



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

December 3, 2019

9:00 a.m.

Savor at Studio 3807
3809 Rhode Island Ave
Brentwood, MD 20772



Redevelopment Authority
of Prince George's County

**BOARD OF DIRECTORS
MEETING**

December 3, 2019 - 9:00 a.m.

**Savor at Studio 3807
3809 Rhode Island Ave
Brentwood, MD 20772**

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
(Minutes of the November 5, 2019 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: January 7, 2020

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

**Minutes of the Meeting, November 5, 2019 9:00 am
9200 Basil Court Largo, MD 20774**

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

Erma Barron

John Tabori

Staff

Sheila Roberts

Stephen Paul

Andrea Anderson

Patricia Omondi

Lakeisha Smith

Edren Lewis

Ex- Officio Members and Officer

Estella Alexander

Raymond Gilley

Community Advisory Committee

None

Others

Erek L. Barron, General Counsel

Jay Schuman, Citizen

Secretary's Report

Chairman Harrington called the meeting to order, an Executive Session was immediately called having declared a quorum present at 9:05am.

Treasurer's Report

Mr. Harrington addressed the board on the treasurer's report. Ms. Roberts stated that the treasurer's report was a standard report, and that there were no significant changes. Mr. Tabori informed the board that the fund balance was entered as a zero balance for Fiscal Year 2020 (FY2020). He stated that the budget was an estimate and that it will appear in the final audit once it's completed. Mr. Tabori informed the board that the treasurer's report was acceptable, and he was satisfied with the contents and format. A motion of consent to approve both the Secretary's and Treasurer's report was moved by Mr. Harrington, the approval of both reports was motioned by Mr. Tabori and seconded by Ms. Barron.

Executive Director's Report

Associate Director Stephen Paul led discussion on the Executive Report. Mr. Paul informed the board that the written report would supplement for the discussion, and if there were any questions or inquires, he would be happy to answer them. Mr. Tabori inquired about the Redevelopment Authority's (RDA) current projects and wanted to know if there were any problematic ones in the pipeline. Mr. Paul stated that the only project that had issues was obtaining funds for the Glenarden Project, which was delaying the construction process.

Ms. Anderson addressed the board and discussed the completion of the Site Maps for RDA's Projects. Ms. Anderson revealed that the 5 Site Maps consisted of the following programs: Community Impact Grants (CIG) Community Property Improvement Program (CPIP), Large Scale Projects, Pathway to Purchase (PGCPAP) and Local Purchase Assistance Program. Mr. Harrington called for an Executive Session.

Resolutions Discussions

Mr. Paul discussed resolutions 2019-6 and 2019-5 that authorizes the RDA to acquire surplus property from the county for re-disposal. Mr. Harrington called for a motion to approve resolutions 2019-6 and 2019-5. The approval of resolutions 2019-6 and 2019-5 was motioned by Ms. Barron and seconded by Mr. Bailey. The meeting adjourned at 10:40am.

TREASURER'S REPORT

November 27, 2019

Operating Budget

For the period ending November 27, 2019, Operating Revenue year to date for Fiscal Year (FY) 2020 totaled \$194,620.52. The actual November 2019 Operating Expenses, totaled \$48,147.34. The increase in expenses are due to late receipt of invoices from vendors. Currently the RDA has expended 58% of the operating budget. In spite of the increase in expense for the month of November the RDA will remain within the FY 2020 Budget allocation.

Capital Improvement Program

Capital Improvement Program (CIP), revenues in Fiscal Year 2020 are inclusive of a fund balance in the amounts of \$27.4 million, including \$16.7 million for Suitland Town Center, \$10.7 million for Glenarden Hills and other residual funds for miscellaneous projects. Revenue from lot sales at Suitland Town Center are \$2.0 million. This total represents thirty-three (33) lots sold in this fiscal year, compared to a total of thirty-one (31) lots sold in fiscal year 2019 for a total of \$ 2.0 million. Year-to-date expenses total \$6 million, representing an increase of \$1 million compared to the prior month. This increase is due to additional construction and design costs remitted during the current period.

OPERATING BUDGET
(as of November 27, 2019)

Revenue and Expenditure Categories with Accounting Code	November Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	500,002.00	0.00	500,002.00	100.0%
410300 County Contribution	19,090.23	75,922.31	333,500.00	257,577.69	22.77%
410210 CDBG · Pathway to Purchase Program	29,057.11	117,196.64	372,600.00	255,403.36	31.45%
410210 CDBG · Suitland Façade Program	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee · HRAP	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee · MNCPPC	0.00	0.00	0.00	0.00	0.0%
480000 Miscellaneous Revenues	0.00	1,501.57	0.00	1,501.57	1.00
Total - Revenue	48,147.34	694,622.52	706,100.00	1,014,484.62	98.38%
Expense					
Board Expense					
511311 Allowances (Stipends)	2,100.00	8,400.00	27,000.00	18,600.00	31.11%
511702 Catering (Meeting Expenses)	140.02	499.86	2,000.00	1,500.14	24.99%
Total - Board Expense	2,240.02	8,899.86	29,000.00	20,100.14	30.69%
Operating Expense					
510111 Telephone- Regular Service	0.00	38.93	480.00	441.07	8.11%
510114 Telephone- Wireless/ Cellphone	215.30	861.00	2,120.00	1,259.00	40.61%
510310 Printing and Production	0.00	20.00	100.00	80.00	20.0%
510412 Outside Courier Service	6.57	258.13	6,045.22	5,787.09	4.27%
510810 Training Cost	0.00	0.00	7,400.00	7,400.00	0.0%
510911 Advertising	446.00	743.50	1,000.00	256.50	74.35%
511519 Other Insurance Premiums	0.00	13,313.00	25,000.00	11,687.00	53.25%
511702 Catering ^b	88.99	2,068.76	3,000.00	931.24	68.96%
511703 Temporary Clerical/ Administration ^c	5,111.19	13,328.50	45,000.00	31,671.50	29.62%
511704 Professional Service/Legal ^c	7,290.00	9,601.22	82,900.00	73,298.78	11.58%
511715 Professional Service/ Auditor (annual)	0.00	0.00	20,000.00	20,000.00	0.0%
511720 Fiscal Agent Fees (quarterly)	0.00	15,000.00	60,000.00	45,000.00	25.0%
511722 Consultants and Studies	0.00	0.00	30,000.00	30,000.00	0.0%
511749 Other General and Administration	0.00	40.00	600.00	560.00	6.67%
511799 Other Operating Contract Service	1,363.23	4,469.34	4,609.11	139.77	96.97%
511801 General Office Supplies	0.00	253.59	10,892.08	10,638.49	2.33%
511808 Printing Charges	10.00	10.00	100.00	90.00	10.0%
511890 Other Operating Supplies	2,318.93	5,059.88	5,144.85	84.97	98.35%
512650 Pathway to Purchase Operating Support ^c	29,057.11	117,196.64	372,600.00	255,403.36	31.45%
514103 Awards and Presentation	0.00	108.74	108.74	0.00	100.0%
Total - RDA Operating Expense	45,907.32	182,371.23	677,100.00	494,728.77	26.93%
Total Expense	48,147.34	191,271.09	706,100.00	514,828.91	57.62%
Net Income	0.00	503,351.43	0.00	499,655.71	40.75%

Notes:

^aThe Fund Balance is the carryover of unspent funds from the previous Fiscal Year. It is subject to change once the County has finalized year-end close.

^bOperating expense Catering line item includes functions such as staff retreats, farewell luncheons and annual holiday party.

^c Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs

CAPITAL BUDGET
(as of November 27, 2019)

Revenue and Expenditure Categories with Accounting Code	November Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	14,368,810.62	0.00	14,368,810.62	100%
410300 County Contribution	1,104,773.16	4,554,558.42	25,445,193.23	20,890,634.81	18%
410110 State Grants	0.00	0.00	144,950.00	144,950.00	0%
480140 Property Sales	0.00	2,070,505.00	0.00	2,070,505.00	100%
499994 Other Project Revenue	3,836.41	0.00	1,851,050.00	1,851,050.00	0%
480290 Miscellaneous Revenue	0.00	0.00	30,000.00	30,000.00	0%
Total Revenue^b	1,108,609.57	20,993,874.04	27,471,193.23	24,987,139.81	76%
Expense					
511751 Security	13,230.00	70,808.00	100,000.00	29,192.00	71%
527010 Design	172,273.24	604,426.27	828,111.80	223,685.53	73%
527110 Land Costs	0.00	0.00	3,453,000.00	3,453,000.00	0%
527123 Outside Appraisals/Legal	105.00	3,400.00	12,000.00	8,600.00	28%
527211 Construction	910,364.63	5,052,107.50	20,458,759.82	15,406,652.32	25%
527221 Pepco	75.29	2,554.48	15,600.00	13,045.52	16%
527212 Contract Engineering	8,010.00	13,527.50	17,000.00	3,472.50	80%
527227 Landscape/ Beautification	1,230.00	40,400.00	74,650.00	34,250.00	54%
527346 Other Non- Defined Projects	3,321.41	214,571.41	2,512,071.61	2,297,500.20	9%
Total Expense	1,108,609.57	6,001,795.16	27,471,193.23	21,469,398.07	22%
Net Income	0.00	14,992,078.88	0.00	3,517,741.74	55%

Notes:

^aThe Fund Balance is the carryover of unspent funds from the previous Fiscal Year. It is subject to change once the County has finalized year-end close.

^bIncludes County PAYGO, State/Federal Grants, Developer Fees, Property Sales and General Obligation bonds.

ADDISON ROAD
(as of November 27, 2019)

Revenue and Expenditure Categories with Accounting Code	November Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	1,499,578.72	0.00	1,499,578.72	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	144,950.00	144,950.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Fairmount Heights Net Zero ^b	0.00	0.00	250,000.00	0.00	0.0%
499994 Blue Line Façade Program ^c	0.00	0.00	100,000.00	0.00	0.0%
499994 Other Project Revenue	515.00	0.00	251,050.00	251,050.00	0.0%
480290 Miscellaneous Revenue ^c	0.00	0.00	30,000.00	30,000.00	0.0%
Total Revenue	515.00	1,499,578.72	776,000.00	1,925,578.72	193.25%
Expense					
527227 Landscape/ Beautification	515.00	2,255.00	5,000.00	2,745.00	45.1%
527211 Construction	0.00	73,172.50	246,050.00	172,877.50	29.74%
527010 Design	0.00	0.00	144,950.00	144,950.00	0.0%
527346 Blue Line Façade Program	0.00	0.00	100,000.00	100,000.00	0.0%
527346 Blue Line Façade Program RDA Match ^b	0.00	0.00	30,000.00	30,000.00	0.0%
527346 Fairmount Heights Net Zero Program ^c	0.00	0.00	250,000.00	250,000.00	0.0%
Total Expense	515.00	75,427.50	776,000.00	700,572.50	9.72%
Net Income	0.00	1,424,151.22	0.00	1,225,006.22	100.0%

Notes:

^aThe Fund Balance is the carryover of unspent funds from the previous Fiscal Year. It is subject to change once the County has finalized year-end close.

^b Fairmount Heights' Net Zero program will receive \$250K reimbursement for land purchase. Program implementation expected to begin in FY20.

^cThe Blue Line Façade program has a \$130K budget (\$100K State Grant + \$30K RDA Matching funds)

CHEVERLY
(as of November 27, 2019)

Revenue and Expenditure Categories with Accounting Code	November Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	0.00	0.00	0.00	0.0%
410300 County Contribution	0.00	155,193.23	155,193.23	0.00	100.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	0.00	155,193.23	155,193.23	0.00	100.00%
Expense					
527227 Landscape/ Beautification	0.00	1,980.00	25,050.00	23,070.00	7.9%
527211 Construction	0.00	550.00	65,071.62	64,521.62	0.85%
527346 Other Non- Defined Projects	0.00	0.00	65,071.61	65,071.61	0.0%
Total Expense	0.00	2,530.00	155,193.23	152,663.23	1.63%
Net Income	0.00	152,663.23	0.00	152,663.23	98.37%

Notes:

^aFund Balance is subject to change once the County has finalized year-end close. All expenses will be covered by fund balance once reconciled.

- A \$936K final payment (outstanding balance) from the sale of 5801-09 Annapolis Road is anticipated in FY20.
- Refundable deposit for the purchase of the 5801-09 Annapolis Road property (per terms of purchase agreement).
- Cheverly was not included in the adopted budget however, a budget modification has been loaded.

COUNTYWIDE REVITALIZATION^a
(as of November 27, 2019)

Revenue and Expenditure Categories with Accounting Code	November Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^b	0.00	7,986,373.00	0.00	7,986,373.00	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Community Impact Grants	3,321.41	8,146.41	500,000.00	491,853.59	1.63%
499994 Commercial Property Improvement Grants	0.00	206,425.00	500,000.00	293,575.00	41.29%
499994 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
Total Revenue	3,321.41	8,200,944.41	1,250,000.00	9,021,801.59	656.08%
Expense					
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00	0.0%
527346 Community Impact Grants	3,321.41	8,146.41	500,000.00	491,853.59	1.63%
527346 Commercial Property Improvement Grants	0.00	206,425.00	500,000.00	293,575.00	41.29%
527346 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
Total Expense	3,321.41	214,571.41	1,250,000.00	1,035,428.59	17.17%
Net Income	0.00	7,986,373.00	0.00	7,986,373.00	100.0%

Notes:

^aCounty Revitalization provides funding for small matching grants to County base non-profits and owners of shopping centers for small revitalization projects (CPIP). Funding is also included for the Community Impact Grant (CIG) Program.

^bFund Balance is subject to change once the County has finalized year-end close.

GATEWAY ARTS DISTRICT
(as of November 27, 2019)

Revenue and Expenditure Categories with Accounting Code	November Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	(3,751,706.60)	0.00	(3,751,706.60)	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	0.00	(3,751,706.60)	0.00	(3,751,706.60)	100.00%
Expense					
527227 Landscape/ Beautification	0.00	0.00	0.00	0.00	0.0%
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00	0.0%
Total Expense	0.00	0.00	0.00	0.00	0.0%
Net Income	0.00	(3,751,706.60)	0.00	(3,751,706.60)	100.00%

Note:

^aThe SAP system has reported a negative fund balance since fiscal year 2014 which impacts the Authority's financial statements. As of June 30, 2019 the issues remains unresolved but not expected to have a material effect. In FY 2020 this project does not reflect any activity in SAP. Fund Balance is subject to change once the County has finalized year-end close. Further research is

GLENARDEN APARTMENT REDEVELOPMENT
(as of November 27, 2019)

Revenue and Expenditure Categories with Accounting Code	November Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	4,786,149.96	0.00	4,786,149.96	100.0%
410300 County Contribution	199,975.38	1,154,812.83	8,520,000.00	7,365,187.17	13.55%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	199,975.38	5,940,962.79	8,520,000.00	12,151,337.13	69.73%
Expense					
527211 Construction	191,965.38	1,138,505.33	7,679,000.00	6,540,494.67	14.83%
527212 Contract Engineering	8,010.00	13,527.50	17,000.00	3,472.50	79.57%
527227 Landscape/ Beautification	0.00	2,780.00	7,000.00	4,220.00	39.71%
527346 Other Non- Defined Projects	0.00	0.00	817,000.00	817,000.00	0.0%
Total Expense	199,975.38	1,154,812.83	8,520,000.00	7,365,187.17	134.11%
Net Income	0.00	4,786,149.96	0.00	4,786,149.96	(64.38%)

^aFund Balance is subject to change once the County has finalized year-end close.

SUITLAND MANOR
(as of November 27, 2019)

Revenue and Expenditure Categories with Accounting Code	November Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	3,643,972.34	0.00	3,643,972.34	100.0%
410300 County Contribution	904,797.78	4,554,558.42	16,770,000.00	12,215,441.58	27.16%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	0.00	2,070,505.00	0.00	2,070,505.00	100.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	<u>904,797.78</u>	<u>10,269,035.76</u>	<u>16,770,000.00</u>	<u>17,929,918.92</u>	<u>61.24%</u>
Expense					
527010 Design	172,273.24	604,426.27	683,161.80	78,735.53	88.48%
527110 Land Costs	0.00	0.00	3,453,000.00	3,453,000.00	0.0%
527123 Outside Appraisals/Legal	105.00	3,400.00	12,000.00	8,600.00	28.33%
527211 Construction	718,399.25	3,839,879.67	12,468,638.20	8,628,758.53	30.8%
527221 Pepco	75.29	2,554.48	15,600.00	13,045.52	16.38%
527227 Landscape/ Beautification	715.00	33,385.00	37,600.00	4,215.00	88.79%
511751 Security	13,230.00	70,808.00	100,000.00	29,192.00	70.81%
Total Expense	<u>904,797.78</u>	<u>4,554,453.42</u>	<u>16,770,000.00</u>	<u>12,215,546.58</u>	<u>27.16%</u>
Net Income	<u>0.00</u>	<u>5,714,582.34</u>	<u>0.00</u>	<u>5,714,372.34</u>	<u>34%</u>

Notes:

^aFund Balance is subject to change once the County has finalized year-end close.

^bSale Proceeds from 219 townhouse lots at Suitland Town Center site (projected total revenue is \$13 million). Fiscal Year 2019 proceeds were \$2,012,013.00 FY 2020 year to date proceeds from lot sales are 2,070,505.00

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)
11/1/2019 – 11/30/2019**

General

The FY 2021 budget process has begun. The RDA Operating and Capital budget submissions are due to the Office of Management and Budget in early December.

Solicitations

The Suitland infrastructure construction for Phase 4 Rough Grade was advertised in September 2019. Responses were due in November 2019. Responses are now being evaluated by the Proposal Analysis Group.

The 6700 Riverdale Road RFP has been issued. Responses are due January 10, 2020.

Glenarden Apartments- New Name Glenarden Hills

Rubble Removal and Rough Grading

Pleasants Construction, Inc. has begun rubble removal and rough grading of the remaining site beginning with the Phase 2A footprint.

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. Site visit conducted by MD DHCD August 3, 2019. The RDA has been awarded \$1 million in grant funds.

DHCD PY 45R Community Development Block Grant June 30, 2019 proposal for \$2 million to assist with rubble removal and soil remediation on the remaining phases of the Glenarden project. Awaiting decision.

Glenarden Phase 2A – 55 Senior Units

The Prince George's County Council has approved a Resolution for the award of \$500,000 of HOME funds for Phase 2A and a Resolution for a Payments in Lieu of Taxes (PILOT) for Phase 2A to assist with project gap financing.

Phase 2A is a \$14 million project for construction of the second half of the senior building. Anticipated closing on financing and start of construction is December 2019.

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 represents the third unsuccessful application for Phase 2B. Development team is now working to restructure Phase 2B. Phase 2B as currently structured, is a \$34.5 million project with projected funding sources including

9% LIHTC equity, private mortgage, MD DHCD Rental Housing Program funds, HOME funds, Prince George's County Housing Trust Fund and CIP, and deferred developer fee.

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 expected to be completed and fully occupied by the end of October 2019.

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. Infrastructure construction on Phase 1A started in January 2018 and is now complete. Infrastructure construction on Phases 1b, 1C and 2 should began in February 2019.

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 90 sales so far. The first homeowners are now moved in.

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. Construction is set to begin by February 2020.

Infrastructure Construction:

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 is in design. The Phase 4 plan approval process with M-NCPPC has begun.

Housing Rehabilitation Assistance Program II

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, thirty-eight (38) loans for \$1,921,274.31 have closed. Total HRAP II expenses to date are \$312,859.42. To date 51.70 %, or \$2,611,241.78 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. 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

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

Substantial rehabilitation work completed on four pilot properties by UCAP. UCAP currently reviewing two new applicants for program funding.

Commercial Property Improvement Grant Program (CPIP)

CPIP AWARDEES AND CURRENT STATUS

Name of Awardee	Address	CPIP Award Amount	Current Status	Grant Drawn
The Landing at Woodyard	8899 Woodyard Road, Clinton, MD 20735	\$350,000	<i>Grant agreement signed. Under construction</i>	\$0
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	Awaiting permits and contracts to finalize Grant Agreement	\$0
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,000	<i>Grant Agreement executed under construction</i>	\$206,425
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$267,034	Awaiting permits and contracts to finalize Grant Agreement	\$0
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 nd Place, 4902 43 rd St.	\$150,000	Awaiting permits and contracts to finalize Grant Agreement	\$0
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$75,000	Awaiting permits and contracts to finalize Grant Agreement	\$0
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	Awaiting permits and contracts to finalize Grant Agreement	\$0
Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$76,000	Ownership withdrew participation due to inability to provide funding match committed with application.	\$0
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	<i>Grant Agreement executed. Under construction</i>	\$0

One February 15, 2019, RDA received 17 applications from owners of shopping centers and retail space for CPIP funding. Requests total \$3.9 million for \$1.9 million in available funding.

The CPIP will provide a Matching Grant to approved shopping centers and retail space for eligible improvements including exterior façade, place making, lighting and major building systems improvements that enhance retail competitiveness and viability. The CPIP will require a 50% applicant match, meaning that the applicant will pay for half of the total project costs. To achieve the maximum impact for CPIP funding, the minimum grant request is \$50,000 (for \$100,000 total project costs) and the maximum grant is \$350,000 (for \$700,000 or more total project costs).

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.

Gateway Arts District

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction has started. Completion is scheduled for January 2020.
2. **3807 Rhode Island Avenue:** Construction is complete. The residential units are 95% leased, the 5 artists' studios are leased, and the retail space is now occupied by Savor, food hall with various vendors.
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.

6700 Riverdale Road Property

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. Responses are due on January 10, 2020.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to March 31, 2020. 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 solicitation.

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 is planned to be transferred to the RDA. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects.

Cheverly Property: 5801 and 5809 Annapolis Road

An RFP was released in March 2018 and one proposal was received in June 2018. The proposal has been evaluated by the PAG and selection has been made. The Purchase and Sale Agreement and the Development Agreement have been executed and the feasibility study period has begun.

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.

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); Southway/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). The October 17, 2019, 6:30- 8:30 p.m. Community Listening Session was held at the Glenn Dale Community Center, 11901 Glenn Dale Blvd, Glenn Dale, MD 20769 and was well attended.

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) use restriction on the site.

COMMUNITY IMPACT GRANT UPDATES

2017

Northern Estates HOA - Endcap Monument and Landscaping beautification project - \$13,705 award

As part of a Master Landscape Plan created by Neighborhood Design Center (NDC), Northern Estates HOA (NEHOA) requested funds to install end cap monuments (pillar and wall) and plantings on the east and west sides of the development. The project was delayed due to DPIE permitting process and weather delays. the Closed out their project in July. **See attached photos.**

2018

Art Works Now/Art Works Studio School – Safety and Sustainability at Art Works Now - \$10,000 award

This project called for the installation of a large colorful shade to the building’s exterior play and gathering area to provide a safer space for seniors and children to reduce sun exposure. This project was completed in late June 2019. **See attached photo.**

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

This project focuses on the completion of interior renovation of restaurant space converting it to an operating breakfast/lunch and culinary arts training center. Also, a commercial façade improvement project and adding an awning and a year-round outdoor enclosure. On Wednesday, September 18th CKAR hosted a Hard Hat Launch, Tour and Fundraiser for stakeholders and partners in this project. **See attached photos.**

College Park City-University Partnership – Downtown College Park Mural Project - \$15,000 award

A mural with lighting will be created on the façade of 7404 and 7406 Baltimore Avenue, which is the gateway location for the City of College Park along the Route 1 corridor. An artist and mural design has been selected. It is anticipated that project activities were completed in October 2019. **See attached photo and information sheet.**

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 has made some revisions to their program scope and budget.

Community Outreach and Development CDC – Green Hill Plaza renovations - \$43,325 award

This beautification project was intended to focus on façade improvement; pedestrian enhancements; improved signage and way-finding to the public services organizations that operated within Green Hill Plaza. These projects would discourage criminal activity and create a safe and secure environment for the community. I received a letter date May 22, 2019 advising me that Community Outreach and Development CDC was unable to accept the grant. No further explanation was provided.

Friends of Greenbelt Museum – 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. The CIG funds will be used during Phase 1 of this project to begin the design and construction portion of the project. Presently, an architect has been selected and the architectural drawings and renderings will be created soon.

Gateway CDC – Media Arts Lab Enhancement - \$50,000 award

The Gateway Media Arts Lab is a community space dedicated to teaching, nurturing, facilitating the media arts community. The facility is utilized as an incubator space and hosts meetings for City of Mount Rainier officials, business owners, other community members and visitors. The space is open with concrete floors, dry wall partitions and no ceiling. The sound carries and interferes with meeting productivity. Also, the wi-fi and internet service is faulty. This project will provide a remedy with the installation of sound proof solutions; increasing wi-fi capacity; and adding flooring that absorbs noise. This project is on-going.

Gethsemane United Methodist Church – 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. This project is on-going.

Housing Initiative Partnership – Sawa's Hope Circle - \$75,000 award (Northern Gateway funds)

Sawa's Hope Circle paper street that is used as an outside gathering area in Hyattsville at the corner of Greenbriar Avenue and Red Top Road. It is named after community activist Sawa Kamara, who, until recently resided in the immediate area. Red Top Road is home to several multifamily buildings: apartments, rental townhomes and single-family homes that are rental as well. Most have negligent landlords and no amenities. The neighborhood

folks used the area now named Sawa's Hope Circle to hang out. They would drink and litter, etc. creating a negative impact on the community. Council woman Taveras and DPWT cleaned the area up and created a side walk and minimal light as a deterrent. This project will add streetscape benches and a park-like atmosphere. 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.

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

This project will be 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 on hold until Northern Gateway CDC provides proof of liability insurance. As of October 23, 2019, I received the certificate of insurance. The project will commence once I receive the signed grant agreement.

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).

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

A public art installation will be placed on an open wall at Green Meadows Shopping Center in Hyattsville. This project is on-going.

Prince George's Arts and Humanities Council – 4550 Rhode Island Ave North Brentwood - \$32,500 award

This project is located at the entrance of the Gateway Arts District bordering Washington, D.C. and Prince George's County. Landscaping and artwork will be placed along the fence line of 4550, 4600 and 4644 Rhode Island Avenue. This project is on-going.

**Northern Estates Homeowners Association, Inc.
Endcap Monuments and Landscaping Project**

Front, side, and back views of the monument on 7700 Mystic River Terrace



**Northern Estates Homeowners Association, Inc.
Endcap Monuments and Landscaping Project**

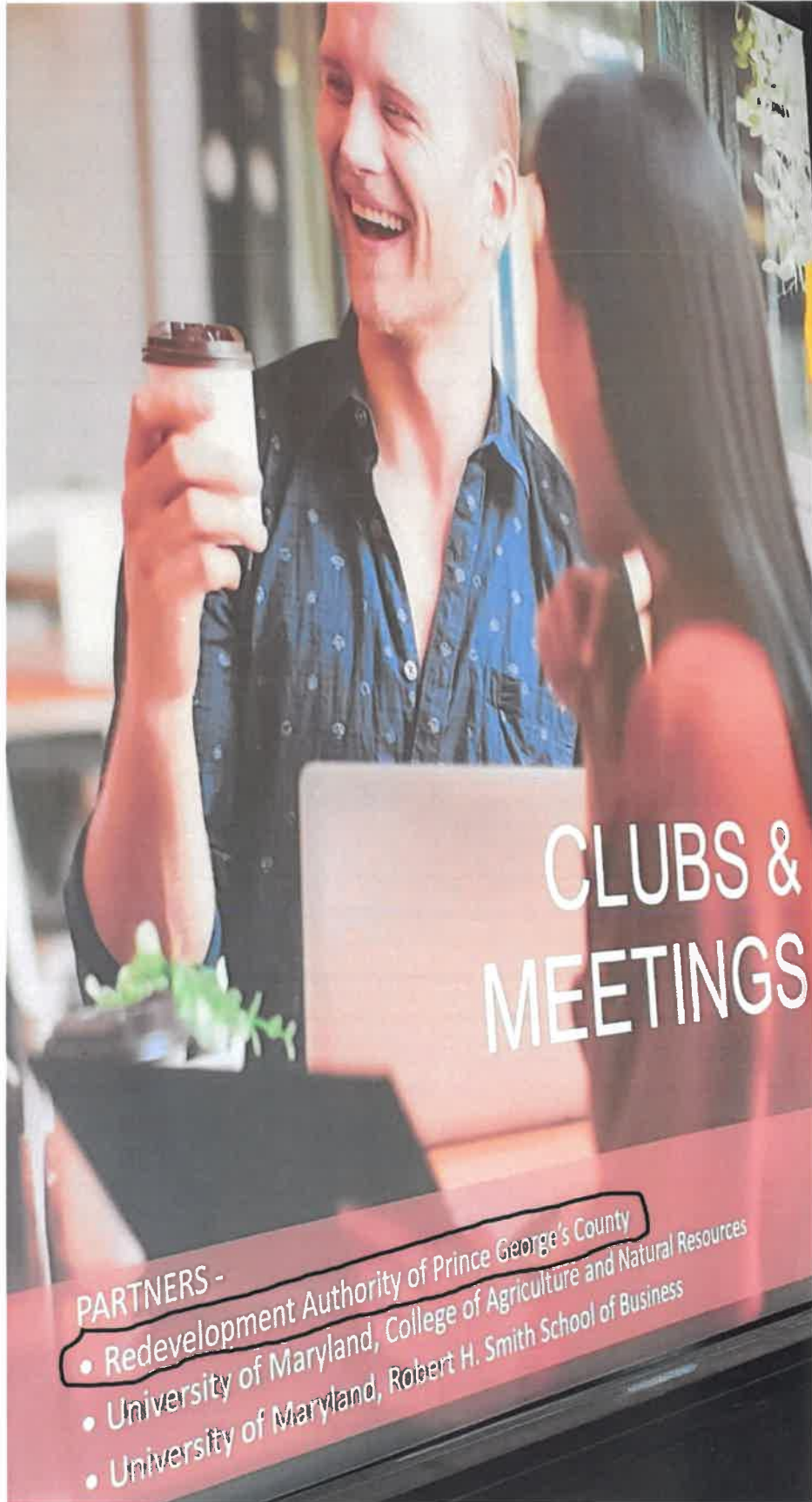
Front, side, and back views of the monument near the stormwater management pond



Art Works Now: Safety and Sustainability Sun Shade project



Central Kenilworth Ave. Revitalization (CKAR) – Sarvis
Empowerment Café Hard Hat Launch, Tour and
Fundraising Event September 18, 2019



**Central Kenilworth Ave. Revitalization (CKAR) – Sarvis
Empowerment Café Hard Hat Launch, Tour and
Fundraising Event September 18, 2019**



OUR PARTNERS -

**Central Kenilworth Avenue Revitalization
Community Development Corporation**

Community Forklift

**Community Foundation
of Prince George's County**

General Assembly of Maryland

Greater Washington Community Foundation

Kaiser Permanente

**Maryland Department of Housing and
Community Development**

Michael D. Herman, Esq. & Associates

Prince George's Community College

Prince George's County Council

**Prince George's County Council Member
Dannielle Glaros, District 3**

Prince George's County, Maryland

**Redevelopment Authority
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Town of Riverdale Park

**University of Maryland,
College of Agriculture and Natural Resources**

**University of Maryland,
Robert H. Smith School of Business**

Wells Fargo

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ABOUT THE MURAL, “PSYCHOPHILY” – POLLINATION BY BUTTERFLY

For more than 100-years, College Park has been planting the seeds of conservation. This mural is an ode to the contributions made by the city and university, toward protecting our environment. Psychophily honors the role of pollination in our ecosystem, with the aim of drawing attention to the plight of the Baltimore Checkerspot Butterfly.

The Terrapin (*Malaclemys terrapin*). The turtle is a sacred figure in Native American symbolism as it represents Mother Earth. The meaning of the Turtle symbol signifies good health and long life. The turtle has great longevity living up to 150 years. According to Native American legends and myths of the Eastern Woodland tribes the turtle played a part in their Creation myth. The Earth Diver turtle swam to the bottom of the water that stretched across the world. He surfaced with the mud which the creator used to make the earth. The hard shell of the turtle represents perseverance and protection.

The Black-Eyed Susan (*Rudbeckia*) was designated the state flower of Maryland in 1918. In this capacity it is used in gardens and ceremonies to celebrate, memorialize and show affection for the state of Maryland and its people. The Black-Eyed Susan has traditionally symbolized “Justice.”

University of Maryland’s vanEngelsdorp Bee Lab Baltimore Checkerspot Butterfly Habitat

Restoration. The Baltimore Checkerspot Butterfly (*Euphydryas phaeton*) is named for George Calvert, the first Lord Baltimore, because its orange and black colors match those on his heraldic shield. In 1973, the Baltimore checkerspot was named the official insect of Maryland. Baltimore checkerspot caterpillars (larvae) feed almost exclusively on white turtlehead (*Chelone glabra*), especially in the summer when the caterpillars are small.

The Baltimore Checkerspot Butterfly is one of the many pollinators struggling with habitat loss. Once abundant throughout Maryland, the checkerspot population has declined over the past decades due to the decline of their host plant, the white turtlehead.

The white turtlehead is subject to over grazing by deer, urban expansion, and competition from invasive plant species. Turtlehead plots around campus are part of a larger effort to reintroduce the Baltimore Checkerspot to the area. Since 2016, UMD has worked to help stave off extinction of this native species of pollinators.

About the artists, Cory Stowers and Jason Philp.

Cory Stowers is an award winning multi-disciplined creative artist from Hyattsville, Maryland. His resume includes credited projects in the fields of visual art, recorded music, film, scholarly writings and education relating to public art. He began his art career as a graffiti writer in 1994. He cofounded the Double Down Kings, a graffiti crew which has hosted free instructional classes on graffiti art for the past twenty-years and have contributed to more than 50 public mural commissions.

In 2015, Stowers founded ART BLOC DC, and was awarded the Public Arts Building Communities Grant from the Washington DC Commission on Arts and Humanities (DCCAHA). They used the funds to create the first interactive public mural in the United States by utilizing a free use Augmented Reality application to make the mural “live” with video and audio content accessible via mobile device. Stowers was honored in 2016 as the recipient of the DCCAHA Artist Fellowship Award in the Literary Arts, for his academic writings on graffiti art and street culture. Stowers was honored once again as the recipient of the DCCAHA Artists Fellowship Award in the Visual Arts, and the Mayors Award for Artistic Excellence in 2018.

Jason Philp is a multi-media artist, also from Hyattsville, Maryland. He first discovered his passion for art at Northwestern High School where he began to develop his skills as an illustrator. Philp joined the Double Down Kings in 2002 and began working on projects with fellow members helping to create dozens of murals in Washington, DC.

Transforming Neighborhoods Initiative (TNI)

No update.

DOWN PAYMENT AND CLOSING COST ASSISTANCE

The RDA secured over \$400,000.00 in HOME funds from DHCD for down payment and closing cost assistance. The program, Pathway to Purchase, re-launched in October 2019 and started receiving applications in November 2019.

- Total cases received to date: 3
- 8 hour Housing Counseling Classes attended: 6
- HQS Inspection ordered: 10

Neighborhood Stabilization Program

NSP 1 (May 2019)

To date, properties purchased: 30

- Properties sold: 30
- Properties under construction: 0
- Properties in preconstruction/architectural design phase: 0
- Rehabilitated properties for sale: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$7,072,006	0	\$0

NSP 3/NCI 3 April - 2017)

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

To date, properties purchased: 31

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

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

INTERAGENCY SUPPORT ACTIVITIES

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

Compliance Reviews

No activity to report.

Planning Coordination

No activity to report.

Real Estate Project Summary Table

Infill Projects	Council District	Lead Staff	TDC (Est.)	FY19 Funding	FY20 Funding	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		TBD		0	RDA acting as pass thru agent for the County Grants.
Countywide Revitalization	All	Various	NA	\$1,000,000 CIP	\$250,000 CIP	Community Impact Grants
Cheverly Property	5	P. Omondi	TBD		0	In the feasibility study period by the developer
4809 Suitland Road	7	S. Paul	TBD		0	Site is being held in inventory.
Glenarden Apartments	5	R. Clemens	\$138 million	\$4,500,000 CIP	\$1,800,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$400 million	\$22,000,000 Bond funds	\$2,000,000 CIP	Construction started
Total CIP				\$28,500,000	\$4,050,000	
Disposition, RDA Properties		Lead Staff	TDC (Est.)	FY19 Revenue	FY20 Revenue (Est.)	Status
Towne Center at Suitland Federal Center	7	S. Paul	\$400 million	1,640,000	6,500,000	Fine grading commenced
Glenarden Apartments	5	R. Clemens	\$138 million	0	0	Construction underway

Cheverly Property	5	S. Paul		0	\$985,000	Feasibility study period
4100 RI Avenue, Brentwood	2	S. Paul	\$24.9 million	0	0	Under construction
3807 RI Avenue, Brentwood	2	S. Paul	\$47.2 million		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	1,000,00	Development agreement extended
Total Revenues (est.)				\$1,640,000	\$8,485,000	
Property Acquisition		Lead Staff	TDC (Est.)	FY19 Cost (Est.)	FY20 Cost (Est.)	Status
NSP Program	All	R. Clemens	\$7,072,006			30 acquisitions, 30 sales.
NSP3/NCI	7	R. Clemens	\$3,930,188			31 acquisitions, 31 sales.