



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

## **BOARD OF DIRECTOR'S MEETING**

**October 5, 2021**  
**9:00 a.m.**

**Teleconference**



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

## **BOARD OF DIRECTORS MEETING**

**October 5, 2021 - 9:00 a.m.**

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### AGENDA

1. CALL TO ORDER AND ROLL CALL
  
2. CONSENT AGENDA ITEMS
  1. SECRETARY'S REPORT
    - Minutes of the Sept. 7, 2021 Board Meeting
  2. TREASURER'S REPORT
  
3. EXECUTIVE DIRECTOR'S REPORT
  
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
  
5. FINAL REMARKS FROM THE GENERAL PUBLIC
  
6. ADJOURNMENT

**Next Meeting: November 2, 2021**

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

**Minutes of the Meeting, Sept. 7, 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**

Aspasia Xypolia

**General Counsel**

Tiffany Releford

**Others**

## **Secretary Report**

Mr. Harrington called the teleconference meeting to order at 9:00 AM having declared a quorum present. Mr. Harrington addressed the board and motioned for an Executive Session between the Board Members to take place, he stated that the session will be an informative session and no decisions will be made for an approval. A motion to approve the Executive Session was made by the board. Mr. Harrington motioned to adjourn the Executive Session, a motion to move was made by the board. The Executive Session convened at 9:15 AM.

Mr. Harrington having declared a quorum present addressed the board for any comments on the board minutes for July. A motion to approve the minutes was made by Mr. Bailey and seconded by Ms. Barron the motion passed.

## **Treasurer's Report**

Accountant Sheila Roberts addressed the board and informed the board the total operating expenditures including the board stipends for the month of July and August was \$11,054.59. Ms. Robert's informed the board that the Redevelopment Authority (RDA) financials are currently being reviewed for the closed out fiscal year (FY) 2021. She stated that the FY2022 operating budget report will reflect individual Work Breakdown Structure (WBS) for each project. Ms. Roberts stated that the financial reports may not show budgets for every line item however, all expenditures were taken into consideration when the budget was created.

Ms. Roberts informed the board that along with the addition of the Cheverly Hospital site and Pepco energy sub-project the agency remains diligent with multiple smaller projects to include the Net Zero projects, Housing Rehabilitation Assistance program, Commercial Property Improvement Program, as well as the Community Impact Grant Program. Ms. Robert's informed the board the County's finance department has started the annual audit process which involves finalizing and closing the books on fiscal 2021 financial data. A motion to approve the treasurer's report was made by Mr. Bailey and seconded by Mr. Tabori.

## **Executive Report**

Mr. Paul addressed the board and informed the board of the Request for Proposals (RFP) for the Cheverly Hospital site and the Pepco Forestville Project. He stated that there were pre-proposal meetings for both of the projects. He informed the board that both RFP project responses are due on September 30<sup>th</sup>, 2021. Mr. Paul informed the board that there was an on-site presentation at Glenarden Apartments location. He stated that the event was successful and in attendance were County elected officials and the Secretary of the Housing Urban Development (HUD). Ms. Barron questioned that from the positive feedback would there be more work in the pipeline for the RDA within those guidelines. Mr. Paul stated that he was confident that the points he provided in the meeting, the RDA would be doing more projects within the same guidelines and infrastructure outline as the Glenarden project. Mr. Harrington inquired about the demolition costs for the Cheverly project, and would there be public funding available for the costs. Mr. Paul stated that public funding would be contributed to the costs. Meeting adjourned 10:30am.

# **TREASURER'S REPORT**

**September 30, 2021**

The layout of the Treasurer's Reports was updated as requested at the last Board meeting. Our goal is to provide the Board with useful information and a representation of all the funding provided to the Agency. As we review this month's report, comments are welcomed.

## **Operating Budget**

The operating expenses for the month of September were \$19,045.55. The major expense this month was for consulting service for the Glendale Hospital advisory services in the amount of \$15,000. The FY 2022 budget remains on target to cover all the expected daily operations as well as providing support for the Board members. Although the financial reports may not show budgets for every line item all expenditures were taken into consideration when the budget was created.

## **Capital Improvement Program**

In the month of September, the Office of Management and Budget provided the fund balance carryforward for each project. The fund balance carryforward consists of unspent funds from the previous fiscal year. This information is reflected as an addition to the Approved FY 2022 Budget column on the reports. Please note that miscellaneous income was removed from the revenue section of the reports. OMB requires spending authority prior to any funds being spent. Therefore, all miscellaneous income received will be noted and tracked in the note section of the appropriate capital project.

Expenses for the month of September were \$764,640.46, with construction being the largest expense. Currently the Agency is on target to spend funds as anticipated for the fiscal year.

**OPERATING BUDGET**  
(As of September 27, 2021)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2022 YTD	Approved FY 2022 Budget	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>				
410300 County Contribution	(19,045.55)	(30,100.14)	673,500.00	643,399.86
<b>Total - Revenue</b>	<u>(19,045.55)</u>	<u>(30,100.14)</u>	<u>673,500.00</u>	<u>643,399.86</u>
<b>Expense</b>				
<b>Board Expense</b>				
511311 Allowances (Stipends)	2,100.00	4,200.00	25,000.00	20,800.00
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00
510811 Conf & Sem Fees				
<b>Total - Board Expense</b>	<u>2,100.00</u>	<u>4,200.00</u>	<u>29,000.00</u>	<u>24,800.00</u>
<b>Operating Expense</b>				
510111 Telephone- Regular Service	0.00	0.00	0.00	0.00
510114 Telephone- Wireless/ Cellphone	386.68	688.43	0.00	(688.43)
510311 Duplication and Reproduction	0.00	0.00	0.00	0.00
510412 Outside Courier Service	0.00	20.88	0.00	(20.88)
510911 Advertising	0.00	286.00	0.00	(286.00)
511519 Other Insurance Premiums	0.00	7,742.00	25,000.00	17,258.00
511702 Catering <sup>b</sup>	0.00	0.00	0.00	0.00
511703 Temporary Clerical/ Administration	0.00	0.00	40,000.00	40,000.00
511704 Professional Service/Legal	915.00	915.00	90,000.00	89,085.00
511715 Professional Service/ Auditor (annual)	0.00	0.00	20,000.00	20,000.00
511720 Fiscal Agent Fees (quarterly)	0.00	0.00	60,000.00	60,000.00
511722 Consultants and Studies	15,000.00	15,000.00	3,000.00	(12,000.00)
511749 Other General and Administration	0.00	0.00	0.00	0.00
511799 Other Operating Contract Service	643.87	643.87	0.00	(643.87)
511801 General Office Supplies	0.00	603.96	38,200.00	37,596.04
511808 Printing Charges	0.00	0.00	0.00	0.00
511890 Other Operating Supplies	0.00	0.00	0.00	0.00
512604 Strategic Initiatives	0.00	0.00	0.00	0.00
512650 CDBG/HITF Pathway to Purchase Operating Support <sup>c</sup>	0.00	0.00	361,300.00	361,300.00
514102 Meals & Miscellaneous Reimbursement	0.00	0.00	0.00	0.00
514103 Awards and Presentation	0.00	0.00	0.00	0.00
512310 Office Equipment Rental/Lease	0.00	0.00	7,000.00	7,000.00
<b>Total - RDA Operating Expense</b>	<u>16,945.55</u>	<u>25,900.14</u>	<u>644,500.00</u>	<u>618,599.86</u>
<b>Total Expense</b>	<u>19,045.55</u>	<u>30,100.14</u>	<u>673,500.00</u>	<u>643,399.86</u>
<b>Net Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**Notes:**

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

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

<sup>a</sup>The Fund Balance is the carryover of unspent funds from the previous Fiscal Year. At this time we do not have the approved and verified amount to carryforward for the operating account.

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

<sup>c</sup>Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs are not updated due to the allocation of services. Adjustment was made to reallocate staff cost for the Emergency Rental Assistance for program support.

**CAPITAL BUDGET SUMMARY**  
(As of September 27, 2021)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	0.00	6,946,240.89	6,946,240.89
499994 Other Project Revenue	(764,640.46)	(923,217.99)	16,514,000.00	15,590,782.01
<b>Total Revenue<sup>b</sup></b>	<b>(764,640.46)</b>	<b>(923,217.99)</b>	<b>23,460,240.89</b>	<b>22,537,022.90</b>
<b>Expense</b>				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	3,420.00	5,876.38	500,000.00	1,429,632.04
527110 Land Costs	0.00	0.00	1,935,508.42	1,000,000.00
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527211 Construction	468,153.49	603,849.64	21,024,732.47	20,420,882.83
527216 Material Test Consultants	0.00	0.00	0.00	0.00
527221 Pepco	0.00	0.00	0.00	0.00
527212 Contract Engineering	15,338.17	15,338.17	0.00	(15,338.17)
527227 Landscape/ Beautification	87,744.02	89,669.02	0.00	(89,669.02)
527346 Other Non- Defined Projects	189,984.78	208,484.78	0.00	(208,484.78)
<b>Total Expense</b>	<b>764,640.46</b>	<b>923,217.99</b>	<b>23,460,240.89</b>	<b>22,537,022.90</b>
<b>REMAINING BUDGET</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Notes:**

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In FY2022, you will not see entries listed from sales and other miscellaneous income receipted in the revenue section unless it has been included in the authorized spending authority for the fiscal year. All miscellaneous income received will be indicated in the notes section to track any funds received.

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

**ADDISON ROAD**  
**(As of September 27, 2021)**

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance Carry Foward <sup>a</sup>			935,508.42	935,508.42
499994 Other Project Revenue	(21,498.17)	(22,078.17)	250,000.00	227,921.83
<b>Total Revenue</b>	<u>(21,498.17)</u>	<u>(22,078.17)</u>	<u>1,185,508.42</u>	<u>1,163,430.25</u>
<b>Expense</b>				
527110 Land Costs	0.00	0.00	935,508.42	0.00
527010 Design	0.00	0.00	250,000.00	1,185,508.42
527227 Landscape/Beautification to include Maintenance	6,160.00	6,740.00	0.00	(6,740.00)
527211 Construction	0.00	0.00	0.00	0.00
527212 Contract Engineering	15,338.17	15,338.17	0.00	(15,338.17)
527346 Blue Line Façade Program	0.00	0.00	0.00	0.00
527346 Blue Line Façade Program RDA Match	0.00	0.00	0.00	0.00
527346 Fairmount Heights Net Zero Program	0.00	0.00	0.00	0.00
527346 Lyndon Hill Project	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<u>21,498.17</u>	<u>22,078.17</u>	<u>1,185,508.42</u>	<u>1,163,430.25</u>
<b>Net Income</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

**Notes:**

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

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**CHEVERLY**  
**(As of September 27, 2021)**

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	0.00	311,178.23	311,178.23
499994 Other Project Revenue	0.00	(495.00)	736,000.00	735,505.00
<b>Total Revenue</b>	<b>0.00</b>	<b>(495.00)</b>	<b>1,047,178.23</b>	<b>1,046,683.23</b>
<b>Expense</b>				
527227 Landscape/Beautification to include Maintenance	0.00	495.00	0.00	(495.00)
527211 Construction	0.00	0.00	1,047,178.23	1,047,178.23
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00
527010 Design	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<b>0.00</b>	<b>495.00</b>	<b>1,047,178.23</b>	<b>1,046,683.23</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Notes:**

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

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**COUNTYWIDE REVITALIZATION**  
(As of September 27, 2021)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	0.00	4,580,675.75	4,580,675.75
499994 Other Project Revenue	(189,984.78)	(192,441.16)	250,000.00	57,558.84
<b>Total Revenue</b>	<u>(189,984.78)</u>	<u>(192,441.16)</u>	<u>4,830,675.75</u>	<u>4,638,234.59</u>
<b>Expense</b>				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	2,456.38	250,000.00	247,543.62
527211 Construction	0.00	0.00	4,580,675.75	4,580,675.75
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527346 Community Impact Grants	0.00	0.00	0.00	0.00
527346 Commercial Property Improvement Program	189,984.78	189,984.78	0.00	(189,984.78)
527346 Northern Gateway Project	0.00	0.00	0.00	0.00
527346 PEPCO Energy Project	0.00	0.00	0.00	0.00
527346 Purple Line Corridor	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<u>189,984.78</u>	<u>192,441.16</u>	<u>4,830,675.75</u>	<u>4,638,234.59</u>
<b>Net Income</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

**Notes:**

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**GLENARDEN APARTMENT REDEVELOPMENT**  
**(As of September 27, 2021)**

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	0.00	694,762.62	694,762.62
499994 Other Project Revenue Budget	0.00	0.00	6,378,000.00	6,378,000.00
<b>Total Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>7,072,762.62</b>	<b>7,072,762.62</b>
<b>Expense</b>				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	0.00	0.00	0.00
527211 Construction	0.00	0.00	7,072,762.62	7,072,762.62
527212 Contract Engineering	0.00	0.00	0.00	0.00
527227 Landscape/ Beautification	0.00	0.00	0.00	0.00
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>7,072,762.62</b>	<b>7,072,762.62</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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**SUITLAND MANOR**  
**(As of September 27, 2021)**

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	0.00	424,115.87	424,115.87
499994 Other Project Revenue	(553,157.51)	(708,203.66)	8,900,000.00	8,191,796.34
<b>Total Revenue</b>	<u>(553,157.51)</u>	<u>(708,203.66)</u>	<u>9,324,115.87</u>	<u>8,615,912.21</u>
<b>Expense</b>				
527010 Design	3,420.00	3,420.00	0.00	(3,420.00)
527110 Land Costs	0.00	0.00	1,000,000.00	1,000,000.00
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527211 Construction/Maintenance	468,153.49	603,849.64	8,324,115.87	7,720,266.23
527216 Material Test Consultants	0.00	0.00	0.00	0.00
527221 Pepco	0.00	0.00	0.00	0.00
527227 Landscape/ Beautification	81,584.02	82,434.02	0.00	(82,434.02)
527346 Other Non-defined Project Cost	0.00	18,500.00	0.00	(18,500.00)
<b>Total Expense</b>	<u>553,157.51</u>	<u>708,203.66</u>	<u>9,324,115.87</u>	<u>8,615,912.21</u>
<b>Net Income</b>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>

**Notes:**

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

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

**9/1/2021 – 9/3/2021**

**General**

The FY 2021 audit and year end close out is beginning. The FY 2022 Fiscal Year began July 1, 2021. The FY 2023 budget preparation will start in October.

**Solicitations**

The invitation for bids for the demolition of the two multi-family buildings purchased on Towne Square Boulevard last Fall has closed and P&J Contracting has been awarded the contract. The Pepco/Forestville project RFP and the Cheverly hospital site redevelopment RFP were released on July 8, 2021. Proposals are due for the hospital site on September 30, 2021. The Pepco/Forestville RFP due date has been extended to October 21, 2021.

**Glenarden Hills**

**Rubble Removal and Rough Grading**

Pleasants Construction, Inc. continues with the rubble removal and rough grading of the remaining site.

**Rubble Removal Gap Funding Efforts**

Maryland Department of Housing and Community Development National Capital Strategic Economic Development Fund (NCSEDF) June 12, 2019 grant proposal for \$1.5 million. The RDA has been awarded \$1 million in grant funds. The grant funds have been received.

**Glenarden Phase 2A – 55 Senior Units**

Phase 2A is a \$14 million project for construction of the second half of the senior building. Closing on financing and start of construction occurred in December 2019. Construction is completed and the units are fully occupied.

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

The development team’s application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This was the third unsuccessful application for Phase 2B. The development team has restructured Phase 2B to include both 9% LIHTC and 4% financing. Phase 2B/3 now includes 138 affordable units and 20 market rate units. A new application for the 9% tax credits

and 4% bond funding was submitted to MD DHCD in September 2020 and the 9% credits have been awarded. This phase is in design.

**Glenarden Phase 1 (114 Senior and Family Units and Community Center)**

The Community Center is completed and currently houses the project leasing center. The Senior Building and all family buildings in Phase I are completed and occupied.

**Suitland Development**

4809 Suitland Road

No update.

2606 Shadyside Avenue

No update.

Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October 2017. Demolition of the retail buildings along Suitland Road was completed in May 2018. The Phase 4 plan approval process with M-NCPPC has begun. The two blighted apartment buildings along Towne Square Blvd. have been purchased and are in process of being demolished. The lease of 4524 Suitland Road has been finalized and executed. The building is being cleaned up to show prospective tenants.

*Townhouses*

NVR was selected as the town house builder. Construction of the model townhomes began in August 2018 and is now complete. Initial sales are ahead of schedule with 180 sales so far, and more than 200 homeowners are now moved in. The initial 219 lots have been sold.

*Senior Residences*

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

*Infrastructure Construction:*

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

## **Housing Rehabilitation Assistance Program II**

The HRAP II program is funded with \$5 million of CDBG and county general funds to preserve housing of low and moderate-income households by providing zero interest loans of up to \$60,000 for housing rehabilitation. It is anticipated that up to 90 households will benefit from this program. The HRAP II program is marketed on the HIP, RDA and DHCD websites and through County Council constituent services. Outreach workshops are also planned for Prince George's County municipalities.

In June 2018, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, seventy-two (72) loans for \$3,759,306.50 have closed. Total HRAP II expenses are \$774,710.36. So far 89.77%, or \$4,534,016.86 of the \$5,050,647.86 budget, has been committed.

There are currently 99 completed applications on file and in various stages of processing. Application intake has ended. New inquiries will be added to a waiting list to be notified if additional funding becomes available.

## **Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program**

RDA has been assigned the responsibility for providing oversight over the implementation of this \$330,000 County TNI Blight Eradication initiative in the Glassmanor-Oxon Hill community. The program will improve the external appearance of up to 38 residential properties, while leveraging other programs like HRAP to support neighborhood preservation. Housing Options & Planning Enterprises, Inc., a local nonprofit, will provide application intake and construction management. The RDA has approved HOPE's 6th invoice for \$49,133.61 and has forward the RFP packet to DPIE for payment. This final invoice zero-out the programs budget. Total expenditures to date are \$330,000.

## **Commercial Property Improvement Grant Program (CPIP)**

### **CPIP AWARDEES AND CURRENT STATUS**

#### **CPIP 2020 NOFA**

RDA has received a total of nine applicant submissions for 2020 program. The retail centers are located in the following areas of Prince Georges County:- (4) Beltsville, (1) Clinton, (1) Upper Marlboro, (2) Laurel, (1) Hyattsville. Funding for this year's program is \$900,000. To achieve the maximum impact for CPIP funding, the minimum grant request is \$50,000 (for \$100,000 total project costs) and the maximum grant is \$350,000 (for \$700,000 or more total project costs).

The proposal analysis group completed its review of the nine applicant submissions in mid July 2020. Funding for this round is \$900,000. A total of six retail centers were funded and three were not funded.

**Project Update:**

**2020 CPIP Awardees**

<b>Retail Center</b>	<b>Address</b>	<b>Current Status</b>	<b>CIPIP Award Amount</b>	<b>Grant Drawn</b>
4410 Powder Mill Road	4410 Powder Mill Road Beltsville, MD	Grant agreement executed	\$108,850	\$100,443.50
Chestnut Hills Shopping Center	10450-10500-10508 Baltimore Ave Beltsville, MD	Grant agreement executed	\$61,670	\$61,670
Garrett Cove LTD Partnership	5001 Garrett Avenue Beltsville, MD	Grant agreement executed	\$87,500	\$43,434
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	\$209,834.77
Marlboro Crossing	5700 Crain Highway Upper Marlboro, MD	Grant agreement executed	\$60,000	
			<b>\$900,000</b>	<b>\$415,382.27</b>

**CIPIP 2021 NOFA**

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

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



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

The following two retail center were not approved for funding because these applicants did not meet the required threshold in order to be considered for funding:

<b>Retail Center</b>	<b>Address</b>	<b>City, State</b>	<b>Award Amount</b>
University Place Center LLC	15942 Shady Grove Road	Gaithersburg, MD 20877	-0-
Sargent Road LP	4919 Bethesda Avenue Suite 200	Bethesda, MD 20814	-0-

### **Gateway Arts District**

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction was completed in January 2020. Leasing is ongoing.
2. **3807 Rhode Island Avenue:** Construction is complete. The residential units are 95% leased, the 5 artists' studios are leased, and the retail space is now occupied by a food hall with various vendors.
3. **3300 Block of Rhode Island Avenue:** Construction was completed in April 2018. The restaurant tenant has executed the lease and the restaurant is now open. The developer is still negotiating with prospective tenants for the remaining commercial space including a coffee shop. Residential leasing has begun.

### **6700 Riverdale Road Property**

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. The RFP process is now complete, and a development team led by Advantage

Properties has been selected. The proposal includes 100 market rate residential units, 250 affordable residential units, and up to 15,000 square feet of retail space. The development agreement with Advantage Properties has been finalized and executed and the developer has begun the feasibility analysis.

### **Capitol Heights/Addison Road Metro Corridor**

**Maryland Park Drive Property:** The development agreement has been extended to December 31, 2021. The Architect is designing the buildings for permit submission. The developer is exploring financing options.

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

**Fairmount Heights Net Zero Energy District:** Warren Brothers Construction, LLC a certified MBE, DBE, Prince George's County Based Business has been selected as the general contractor. Initial six homes will be modular construction by Beracah Modular Homes in Greenwood, Delaware. The project was awarded \$1 million in the approved FY 2019 budget. RDA closed on the acquisition of the Fairmount Heights lots on June 21, 2018 and lots transferred to HIP, the project developer on June 27, 2018. RDA acquisition of the Fairmount Heights lots was funded with a \$250,000 MD DHCD Community Legacy grant. A Storm water Management Plan has been submitted to DPIE for review. HIP is working with Warren Brothers to finalize construction costs.

**Blue Line Corridor Opportunity Zone Redevelopment:** The RDA has been tasked with coordinating a series of development projects into comprehensive redevelopment plan. The

Lyndon Hill School Site: This property 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. Two acquisition grants were applied for with Maryland DHCD and \$250,000 has been awarded for each application. A resolution authorizing the additional acquisitions and the development of the site was approved at the July 2021 board meeting.

### **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 is scheduled for September 2021.

## **Cheverly Hospital Site**

Planning for the redevelopment of the Cheverly Hospital site has begun and a design team has been retained to come up with concept plans for the site. The concept plans have been used to solicit community input in the design of the site prior to the release of an RFP to select a master developer. The RFP was released on July 8, 2021 and proposals are due September 30, 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. However, there has been no recent contact or discussions with the Fire Department or the Office of Central Services about this site.

## **Pepco/Forestville Development**

The RDA is partnering with Pepco on the development of a 32-acre Pepco-owned parcel in Forestville. The University of Maryland is providing architectural, site design and sustainability services to aid in the concept design. The site is zoned for town houses and will be developed as a connected community with on-site electrical generating capabilities and a variety of sustainable building techniques. A design team has been retained to create a concept plan for the site. An RFP for a master developer was released on July 8, 2021 and the proposal due date has been extended to October 21, 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. A series of community meetings are being held.

## **Community Impact Grant**

### **COMMUNITY IMPACT GRANT UPDATES:**

#### **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 Fall 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.

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 soundproof 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.

**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 41<sup>st</sup> 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.

This project was completed in July 2021.

## **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 75<sup>th</sup> 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.

This project was completed in May 2021.

### **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.

This project was completed in August 2021.

### **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.

This project was completed in August 2021.

**Down Payment and Closing Cost Assistance program**

The RDA secured \$955,704.65n 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	22
Loans being processed	0
Loans clear to close	0
Loans closed	22
Loans sent back	1

**Training and Outreach (to date):**

Homebuyer 8-hour Housing Counseling Classes: 2125 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 October 1, 2021:	\$955,704.65



## **Neighborhood Stabilization Program**

This program is complete and closed out and will no longer be included in this report.

## **INTERAGENCY SUPPORT ACTIVITIES**

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

### Compliance Reviews

No activity to report.

### Planning Coordination

No activity to report.

### Real Estate Project Summary Table

Redevelopment Projects	Council District	Lead Staff	TDC (Est.)	FY 2022 Project Revenue (Est.)	FY 2022 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,000,000	\$1,000,000 CIP and state grants	9 net zero homes underway
Gateway Arts District	2	S. Paul	\$78,000,000			No new activity planned.
Countywide Revitalization/ Pepco-Forestville	All	Various/ E. Williams	\$70,000,000		\$1,400,000 CIP	Community Impact Grants and CPIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$25,000,000	\$735,000	\$736,000 CIP	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	\$6,378,000 CIP	Construction ongoing

Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$4,000,000	\$8,900,000 CIP	Constructi on ongoing
Beacon Heights/Purple Line Redevelopment	3	G. Konohia P. Omondi	\$120 Million			Pre- developm ent
<b>Total CIP</b>			<b>\$1,031,000,000</b>	<b>\$6,035,000</b>	<b>\$18,414,000</b>	