		0.00	0.00	0.00	0.00	0.0%
499994 PEPCO Energy Project		0.00	0.00	25,000.00	25,000.00	0.0%
499994 Purple Line Corridor ^b		0.00	10,000.00	0.00	(10,000.00)	100.0%
480290 Miscellaneous Revenue		0.00	0.00	0.00	0.00	
Total Revenue		85,626.00	447,302.98	3,081,248.34	2,633,945.36	14.52%
Expense						
511722 Consultants and Studies		10,626.00	15,026.00	210,000.00	194,974.00	7.16%
527010 Design		0.00	0.00	25,000.00	25,000.00	0.0%
527211 Construction		0.00	0.00	1,856,248.34	1,856,248.34	0.0%
527123 Outside Appraisals/Legal ^c		0.00	0.00	100,000.00	100,000.00	0.0%
527346 Community Impact Grants		0.00	4,171.23	210,000.00	205,828.77	1.99%
527346 Commercial Property Improvement Program		75,000.00	418,105.75	600,000.00	181,894.25	69.68%
527346 Northern Gateway Project		0.00	0.00	0.00	0.00	0.0%
527346 PEPCO Energy Project		0.00	0.00	0.00	0.00	0.0%
527346 Purple Line Corridor		0.00	0.00	80,000.00	80,000.00	0.0%
Total Expense		85,626.00	437,302.98	3,081,248.34	2,643,945.36	14.19%
Net Income		0.00	10,000.00	0.00	(10,000.00)	100.0%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^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.

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

GLENARDEN APARTMENT REDEVELOPMENT
(As of January 28,2021)

Revenue and Expenditure Categories with Accounting Code	January	Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue						
491010 Fund Balance ^a	416,650.19		1,493,235.27	5,683,517.12	4,190,281.85	26.27%
410300 County Contribution (PAYGO)	0.00		0.00	689,000.00	689,000.00	0.0%
410110 State Grants	0.00		0.00	1,000,000.00	1,000,000.00	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	3,350,000.00	3,350,000.00	0.0%
480290 Miscellaneous Revenue ^d	53,070.00		127,866.75	140,000.00	12,133.25	91.33%
Total Revenue	469,720.19		1,621,102.02	14,823,517.12	13,202,415.10	10.94%
Expense						
511722 Consultants and Studies	0.00		0.00	20,000.00	20,000.00	0.0%
527010 Design	0.00		4,104.50	100,000.00	95,895.50	4.11%
527211 Construction	457,442.94		1,216,011.13	9,553,517.12	8,337,505.99	12.73%
527212 Contract Engineering	12,277.25		324,799.64	700,000.00	375,200.36	46.4%
527227 Landscape/ Beautification	0.00		1,390.00	50,000.00	48,610.00	2.78%
527346 Other Non- Defined Projects	0.00		0.00	4,400,000.00	4,400,000.00	0.0%
Total Expense	469,720.19		1,546,305.27	14,823,517.12	13,277,211.85	10.43%
Net Income	0.00		74,796.75	0.00	(74,796.75)	0.51%

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

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

^c Other Project Revenue represents the anticipated amount receivable.

^d Miscellaneous Revenue consist of \$127,866.75 from Developer fees

SUITLAND MANOR
(As of January 28,2021)

Revenue and Expenditure Categories with Accounting Code	January	Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue						
491010 Fund Balance ^a		597,639.97	5,157,596.93	6,905,296.12	1,747,699.19	74.69%
410300 County Contribution (PAYGO)		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		607,205.00	3,664,115.00	4,000,000.00	335,885.00	91.6%
499994 Other Project Revenue		0.00	0.00	1,525,000.00	1,525,000.00	0.0%
480290 Miscellaneous Revenue ^c		0.00	159,826.00	200,000.00	40,174.00	79.91%
Total Revenue		<u>1,204,844.97</u>	<u>8,981,537.93</u>	<u>12,630,296.12</u>	<u>3,648,758.19</u>	<u>71.11%</u>
Expense						
511751 Security		61,897.50	61,897.50	300,000.00	238,102.50	20.63%
527010 Design		239,211.50	733,817.50	925,000.00	191,182.50	79.33%
527110 Land Costs		0.00	2,946,614.13	2,946,614.13	0.00	100.0%
527123 Outside Appraisals/Legal		0.00	0.00	25,000.00	25,000.00	0.0%
527211 Construction/Maintenance		903,224.77	3,479,096.62	4,928,681.99	1,449,585.37	70.59%
527216 Material Test Consultants		0.00	44,679.00	500,000.00	455,321.00	8.94%
527221 Pepco		511.20	1,348.09	5,000.00	3,651.91	26.96%
527227 Landscape/ Beautification		0.00	412,630.09	3,000,000.00	2,587,369.91	13.75%
Total Expense		<u>1,204,844.97</u>	<u>7,680,082.93</u>	<u>12,630,296.12</u>	<u>4,950,213.19</u>	<u>60.81%</u>
Net Income		<u>0.00</u>	<u>1,301,455.00</u>	<u>0.00</u>	<u>(1,301,455.00)</u>	<u>10%</u>

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures per the Office of Management and Budget .

^bSale Proceeds from remaining townhouse lots at Suitland Town Center site (projected total revenue is \$4 million in 2021). For FY21 (65)Town House lots sold for \$3,664,115.00

^c Miscellaneous Revenue is anticipated from several sources. The RDA receipted \$159,826.00 from WSSC-SDC Credits.

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

1/1/2021 – 1/31/2021

General

The FY 2020 financial audit is underway. The FY 2022 budget season has begun, and the operating and capital budgets have been submitted to OMB. Budget meetings will begin in January.

Solicitations

No new solicitations issued.

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.

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 completed and leasing has started.

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.

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. Negotiations have begun on purchasing 4524 Suitland Road.

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 150 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.

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, sixty-one (61) loans for \$3,181,140.03 have closed. Total HRAP II expenses are \$632,603.91. So far 79.11%, or \$3,813,743.94 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>County council approved retail center to move forward and apply for their permit for the pylon sign.</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	\$343,134	<i>Project completed</i>	\$343,134
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 completed</i>	\$75,000
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	<i>Project completed</i>	\$350,000
Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$0	<i>Funding reprogramed to Largo Town Center project.</i>	\$0
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	<i>Project completed</i>	\$50,000

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).

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:

The following retail centers have executed grant agreements: 4410 Powder Mill Road, Chestnut Hills Shopping Center, Garrett Cove LTD Partnership and The Shops at Chillum Road. The remaining two retail centers, Finmarc Laurel and Marlboro Crossing should be closing the loop on their post selection items by mid-February 2021.

2020 CPIP Awardees

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

CPIP 2021 NOFA

Submission packages for round 3 of CPIP funding are due by February 17, 2021 at 3:00pm.

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 for warded 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 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. 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 proposal includes 100 market rate residential units, 250 affordable residential units, and up to 15,000 square feet of retail space. The development agreement is being negotiated.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to December 31, 2020. The Architect is designing the buildings for permit submission. The developer is exploring financing options including using Fannie Mae backed financing and restructuring the multi-family buildings to be 51% workforce housing and 49% market rate units.

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. An acquisition grant has been applied for with Maryland DHCD.

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 December 31, 2020 to determine progress in obtaining the necessary approvals.

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 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 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 will be released in 2021.

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.

COMMUNITY IMPACT GRANT

2016

No update

2018

No update.

2019

No update

2020

I will meet with Windmill Square Condominiums Board of Directors Thursday, November 12th, 2020. After which, all grant agreements have been executed, project work can commence.

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	20
Loans being processed	1
Loans clear to close	0
Loans closed	18
Loans sent back	1

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 225 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans: \$171,243.63
County Property Taxes Generated: \$ 57,949.79
County Recordation & Transfer Taxes: \$ 66,154.45

Remaining Balance as of February 1, 2021: \$242,119.95

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 OF PRINCE GEORGE'S COUNTY
RESOLUTION NO. 2021-02

A resolution authorizing the Redevelopment Authority of Prince George's County to purchase or lease real property known as 4524 Suitland Road, Suitland, Maryland.

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

WHEREAS, the Charter of the Redevelopment Authority was approved by the 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") authorize the Redevelopment Authority to acquire, within the boundary lines of the County, land and property of every kind by purchase, among other methods, and to 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(b) of the Code to take land or property for the aforementioned purposes with 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 or lease 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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to purchase or lease the real property located at 4524 Suitland Road, Suitland, Maryland 20746 (the "Property") in accordance with the Code and other applicable laws; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to immediately begin the process of negotiating the acquisition or lease of the Property, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith, including but not limited to a buy out or lease of the convenience store lease recently entered into by the existing property owner.

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SIGNATURE PAGE FOR RESOLUTION

This Resolution shall be effective upon the date of its adoption. Adopted this the 2nd day of February 2021.

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

David Harrington, Chair

Leon Bailey, Jr., Vice Chair

Ronnette Earle, Member

Erma Barron, Member

John Tabori, Member

Angie Rodgers, Ex-Officio Member

Reviewed for Legal Sufficiency

General Counsel