



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

September 4, 2018
8:30 a.m.

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



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of Prince George's County

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Largo, Maryland 20774**

AGENDA

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

Next Meeting: October 2, 2018

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

**Minutes of the Meeting, July 3, 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

Staff

Patricia Omondi

Steve Paul

Sierra Holloman

Adewale Dada

Ex- Officio Members and Officer

Thomas Himler, DCAO

Eric C. Brown, Director DHCD

Community Advisory Committee

None

Others

Isaac Marks, General Counsel

• **CALL TO ORDER:**

Chairman Cooper called the meeting to order at 8:35 AM having declared a quorum present.

- **SECRETARY'S REPORT:**

After providing the board members with an opportunity to review the minutes of the July 3, 2018 meeting, Chairman Cooper called for a motion to approve the Secretary's report. Vice Chair Harrington moved a motion to approve the Secretary's report. The motion was seconded by Dr. Hodges. The Secretary's report was unanimously approved.

Following approval of the Secretary's report, Chairman Cooper recognized the summer interns working at the Redevelopment Authority. Also introduced was Adewale Dada, RDA Staff Accountant.

- **TREASURER'S REPORT:**

Mr. Tabori informed the board that he had an opportunity to speak with staff earlier regarding the report. He advised that he did identify a few minor items in the report that require clean up. Mr. Tabori suggested that it might be useful for the Chair, or Vice Chair to meet with him and the staff accountant. He suggested that the meeting occur during the month of August 2018. Upon a motion by Mr. Tabori and seconded by Harrington, the Treasurer's report was unanimously approved.

- **EXECUTIVE DIRECTOR'S REPORT**

Steve Paul provided the board with an update on the Cheverly property located at 5901 and 5809 Annapolis Road. The board was informed that a Request for Proposals (RFP) was issued in March 2018. The RDA received one response to the solicitation. A Proposal Advisory Group (PAG) was established to review and evaluate the proposal. Mr. Paul advised the board that the responder to the RFP had offered to purchase the property for a sum of \$700,000. The RDA propose to have the property appraised to determine if the offer is a fair one. The board engaged in a lengthy discussion regarding the appraisal process, procurement of appraisal services and suggested that the RDA consider establishing a panel of appraisers that would be used on a rotating basis as needed.

Mr. Paul advised the board that the staff anticipates requesting the board's approval at the September meeting to sell the Cheverly property.

The Board considered the matter of Minority Business Enterprise (MBE), Local Business Enterprises (LBE), and equity partner's utilization in RDA procurements. The board expressed concern that it appears that the same firms appear to be getting the RDA's work and new firms appear not to be getting work. The board wondered if this is related to how the evaluation systems is structured.

The board expressed a desire to look closely at obstacles to getting equity partners in projects, MBE's and LBE's and how they are defined. Chair Cooper advised the board that during the September meeting he wanted to focus on (1) the RDA's evaluation criteria and (2) understanding the MBE report including development team members, consultant / contractors and equity partners. Chair Cooper requested that the board members send questions to Eric Brown and Steve Paul by August 17, 2018.

Chair Cooper expressed a desire to conclude the discussion on the procurement and evaluation process during the October meeting.

The meeting was adjourned at 10:00 AM.

TREASURER'S REPORT

August 24, 2018

Operating Budget

Fiscal Year (FY) 2018 ended on June 30, 2018 with estimated revenues and expenditures of \$825,013 and \$703,182 respectively. The ending fund balance is projected to total \$226,651 in the same period. In FY 2019, year-to-date (YTD) transactions between July 1~August 24, 2018 include revenues of \$55,583 in County allocations and \$22,309 in expenditures that are listed below:

| Expense Description | Expense Amount |
|--|-----------------|
| Board Stipends & Expenses | \$2,222 |
| Office & General Supplies | \$1,453 |
| Administrative Staff Expenses ⁱ | \$4,451 |
| Commercial Insurance Premiums | \$13,130 |
| Equipment Leasing ⁱⁱ | \$1,053 |
| TOTAL | \$22,309 |

Capital Improvement Program

RDA is working with the Office of Management and Budget (OMB) and Office of Finance (OOF) to reconcile the negative balance in the Gateway Arts District's financial statements and resolve further discrepancies. In FY 2018, the Capital Improvement Program (CIP) had an estimated fund balance of \$3.3 million, compared to the budgeted amount of \$20.4 million in the same period. In FY 2019, the County Council approved \$16.7 million in CIP funds. FY 2019 YTD revenues are \$10.5 million and YTD expenses are \$1.5 million as explained below:

| Site | Expense Amount | Expense Description / Notes |
|---------------------------------|--------------------|--|
| Suitland Town Center | \$1,266,409 | Property Maintenance, Pre-development, Construction, Legal Services and Security Costs |
| Coral Hills Façade Program | \$108,834 | Home Improvements |
| County Revitalization | \$87,072 | Catholic Charities Greenbelt Makerspace |
| Glenarden Apartments | \$6,630 | Property Maintenance and Construction Costs |
| Addison Rd / Capitol Hts. Metro | \$1,095 | Property Maintenance |
| Cheverly Redevelopment | \$495 | Property Maintenance |
| TOTAL | \$1,470,535 | |

ⁱ Represents almost two months' salary for administrative assistant (temporary position)

ⁱⁱ Represents approximately two months' leasing cost for copier machine

OPERATING BUDGET^a
(as of August 24, 2018)

| | FY 2017 ACTUAL ^b | FY 2018 BUDGET ^c | FY 2018 ESTIMATE ^d | FY 2019 BUDGET |
|---|--------------------------------|--------------------------------|----------------------------------|-------------------|
| BEGINNING FUND BALANCE | \$ 92,647 | \$ 24,347 | \$ 104,821 | \$ 38,265 |
| County Operating Grant | 233,700 | 317,600 | 317,600 | 333,500 |
| CDBG - Pathway to Purchase Program ^e | 313,700 | 352,600 | 352,600 | 363,200 |
| CDBG - Suitland Façade Program ^f | 42,518 | - | 154,793 | - |
| Miscellaneous Revenues | - | 15,400 | 20 | - |
| Appropriated Fund Balance | - | - | - | - |
| TOTAL REVENUES | \$ 589,918 | \$ 685,600 | \$ 825,013 | \$ 696,700 |
| Board Meeting Expenses | 1,921 | 2,000 | 1,372 | 2,000 |
| Board Member Stipends | 18,997 | 30,000 | 19,600 | 28,500 |
| Board Member Development | - | - | - | - |
| Total Board Expenses | 20,919 | 32,000 | 20,972 | 30,500 |
| General Counsel | 66,635 | 90,000 | 69,085 | 90,000 |
| Consultants and Studies | - | - | - | 30,000 |
| External Auditor Fees ^g | 8,500 | 16,000 | 7,500 | 20,000 |
| Fiscal Management Services ^h | 60,000 | 60,000 | 60,000 | 60,000 |
| Commercial Insurance Premiums | 4,935 | 24,000 | 13,130 | 27,000 |
| Staffing Services | 34,549 | 45,000 | 39,581 | 45,000 |
| Equipment Leasing | 4,956 | 30,000 | 6,486 | 6,000 |
| Total Contractual Expenses | 179,575 | 265,000 | 195,782 | 278,000 |
| Staff Training | - | 6,000 | 447 | 5,000 |
| Supplies | 20,760 | 30,000 | 13,932 | 20,000 |
| Total Administrative Expenses | 20,760 | 36,000 | 14,379 | 25,000 |
| CDBG - Pathway to Purchase Program | 313,700 | 352,600 | 352,600 | 363,200 |
| CDBG - Suitland Façade Program | 42,790 | - | 119,449 | - |
| Other Expenses | - | - | - | - |
| Total Capital Outlay Costs | 356,490 | 352,600 | 472,049 | 363,200 |
| TOTAL EXPENDITURES | \$ 577,744 | \$ 685,600 | \$ 703,182 | \$ 696,700 |
| Operating Balance - Surplus/(Deficit) | 12,174 | - | 121,831 | - |
| Other Adjustments | - | (15,400) | - | - |
| ENDING FUND BALANCE | \$ 104,821 | \$ 8,947 | \$ 226,651 | \$ 38,265 |

Notes:

- a. Budget items consist of Special Revenue, Internal Service and Enterprise Funds.
- b. Audited figures obtained from the County's SAP financial information system.
- c. Legislative appropriations as approved by the Prince George's County Council.
- d. Estimates are based on year-to-date financial transactions and operating agreements.
- e. Federal-funded Community Development Block Grant (CDBG) home purchase assistance program.
- f. Federal-funded CDBG home improvement program for the Suitland area that expires in FY 2018.
- g. Fixed fees for auditing services provided by CliftonLarsonAllen LLP.
- h. Fixed fees for accounting services provided by the Office of Finance.

CAPITAL BUDGET¹

(as of August 24, 2018)

| | FY 2018 Beginning Estimate | FY 2018 Ending Estimate | FY 2019 Approved Budget ² | FY 2019 Year-to-Date Transactions ⁴ |
|---|----------------------------------|-------------------------------|--|--|
| Sources of Funds | | | | |
| County CIP - Carryover Funds | \$ 5,412,841 | \$ 9,438,507 | \$ - | \$ - |
| County CIP - Approved Budget ³ | 25,050,000 | 2,000,000 | 16,713,000 | 10,500,000 |
| State Grants | 100,000 | - | - | - |
| Property Sales | 455,000 | 2,108,732 | - | - |
| Other Revenue | 491,910 | 540,707 | - | 632 |
| TOTAL REVENUE | \$ 31,509,751 | \$ 14,087,946 | \$ 16,713,000 | \$ 10,500,632 |
| Uses of Funds | | | | |
| Acquisition | \$ - | \$ - | \$ 4,000,000 | \$ - |
| Demolition | 1,442,505 | 1,465,994 | - | - |
| Infrastructure/Construction | 310,512 | 4,830,008 | - | 917,201 |
| Maintenance | 47,000 | 57,679 | - | 4,540 |
| Pre-development | 6,262,699 | 2,667,040 | - | 341,318 |
| Interest Payments | 25,442 | 70,590 | - | - |
| Other Expenses | 3,036,811 | 1,665,690 | 12,713,000 | 207,476 |
| TOTAL EXPENSES | \$ 11,124,969 | \$ 10,757,001 | \$ 16,713,000 | \$ 1,470,535 |
| AVAILABLE FUND BALANCE | \$ 20,384,782 | \$ 3,330,945 | | \$ 9,030,097 |

Notes:

1. Capital projects' funding sources could include Capital Improvement Program (CIP) contributions from the County, State grants, Federal grants, developer contributions, general obligation bonds and proceeds from property sales and other miscellaneous revenues.
2. FY 2019 Budget was approved by the County Council. The cost allocation of the approved \$16.7 million would be reallocated by RDA staff to match capital project priorities during the fiscal year.
3. Variance in the approved budget revenues in the FY 2018 Beginning and Ending Estimates occurs due to timing difference when OMB releases funds to the RDA for the Suitland Town Center project.
4. FY 2019 YTD transactions are recorded in the financial system and a robust estimate would be developed in coming months.

**Statement of Available Funds and Committed Funds
Per Capital Budget Detail**

GATEWAY ARTS DISTRICT

| | FY 2018 Beginning Estimate | FY 2018 Ending Estimate | FY 2019 Approved Budget2 | FY 2019 Year-to-Date Transactions4 |
|----------------------------------|---|--|---|---|
| <i>Project Revenues</i> | | | | |
| CIP Carryover Funds ¹ | \$ 2,349,198 | \$ (5,037,187) | \$ - | \$ - |
| CIP Approved Budget | - | - | - | - |
| State Grants | - | - | - | - |
| Property Sales ² | 455,000 | 435,000 | - | - |
| Other Revenue ³ | 250,000 | 250,000 | - | 632 |
| TOTAL REVENUE | \$ 3,054,198 | \$ (4,352,187) | \$ - | \$ 632 |
| <i>Project Costs</i> | | | | |
| Acquisition | \$ - | \$ - | \$ - | \$ - |
| Demolition | - | - | - | - |
| Infrastructure/Construction | - | - | - | - |
| Maintenance | - | - | - | - |
| Pre-development | - | - | - | - |
| Interest Payments | - | - | - | - |
| Other Expenses | - | - | - | - |
| TOTAL EXPENSES | \$ - | \$ - | \$ - | \$ - |
| AVAILABLE FUND BALANCE | \$ 3,054,198 | \$ (4,352,187) | | \$ 632 |

Notes:

1. Carryover revenues in FY 2018 are reported as negative values in the financial system since FY 2014. RDA and OMB are working to resolve the discrepancy.
2. Sale proceeds from 4100 Rhode Island Avenue, Brentwood, MD 20722.
3. Cost reimbursement from Landex related to 4100 Rhode Island Avenue sale in FY 2018 and water escrow refund in FY 2019

**Statement of Available Funds and Committed Funds
Per Capital Budget Detail**

SUITLAND¹

| | FY 2018 Beginning Estimate | FY 2018 Ending Estimate | FY 2019 Approved Budget² | FY 2019 Year-to-Date Transactions⁴ |
|---|---|--|--|--|
| <i>Project Revenues</i> | | | | |
| CIP Carryover Funds | \$ 862,453 | \$ 2,138,034 | \$ - | \$ - |
| CIP Approved Budget | 18,000,000 | - | 4,000,000 | 4,000,000 |
| State Grants | - | - | - | - |
| Coral Hills Façade Program - TNI Funds | 146,000 | 146,000 | - | - |
| Coral Hills Façade Program - CDBG Funds | 95,910 | 103,485 | - | - |
| Property Sales | - | - | - | - |
| Other Revenue | - | - | - | - |
| TOTAL REVENUE | \$ 19,104,363 | \$ 2,387,519 | \$ 4,000,000 | \$ 4,000,000 |
| <i>Project Costs</i> | | | | |
| Acquisition | \$ - | \$ - | \$ 4,000,000 | \$ - |
| Demolition | 100,000 | 183,673 | - | - |
| Infrastructure/Construction | - | 2,514,777 | - | 911,266 |
| Maintenance | 25,000 | 32,299 | - | 2,255 |
| Pre-development | 3,000,000 | 2,198,003 | - | 341,318 |
| Interest Payments | - | - | - | - |
| Coral Hills Façade Program ² | 241,910 | 104,140 | - | 108,834 |
| Other Expenses | - | (332,466) | - | 11,570 |
| TOTAL EXPENSES | \$ 3,366,910 | \$ 4,700,426 | \$ 4,000,000 | \$ 1,375,243 |
| AVAILABLE FUND BALANCE | \$ 15,737,453 | \$ (2,312,907) | | \$ 2,624,757 |

Notes:

1. Project includes Suitland Federal Town Center and Façade programs (Suitland and Coral Hills).
2. Only the Coral Hills Façade Program is included in capital budget reports.

**Statement of Available Funds and Committed Funds
Per Capital Budget Detail**

COUNTYWIDE REVITALIZATION

| | FY 2018 Beginning Estimate | FY 2018 Ending Estimate | FY 2019 Approved Budget² | FY 2019 Year-to-Date Transactions⁴ |
|---|---|--|--|--|
| <i>Project Revenues</i> | | | | |
| CIP Carryover Funds | \$ 1,677,839 | \$ 5,471,752 | \$ - | \$ - |
| CIP Approved Budget | 2,000,000 | 2,000,000 | 1,000,000 | 1,000,000 |
| State Grants | - | - | - | - |
| Property Sales | - | - | - | - |
| Other Revenue | - | - | - | - |
| TOTAL REVENUE | \$ 3,677,839 | \$ 7,471,752 | \$ 1,000,000 | \$ 1,000,000 |
| <i>Project Costs</i> | | | | |
| Acquisition | \$ - | \$ - | \$ - | \$ - |
| Demolition | - | - | - | - |
| Infrastructure/Construction | - | - | - | - |
| Maintenance | - | - | - | - |
| Pre-development | - | - | - | - |
| FY 2019 CIG Awards ¹ | - | - | 250,000 | - |
| FY 2018 CIG - Carryover Disbursements | 500,000 | - | - | - |
| FY 2017 CIG - Carryover Disbursements | 250,000 | 127,297 | - | 57,072 |
| FY 2016 CIG - Carryover Disbursements | 178,451 | 77,888 | - | 30,000 |
| Commercial Property Improvement Program | 1,500,000 | - | 250,000 | - |
| Northern Gateway Project | - | - | 250,000 | - |
| Interest Payments | - | - | - | - |
| Other Expenses | - | - | 250,000 | - |
| TOTAL EXPENSES | \$ 2,428,451 | \$ 205,185 | \$ 1,000,000 | \$ 87,072 |
| AVAILABLE FUND BALANCE | \$ 1,249,388 | \$ 7,266,567 | | \$ 912,928 |

Notes:

1. Community Impact Grants (CIG) Awards may include unspent funds from prior fiscal periods.

**Statement of Available Funds and Committed Funds
Per Capital Budget Detail**

AFRICAN-AMERICAN CULTURAL CENTER

| | FY 2018 Beginning Estimate | FY 2018 Ending Estimate | FY 2019 Approved Budget2 | FY 2019 Year-to-Date Transactions4 |
|--------------------------------|---|--|---|---|
| <i>Project Revenues</i> | | | | |
| CIP Carryover Funds | \$ 310,512 | \$ 310,512 | \$ - | \$ - |
| CIP Approved Budget | - | - | - | - |
| State Grants | - | - | - | - |
| Property Sales | - | - | - | - |
| Other Revenue | - | - | - | - |
| TOTAL REVENUE | \$ 310,512 | \$ 310,512 | \$ - | \$ - |
| <i>Project Costs</i> | | | | |
| Acquisition | \$ - | \$ - | \$ - | \$ - |
| Demolition | - | - | - | - |
| Infrastructure/Construction | 310,512 | 291,705 | - | - |
| Maintenance | - | - | - | - |
| Pre-development | - | - | - | - |
| Interest Payments | - | - | - | - |
| Other Expenses | - | - | - | - |
| TOTAL EXPENSES | \$ 310,512 | \$ 291,705 | \$ - | \$ - |
| AVAILABLE FUND BALANCE | <input type="text"/> | \$ 18,807 | <input type="text"/> | <input type="text"/> |

**Statement of Available Funds and Committed Funds
Per Capital Budget Detail**

ADDISON ROAD

| | FY 2018 Beginning Estimate | FY 2018 Ending Estimate | FY 2019 Approved Budget2 | FY 2019 Year-to-Date Transactions4 |
|--------------------------------------|---|--|---|---|
| Project Revenues | | | | |
| CIP Carryover Funds | \$ 273,105 | \$ 325,402 | \$ - | \$ - |
| CIP Approved Budget | - | - | 1,000,000 | 1,000,000 |
| State Grants ¹ | 100,000 | - | - | - |
| Property Sales ² | - | - | - | - |
| Other Revenue ³ | - | 5,000 | - | - |
| TOTAL REVENUE | \$ 373,105 | \$ 330,402 | \$ 1,000,000 | \$ 1,000,000 |
| Project Costs | | | | |
| Acquisition | \$ - | \$ - | \$ - | \$ - |
| Demolition | - | - | - | - |
| Infrastructure/Construction | - | - | - | - |
| Maintenance | 7,000 | 6,030 | - | 1,095 |
| Pre-development | - | - | - | - |
| Blue Line Façade Program | 100,000 | - | - | - |
| Blue Line Façade Program - RDA Match | 30,000 | - | - | - |
| NZH Program - Fairmount Heights | 236,450 | 9,065 | - | - |
| Interest Payments | - | - | - | - |
| Other Expenses | - | 89 | 1,000,000 | - |
| TOTAL EXPENSES | \$ 373,450 | \$ 15,184 | \$ 1,000,000 | \$ 1,095 |
| AVAILABLE FUND BALANCE | \$ (345) | \$ 315,218 | | \$ 998,905 |

Notes:

1. FY16 funding for Net Zero Energy Homes (NZH) - Blue Line Façade Program (Fairmount Heights)
2. Sale proceeds from 210 Maryland Park Drive.
3. HIP revenue in FY 2018 for Fairmount Heights NZH project.

**Statement of Available Funds and Committed Funds
Per Capital Budget Detail**

GLENARDEN

| | FY 2018 Beginning Estimate | FY 2018 Ending Estimate | FY 2019 Approved Budget2 | FY 2019 Year-to-Date Transactions4 |
|---------------------------------------|---|--|---|---|
| <i>Project Revenues</i> | | | | |
| CIP Carryover Funds | \$ (215,506) | \$ 6,050,099 | \$ - | \$ - |
| CIP Approved Budget | 5,050,000 | - | 10,713,000 | 4,500,000 |
| State Grants | - | - | - | |
| Property Sales | - | 1,673,732 | - | |
| Other Revenue | - | 36,222 | - | |
| TOTAL REVENUE | \$ 4,834,494 | \$ 7,760,053 | \$ 10,713,000 | \$ 4,500,000 |
| <i>Project Costs</i> | | | | |
| Acquisition | \$ - | \$ - | \$ - | |
| Demolition | 1,342,505 | 1,282,321 | - | - |
| Infrastructure/Construction | - | 2,023,526 | - | 5,935 |
| Maintenance | 10,000 | 15,115 | - | 695 |
| Pre-development | 3,249,349 | 455,068 | - | - |
| Revenue Authority - Principal Payment | - | 1,673,732 | - | - |
| Revenue Authority - Interest Payment | 25,442 | 70,590 | - | - |
| Other Expenses | - | 5,936 | 10,713,000 | - |
| TOTAL EXPENSES | \$ 4,627,296 | \$ 5,526,288 | \$ 10,713,000 | \$ 6,630 |
| AVAILABLE FUND BALANCE | \$ 207,198 | \$ 2,233,765 | | \$ 4,493,370 |

**Statement of Available Funds and Committed Funds
Per Capital Budget Detail**

CHEVERLY

| | FY 2018 Beginning Estimate | FY 2018 Ending Estimate | FY 2019 Approved Budget2 | FY 2019 Year-to-Date Transactions4 |
|--------------------------------|---|--|---|---|
| <i>Project Revenues</i> | | | | |
| CIP Carryover Funds | \$ 155,240 | \$ 179,895 | \$ - | \$ - |
| CIP Approved Budget | - | - | - | - |
| State Grants | - | - | - | - |
| Property Sales | - | - | - | - |
| Other Revenue | - | - | - | - |
| TOTAL REVENUE | \$ 155,240 | \$ 179,895 | \$ - | \$ - |
| <i>Project Costs</i> | | | | |
| Acquisition | \$ - | \$ - | \$ - | \$ - |
| Demolition | - | - | - | - |
| Infrastructure/Construction | - | - | - | - |
| Maintenance | 5,000 | 4,235 | - | 495 |
| Pre-development | 13,350 | 13,969 | - | - |
| Interest Payments | - | - | - | - |
| Other Expenses | - | 9 | - | - |
| TOTAL EXPENSES | \$ 18,350 | \$ 18,213 | \$ - | \$ 495 |
| AVAILABLE FUND BALANCE | \$ 136,890 | \$ 161,682 | | \$ (495) |

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)
7/1/2018 – 8/31/2018**

General

No update.

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, and negotiations are currently under way.

The Suitland infrastructure construction for Phases 1B, 1C, and 2 responses were due on August 15 and 3 responses were received. The responses are being evaluated.

Glenarden Apartments- (Now known as: Glenarden Hills)

Construction Progress on Glenarden Phase I (114 Senior and Family Units and Community Center)

Framing has been completed up to the 4th floor in the Senior Building. Sheathing and completion of the shingle roof of the Senior Building underway and expected to be completed during the week of August 24, 2018. WSSC has issued the interior plumbing permits for the Community Building, Senior Building and Multifamily Buildings G and F, allowing the plumbing rough-ins to begin in all four buildings. HVAC and electrical rough-ins underway in the Community Building and Multifamily Building G. The building pads have been brought to grade for multifamily buildings A and B, and foundations are staked out for these buildings and ready to begin.

Estimated Completion of Glenarden Phase I

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

The staff has secured DPIE's approval for the crushing, sifting, capping, etc. of rubble for limited on-site use in order to reduce escalating costs. Awaiting estimates in order to move forward with this desired scenario.
Glenarden Phase 2A – 55 Senior Units

The development team, led by Pennrose Properties, has submitted an Application to MD CDA for noncompetitive 4% LIHTC/bond financing to complete this \$13.4 million phase. Anticipated construction start of this phase is the first quarter of 2018.

Glenarden Phase 2B – 104 family units (60 affordable units up to 60% AMI and 44 market rate units)

The development team, led by Pennrose Properties has submitted an application to MD CDA for competitive 9% LIHTC to complete this \$33.8 million phase. A decision on the application is expected in September 2018.

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, 2017. 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 delayed until August 2018 due to the weather.

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.

Infrastructure Construction:

Construction is ongoing for Phase 1A and Phases 1B, 1C and 2 should begin in September 2019. Phase 3 is in design.

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). Two loans totaling \$82,321.80 have been closed to date, an additional 10 loans totaling \$462,346 have been approved or are in the RDA underwriting pipeline. 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. To date work on 13 properties has been completed.

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

United Community Against Poverty, Inc. (UCAP) was selected by the Proposal Advisory 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. Selected properties will be awarded grants of up to \$12,000 for exterior façade improvements. Redleaf Architects has been selected and is working with homeowners to develop the scope of work for the four applications approved to date. Construction bids will be due September 7, 2018. Completion of the initial four homes is projected for October 31, 2018.

Commercial Property Improvement Program (CPIP)

RDA is working to finalize CPIP guidelines. 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 October 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 August 2018.
3. **3300 Block of Rhode Island Avenue:** Construction was completed in April 2018. The restaurant tenant has executed the lease and the restaurant space is under construction. The developer is still negotiating with prospective tenants for the remaining commercial space including a coffee shop. Residential leasing has begun.
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 Drive Property: The development agreement has been extended to September 30, 2018. A request for another extension has been submitted. 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 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. Construction drawings are currently being finalized. Target dates for key milestones are the following: January 2019- Construction bidding and application for construction financing; April 2019 – Permit issuance and closing on construction financing; May 2019 – Anticipated Construction start date.

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 has been evaluated by the PAG and a conditional selection has been made. A letter of intent is being negotiated with the selected developer.

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 master planning process that would explore alternative uses and the potential lifting of the existing CCRC use restriction. RDA and M-NCPPC awaiting Master Planning proposal from the Alexander Company.

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 Proposal Advisory Group (PAG) has reviewed the applications and the staff anticipates making recommendations at the Board's September 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 do 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-Sep-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 |

*Agency is not registered in SAP

Transforming Neighborhoods Initiative (TNI): No Updates

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 | S. Paul | 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, RDA Properties | | Lead Staff | TDC (Est.) | FY17 Revenue | FY18 Revenue (Est.) | Current 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 | | S. Paul | | 0 | 0 | RFP issued |

| | | | | | | |
|------------------------------|-----|-------------------|-------------------|-------------------------|-------------------------|---|
| Property | 5 | | | | | |
| 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 | 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. |

The RDA issued a Notice of Fund Availability (NOFA) for FY 2018 Community Impact Grants with an application deadline of May 18, 2018. For FY 2018, the RDA has \$500,000 available for awards. The maximum grant award amount is \$75,000. The RDA received 15 responses to the NOFA. A Proposal Advisory Group (PAG) was formed to review and evaluate each application. The recommendations were submitted to the Interim Executive Director. It is our recommendation that the following organizations be approved for FY2018 Community Impact Grant awards.

| Applicant | Project Name | Project Description | Amount Requested | Recommended Funding |
|--|--|---|------------------|---------------------|
| College Park City Univ. Partnership | Downtown College Park Mural Project | Mural on building façade on Baltimore Avenue | \$15,000 | \$15,000 |
| Prince George's Co. Police Athletic League | Fallen Officers Memorial Youth Development Park | To create a safe, low-maintenance field for youth to play | \$75,000 | \$75,000 |
| The Ivy Community Charities | The Ivy VINE Grows Green | External improvements of the Ivy Vine Incubator | \$53,500 | \$53,000 |
| Art Works Studio School | Safety and Sustainable at Art Works Now | Installation of a permanent outdoor shade structure | \$10,000 | \$10,000 |
| Central Kenilworth Ave. Revitalization CDC | Sarvis-An Empowerment Café | Fabricate and install an exterior Permanent canopy. | \$75,000 | \$75,000 |
| Joe's Movement | Joe's Movement Emporium Safety Enhancement Project | Renovate the parking lot & provide stormwater management | \$75,000 | \$75,000 |
| Total Grant Award Amount | | | | \$303,500 |

The RDA received requests totaling \$876.451. Nine applicants were not recommended because they did not achieve a score of at least 75.

**REDEVELOPMENT AUTHORITY OF PRINCE GEORGE’S COUNTY
RESOLUTION 2018-_____**

***A Resolution Approving the Executive Director to negotiate the sale and
redevelopment of Redevelopment of Property located at 5801 and 5809
Annapolis Road, Bladensburg, Maryland***

WHEREAS, the Redevelopment Authority of Prince George’s County, Maryland (the “Redevelopment Authority”) was created 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 Prince George’s County Council pursuant to CR-60-1998 and duly filed with the State of Maryland; and

WHEREAS, Section 15B-109(a) of the Prince George’s County Code (the “Code”) provides that the Redevelopment Authority may make rules and regulations for the operation, sale, disposition and use of land, property and undertakings under its jurisdiction in the manner provided by local law; and

WHEREAS, the Redevelopment Authority is the owner of real property located in 5800 block of Annapolis Road, Bladensburg, Maryland (the “Property”); and

WHEREAS, the Redevelopment Authority issued Request for Proposals (“RFP 2018-1”) to solicit proposals from qualified firms for the development of the Property consistent with the highest and best use of the Property; and

WHEREAS, ZKSYA, LLC responded to the Request for Proposals by submitting a proposal for said development of the Property that was reviewed and evaluated by the Redevelopment Authority; and

WHEREAS, ZKSYA, LLC was selected through a competitive solicitation process based on its proposal for said development of the Property consistent with the highest and best use of the Property and in compliance with applicable law; and

WHEREAS, the Redevelopment Authority desires to enter into negotiations for the sale of the Property to the ZKSYA, LLC for said development of the Property.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Redevelopment Authority that the Executive Director is hereby authorized to negotiate the sale of the Property to the ZKSYA, LLC for the development of the Property, consistent with the highest and best use of the Property, and to execute all documents attendant thereto; and

BE IT RESOLVED, said negotiation for the sale of the Property may include such terms as necessary to attain the goals and objectives set forth in RFP 2018-1 for said development of the Property.

RESOLVED this the _____ day of September, 2018.

REDEVELOPMENT AUTHORITY

**OF PRINCE GEORGE'S COUNTY,
MARYLAND**

Monty Cooper, Esquire, Chair

David Harrington, Vice Chair

Erma Barron, Member

Glenda F. Hodges, Member

Ronnette Earle, Member

John Rogard Tabori, Member

Thomas Himler, Ex-Officio Member

Eric C. Brown, Ex-Officio Member

Reviewed for Legal Sufficiency

Isaac H. Marks, Sr., Esquire
General Counsel