



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

May 4, 2021
9:00 a.m.

Teleconference



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AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
 - Minutes of the April 6, 2021 Board Meeting
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
 - Presentation on the Prince George's County Regional Hospital Site – Concept Plan Presentation
 - Presentation on the Pepco Forestville Project
4. REVIEW & VOTE ON RESOLUTION 2021-02
5. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
6. FINAL REMARKS FROM THE GENERAL PUBLIC
7. ADJOURNMENT

Next Meeting: June 8, 2021

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

Minutes of the Meeting, April 6, 2021

9:00 am

Teleconference

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

Erma Barron

John Tabori

Staff

Ernest Williams

Edren Lewis

Lakeisha Smith

Sheila Roberts

Cheryl Douglas

Andrea Anderson

Gerald Konohia

Kanika Peterson

Ex- Officio Members and Officer

Angie Rodgers

Aspasia Xypolia

General Counsel

Tiffany Releford

Others

Staff of Maryland National Park & Planning & Presenters of the Glenn Dale Hospital Campus Plan Concepts)

Sonja Ewing, Maryland National Park & Planning

Rosalyn Clemens RDA Consultant

Kathy Consoli, Maryland National Park & Planning

Dave Vos, Alexander Company

Bill Tyler, Maryland National Park & Planning

Alvin McNeal, Maryland National Park & Planning

Bridget Stesney, Maryland National Park & Planning

Glenn Dale Presentation Overview

Presenter Dave Vos from the Alexander Company and Sonja Ewing from Maryland National Park & Planning presented to the board the Glenn Dale Hospital Project Master Plan Concept. Mr. Vos informed the board of the diverse affordable housing options and senior/independent housing plans. Ms. Ewing presented to the board the Maryland National Capital Park and Planning Commission (M-NCPPC) Initiatives Underway: Glenn Dale Community Center, and WB&A Trail & Splash Park. Mr. Vos informed the board that the community members of Glenn Dale suggested that the Glenn Dale site includes: Greenhouse and Community Gardens, vendor spaces for artists, amphitheater, and recreation facilities. The staff of M-NCPPC and developers of the Glenn Dale project informed the board that they are currently working with the community to develop concepts for the Community's needs. Mr. Harrington commented on the developmental progress of the Glenn Dale area and stated that he looks forward to hearing more updates from Ms. Ewing and Mr. Vos on the Glenn Dale project.

Secretary Report

Amended February Minutes

Mr. Harrington called the teleconference meeting to order at 9:05 AM having declared a quorum present. Mr. Harrington addressed the board for any comments on the amended board minutes for the month of February. A motion to approve the minutes was made by Mr. Tabori and seconded by Mr. Bailey the motion passed.

March Minutes

Mr. Harrington addressed the board for any comments on the board minutes for March. 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 informed the board the expenses recorded for the month of March 2021 totaled \$1,973,06. She stated that there were no anomalies in the operating budget, and everything remains within normal range.

Ms. Roberts informed the board the Capital Improvement Program (CIP) expenses for the month of March 2021 totaled \$1,176,365.93. She stated the largest expense for the month was from construction representing 78% of the monthly expenses. Mr. Harrington addressed the board for any comments. Ms. Earle inquired if there were any deficits in the CIP budget that the board should be informed of. Mr. Paul stated there were adjustments made to the Suitland Capital Budget. He informed the board that the accounting department is working with the Office of Finance and the Office of Management and Budget to resolve any issues with the budget and the CIP expenses. A motion to approve the treasurer's report was made by Mr. Tabori and seconded by Ms. Earle the motion passed.

Executive Report

Mr. Paul addressed the board and stated that the Redevelopment Authority (RDA) would be participating in the County's Grand Slam event that is scheduled for mid to late May 2021. He stated that the event is a consolidation of procurement and real estate development opportunities for various agencies in the County. He informed the board that the Cheverly Hospital and Pepco project would be presented and discussed in the Grand Slam event.

Mr. Paul stated that he would like to discuss in detail the Cheverly and Pepco projects in the next board meeting. Ms. Barron addressed the board and stated that she would like more information and registration on the Grand Slam Event. Mr. Paul informed the board that the date has not yet been set. He stated that once that information is available, he would provide the details to the board.

Mr. Paul informed the board that he would like for the board to review Resolution 2021-02. He stated that the resolution authorizes the RDA of Prince George's County to acquire four parcels of land, approximately thirty-two acres of real property located in District Heights, Maryland. Mr. Harrington addressed the board and stated that he would like to have a discussion on the RDA's upcoming projects, and how these projects impact the economy and provide opportunities for local businesses. Meeting adjourned 11:15am

TREASURER'S REPORT

April 29, 2021

Operating Budget

Expenses recorded for the month of April 2021 were \$29,903.40. There were no anomalies in this month's expenses everything remains within the normal range. April marks the tenth (10th) month of the fiscal year. My plan is to work with the staff to ensure that all invoicing is current.

Capital Improvement Program

The month of March 2021 expenses totaled \$1,307,509.64. The largest expense again this month was from construction representing 70% of the monthly expenses. At this time, my plan is to make sure that all the contractors/vendors are current with all their billing to ensure that all invoices will be paid in the proper fiscal year.

This is the time of the year when Finance starts to reconcile the expenditure and the timing of each so that it is represented in the appropriate fiscal year. The reports are subject to change as a result of this information.

In both the Operating and Capital accounts the information of revenue received will also be reconciled to allow for the correct posting of all receipts. This will include any grant income received. Stay tuned for changes in the presentation of the reports to come.

OPERATING BUDGET
(As of April 29, 2021)

Revenue and Expenditure Categories with Accounting Code	April Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	29,903.40	118,406.17	2,094,362.85	1,975,956.68	5.65%
410300 County Contribution	0.00	0.00	333,500.00	333,500.00	0.0%
410210 CDBG/HITF - Pathway to Purchase Program	0.00	225,639.00	361,300.00	135,661.00	62.45%
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	100%
Total - Revenue	29,903.40	346,627.05	2,789,162.85	2,447,699.56	12.43%
Expense					
Board Expense					
511311 Allowances (Stipends)	2,100.00	17,500.00	25,000.00	7,500.00	70.0%
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	17,500.00	32,000.00	14,500.00	54.69%
Operating Expense					
510111 Telephone- Regular Service	0.00	167.93	500.00	332.07	33.59%
510114 Telephone- Wireless/ Cellphone	0.00	2,053.81	2,200.00	146.19	93.36%
510311 Duplication and Reproduction	0.00	201.23	500.00	298.77	40.25%
510412 Outside Courier Service	10.91	437.79	450.00	12.21	97.29%
510810 Training Cost	0.00	0.00	5,000.00	5,000.00	0.0%
510911 Advertising	0.00	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	29,300.00	28,372.80	3.17%
511704 Professional Service/Legal ^f	630.00	10,290.00	90,000.00	79,710.00	11.43%
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	0.00	3,022.40	10,000.00	6,977.60	30.22%
511801 General Office Supplies	0.00	0.00	3,000.00	3,000.00	0.0%
511808 Printing Charges	0.00	240.22	160.00	(80.22)	150.14%
511890 Other Operating Supplies	79.98	2,213.48	13,000.00	10,786.52	17.03%
512604 Strategic Initiatives	0.00	0.00	250.00	250.00	0.0%
512650 CDBG/HITF Pathway to Purchase Operating Support ^c	27,082.51	252,721.51	361,300.00	108,578.49	69.95%
514102 Meals & Miscellaneous Reimbursement	0.00	697.84	700.00	2.16	99.69%
514103 Awards and Presentation	0.00	0.00	200.00	200.00	0.0%
527211 Construction (Other Expenses Ofc. Related) ^d	0.00	0.00	1,561.25	1,561.25	0.0%
Total - RDA Operating Expense	27,803.40	326,525.17	664,341.25	337,816.08	49.15%
Total Expense	29,903.40	344,025.17	696,341.25	352,316.08	49.41%
Net Income	0.00	2,601.88	2,092,821.60	2,095,383.48	-36.98%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^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 not updated due to the allocation of services.

^d The subtraction from the operating account was to move the expense to the correct account.

CAPITAL BUDGET SUMMARY
(As of April 29,2021)

Revenue and Expenditure Categories with Accounting Code	April Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	975,029.93	9,204,914.84	15,259,872.72	6,054,957.88	60%
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	177,450.21	4,271,320.00	7,961,000.00	3,689,680.00	54%
499994 Other Project Revenue	155,029.50	1,059,524.48	6,558,000.00	5,498,475.52	16%
480290 Miscellaneous Revenue	0.00	287,692.75	340,000.00	52,307.25	85%
Total Revenue^b	1,307,509.64	14,823,452.07	32,557,872.72	17,734,420.65	46%
Expense					
511722 Consultants and Studies	0.00	4,400.00	45,000.00	40,600.00	10%
511751 Security ^c	0.00	61,897.50	300,000.00	238,102.50	21%
527010 Design	133,397.23	983,202.96	1,339,000.00	355,797.04	73%
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	915,515.48	7,087,423.37	16,024,331.68	8,936,908.31	44%
527216 Material Test Consultants	-	50,879.00	500,000.00	449,121.00	10%
527221 Pepco	665.71	2,669.51	5,000.00	2,330.49	53%
527212 Contract Engineering	-	106,077.55	730,000.00	623,922.45	15%
527227 Landscape/ Beautification	220,551.22	869,976.53	3,072,000.00	2,202,023.47	28%
527346 Other Non- Defined Projects	37,380.00	894,304.98	6,533,323.00	5,639,018.02	14%
Total Expense	1,307,509.64	13,007,445.53	32,557,872.72	19,550,427.19	40%
Net Income	0.00	1,816,006.54	-	(1,816,006.54)	6%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^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.

^b Includes 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 April 29,2021)

Revenue and Expenditure Categories with Accounting Code	April Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	3,015.00	43,808.00	614,072.91	570,264.91	7.13%
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	3,015.00	43,808.00	1,614,072.91	1,570,264.91	2.71%
Expense					
527110 Land Costs	0.00	0.00	937,603.91	937,603.91	0.0%
527227 Landscape/Beautification to include Maintenance	3,015.00	20,219.00	18,000.00	(2,219.00)	112.33%
527211 Construction	0.00	(685.00)	485,146.00	485,831.00	(0.14%)
527212 Contract Engineering	0.00	24,274.00	30,000.00	5,726.00	80.91%
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	0.00	100,000.00	100,000.00	0.0%
Total Expense	3,015.00	43,808.00	1,614,072.91	1,570,264.91	2.71%
Net Income	0.00	0.00	0.00	0.00	0.0%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^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 April 29,2021)

Revenue and Expenditure Categories with Accounting Code	April 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	57,009.50	94,579.50	208,000.00	113,420.50	45.47%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	57,009.50	95,074.50	408,738.23	313,663.73	112.52%
Expense					
527227 Landscape/ Beautification	0.00	990.00	4,000.00	3,010.00	24.75%
527211 Construction	0.00	0.00	200,738.23	200,738.23	0.0%
527346 Other Non- Defined Projects	0.00	0.00	100,000.00	100,000.00	0.0%
527010 Design	57,009.50	94,084.50	104,000.00	9,915.50	90.47%
Total Expense	57,009.50	95,074.50	408,738.23	313,663.73	23.26%
Net Income	0.00	0.00	0.00	0.00	89.263%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^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
(As of April 29 ,2021)

Revenue and Expenditure Categories with Accounting Code	April Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	63,731.00	2,056,248.34	1,992,517.34	3.1%
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	37,380.00	125,849.23	200,000.00	74,150.77	62.93%
499994 Commercial Property Improvement Program	0.00	768,455.75	800,000.00	31,544.25	96.06%
499994 Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
499994 PEPCO Energy Project	60,640.00	60,640.00	25,000.00	(35,640.00)	242.56%
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	0.0%
Total Revenue	98,020.00	1,028,675.98	3,081,248.34	2,052,572.36	33.39%
Expense					
511722 Consultants and Studies	0.00	4,400.00	25,000.00	20,600.00	17.6%
527010 Design	60,640.00	119,971.00	210,000.00	90,029.00	57.13%
527211 Construction	0.00	0.00	856,248.34	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	37,380.00	125,849.23	210,000.00	84,150.77	59.93%
527346 Commercial Property Improvement Program	0.00	768,455.75	1,600,000.00	831,544.25	48.03%
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	98,020.00	1,018,675.98	3,081,248.34	2,062,572.36	33.06%
Net Income	0.00	10,000.00	0.00	(10,000.00)	100.0%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^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 April 29, 2021)

Revenue and Expenditure Categories with Accounting Code	April Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	137,484.44	2,191,584.72	5,683,517.12	3,491,932.40	38.56%
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	0.00	127,866.75	140,000.00	12,133.25	91.33%
Total Revenue	137,484.44	2,319,451.47	14,823,517.12	12,504,065.65	15.65%
Expense					
511722 Consultants and Studies	0.00	0.00	20,000.00	20,000.00	0.0%
527010 Design	5,760.00	15,354.50	100,000.00	84,645.50	15.36%
527211 Construction	131,724.44	2,146,106.67	9,553,517.12	7,407,410.45	22.46%
527212 Contract Engineering	0.00	81,803.55	700,000.00	618,196.45	11.69%
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	137,484.44	2,244,654.72	14,823,517.12	12,578,862.40	15.14%
Net Income	0.00	74,796.75	0.00	(74,796.75)	0.5%

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^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 April 29, 2021)

Revenue and Expenditure Categories with Accounting Code	April Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	834,530.49	6,905,296.12	6,905,296.12	0.00	100.0%
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	177,450.21	4,271,320.00	4,000,000.00	(271,320.00)	106.78%
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	1,011,980.70	11,336,442.12	12,630,296.12	1,293,854.00	89.76%
Expense					
511751 Security	0.00	61,897.50	300,000.00	238,102.50	20.63%
527010 Design	9,987.73	753,792.96	925,000.00	171,207.04	81.49%
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	783,791.04	4,942,001.70	4,928,681.99	(13,319.71)	100.27%
527216 Material Test Consultants	0.00	50,879.00	500,000.00	449,121.00	10.18%
527221 Pepco	665.71	2,669.51	5,000.00	2,330.49	53.39%
527227 Landscape/ Beautification	217,536.22	847,377.53	3,000,000.00	2,152,622.47	28.25%
Total Expense	1,011,980.70	9,605,232.33	12,630,296.12	3,025,063.79	76.05%
Net Income	0.00	1,731,209.79	0.00	(1,731,209.79)	14%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^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). This report may not represent the actual receipt of revenue due to adjustments.

^c Miscellaneous Revenue is anticipated from several sources. The RDA has received \$159,826.00 from WSSC-SDC Credits. (An additional \$178,150 has been received and is pending receipt in the system).

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

4/1/2021 – 4/30/2021

General

The FY 2020 financial audit is complete. The FY 2022 budget season is nearly complete with the county council approval as the last step.

Solicitations

An invitation for bids has been released for the demolition of the two multi-family buildings purchased on Towne Square Boulevard last Fall.

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. 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 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 and the 9% credits have been awarded.

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 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. 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, sixty-five (65) loans for \$3,417,042.48 have closed. Total HRAP II expenses are \$695,392.70. So far 85.67%, or \$4,327,011.22 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

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>Grant award recapture. Funds will be reprogrammed to FYI 2022 budget.</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 May 2021, due to permits being held up at DPIE.

2020 CPIP Awardees

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

CPPI 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**.

Retail Center	Address	City, State	Zip code
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University Center Place	1500-1502 University Blvd	Hyattsville, MD	20873
St. Barnasbas Square	3609 St. Barnasbas Road	Suitland, MD	20746
Queens Chapel Town Center	2900 Hamilton Street	Hyattsville, MD	20781
Laurel Shopping Center	910 Fairlawn Avenue	Laurel, MD	20707
Sargent Center	5601-5615 Sargent Road	Hyattsville, MD	20782
St Barnabas Shopping Plaza	4516-4534 St. Barnasbas RD	Temple Hills, MD	20748
Steward Village Shopping Center LLC	9701 Fort Meade Road	Laurel, MD	20707
Crestview Square LLC	6601-6747 Annapolis Road	Landover Hills, MD	20784

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 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. 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 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 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 and \$250,000 has been awarded.

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. The first community meeting was held February 11, 2021, and the second meeting was held March 4, 2021. A third meeting was held for April 6, 2021.

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

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.

2018

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

This project focused 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. This project was completed May 2020.

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

The goal of this project was 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. This project was completed January 2021.

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. This project is scheduled to be completed Spring 2021.

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.

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. Awaiting final documentation of project completion.

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. This project is ongoing.

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 (GUMC) – 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. As of January 2021, GUMC is awaiting approval from DPIE to install the signage. This project is on-going.

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 added streetscape benches and a park-like atmosphere. This project was completed January 2021

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. Due to staff and elected official changes during the last election cycle, the City of Mount Rainier in coordination with the Little Friends for Peace requested an extension to May 2022.

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

This project is 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. This project is ongoing.

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). This project is ongoing.

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

This project is a re-installation

Local Artist Juan Pineda has been commissioned and received a contract to place a mural on an interior wall of an open area at the shopping center. This project is on-going.

Prince George’s Arts and Humanities Council – Sis’s Tavern and 4516 41st Street North Brentwood formerly the project at 4550 Rhode Island Ave North Brentwood - \$32,500 award

The original project location property has been sold. A request to change the scope and sight of the project was requested and approved. Mr. Jimmie Drummond and local artist Jay Durrah will proceed with this project. Installation signage, mural fencing, lighting and pavilion design is under way.

2020

No Northern Gateway CIG applications were received. There is \$250,000 available for the next round of funding for nonprofit organizations in the Northern Gateway.

Friends of Greenbelt Theatre - \$50,000 award

There will be a reinstallation of Greenbelt Theatre 75th anniversary of the City of Greenbelt timeline of the history of movie making in Maryland. Creation and installation of an all new interactive exhibit of photos and home movies, a screening room and a dedicated space for hands on film education is the focus of this project.

Mount Rainier Elementary School (MRES) Parent-Teacher Organization (PTO) \$7,000 award

This project will place new signage in the front of the school an awning, bike rack and benches to create social space and other improvements. The digital sign was placed in front of the school November 2020.

Joe’s Movement Emporium – Creative Suitland Arts Center - \$50,000 award

Façade and signage improvements at Creative Suitland. Citizen Paint Project will be completed by Lawrence “Naturel” Atoigue, a Suitland High School graduate. He will design creative treatments for the façade and grounds with murals. Community members will assist with this project. There will also be outdoor performance space. Murals will serve as visible and audible signs of creative placemaking in Suitland, offering a variety of performances, markets and events. Lastly, a large free-standing roadside sign will be created along with lettering on the building.

The Salvation Army – Prince George’s Corps Community Center - \$40,000 award

This project includes street scape improvements; kitchen food service equipment and improvements and gym repair and upgrade.

The Training Source, Inc. –\$50,000 award

This project includes reconfiguration and renovation of the training facility to include interior demolition and reconstruction of the space; removing and rebuilding walls; bathroom and plumbing reconfiguration; window replacement with sound barrier proof and energy efficient windows.

Windmill Square Condominiums, Inc. - \$50,000 CIG award

One of the retaining walls in the community will be replaced. This will enhance the appearance of the community and remove log-standing blight that has plagued the community for years.

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	21
Loans being processed	1
Loans clear to close	0
Loans closed	20
Loans sent back	1

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 275 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$191,243.63
County Property Taxes Generated:	\$ 70,474.67
County Recordation & Transfer Taxes:	\$ 96,062.55
Remaining Balance as of May 1, 2021:	\$214,151.65

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	\$735,000	\$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	G. Konohia 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	G. Konohia P. Omondi	\$120 Million			Development agreement being negotiated
Total CIP			\$1,031,000,000	\$6,035,000	\$937,000	

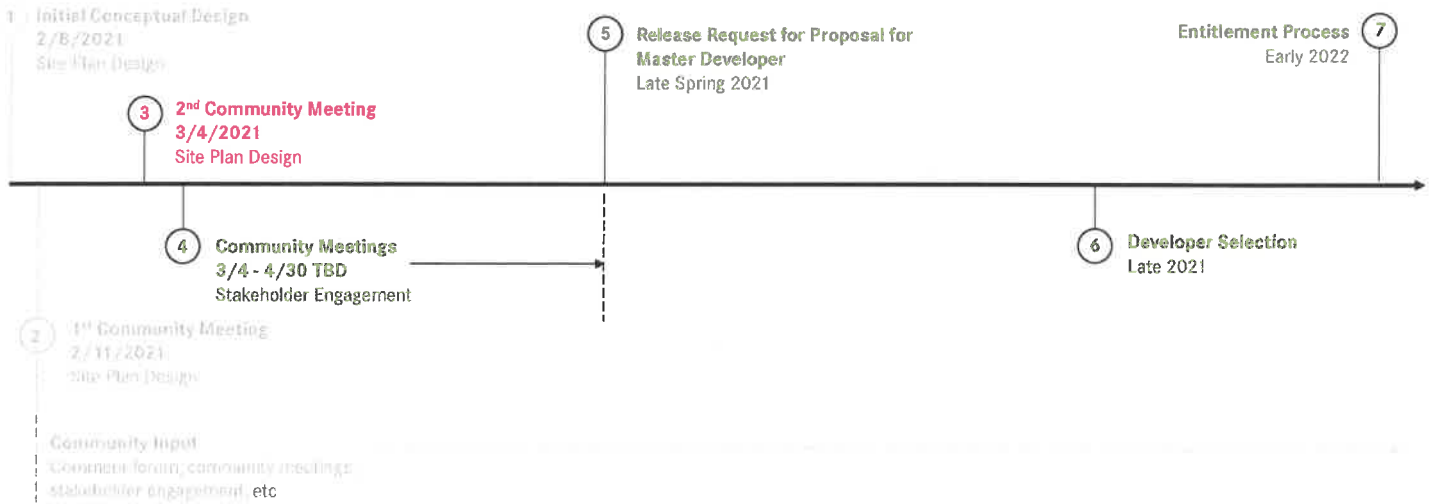


Prince George's County Regional Hospital Site - Concept Plan Presentation

04/06/2021



Timeline



Community Analysis

Site

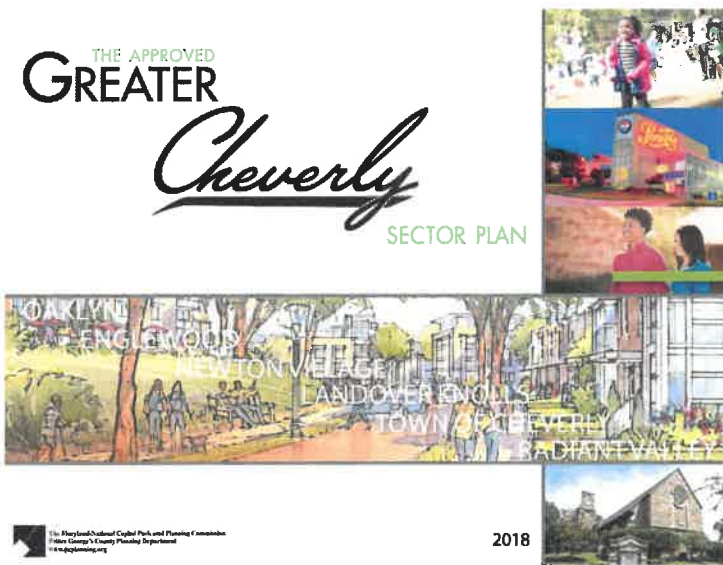


Site Analysis

- Metro Location
- Site Access
- Main streets / Town Square location
- Park Locations

Greater Cheverly Sector Plan (2018)

Goals



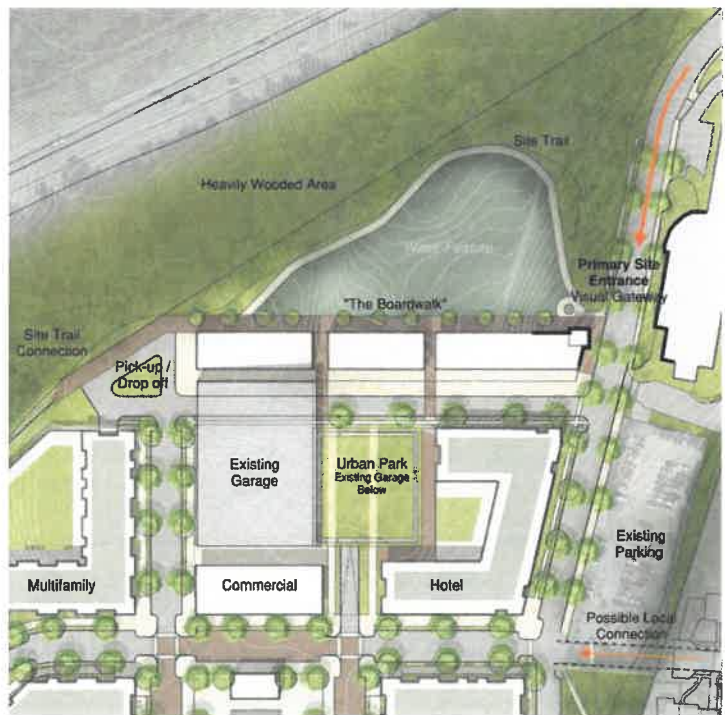
- GOAL 1**
Strengthen MD 202 commercial corridor that accommodates a variety of uses – shopping, dining, gathering
- GOAL 2**
Gathering places w/ amenities, façade improvements, art
- GOAL 3**
Protect neighborhood character while improving residential choice
- GOAL 4**
Improve health of the community

Conceptual Design
Aerial Image



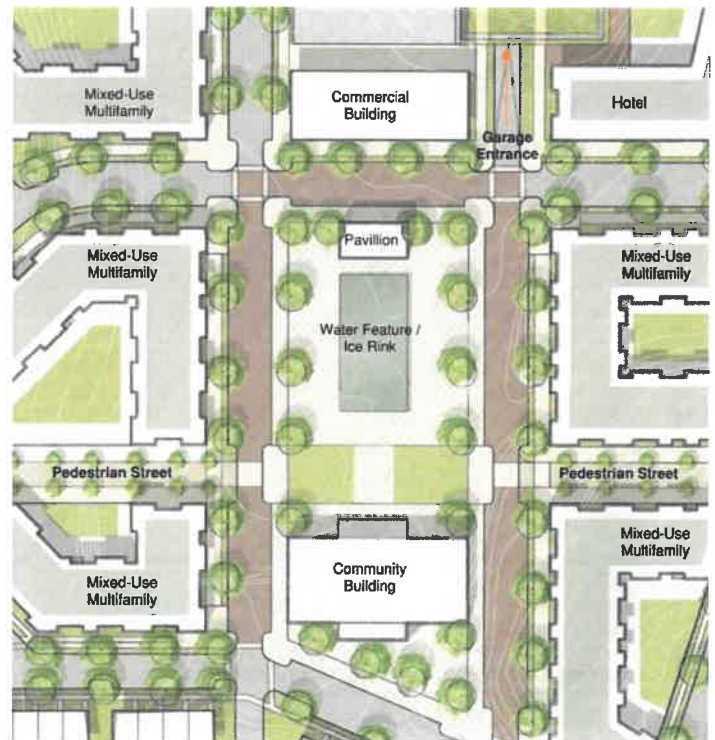
BW Parkway / 202 Site Entrance "The Boardwalk" and Urban Park

- Primary Site Entrance at NE corner – BW Parkway + Rt. 202
- Possible Local Connection at Inwood Rd – Vehicular, Bicycle, and/or Pedestrian
- "The Boardwalk" – Dining, Retail, Commercial space overlooking a water feature and wooded area
- Renovation of existing garage, central to commercial space and hotel
- Urban park, provides a pleasant public space and pedestrian connection between Town Square and "The Boardwalk"
- Site Trail Connection



The Town Square Central Site

- Large Town Square
- Year-round water feature / ice rink
- Street parking + Garage parking
- Large community building – Possible multipurpose spaces, art spaces, classrooms, gallery, small performance space, satellite library, etc
- Commercial Space – Grocery, retail, dining, fitness club, day care, office space or clinic space, pharmacy, etc
- Pedestrian street – Retail/dining with outdoor tables and plantings, possible Farmers Market



Kenilworth / Pepsi Place Entrance "Senior Village" and Park Space

- Primary site entrance from Pepsi Place
- "Senior Village" – Possible independent and/or assisted living facility, ample senior amenity spaces, large plaza and connection to site trail
- "The Overlook" Park – Sprawling garden with great views
- Formal Garden – direct connection to site trail
- Senior, Multifamily, and Townhome housing
- Large playground area for resident use



Density Housing on site

RESIDENTIAL TOTAL		PARKING REQ'D	PARKING PROVIDED	PARKING TYPE
MULTIFAMILY	924 UNITS	Approx. 934	Approx. 1,100	Garage, surface lot, street parking on site
SENIOR	144 UNITS	67	90	Garage, surface lot
TOWNHOMES	66 HOMES	99	165	2-car rear garage, street parking on site
HOTEL	190 KEYS	190	190	Garage
TOTAL RESIDENTIAL	1134 UNITS	1,120	1,355	
TOTAL HOTEL	190 KEYS	190	190	



Commercial Space Housing on site

COMMERCIAL TOTAL	APPROX. SQUARE FOOTAGE	PARKING REQ'D	PARKING PROVIDED	PARKING TYPE
SMALL GROCERY	45,000 SF	300	300	3 shared visitor parking garages, street parking on site
FITNESS CLUB	12,000 SF	63	63	
GOODS, RETAIL, ENTERTAINMENT, DINING, SERVICE	53,000 SF Approx. 8-14 retail spaces	265' *Varies depending on type	270	
TOTAL COMMERCIAL	110,000 SF	628	633	
TOTAL COMMUNITY BLDG SPACE	36,000 SF	131	131	

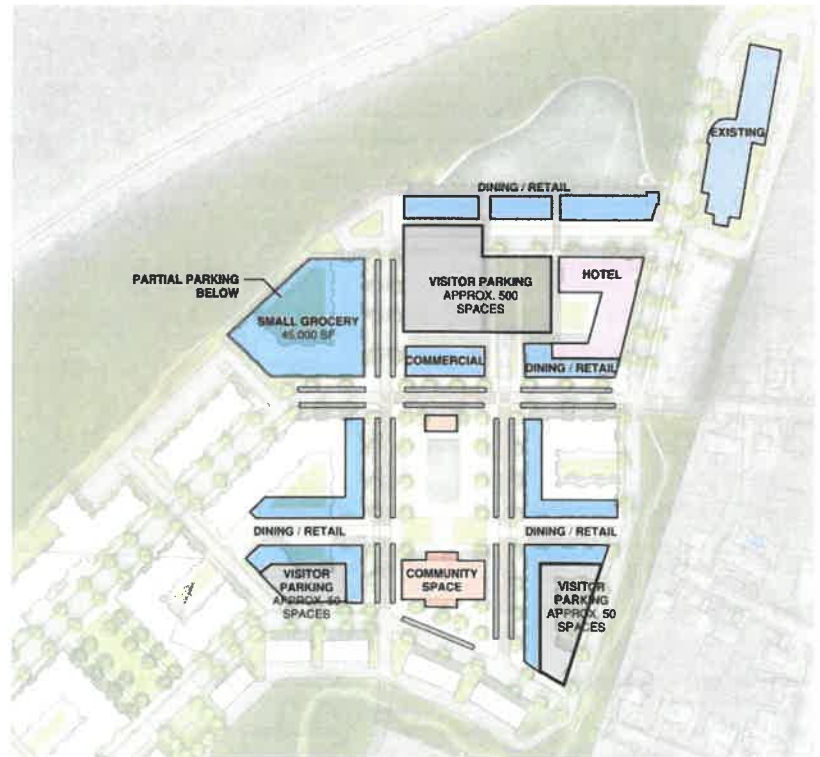
Average Square Footage for Relevant Program:

Small Grocery Store (ex. Trader Joes): 45,000 - 60,000 SF

Fitness Club: 10,000 - 20,000 SF

Goods, Retail, Services: 2,000 - 8,000 SF

Dining: 2,000 - 4,000 SF



Recreation Features on Site

- Site trail loop – Connects to adjacent neighborhood parks
- Town Square with interactive splash fountain/ice rink
- Preserved tree line, wooded buffer from adjacent neighborhood
- Variety of Green Space – mature wooded area, gardens, urban park, playground space



Sustainability Seeking LEED Gold



Energy + Atmosphere

- Renewable energy
- High performance buildings



Location + Transit

- Shuttle service to/from metro
- Improved walkability and bike-ability



Water Efficacy

- Stormwater retained on site
- Use of green infrastructure

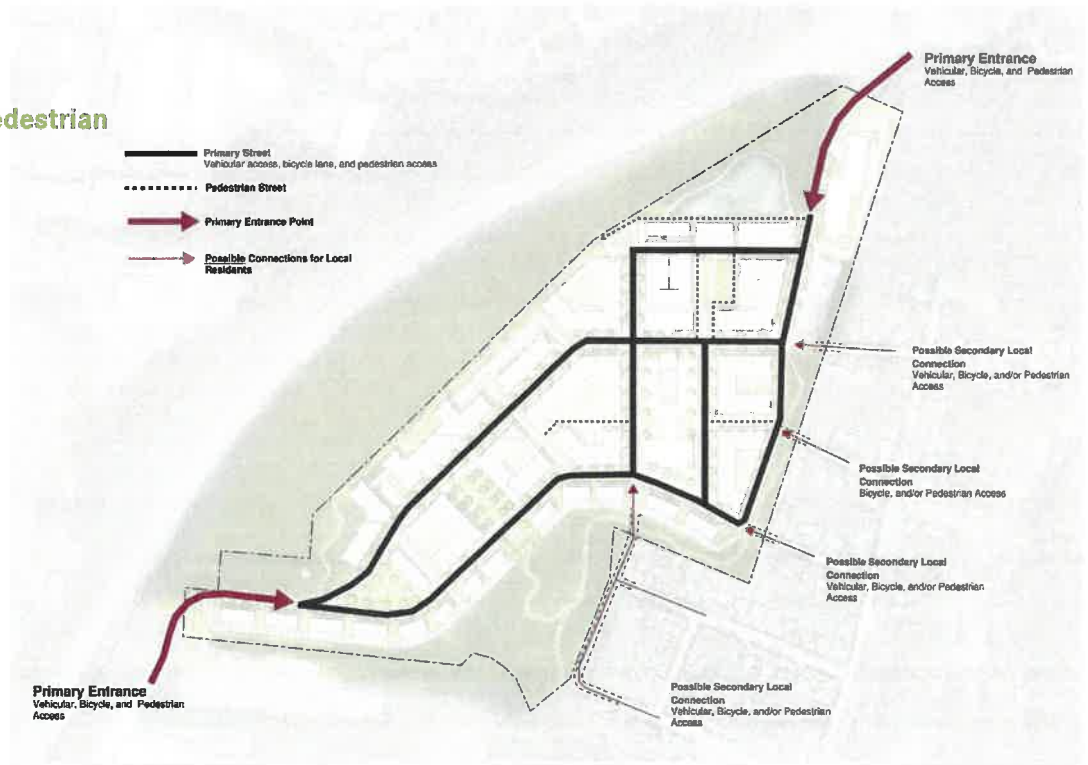


Sustainable Sites

- Increased density and connectivity
- Sensitive site development
- Reduced Heat Island Affect through green space coverage and vertical parking

Transportation Vehicular, Bicycle, and Pedestrian

- Primary Entrances @ Kenilworth/Pepsi Place and BW Parkway/Rt 202 for resident and visitor traffic
- Possible connections at Inwood, Jason, Lockwood, Hawthorne, and/or Greenleaf for local traffic
- Primary streets include vehicular lanes, street parking, bike lane, and wide pedestrian sidewalks
- Pedestrian streets form linear public space



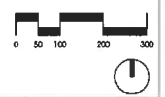
Next Steps

- Respond to questions and comments submitted via email by posting on the web site
- Community Engagement meeting in March / April
- Issue a Request for Proposals (RFP) for a master developer in late Spring 2021
- Additional community meetings as necessary
- Make developer selection in Fall 2021
- Begin entitlement process in Fall 2021





OVERALL SITE		
UNITS PER GROUPING	NUMBER OF GROUPINGS	NUMBER OF UNITS
1	28	104
2	40	20
3	11	65
TOTAL UNITS:		189
LOT SIZE:		29 - 42'




LSG LANDSCAPE ARCHITECTURE
 1000 W. GREENSBORO STREET
 SUITE 100 GREENSBORO, NC 27409
 (336) 853-1100
 www.lsgarch.com

RDA SUSTAINABLE TOWNHOME COMMUNITY DEVELOPMENT IN FORESTVILLE, MARYLAND

OVERALL LAND PLAN
 Project Number: 20-00068-00
 Date: 31 March 2021
 Drawn by: [Name]
 Checked by: [Name] Scale: 1"=100'-0"

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

A resolution authorizing the Redevelopment Authority of Prince George's County to acquire four parcels of land, approximately thirty-two acres of real property, located in District Heights, 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 acquisition 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 acquire four parcels of land, being approximately thirty-two (32) acres of real property, located in District Heights, Maryland, on or around Forestville Road, District Heights, Maryland 20747 (the "Property"), as described in Attachment A, and depicted in Attachment B, in accordance with the Code and other applicable laws;

BE IT RESOLVED that such acquisition by the Redevelopment Authority from Potomac Electric Power Company ("PEPCO") shall take place at no consideration, as agreed upon by the parties, and that PEPCO, as grantor, has agreed to partner with the Redevelopment Authority, as grantee, to develop the Property; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to immediately begin the process of negotiating the acquisition 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 agreements for the development of a residential housing community.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

11644478

SIGNATURE PAGE FOR RESOLUTION 2021-02

This Resolution shall be effective upon the date of its adoption. Adopted this the 6th day of April, 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

Aspasia Xypolia, Ex-Officio

Angie Rodgers, Ex-Officio Member

Reviewed for Legal Sufficiency

General Counsel

Attachment A

Description Attached

Description

The site approximately consists of 32 acres and is located at the intersection of Forestville Road and Suitland Parkway. The site consists of undeveloped land which mostly contains tree cover.

End Attachment A

