



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

July 3, 2018
8:30 a.m.

**9200 Basil Court,
2ND Floor Conference room
Largo, MD 20774**



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

July 3, 2018 - 8:30 a.m.

**9200 Basil Court, 2nd Floor
Largo, Maryland 20774**

AGENDA

- CALL TO ORDER AND ROLL CALL
- Consent AGENDA ITEMS
 1. SECRETARY'S REPORT
(Minutes of The April 3, 2018 Board Meeting)
 2. TREASURER'S REPORT
 3. EXECUTIVE DIRECTOR'S REPORT
- OPEN BOARD DISCUSSION
- Q & A SESSION
- FINAL REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS
- FINAL REMARKS FROM THE GENERAL PUBLIC
- ADJOURNMENT

Next Meeting: August 7, 2018

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

**Minutes of the Meeting, June 5, 2018 8:30 am
9200 Basil Court, 2nd Floor, Largo, MD 20774**

PRESENT

Board Members

Monty Cooper, Chair

David Harrington, Vice Chair

Ronnette Earle

Erma Barron

John Tabori

Glenda Hodges

Ex- Officio Members and Officer

Thomas Himler, DCAO

Community Advisory Committee

None

Others

Isaac Marks, General Counsel

Staff

Eric Brown

Steve Paul

Tanya Diggs

Sierra Holloman

Heather Walker

• **CALL TO ORDER:**

Chairman Cooper conducted roll call, recognized a quorum and called the meeting to order at 8:38 am. He provided time for the Board to review the minutes from the May 2018 Board Meeting.

• **SECRETARY'S REPORT:**

The Chairman entertained a motion to approve the Secretary's Report which was provided by Mr. Harrington and seconded by Mr. Tabori. The vote was unanimous to approve the report.

- **TREASURER'S REPORT:**

Mr. Tabori provided comments on his work with Ms. Walker in preparing the report and asked that Ms. Walker give additional information on the RDA's internal audit during open discussion, because of its impact on the budget numbers. He also indicated that there were two minor corrections made during his review of the report. Mr. Tabori moved to approve the Treasurer's report which was seconded by Ms. Barron.

There were questions posed and additional discussion about the approval process for the Treasurer's report resulting in both Mr. Tabori and Ms. Earle agreeing to work with staff and reporting out to the remaining members at each Board meeting. After discussion the vote was taken and was unanimous to approve the Treasurer's Report.

- **OPEN DISCUSSION:** Chairman Cooper suggested that for the July meeting, the Consent Agenda reflect only two agenda items, the Secretary's and Treasurer's Reports. The Executive Director's report should be featured as an open discussion item since there is no vote needed to approve the report.

An overview of the Executive Director's Report was provided by Mr. Brown. He informed that Board that the FY 2019 budget had been approved by the County Council and that additional funds were given to the RDA to work within the Northern Gateway Arts District.

Cheverly: The project was advertised in March. An extension was requested and granted to solicit additional proposals.

Community Impact Grants: There was an increase in funding to \$500,000, with a maximum award of \$75,000. The application deadline was May 18th, and 15 applications were received. The PAG is currently scoring those applications and recommendations are expected to be made at the Board's July meeting.

Housing Fair: The 2018 Housing Fair will take place on Saturday, June 9th, from 9 am to 3 pm at the Sports and Learning Complex in Landover. Highlights include an opportunity for one lucky winner to have his/her rent paid for one month up to \$2000. Four drawings will be held for the Pathway to Purchase Program, each winner will be eligible to receive \$10,000 in down payment and/or closing cost assistance.

There will also be an opportunity for someone to win a living room makeover donated by Lillie's Furniture Gallerie.

HGTV's Flip or Flop hosts Ashley and Andy will also be on hand to give interior and exterior decorating advise to Fair attendees.

Glenarden Project: Steve Paul provided an update on this project. he stated that Phase 1A of the project had begun for the multifamily, affordable housing component. There were questions and discussion with the Board regarding this project.

Suitland: Phase 1A of the project's infrastructure component as well as the rough grading for phases 1, 2 and 3 have begun. A solicitation for the infrastructure construction for phases 1b, c and 2 of the project is due July 2, 2018. NVR, the townhouse builder, will be starting construction on three model townhomes within the next three to four weeks. There were questions and discussion regarding the Suitland project with the Board.

3807 Rhode Island Ave: This project is nearing completion. The model apartment is completed and can be toured. No ribbon cutting has been set however, the developer/owner is leasing up.

The Artisan at 4100 Rhode Island Ave: The RDA went to settlement on this property which is currently under construction.

Audit Update: Heather Walker and Steve Paul provided an update on the internal reconciliation of the RDA's Capital Improvement Projects' budget lines items. She indicated that she had been working with both the county's Office of Budget and Management and the Office of Finance to reconcile the RDA's historical balances for each of its projects. The results indicated that overall the RDA is in a much better financial position than previously reported. The difference in amounts seems to stem from the conversion of accounts from the county's old financial system into the SAP financial system. Once the audit is completed, a decision will be made between the three agencies on the final balances for the RDA projects. There were questions posed by and discussion with the Board.

(At 9:27 am, Chair Cooper relinquished control of the meeting to Vice Chairman Harrington and exited the meeting).

CB 115- Mr. Harrington led this discussion by giving a brief history and overview of the legislation, which discusses the goal of 40% minority and local participation with county contracts. The legislation makes it easier for local and minority companies to participate in county contracts. He stated that the RDA is subject to the legislation and wants to discuss the RDA's RFP process and its adherence to the legislation at the next Board meeting. There was initial discussion regarding the legislation by Board members.

Staffing Changes: Mr. Brown announced that the RDA has a new administrative assistant and that both Heather Walker and Tanya Diggs will be leaving the RDA and this is their last official Board meeting.

- **Q and A Session:** There were questions and responses regarding the Glendale Hospital project and a final report that was released on the project. The report was requested to be provided at the July meeting.

There was a question regarding an available electronic map of all RDA properties that would be interactive. The Board suggested having summer intern(s) work with the County's Office of Park and Planning's GIS department to create an interactive RDA map as a summer project, the results of which could be presented at the Board's September meeting. There was also discussion on how that information could be used.

- **REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS:** None
- **REMARKS FROM THE COMMUNITY ADVISORY COMMITTEE:** N/A
- **REMARKS FROM THE GENERAL PUBLIC:** None
- **ADJOURNMENT:** Vice Chairman Harrington adjourned the meeting at 10:05 am.

**Redevelopment Authority
Treasurer's Report
June 21, 2018**

Operating Budget

Operating revenue actuals for the month ending June 21, 2018 is \$490,210. This includes an increase of \$26,467 in the monthly allocation provided through the Prince George's County Operating Grant. Expenses increased from the prior month by \$12,660 which includes expenses as follows:

Expense Description	Expense Amount	Notes
Board stipends	\$2,000	
Administrative supplies	\$739	
Administrative support expenses	\$1,547	
Copier	\$474	
Suitland Façade Program	\$7,900	Infrastructure expenses
Total:	\$12,660	

Capital Improvement Programs

In the month of April, RDA's Accountant began working with the OMB & Finance to determine the historical balances for each project. Collaboration between departments is continuing to determine the best course of action to clear negative balances.

As of June 21, 2018, Capital Improvement Projects have a combined remaining budget balance of \$4,512,018. Project Expenditures for the month total \$1,346,522. Paid Project expenditures for the period of May 24, 2018 through June 21, 2018 are as follows:

Site	Expense Amount	Expense Description / Notes
Suitland Manor	\$777,631	Property maintenance, Pre-development and infrastructure expenses
County Revitalization	\$9,654	Mission of Love Charities, Inc.
Addison Rd / Capitol Hts. Metro	\$1,675	Property Maintenance
Glenarden Apartments Redevelopment	\$556,943	Pre-development and infrastructure expenses
Cheverly Redevelopment	\$619	Pre-development and infrastructure expenses
Total:	\$1,346,522	

Note: The total Capital Budget is \$20,399,782.

Special Revenue, Internal Service, and Enterprise Funds

	FY 2017 Actual	FY 2018 Approved Budget	June 2018 as of 06/20/2018	FY 2018 Actual	%Change FY 2018 Approved Budget to FY 2018 Actual
<i>As of May 16, 2018</i>					
BEGINNING FUND BALANCE	\$62,748	\$24,348		\$24,348	100%
Revenues					
County Grant	\$233,700	\$317,600	\$26,467	\$317,600	100%
CDBG (My Home)/Housing Investment Trust Fund - Staff Support (Pathway to Purchase)	\$313,700	\$352,600		\$0	0%
Appropriated Fund Balance	\$68,300	\$15,400		\$15,400	100%
Transfers	\$0	\$0		\$0	0%
**CDBG Suitland Façade Program	\$42,790	\$157,210		\$157,210	100%
Total Revenues	\$658,490	\$842,810	\$26,467	\$490,210	58%
Expenditures					
Board Stipends	\$18,700	\$30,000	\$2,000	\$19,600	65%
Board Expenses	\$582	\$2,000		\$1,003	50%
Board Development	\$0	\$0		\$0	0%
Total Board Expenses	\$19,282	\$32,000	\$2,000	\$20,603	64%
Operating Expenses					
<i>Professional Services Expenses:</i>	<i>\$81,286</i>				
General Counsel	\$65,286	\$90,000		\$59,115	66%
Audit Fees*	\$16,000	\$16,000		\$16,000	100%
Interest	\$0			\$0	
Staff Training	\$99	\$6,000		\$447	7%
Supplies/Expenses - Admin	\$17,366	\$30,000	\$739	\$13,170	44%
<i>Contractual Services - Admin:</i>	<i>\$67,960</i>				
Insurance	\$27,006	\$24,000		\$13,130	55%
Receptionist	\$35,999	\$45,000	\$1,547	\$33,871	75%
Office of Finance Fees*	\$60,000	\$60,000		\$60,000	100%
Copier	\$4,956	\$30,000	\$474	\$6,315	21%
Other Expenses		\$0		\$326	0%
CDBG (My Home)/Housing Investment Trust Fund - Staff Support (Pathway to Purchase)	\$313,700	\$352,600		\$0	0%
CDBG Suitland Façade Program	\$43,870	\$118,099	\$7,900	\$118,046	100%
Capital Outlay	\$0	\$0		\$0	0%
Total Operating Expenses	\$584,282	\$771,699	\$10,661	\$320,420	42%
Total Expenditures	\$603,564	\$803,699	\$12,661	\$341,024	42%
EXCESS OF REVENUES OVER EXPENDITURES (Deficit)	\$54,926	\$39,111		\$149,186	
OTHER ADJUSTMENTS					
ENDING FUND BALANCE	\$117,674			\$173,534	

* - Denotes fixed cost from Office of Finance

** - Funds will be carried over to FY 2018

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
Statement of Sources and Uses FY 2018-Capital Budget Summary

Prepared 06/21/2018

Actual Combined Available Balance
Budget Combined Available Balance

As of June 21, 2018
4,512,018
20,384,782

As of June 21, 2018

Revenue:	Gateway Arts District		Suitland Manor		County Revitalization	
	Budget	Actuals	Budget	Actuals	Budget	Actuals
County Capital Improvement Program Carryover 7/1/2017	2,349,198	(5,037,187)	862,453	2,138,034	1,677,839	5,471,752
Capital Projects FY 2018 Funds Approved Budget	-	-	18,000,000	-	2,000,000	2,000,000
State Grants	-	-	95,910	95,910	-	-
Property Sales	455,000	435,000	-	-	-	-
*Other	-	-	-	-	-	-
*Other	250,000	250,000	-	-	-	-
Total Revenue	3,054,198	(4,352,187)	19,104,363	2,379,944	3,677,839	7,471,752

Expense:

Property Maintenance/Management	-	-	25,000	16,625	-	-
Acquisition	-	-	-	-	-	-
Demolition	-	-	100,000	37,530	-	-
Pre-development and Infrastructure	-	-	3,000,000	3,494,737	-	-
Fairmount Heights Net Zero Energy Homes	-	-	-	-	-	-
*Other	-	-	-	-	928,451	113,178
*Other	-	-	241,910	100,690	-	-
Commercial Revitalization programs	-	-	-	-	1,500,000	-
Total Expenses	-	-	3,366,910	3,649,582	2,428,451	113,178
Available Fund Balance	3,054,198	(4,352,187)	15,737,453	(1,269,638)	1,249,388	7,358,574

Projected Revenue From Land Sales Including Out Years	-	-	-	-	-	-
Anticipated State Grants	-	-	-	-	-	-
*Other Revenue - See Detail Sheets for description	-	-	-	-	-	-
*Other Expenses - See Detail Sheets for description	-	-	-	-	-	-

Note: Negative actual revenue is a carry over from prior to FY2014. The RDA and the OMB are currently researching to find a resolution.

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
Statement of Available Funds and Committed Funds Per Capital Budget Detail
Gateway Arts District
As of June 21, 2018

	Gateway Arts District	Gateway Arts District
Revenue:	Budget	Actual
County Capital Improvement Program Carryover 7/1/2017	2,349,198	(5,037,187)
Capital Projects FY 2018 Funds Approved Budget	-	-
State Grants		
Property Sales-3807 Rhode Island Avenue	455,000	435,000
Property Sales-4100 Rhode Island Avenue	250,000	250,000
Other- 4100 RI Ave pre-development cost reimbursement from Landex		
Total Revenue	3,054,198	(4,352,187)

Expense:		
Property Maintenance/Management	-	-
Acquisition	-	-
Demolition	-	-
Pre-development and Infrastructure 4100 RI Ave payment to Landex	-	-
Interest	-	-
Other	-	-
Total Expenses	-	-
Available Fund Balance	3,054,198	(4,352,187)

Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants	-	-
*Other Revenue-	-	-
*Other Revenue-	-	-
*Other Expenses-	-	-

Note: Negative actual revenue is a carry over from prior to FY2014. The RDA and the OMB are currently researching to find a resolution.

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
Statement of Available Funds and Committed Funds Per Capital Budget Detail
Suitland Manor
As of June 21, 2018

	Suitland Manor	Suitland Manor
Revenue:	Budget	Actuals
County Capital Improvement Program Carryover 7/1/2017	862,453	2,138,034
Capital Projects FY 2018 Funds Approved Budget	18,000,000	
CDBG-Coral Hills Façade Program	95,910	95,910
Property Sales	-	-
Other-TNI Funds Coral Hills Façade Program	146,000	146,000
Total Revenue	19,104,363	2,379,944

Expense:		
Property Maintenance/Management	25,000	16,625
Acquisition	-	-
Demolition	100,000	37,530
Pre-development and Infrastructure	3,000,000	3,494,737
Other: Coral Hills Façade Program	241,910	100,690
	-	-
Total Expenses	3,366,910	3,649,582
Available Fund Balance	15,737,453	(1,269,638)

Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants	-	-
*Other-	-	-
*Other-	-	-
*Other-	-	-

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
Statement of Available Funds and Committed Funds Per Capital Budget Detail
County Revitalization
As of June 21, 2018

	County Revitalization Budget	County Revitalization Actuals
Revenue:		
County Capital Improvement Program Carryover 7/1/2017	1,677,839	5,471,752
Capital Projects FY 2018 Funds Approved Budget	2,000,000	2,000,000
State Grants	-	-
Property Sales	-	-
Other-Glendale Hospital MD Capital Park & Planning	-	-
	-	-
	-	-
Total Revenue	3,677,839	7,471,752

Expense:		
Property Maintenance/Management	-	-
Acquisition	-	-
Demolition	-	-
Pre-development and Infrastructure	-	-
Community impact Grants FY18	500,000	-
Community Impact Grants FY17 (Carryover)	250,000	-
Other-Community Impact Grant Program FY 2016 (Carryover)	178,451	113,178
Commercial Revitalization Programs	1,500,000	-
Total Expenses	2,428,451	113,178
Available Fund Balance	1,249,388	7,358,574

Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants	-	-
*Revenue Other-Glendale Hospital MD Capital Park & Planning	-	-
*Expenses Other-Glendale Hospital MD Capital Park & Planning	-	-
*Expenses Other-Community Impact Grant Program	-	-

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
Statement of Available Funds and Committed Funds Per Capital Budget Detail
African American Cultural Center
As of June 21, 2018

	African American Cultural Center	African American Cultural Center
Revenue:	Budget	Actuals
County Capital Improvement Program Carryover 7/1/2017	310,512	310,512
Capital Projects FY 2018 Funds Approved Budget	-	-
State Grants	-	-
Property Sales	-	-
Other	-	-
Total Revenue	310,512	310,512

Expense:

Property Maintenance/Management	-	-
Acquisition	-	-
Demolition	-	-
Pre-development and Infrastructure	310,512	291,705
Interest	-	-
Other	-	-
Total Expenses	310,512	291,705
Available Fund Balance	-	18,807

Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants		
*Other-County Grant Fund Expenditures	-	-

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
Statement of Available Funds and Committed Funds Per Capital Budget Detail
Addison Road/Capitol Heights Metro Corridor
As of June 21, 2018

	Addison Road/Capitol Heights Metro Corridor	Addison Road/Capitol Heights Metro Corridor
Revenue:	Budget	Actuals
County Capital Improvement Program Carryover 7/1/2017	273,105	325,402
Capital Projects FY 2016 Funds Approved Budget	-	-
State Grants-Fairmount Heights FY 2016 Award		
Property Sales-MD Park Avenue Deposit		
Other-Blue Line Central Avenue Façade Program	100,000	-
Other - Misc Revenue - Fairmount Heights - HIP		5,000
Total Revenue	373,105	330,402

Expense:

Property Maintenance/Management	7,000	5,539
Acquisition	-	-
Demolition	-	-
Pre-development and Infrastructure	-	-
Fairmount Heights Net Zero Energy Homes	236,450	-
RDA match Blue Line Façade Program	30,000	-
Other - Blue Line Central Ave. Façade Program	100,000	-
Total Expenses	373,450	5,539
Available Fund Balance	(345)	324,863

Projected Revenue From Land Sales Including Out Years	1,000,000	-
Anticipated State Grants	-	-
*Other		

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
Statement of Available Funds and Committed Funds Per Capital Budget Detail
Glenarden Apartments Redevelopment
As of June 21, 2018

	Glenarden Apartments Redevelopment	Glenarden Apartments Redevelopment
Revenue:	Budget	Actuals
County Capital Improvement Program Carryover 7/1/2017	(215,506)	6,050,099
Capital Projects FY 2018 Funds Approved Budget	5,050,000	
State Grants	-	-
Property Sales	-	1,673,732
Other - Developers Fee	-	36,222
Total Revenue	4,834,494	7,760,053

Expense:		
Property Maintenance/Management	10,000	15,957
Acquisition	-	-
Demolition	1,342,505	1,280,146
Pre-development and Infrastructure	3,249,349	2,522,062
Interest-Revenue Authority	-	-
Other - Revenue Authority Payment	25,442	-
	-	1,673,732
Total Expenses	4,627,296	5,491,897
Available Fund Balance	207,198	2,268,156

Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants	-	-
*Other-	-	-
	-	-

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
Statement of Available Funds and Committed Funds Per Capital Budget Detail
Cheverly Redevelopment
As of June 21 , 2018

	Cheverly Redevelopment Budget	Cheverly Redevelopment Actuals
Revenue:		
County Capital Improvement Program Carryover 7/1/2017	155,240	179,895
Capital Projects FY 2018 Funds Approved Budget	-	-
State Grants	-	-
Property Sales	-	-
Other	-	-
Total Revenue	155,240	179,895

Expense:

Property Maintenance/Management	5,000	2,475
Acquisition	-	-
Demolition	-	-
Pre-development and Infrastructure	13,350	13,978
Interest	-	-
Other (Signage)	-	-
	-	-
Total Expenses	18,350	16,453

Available Fund Balance	136,890	163,442
-------------------------------	----------------	----------------

Projected Revenue From Land Sales Including Out Years	-	-
Anticipated State Grants	-	-
*Other-	-	-

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)
6/1/2018 – 6/30/2018**

General

The Operating and Capital budgets were approved in May 2018 by the County Council.

Solicitations

The Cheverly property RFP was released on March 15, 2018. The proposal due date of May 15, 2018 was extended to June 4, 2018. One proposal was received.

The Suitland infrastructure construction for Phases 1B, 1C, and 2 has been released and responses are due July 16, 2018.

Glenarden Apartments

Construction on Phase I (114 Senior and Family Units and Community Center) commenced on 11/2017.

Construction Progress to date:

Pad to Grade – 100% completion for Community, senior building and buildings G, F, & E.

Footings and Foundation walls: 100% completion for Community, senior building and buildings G, F, and E.

Underground Plumbing: 100% completion for Community, senior building and buildings G & F.

Slab on grade: 100% completion for Community, senior building and buildings G & F.

Rough Framing: 100% completion for Community, 1st and 2nd floors of senior building, and buildings G & F.

Windows: 100% completion for Community building and building G

Roofing: 100% completion for Community building and building G.

Estimated Completion of Glenarden Phase I

Building	Date
Community Center	December 2018
Senior Building	March 2019
Building G	February 2019
Building F	February 2019
Building E	February 2019
Building D	February 2019
Building B	March 2019
Building A	March 2019
Building C	April 2019
Site Utilities	
Storm	September 2018
Domestic Water	September 2018
Sanitary	August 2018
Rough Grade Roads	October 2018
Fine Grade Roads	October 2018
Curb and Gutter	October 2018

The staff continues to work with DPIE to secure approval for the crushing, sifting, capping, etc. of rubble for limited on-site use in order to reduce escalating costs. Package submitted to Dawit Abraham, DPIE Associate Director for his initial review on May 18, 2018. Awaiting DPIE assessment of Package and advise on next steps.

Glenarden First Right of Refusal Process

RDA has successfully completed the Glenarden First Right of Refusal Notice Process. The Notice was mailed to 310 former Glenarden residents relocated by the Housing Authority of Prince George's County, 170 or 55 percent of former residents, returned the Notice and will be provided with an opportunity to apply for one of the new units at the redeveloped Glenarden Apartments.

Off- Site Replacement Affordable Units

To date, the County has successfully closed on 64 off-site replacement affordable housing units required for the Glenarden Redevelopment site. These units were created by providing down payment and closing cost assistance to first time homebuyers with household incomes at or below 80% of AMI. All of these replacement off-site units have a 10 year affordability period, enforced with a recorded covenant.

Suitland Development

4809 Suitland Road

No update.

Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October. Demolition of the retail buildings along Suitland Road was completed in May 2018. Infrastructure construction on Phase 1A started in January 2018.

Townhouses

NVR was selected as the town house builder and is finalizing the architectural drawings for permits. Construction of the model townhomes was scheduled to start in June 2018, but has been put off until August 2018 due weather delays on the infrastructure construction.

Senior Residences

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

Housing Rehabilitation Assistance Program II

In June, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). One loan for \$23,415 closed to date. As of June 30, 2018, three loans are in underwriting, for a total of \$149,283. The 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.

Suitland Façade Program Phase II

This program is funded with a \$200,000 CDBG grant. A construction contract has been awarded to, MBE Carter Construction, LLC and OMF Contractors which are county based businesses. Ten property owners, with incomes at or below 80% of the area median, received grants ranging from \$14,500 to \$12,600 to provide exterior improvements to their properties including new windows, doors, siding, roofing and landscaping. Repairs have been completed on all 10 of the properties. Payment requests have been submitted for all completed work. Total approved requests equal \$200,000.00 or 100% of funds.

Coral Hills Façade and Green Retrofit Program

This program is funded with a \$103,000 RDA CDBG grant and \$146,000 in County TNI funds. Construction commenced on April 30, 2018. Community Investment Remodelers and Alternative Renewable Solutions, LLC were awarded the project based on bid submission. Both companies are minority owned and MBE certified. •

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

The first property has been scheduled for pre-bid meeting for the architect contract. The door to door marketing outreach project has resulted in three approved applications.

United Community Against Poverty, Inc. (UCAP) was selected by the Proposal Analysis Group (PAG) to manage the program. RDA is the grantee for this Program that was applied for with the assistance of MNCPPC, and funded with MD DHCD Community Legacy Funds. RDA has executed an MOU with UCAP to manage the program. A public meeting was held on March 27, 2018. UCAP will implement door to door marketing of the program to residents residing in the target area bounded by Quire Avenue to the west, Tunic Avenue to east, Davey street to the north and Altoona street to the south, in the Capitol Heights community of Prince George's County. Selected properties will be awarded grants of up to \$12,000 for exterior façade improvements.

Commercial Property Improvement Program

RDA is working with DCAO Tom Himler, MNCPPC and the EDC to structure CPIP guidelines to address the 2017 Prince George's County Competitive Retail Market Strategic Action Plan recommendations. Primary challenge is providing CPIP funding to commercial properties that should appropriately remain retail, based on surrounding demographics and market competitiveness. Target date for resolution of all issues and launching of the program is July 1, 2018.

Gateway Arts District

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction has started. Completion is scheduled for December 2019.
2. **3807 Rhode Island Avenue:** Construction is ongoing and expected to be complete by July 2018.
3. **3300 Block of Rhode Island Avenue:** Construction was completed in April 2018. The restaurant tenant has executed a letter of intent to lease the space and has submitted permits for construction. The developer is still negotiating with prospective tenants for the remaining commercial space including a coffee shop. Residential leasing should begin in May 2018.

4. *3719 34th Street*: Project is complete. No update.

5. *Prince George's African-American Museum*: No update.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Road Property: The development agreement has been extended to September 30, 2018. The Architect is designing the buildings for permit submission.

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

Fairmount Heights Net Zero Energy District: 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. Projected start date is Fall of 2018.

Pointe at Cheverly

There are no major changes in the recommended use of the property from MNCPPC. The recommended uses are senior housing and commercial development that compliments the development on Route 450.. An RFP was released in March 2018 and one proposal was received in June 2018. The proposal is being evaluated by the PAG.

Laurel-Bowie Road Park and Ride Lot

This site is 10 acres and is currently operated as a park and ride lot by the Revenue Authority. 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.

Countywide Revitalization

Glenn Dale Hospital Revitalization

A public meeting to present the results of the Continuing Care Retirement Community (CCRC) Feasibility Study was held on May 8, 2018. Three potential adaptive reuse scenarios for the 60 acre hospital campus were presented by the Alexander Company. All three scenarios would result in financial gaps exceeding \$39 million, if the property is adaptively reused as a CCRC. M-NCPPC to work with Council members and the RDA to define a process that would explore alternative uses and the potential lifting of the existing CCRC use restriction.

Community Impact Grant Narrative

Purpose

The purpose of the Community Impact Grant Program (CIG) is to provide small capital grants to community based organizations within Prince George's County to implement small innovative projects within priority areas, as identified by the Redevelopment Authority, helping to strengthen communities while building organizational capacity.

FY 2018

The RDA released the fiscal year 2018 Community Impact Grant application. The funding total for the grant year is \$500,000. The maximum grant award is \$75,000. The RDA received 15 grant applications. The PAG is currently reviewing the applications and anticipates making recommendations at the Board's July meeting.

Program Updates

The detailed financial update of each recipient for FY 2016 and 2017 are outlined below.

The FY 2016 updates are as follows:

Pyramid Atlantic, The Salvation Army, College Park City-University Partnership, and CASA de Maryland - These grants are officially closed.

Pregnancy Center- The State Highway Administration has begun the installation of the retaining wall on Route 1, however, the Center has requested a grant extension through September 2018 which has been approved.

Old Greenbelt Theatre- Due to circumstances beyond its control, the theatre received an extension of its Theatre Seating Project which expires on June 30, 2018.

Housing Initiative Partnership (HIP)- The application for the signage permit has been submitted. The RDA continues to wait for the official extension request from HIP if needed.

The FY 2017 updates are as follows:

Catholic Charities- Requested a revised budget based on cost savings on items in the original budget which has been approved.

The ARC- The digital sign has been installed and the project is complete. The RDA is waiting for the organization's final payment request.

The Conservancy at Broad Creek- The removal of invasive bamboo has begun along with herbicide applications.

Greenbelt Makerspace- Although the organization has reported making purchases related to its CIG project, it has not requested reimbursements to date.

Hyattsville CDC- Requested budget changes based on actual costs associated with its project; the changes were approved. Final designs for the memorial project have been approved and the sculptural way-finding station has been fabricated.

Mission of Love – Commercial refrigerators have been ordered and gardening classes have been ongoing.

Northern Estates – The organization encountered budget issues for its project based on received proposals, for this reason, revisions to the scope of work will be forwarded to the RDA for approval.

Windmill Square- Several retainer walls have been replaced and the agency has requested reimbursements to date.

FY 2016 CIG Award Updates- May 2018

Applicant	Council District	Project Name	Amount Request	Funding Approved	Funds Disbursed	Account Balance	Notes
College Park City-University Partner.	3	MilkBoy & Arthouse	\$50,000	\$37,550	\$37,550	\$0	
Pregnancy Aid Center	3	Weinburg Women's Health Center Beautification Project	\$50,000	\$50,000	\$17,838.70	\$32,161	Extended 30-Sept-18
CASA	3	CASA Multicultural Center Repairs	\$50,000	\$37,275	\$36,714	\$0	(\$561) Recaptured
Greenbelt Theatre	4	Renovation of the Historic Greenbelt Theatre	\$50,000	\$30,000	0	\$30,000	Extended 30-Jun-18
Pyramid Atlantic Neigh. Design ATHA	2	Arcade Capital Project	\$50,000	\$32,725	\$32,345	\$0	(\$380) Recaptured
H.I.P.	5	Kentland Community Signage	\$37,450	\$37,450	0	\$37,450	Extension Request Pending
Salvation Army	2	Salvation Army P.G. Corps-Gym Floor Replacement	\$25,000	\$25,000	\$25,000	\$0	
Totals			\$312,450	\$250,000	\$149,448	\$99,611	

FY 2017 Community Impact Grant Awardees-May 2018

Applicant	Council District	Project Name	Amount Request	Funding Approved	Funds Expended	Balance
The Conservancy of Broad Creek	9	Reforestation of native plants	\$15,875	\$15,875	\$10,425	\$5,450
Catholic Charities	8	Susan Denison Mona Center Garden Project	\$50,000	\$50,000		\$50,000
Windmill Square Condominium Inc.	5	Retainer Wall Replacement Project	\$50,000	\$50,000	\$42,000	\$8,000
Greenbelt Maker-Space Coop, Inc.	4	Composting Food Scraps to Enrich Soil in Greenbelt's Gardens	\$11,150	\$11,150		\$11,150
Northern Estates HOA, Inc.	3	Endcap Monuments & Land-scaping Beautification Project	\$13,705	\$13,705		\$13,705
Hyattsville CDC	2	ARTways: Sculpting Signage & Mapping & Artword Installation	\$50,000	\$50,000	\$7,266	\$42,734
Mission of Love	6	Feeds 5000 in Five Years	\$29,070	\$29,070	\$7,944	\$21,126
The Arc Prince George's Co.	6	ARC Digital Sign Project	\$29,249	\$29,249		\$29,249
Totals			\$249,049	\$249,049	\$67,635	\$181,414

Transforming Neighborhoods Initiative (TNI)

No update.

DOWN PAYMENT AND CLOSING COST ASSISTANCE

The RDA secured over \$1,000,000 in HOME funds from DHCD for down payment and closing cost assistance. The new program, Pathway to Purchase, launched in January 2017 and started receiving applications in March 2017.

- Total loans applied: 62
- Loans being processed: 1
- Loans clear to close: 0
- Loans closed: 51
- Loans sent back: 10

Trainings and Outreach (to date):

- Homebuyers: 413
- Realtors: 405
- Lenders: 300

Economic Impact:

- Pathway to Purchase Loans: \$465,244.37
- Property Taxes Generated: \$161,567.70
- Recordation and Transfer Fees: \$210,134.41
- Other Fees: \$933,941.07

Neighborhood Stabilization Program

NSP 1 June - 2018)

- To date, properties purchased: 30
- Properties sold: 29
- Properties under construction: 1

- 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	\$368,855

NSP 3/NCI 3 April - 2017)

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

To date, properties purchased: 31

- Properties sold: 31
- Properties under contract (acquisition): 0
- Properties under contract (resale): 0
- Properties in architectural design/bid stage: 0
- Properties under construction: 0

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

INTERAGENCY SUPPORT ACTIVITIES

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

Compliance Reviews
No activity to report.

Planning Coordination
No activity to report.

Real Estate Project Summary Table

Infill Projects	Council District	Lead Staff	TDC (Est.)	FY18 Funding	FY19 Funding	Current Status
Central Ave Corridor	7	S. Paul	TBD		\$1,000,000 CIP	9 net zero homes
Gateway Arts District	2	S. Paul	TBD			Acquisitions and dispositions being examined.
African-American Cultural Museum	2	T. Diggs	TBD		0	RDA acting as pass thru agent for the County Grants.
Countywide Revitalization	All	Various	NA	\$2,000,000 CIP	\$1,000,000 CIP	2018 Community Impact Grants NOFA
Cheverly Property	5	S. Paul	TBD		0	RFP Issued
4809 Suitland Road	7	S. Paul	TBD		0	Site is being held in inventory.
Glenarden Apartments	5	R. Clemens	\$138 million	\$5,050,000 (Spending Authority)	\$4,500,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$400 million	\$18,000,000 Bond funds CIP	\$4,000,000 Bond funds	Construction started
Total CIP				\$25,050,000	\$10,500,000	
Disposition,		Lead Staff	TDC	FY17	FY18 Revenue	Current

RDA Properties			(Est.)	Revenue	(Est.)	Status
Towne Center at Suitland Federal Center	7	S. Paul	\$400 million	0	0	Fine grading commenced
Glenarden Apartments	5	R. Clemens	\$138 million	0	0	Rough grading commenced
Cheverly Property	5	S. Paul		0	0	RFP issued
4100 RI Avenue, Brentwood	2	S. Paul	\$24.9 million	\$460,000		Under construction
3807 RI Avenue, Brentwood	2	S. Paul	\$47.2 million	\$1,038,000	0	Under construction
Laurel-Bowie	1	S. Paul		0		Fire Department would like property for new station
Maryland Park Drive	7	S. Paul	\$26.6 million	0	0	Development agreement extended
Total Revenues (est.)						
Property Acquisition		Lead Staff	TDC (Est.)	FY18 Cost (Est.)	FY19 Cost (Est.)	Current Status
NSP Program	All	R. Clemens	\$7,072,006			30 acquisitions, 29 sales.
NSP3/NCI	7	R. Clemens	\$3,930,188			31 acquisitions, 31 sales.