

Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

June. 6, 2023
Teleconference

9:00 a.m.



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

June 6, 2023 - 9:00 a.m.

Teleconference

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
 - Minutes of the May 9, 2023 Board Meeting
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
 1. Discuss/Review Resolution 2023-01
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
5. FINAL REMARKS FROM THE GENERAL PUBLIC
6. ADJOURNMENT

Next Meeting: TBD

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

Minutes of the Meeting, May 9, 2023

9:00 am

**9200 Basil Court
2nd Floor
Conference Room**

PRESENT

Board Members

Leon Bailey, Chair
Madye G. Henson-
McCannon
Alicia Cotton-Doney
Erma Barron
Ronnette Earle
Ameenah Capers
Michelle Rice

Staff

Stephen Paul
Gerald Konohia
Ashlee Green
Victor Sherrod
Lakeisha Smith
Andrea Anderson
Anitra Robinson

Ex- Officio Members and Officer

Aspasia Xypolia
Angie Rodgers

General Counsel

Public Members/Guests

Secretary Report

Mr. Bailey called the in-person meeting to order at 9:11 AM having declared a quorum present. Mr. Bailey addressed the board and introduced new Board member, Ameenah Capers. Ms. Capers introduced herself to the board and briefed the members on her professional background. Staff and board members introduced themselves and welcomed Ms. Capers as the new board member of the Redevelopment Authority. Mr. Bailey addressed the board for any comments on the board minutes for the month of April. A motion to approve the minutes was made by Mr. Bailey and seconded by Ms. Doney, the motion passed.

Treasurer's Report

Accountant Anitra Robinson addressed the board and informed the board the Operating expenditures totaled \$12,916.52 for the month of April fiscal year (FY) 2023. She stated the total fiscal year to date for the Operating expenses as of 4/30/2023 are \$184,405.78.

Ms. Robinson informed the board the Capital expenses on the Capital projects for the Redevelopment Authority (RDA) are \$121,123.10. The total fiscal year to date for the Capital expenses as of 4/30/2023 are \$3,673,892.88. A motion to approve the Treasurer's report was made by Mr. Bailey and seconded by Ms. Barron, the motion passed.

Executive Report

Executive Director, Mr. Stephen Paul addressed the board and reminded the members to submit their Financial Disclosure statements to the County Personnel. Mr. Paul stated that there would be upcoming resolutions presented to the board to transfer and obtain properties within the County.

Ms. Barron addressed the board and questioned the County's decision on building more future townhomes, and the agenda for Mr. Paul's meeting with the County Council. Mr. Paul stated that the meeting with County Council would be to discuss the Redevelopment Authority Fiscal Year 2024 (FY2024) budget. Mr. Paul stated that the townhouse legislation if it were to pass would affect the Glendale Hospital site, other townhome developments would not be affected. Ms. Doney addressed the board and inquired on the developers and solicitation process on the two new properties that the RDA was acquiring. Mr. Paul stated that the Request for Proposal (RFP) for the Hyattsville Justice Center was initiated by the Revenue Authority, and the RFP for the College Park Aviation lot was initiated by the Office of Central Services. Mr. Bailey addressed the board and inquired about the blue line Corridor project. Mr. Paul stated that the RDA currently has two projects in the pipeline for the blue Line Corridor.

Mr. Bailey addressed the board and announced the departure of board member Ronnette Earle, an award was presented to Ms. Earle on the behalf of the RDA thanking her for her services and contributions as a member. Mr. Bailey called to order a conclusion of the meeting to begin the scheduled tour of the RDA project sites. Meeting adjourned at 10:15am.

TREASURER'S REPORT

As of May 31, 2023

Operating Budget

The May 2023 board and operating expenses for the RDA are \$26,252.66. The total fiscal year to date for these expenses as of 05/31/2023 are \$209,711.92.

Capital Improvement Program

The May 2023 expenses on capital projects for the RDA are \$3,460,406.95. The total fiscal year to date for these expenses as of 5/31/2023 are \$7,248,134.83.

OPERATING BUDGET
(As of May 31, 2023)

Revenue and Expenditure Categories with Accounting Code	May Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
410300 County Contribution	26,252.66	209,711.92	661,300.00	451,588.08
	<u>26,252.66</u>	<u>209,711.92</u>	<u>661,300.00</u>	<u>451,588.08</u>
Board Expense				
511311 Allowances (Stipends)	2,100.00	22,300.00	23,000.00	700.00
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00
510811 Conf & Sem Fees				
Total - Board Expense	<u>2,100.00</u>	<u>22,300.00</u>	<u>27,000.00</u>	<u>4,700.00</u>
Operating Expense				
510111 Telephone- Regular Service	0.00	63.22	3,000.00	2,936.78
510114 Telephone- Wireless/ Cellphone	338.35	4,060.41	0.00	(4,060.41)
510311 Duplication and Reproduction	0.00	0.00	0.00	0.00
510412 Outside Courier Service	8.17	158.25	300.00	141.75
510911 Advertising	0.00	858.00	1,000.00	142.00
511111 Membership Fee/Dues	0.00	375.00	0.00	(375.00)
511519 Other Insurance Premiums	0.00	5,312.00	25,000.00	19,688.00
511702 Catering	0.00	461.98	1,000.00	538.02
511703 Temporary Clerical/ Administration	0.00	0.00	27,800.00	27,800.00
511704 Professional Service/Legal	21,275.00	83,472.67	90,000.00	6,527.33
511715 Professional Service/ Auditor (annual)	0.00	6,000.00	20,000.00	14,000.00
511720 Fiscal Agent Fees (quarterly)	0.00	0.00	80,000.00	80,000.00
511722 Consultants and Studies	0.00	8,000.00	3,000.00	(5,000.00)
511749 Other General and Administration	0.00	59,853.00	0.00	(59,853.00)
511799 Other Operating Contract Service	1,404.07	7,988.85	1,500.00	(6,488.85)
511801 General Office Supplies	0.00	0.00	10,000.00	10,000.00
511805 Uniforms/Work Clothes/Accessories	0.00	1,241.52	0.00	(1,241.52)
511808 Printing Charges	0.00	10.00	200.00	190.00
511890 Other Operating Supplies (Quill)	437.97	3,135.18	3,100.00	(35.18)
512410 Building/Office Space Rental	0.00	5,342.74	0.00	(5,342.74)
512604 Strategic Initiatives	0.00	0.00	0.00	0.00
512650 CDBG/HITF Pathway to Purchase Operating Support ^b	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	89.10	479.10	100.00	(379.10)
512310 Office Equipment Rental/Lease	0.00	0.00	7,000.00	7,000.00
512680 Operating Contribution	600.00	600.00	0.00	(600.00)
Total - RDA Operating Expense	<u>24,152.66</u>	<u>187,411.92</u>	<u>634,300.00</u>	<u>446,888.08</u>
Total Expense	<u>26,252.66</u>	<u>209,711.92</u>	<u>661,300.00</u>	<u>451,588.08</u>
	0.00	0.00	0.00	0.00

Notes:

^aOperating expense Catering line item includes functions such as staff retreats, farewell luncheons, and the annual holiday party. The amount of in person gatherings will determine the amount that could be expended in this category however, the funds can be used for other expenses at the executive director's discretion.

^bThe amounts related to CDBG/HITF Pathway to Purchase Operating Support will be posted on a quarterly basis. Both 1st and 2nd quarters are pending.

In FY 2023 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

**Capital Budget
(As of May 31, 2023)**

Revenue and Expenditure Categories with Accounting Code	May Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Appropriation				
County Appropriation for FY 2023	3,460,406.95	7,248,134.83	34,875,436.45	27,627,301.62
	3,460,406.95	7,248,134.83	34,875,436.45	27,627,301.62
Expense				
511799 Other Operating Contract	120,417.54	120,417.54	0.00	(120,417.54)
511722 Consultants and Studies	0.00	-	-	-
527010 Design	0.00	270,422.97	-	(270,422.97)
527110 Land Costs	0.00	-	5,073,000.00	5,073,000.00
527123 Outside Appraisals/Legal	0.00	-	-	-
527211 Construction	3,301,233.97	6,003,815.70	28,028,436.45	22,024,620.75
527212 Contract Engineering	0.00	120,935.00	-	(120,935.00)
527216 Material Test Consultants	0.00	-	-	-
527221 Pepco	0.00	33,087.95	-	(33,087.95)
527212 Contract Engineering	10,587.50	116,881.32	-	(116,881.32)
527227 Landscape/ Beautification	21,067.94	155,510.00	-	(155,510.00)
527346 Other Non- Defined Projects	7,100.00	427,064.35	1,774,000.00	1,346,935.65
Total Expense	3,460,406.95	7,248,134.83	34,875,436.45	27,627,301.62
	0.00	0.00	0.00	0.00

Notes:

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**Addison Road
(As of May 31, 2023)**

Revenue and Expenditure Categories with Accounting Code	May Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Appropriation				
County Appropriation for FY 2023	23,562.50	152,056.32	4,315,529.09	4,163,472.77
	<u>23,562.50</u>	<u>152,056.32</u>	<u>4,315,529.09</u>	<u>4,163,472.77</u>
Expense				
527010 Design	0.00	0.00	0.00	0.00
527110 Land Costs	0.00	0.00	2,273,000.00	2,273,000.00
527211 Construction	0.00	0.00	1,902,529.09	1,902,529.09
527212 Contract Engineering	10,587.50	116,881.32	0.00	(116,881.32)
527227 Landscape/Beautification to include Maintenance	5,875.00	28,075.00	0.00	(28,075.00)
527346 Blue Line Façade Program	0.00	0.00	0.00	0.00
527346 Blue Line Façade Program RDA Match	0.00	0.00	140,000.00	140,000.00
527346 Fairmount Heights Net Zero Program	0.00	0.00	0.00	0.00
527346 Lyndon Hill Project	7,100.00	7,100.00	0.00	(7,100.00)
Total Expense	<u>23,562.50</u>	<u>152,056.32</u>	<u>4,315,529.09</u>	<u>4,163,472.77</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

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Cheverly
(As of May 31, 2023)

Revenue and Expenditure Categories with Accounting Code	May Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Appropriation				
County Appropriation for FY 2023	38,067.52	159,002.52	2,788,693.23	2,629,690.71
	<u>38,067.52</u>	<u>159,002.52</u>	<u>2,788,693.23</u>	<u>2,629,690.71</u>
Expense				
527010 Design	0.00	0.00	0.00	0.00
527211 Construction	38,067.52	38,067.52	2,788,693.23	2,750,625.71
527212 Contract Engineering	0.00	120,935.00	0.00	(120,935.00)
527227 Landscape/ Beautification	0.00	0.00	0.00	0.00
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00
Total Expense	<u>38,067.52</u>	<u>159,002.52</u>	<u>2,788,693.23</u>	<u>2,629,690.71</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

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**Countywide Revitalization
(As of May 31, 2023)**

Revenue and Expenditure Categories with Accounting Code	May Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Appropriation				
County Appropriation for FY 2023	0.00	417,616.00	7,067,304.75	6,649,688.75
	<u>0.00</u>	<u>417,616.00</u>	<u>7,067,304.75</u>	<u>6,649,688.75</u>
Expense				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	0.00	0.00	0.00
527110 Land Cost	0.00	0.00	2,800,000.00	2,800,000.00
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527211 Construction	0.00	0.00	4,267,304.75	4,267,304.75
527346 Community Impact Grants (CIG)	0.00	12,800.00	0.00	(12,800.00)
527346 Commercial Property Improvement Program (CPIP)	0.00	404,816.00	0.00	(404,816.00)
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 (Beacon Heights)	0.00	0.00	0.00	0.00
Total Expense	<u>0.00</u>	<u>417,616.00</u>	<u>7,067,304.75</u>	<u>6,649,688.75</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

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**Glenarden
(As of May 31, 2023)**

Revenue and Expenditure Categories with Accounting Code	May Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Appropriation				
County Appropriation for FY 2023	3,169,944.15	3,569,422.36	12,103,909.38	8,534,487.02
	<u>3,169,944.15</u>	<u>3,569,422.36</u>	<u>12,103,909.38</u>	<u>8,534,487.02</u>
Expense				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	0.00	0.00	0.00
527211 Construction	3,169,944.15	3,566,642.36	10,469,909.38	6,903,267.02
527212 Contract Engineering	0.00	0.00	0.00	0.00
527227 Landscape/ Beautification	0.00	2,780.00	0.00	(2,780.00)
527346 Other Non- Defined Projects	0.00	0.00	1,634,000.00	1,634,000.00
Total Expense	<u>3,169,944.15</u>	<u>3,569,422.36</u>	<u>12,103,909.38</u>	<u>8,534,487.02</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

In FY 2023 you will see entries listed from sales and other miscellaneous income will be noted on a separate report.

Suitland
(As of May 31, 2023)

Revenue and Expenditure Categories with Accounting Code	May Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Appropriation				
County Appropriation for FY 2023	228,832.78	2,950,037.63	8,600,000.00	5,649,962.37
	<u>228,832.78</u>	<u>2,950,037.63</u>	<u>8,600,000.00</u>	<u>5,649,962.37</u>
Expenditures				
511799 Other Operating Contract	120,417.54	120,417.54	0.00	(120,417.54)
527010 Design	0.00	270,422.97	0.00	(270,422.97)
527110 Land Costs	0.00	0.00	0.00	0.00
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527211 Construction/Maintenance	93,222.30	2,399,105.82	8,600,000.00	6,200,894.18
527216 Material Test Consultants	0.00	0.00	0.00	0.00
527221 Pepco	0.00	33,087.95	0.00	(33,087.95)
527227 Landscape/ Beautification	15,192.94	124,655.00	0.00	(124,655.00)
527346 Other Non-defined Project Cost	0.00	2,348.35	0.00	(2,348.35)
Total Expense	<u>228,832.78</u>	<u>2,950,037.63</u>	<u>8,600,000.00</u>	<u>5,649,962.37</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

In FY 2023 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

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

5/1/2023 – 5/31/2023

General

The FY 2024 budget process is underway, and both the Operating Budget and the Capital Budgets are with the County Council for review. The Council committee hearing was held on April 20, 2023. The Committee of the Whole hearing was held on May 9, 2023, to review the CIP budget. The next step is Council approval.

Solicitations

The solicitations for a minority builder for 20 town house lots in the Glenarden Hills project and for a minority hotel developer for the hotel at the Towne Square at Suitland Federal Center project were both released. The Glenarden town house builder solicitation is now closed, and H2 Design has been selected. Responses for the Suitland hotel solicitation were due November 3, 2022, and are still under review.

Glenarden Hills

Rubble Removal and Rough Grading

The rubble removal and rough grading are now complete.

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 Phases 2B and 3 – 138 family units and 20 market rate units.

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 closed on December 20, 2022. Construction started in February 2023. The Groundbreaking ceremony was held March 15, 2023, at 11:00 a.m.

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 have been demolished. The lease of 4524 Suitland Road has been finalized and executed. The building is being cleaned up to show prospective tenants.

Townhouses

All 219-town house lots have been sold to the builder, Ryan Homes, and the town houses are now built and occupied. Nine town house lots have been added to the plan and will be ready for construction in the summer 2023.

Senior Residences

A team led by Mission First Housing was selected to develop the 137-unit senior building which will be known as the “The Lewis” in honor of former United States Congressman and civil rights pioneer, John R. Lewis. The development agreement was signed on March 29, 2018. In Q1 2022 construction was completed and the Lewis is now open and occupied.

Infrastructure Construction:

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

Block J: Hotel and Parking Garage:

This parcel is owned in part by the Revenue and in part by the RDA. An RFP for a minority hotel developer was released in July 2022. Responses were due November 3, 2022, and are being evaluated by the Proposal Analysis Group.

Block K: 270 Unit Multi-Family Building:

This parcel is being developed in partnership with the Revenue Authority, the majority owner of the parcel. The RDA is responsible for the entitlements, lot finishing, building

design, and transferring of the RDA owned portion of the lot to the Revenue Authority. The Revenue Authority will be the building owner.

Gateway Arts District

1. **4100 Rhode Island Avenue:** This project is complete. The RDA remains a 5% equity partner.
2. **3807 Rhode Island Avenue:** This project is complete. The RDA remains a 5% equity partner.
3. **3300 Block of Rhode Island Avenue:** This project is complete and fully occupied and leased.

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 May 31, 2022. The Architect is designing the buildings for permit submission. The developer is finalizing the financing Amazon and Berkadia. Groundbreaking on the foundations occurred in March 2023. The full project construction start is expected in October 2023.

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.

Lyndon Hill School Site: This property has been transferred to the RDA for redevelopment as part of the Blue Line Corridor 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.

A second project across Old Central Avenue is now being planned and several parcels would need to be acquired for that project. A resolution was approved authorizing the purchase of those parcels. The first site, the Mission of Love property has been acquired.

Cheverly Property: 5801 and 5809 Annapolis Road

ZKSYA. LLC is the selected developer from the RFP process.

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.

The developer is exploring other development options due to the downturn in the hotel industry.

Cheverly Hospital Site

The RFP was released on July 8, 2021, and proposals were due September 30, 2021. A development team led by Urban Atlantic and Home team Five has been selected for the former hospital site in Cheverly. The Master Development Agreement is in negotiation phase and is expected to be signed in August 2023. Pre- development work commenced in November 2022. A \$2,000,000 state DGS grant has been awarded for FY2023 for pre-development work. A second state FY2023 NED grant for \$1,000,000 has been awarded. For FY2024 \$8,000,000 was awarded through in Capital Budget HB201 (General Obligation Bonds) and \$4,000,000 was awarded through the Operating Budget HB200 (PAYGO). We are also pre-authorized for \$5,000,000 for FY2025 in state funding.

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 stainability 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. An RFP for a master developer was released on July 8, 2021, and the proposal due date was extended to October 21, 2021. A development team led by Haverford homes has been selected and the Master Development Agreement is in the negotiation phase.

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).

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. The site will need to go through a rezoning process via a minor amendment to the sector plan and a sectional map amendment.

Commercial Property Improvement Grant Program (CPIP)

CPIP AWARDEES AND CURRENT STATUS

CPIP 2022 NOFA

The following retail centers were awarded funding for round four of the CPIP program.

Retail Center	Address	Current Status	CPIP Award Amount	Grant Drawn
Mejia Living Trust	8902-8908 Simpson Lane Clinton, MD 20735	Currently working on post selection items	\$50,000	0
University Blvd Medical Building LLC	2045 University Blvd E. Hyattsville, MD 20783	Under grant agreement.	\$78,000	0
Miller Market Plaza LLC	8511 Landover Road Hyattsville, MD 20785	Currently working on post selection items	\$330,000	0
BEIsaiah 2 LLC	3100 Branch Avenue Temple Hills, MD 20748	Currently working on post selection items	\$92,000	0
Calverton Shopping Center	11601 Beltsville Drive Beltsville, MD 20705	Currently working on post selection items	\$350,000	0
			\$900,000	

The following retail centers below were not approved for funding as they did not meet the minimum program combined requirement evaluation score of **75**.

Retail Center	Address	City, State	Award Amount
R&D Investment Capital, LLC	18 Goodport Lane	Gaithersburg, MD 20878	-0-
Sargent Road LP	4919 Bethesda Avenue Suite 200	Bethesda, MD 20814	-0-
BSV Coral Hills LLC	7250 Woodmont	Bethesda, MD 20814	-0-

	Avenue Suite 350		
Jordon One LLP	64 Old South River Road	Edgewater, MD 21037	-0-
Southern Avenue Associates LTD Partnership	2707 32 nd Street	Washington, DC 20018	-0-

The following applicants were deemed ineligible due to the structure of their business and not considered a retail center.

Retail Center	Address	City, State	Award Amount
Bellz and Bellz, LLC	7745 Belle Point Drive	Greenbelt, MD 20770	-0-
Angela Fuller	9023 Woodyard Road	Clinton, MD 20735	-0-
Jody M. Wildy	14609 Brock Hall Drive	Upper Marlboro, MD 20772	-0-

CPIP 2023 NOFA

Current CPIP program guidelines and evaluation criteria are being reviewed by the project manager and supervisor to refresh the over experience for the applicant.

Community Impact Grant

2022 AWARD RECIPIENT UPDATES:

Art Works Now (AWN)

Project Title

Window and Stucco Improvement Project at Art Works Now Project Category: Internal and/or external improvements to commercial buildings used by the public Project Location: 4800 Rhode Island Avenue, Hyattsville, MD 20781-2034 Start and Completion Dates: April 1, 2022 - June 30, 2022

Award Amount

\$30,630.50

Work Completed

AWN was experiencing recurring water infiltration at multiple locations due to the failure of the originally installed windows. The affected areas were covered by an enormous, bright blue tarp, which was visible from the surrounding roads, homes, and businesses, having a negative impact on the community. We removed the blue tarps and replaced them with clear tarps which mitigate additional water damage and blend into the building to dramatically reduce the eye-sore of the prior tarping. AWN made the \$20,000 deposit to Maizel Construction of Bladensburg, MD, on December 9, which allowed Maizel Construction to immediately order the new windows for the project. On December 12, the factory confirmed that the windows will ship on March 31, 2023.

Work in Progress

Current shipping date from the window vendor is March 31, 2023. Windows were shipped **March 5, 2023, and ahead of schedule** from original date. At the time of window delivery, the project will begin in earnest including:

- Penthouse Windows: Replace the round windows on both the north and south sides of the penthouse. Repair substrate as needed and install new flashings and weather resistive barrier.
- Stucco: Remove the stucco from the penthouse and repair the weather resistive barrier as needed and install a new drainable EIFS system.
- HVAC/Roof: Remove the black material installed on the HVAC curb with the appropriate TPO membrane. This work should be performed in accordance with the manufacturer's installation requirements.
- Hire a design professional select appropriate windows, air barrier, and EIFS systems.
- Hire a qualified exterior wall observer to review façade and roof installations in progress for quality assurance.
- Additional testing was highly recommended after repairs are completed to confirm repairs are adequate.
- Windows were ordered during this reporting period

Adverse conditions

To ensure the health and safety of the 400 children ages 5-12 who will attend summer camp 2023 at Art Works Now, if there is a major delay in the delivery of the windows, we will need to postpone the project start date until August 2023 when summer camp is over. The construction would be detrimental to the health, wellness, and enjoyment of the children during summer camp.

Time Schedule

If the windows arrive as projected, the work is scheduled to be completed by June 30, 2023, prior to the start of our 2023 Summer Camp Season.

Central Kenilworth Avenue Revitalization CDC (CKAR)

Project Title

Sarvis Empowerment Café – Façade and Internal Improvements
Riverdale Park

Award Amount

\$12,637

Work Completed

Subcontractors of the General Contractor (Potomac Construction Services) have renewed all their permits (permit extensions) to allow for completion of the Sarvis Café project that includes installation of low voltage cabling for camera installation and online instruction.

Work In progress

Installation of the low voltage cabling is expected to be completed mid-February 2023. **Update: cabling installation is 50% complete.**

Time Schedule

Completion of the work mid-February would allow Sarvis to prepare for student training in partnership with Prince George's Community College beginning in March/April 2023. **Update: work should be completed by the end of April 2023**

Hyattsville CDC

Project Title: Highland Avenue Outdoor Dance Pavilion
North Brentwood

Award Amount

\$38,382

Work In Progress

- Site Linkages from the Pavilion to Sis's Tavern and ADA Access • Completion of the ADA-compliant sidewalks, pathways, and handrail installations between the Pavilion site and the adjacent Sis's Tavern facility.
- Grading to manage inter-facility storm water run-off and decorative plantings & landscaping. Site Plan
- An invitation to bid (ITB) for developing a Site Plan has been issued in advance of obtaining a Use and Occupancy Permit for the Pavilion and the adjoining town facility.

Adverse Conditions

Band Shell Prior to this grant issuance, two separate RFPs and ITBs had been issued for obtaining a prefabricated band shell kit and for assembly and installation of the kit. Each was deemed to fail due to excessive cost of the replies Through negotiated procurement a turnkey producer and installer for the band shell has been identified. Fisher Backyard Structures.

Time Schedule

A stock size and design kit will have a four-week lead time from purchase to start of installation on the Pavilion site. The entire structure can be purchased and installed within the Town's budget. The selection process for a final kit design will be completed in early January, and the order placed. **Update: stock size and design kit of the stage options were rejected by the mayor and had to be resubmitted. Waiting on approval from the town council of the new design kit.**

Ivy Communities Charities

Project Title

"Enhancing The Ivy Vine." Grant funds will be used to improve the safety and beautification of the

physical location at 6118 Walton Avenue in Suitland, MD, known as the Ivy Youth and Family Center and the Ivy Village Incubator for Nonprofit Excellence (Ivy VINE).

Award Amount \$18,850.50

Work Completed

- Revised the original proposal and budget to meet the reduction in funds in the RDA grant.
- Solicited bids for the proposed work based on the reduction of funds – two contractors responded to the solicitation.
- Selected Green Forever Landscaping and Design, Inc. as the contractor. This vendor completed the original Wellness Park in 2021 with funds previously awarded to Charities by the Redevelopment Authority. **Update: Green Forever will complete project activities by April 30, 2023**
- Held two meetings with the contractor onsite to review the site and the work to be completed.

Work in progress

- Restructure and regrade entryway to wellness park
- Preserve decorative logs in wellness park
- Create aesthetically acceptable space to store trash and recycle bins

Adverse Conditions

The only delay during this quarter was due to the delay from the County in approving the permit to complete the parking lot adjacent to the property which impacts the installation of the safety railing leading to the parking pad and the area for the trash and recycle bins.

Time Schedule

The permit to proceed was approved on December 20, 2022, therefore, we expect the construction to begin during the next quarter. Project should be complete by May 2023.

No expenses were incurred during the first quarter.

Joe’s Movement Emporium

Project Title

Story of Water and Art – Stormwater Management. This is a \$1.1 million project. Several funding sources throughout the County and State have committed to the project.

Award Amount

\$50,000

Work In Progress

- 2 of 4 permits needed to complete the project have been obtained

- USource Construction has been selected to perform the stormwater and other exterior improvements
- Several meetings to include project team and community meetings will be held

Time Schedule

- Mid-January – Architect and Joe’s Emporium team will meet to create Phase 1 and Phase 2 of construction plan
- January to March community meetings to plan the mural and integrated cascading rain garden/live wall
- *Anticipated* Ribbon cutting October 2023

United Communities Against Poverty, Inc. (UCAP)

Project Title

UCAP Impact Center restoration and renovation of current historic building located at 747 61st Street in Capitol Heights. CIG grant will cover the cost of architectural and engineering study.

Award Amount

\$50,000

Work In Progress

- Plan review and permit process is underway at the state of Maryland level.
- Updated floor plans that include interior and exterior building materials and finishes have been obtained

Time Schedule

- Work will begin once the state review is completed. *Anticipated* January 2023

Housing Rehabilitation Assistance Program II

The HRAP II program is funded with \$5 million from Prince George’s County (CDBG and general funds) as well as MD DHCD. HRAP II funds are available to preserve housing quality by providing loans of up to \$60,000 to low and moderate-income homeowners for necessary repairs and upgrades.

Year to date, eighty-nine (89) loans for \$4,568,980.04, have closed.

Total HRAP II expenses are \$926,006.87 (draws for programming), and approximately 95% of the \$5MM budget, has been committed.

There are currently 17 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.

Down Payment and Closing Cost Assistance program

The RDA secured \$965,704.65 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	32
Loans being processed	0
Loans clear to close	0
Loans closed	31
Loans sent back	1

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 2325 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$ 231,253.63
County Property Taxes Generated:	\$ 109,775.24
County Recordation & Transfer Taxes:	\$ 89,916.40
Remaining Balance as of June 1, 2023:	\$ 846,526.83

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 2023 Project Revenue (Est.)	FY 2023 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,240,000	\$1,080,000 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		\$1,500,000 CIP	Community Impact Grants and CPIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$500,000,000		\$2,000,000 State Grant	Pre-development work has begun on the hospital site.
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	\$5,191,000	\$ 5,996,000 CIP	Construction ongoing
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$3,000,000	\$5,860,000 CIP	Construction ongoing

Beacon Heights/Purple Line Redevelopment	3	G. Konohia P. Omondi	\$120 Million			Pre- development
Total CIP			\$1,506,000,000	\$9,431,000	\$16,436,000	

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
RESOLUTION NO. 2023-01

As of June 6, 2023

A resolution authorizing the Redevelopment Authority of Prince George's County to purchase certain real property located at College Avenue, Lehigh Road, Corporal Frank Scott Drive, and 52nd Avenue, College Park, Maryland. Additional authorization for the disposition of the property for the purpose of furthering the County's goal of revitalizing the property.

WHEREAS, the Redevelopment Authority of Prince George's County (the "**Redevelopment Authority**") was authorized by CB-85-1997 pursuant to Chapter 266 of the Laws of Maryland, 1996; and

WHEREAS, the Charter of the Redevelopment Authority was approved by the County Council by CR-60-1998 and duly filed with the State of Maryland; and

WHEREAS, § 15B-103(a)(1)-(3) of the Prince George's County Code (the "**Code**") authorizes the Redevelopment Authority to purchase, within the boundary lines of the County, land and property of every kind by purchase, among other methods, and to sell or lease land or property, among other conveyances, for residential, commercial, or industrial development or redevelopment, including but not limited to the comprehensive renovation or rehabilitation thereof; and

WHEREAS, the Redevelopment Authority is currently authorized by § 15B-103(a) of the Code to acquire land or property for the aforementioned purposes for just compensation, as agreed upon by the parties, being first paid or tendered to the party entitled to that compensation; and

WHEREAS, staff has suggested such purchase in light of the current priorities of the Redevelopment Authority and has reviewed the details of the proposed transactions with the Board of Directors; and

WHEREAS, the Redevelopment Authority is currently authorized by § 15B-103(a) of the Code to sell or otherwise dispose of land or property for the aforementioned purposes; and

WHEREAS, staff has suggested such disposition in light of the current priorities of the Redevelopment Authority and has reviewed the details of the proposed transactions with the Board of Directors; and

WHEREAS, the Redevelopment Authority is currently authorized by § 15B-103(a)(2) of the Code to develop or redevelop, including, but not limited to, the comprehensive renovation or rehabilitation of any land or property acquired by the aforementioned methods; and

WHEREAS staff has suggested such development in light of the current priorities of the Redevelopment Authority and has reviewed the details of the proposed purchase with the Board of Directors; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to purchase the real property further described in Exhibit A attached hereto (the “**Property**”) from Prince George’s County, Maryland, a body corporate and politic (the “**County**”), the price of the purchase of such Property of Zero and No/100 Dollars (\$0.00), in accordance with the Code and other applicable laws; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to immediately begin the process of negotiating the purchase of the Property from the County, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith; and

BE IT FURTHER RESOLVED that the Redevelopment Authority is hereby authorized to coordinate with the selected offeror from Request for Proposals No. OCS-2022-CPRK-02, Aviation Landing I, LLC, a Maryland limited liability company (the “**Developer**”), to develop or redevelop the aforementioned Property, to further the County’s goal of creating a mixed-use development serving residents of the County and the public at large; and

BE IT FURTHER RESOLVED that the Redevelopment Authority is hereby authorized to transfer the Property to Developer for the purpose of carrying out the development of the Property described herein, which development shall be facilitated and supervised by the Redevelopment Authority; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to immediately begin the process of redevelopment of the Property for the purposes set forth herein, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to transfer the Property to the Developer for the purposes set forth herein, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith.

[Signatures Appear on Following Page]

SIGNATURE PAGE FOR RESOLUTION

I HEREBY CERTIFY that the foregoing Resolutions were duly adopted at the meeting of the Board of Directors of Redevelopment Authority of Prince George’s County, held on June 6th 2023, which meeting was duly called and held, in accordance with law and the bylaws of Redevelopment Authority of Prince George’s County and at which meeting a quorum was present and acting throughout, and that such Resolutions have not been repealed or amended and remain in full force and effect on the date hereof.

**REDEVELOPMENT AUTHORITY OF
PRINCE GEORGE’S COUNTY**

Leon Bailey, Jr., Chair

Alicia Cotton-Doney, Vice Chair

Michelle Rice, Member

Erma Barron, Member

Ameenah Capers, Member

Madye G Henson-McCannon, Member

Aspasia Xypolia, Ex-Officio Member

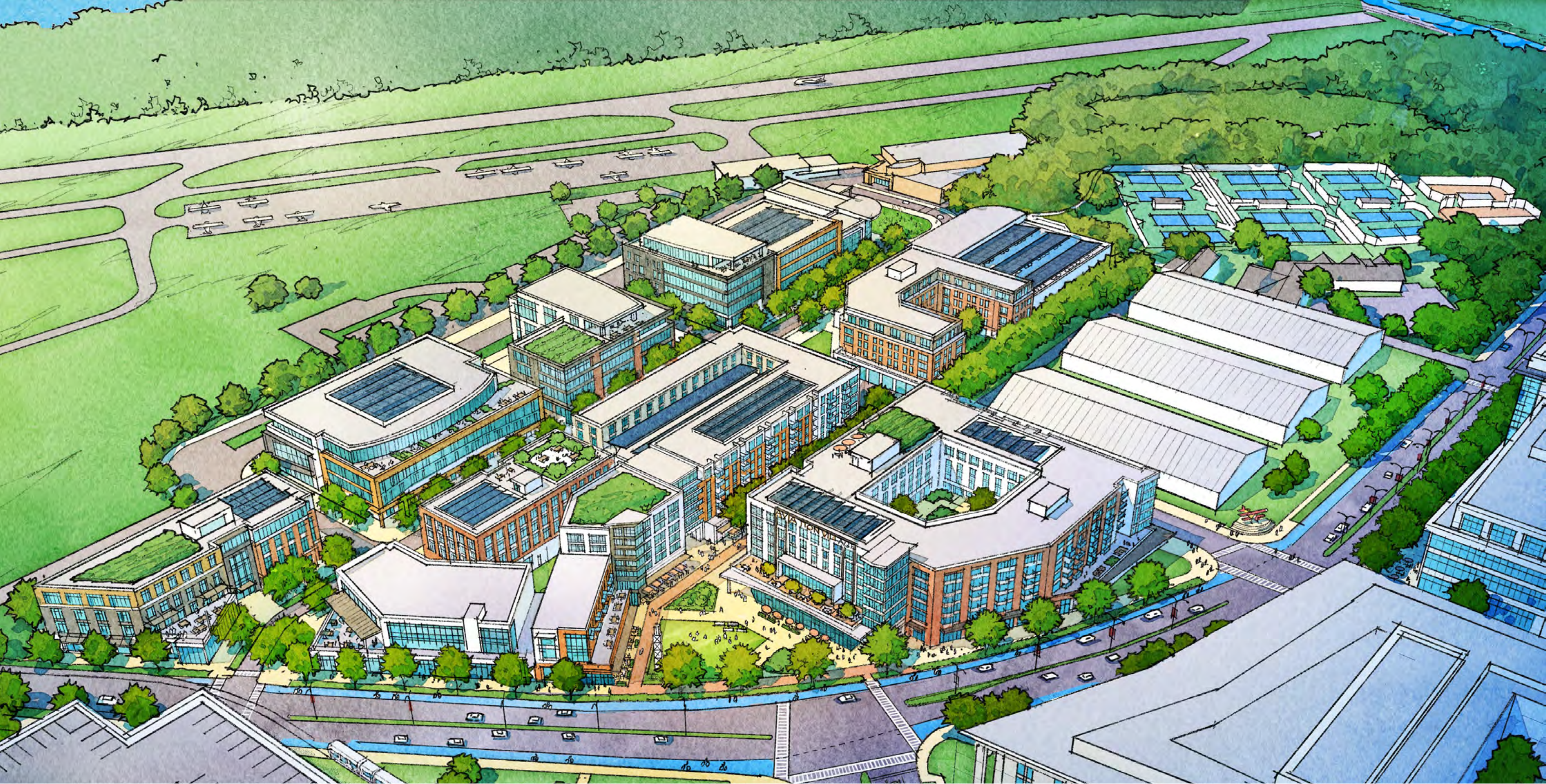
Angie Rodgers, Ex-Officio Member

Reviewed for Legal Sufficiency

General Counsel

Exhibit A
Property Description

All of lots 1-31 and 44, part of lots 32-35 and 39-43 Block 20, all of lots 14 and 15, parts of lots 8-13 and 16 Block 26 Kropp's Addition to College Park, Plat Book BDS 1 Page 72. Subject to accurate ALTA/ACSM Survey submitted by the Developer.



Aviation Village

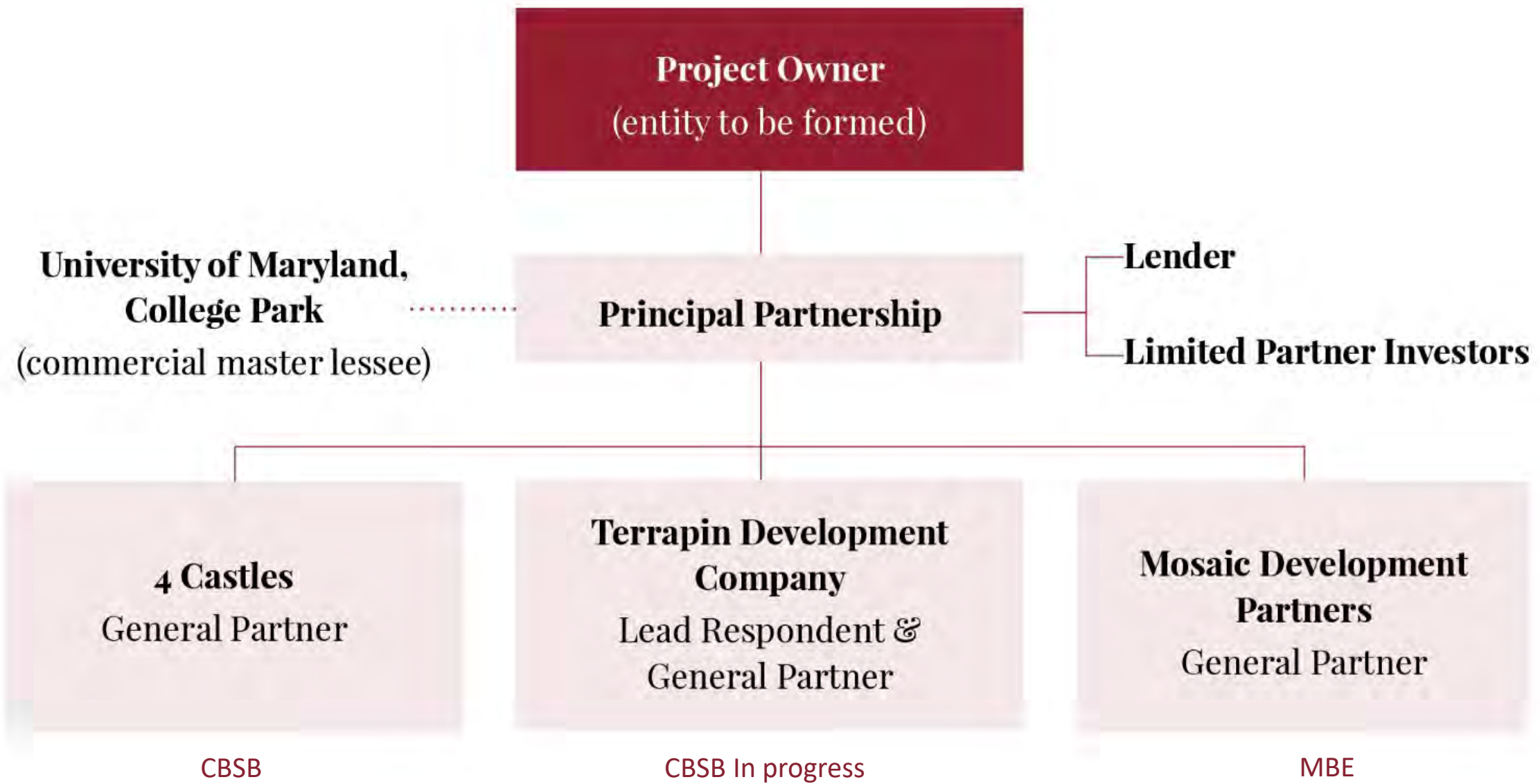
BUILDING TOGETHER
TERRAPIN
DEVELOPMENT COMPANY
COLLEGE PARK, MD


UNIVERSITY OF
MARYLAND

4CASTLES

 **MOSAIC**
DEVELOPMENT PARTNERS

Meet the Team



About TDC



Terrapin Development Company (TDC) is a joint venture real estate and economic development entity created by the University of Maryland, College Park and the University of Maryland College Park Foundation.

TDC's mission is to create long term value for its members while transforming Greater College Park into a vibrant, diverse and walkable community that attracts the best faculty, staff and students. Through transformative real estate activity, TDC strives to create an equitable, vibrant city built for the community, UMD faculty and students, and a growing entrepreneurial and research hub.

About TDC



The Hotel at the University of Maryland



College Park City Hall



Aster College Park



Discovery Point

About Mosaic



Mosaic Development Partners identifies real estate projects that have the potential to bring positive change to a community. We seek sustainable developments, job creation, diversity and community acceptance. We partner with those who share our vision and add value. We take on the tough problems. Where others fail or give up, we find innovative solutions—subtle or radical—that help bring a project to fruition.

About Mosaic



Sharswood Ridge



Diamond Green



Eastern Lofts



1201 Normandy

About the Castle Family



Executive Building



7406 Baltimore Avenue



College Park Professional Center



County Parcel with views of 5010-5012 Lehigh Road

About UMD



COPT Partnership



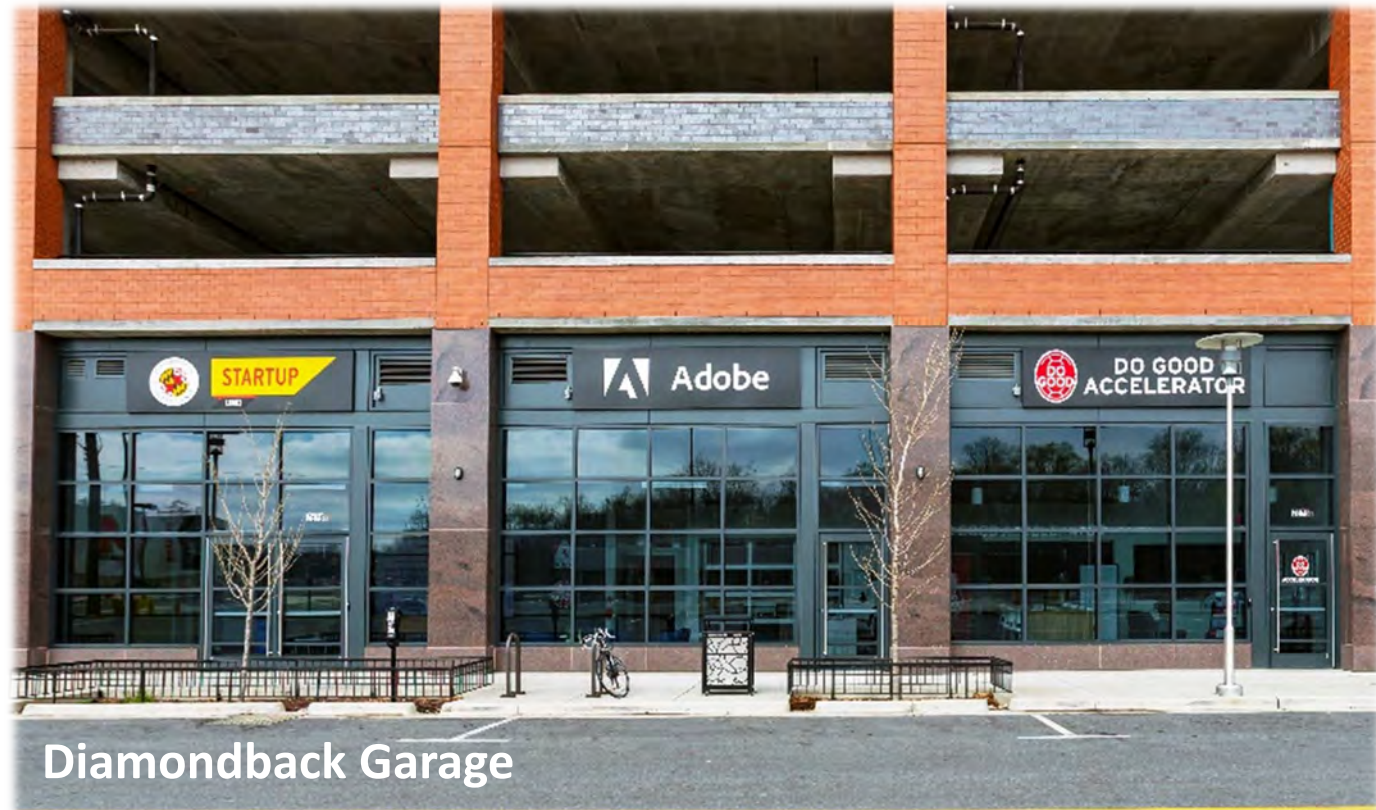
SJP Partnership



Discovery District



College Park City Hall

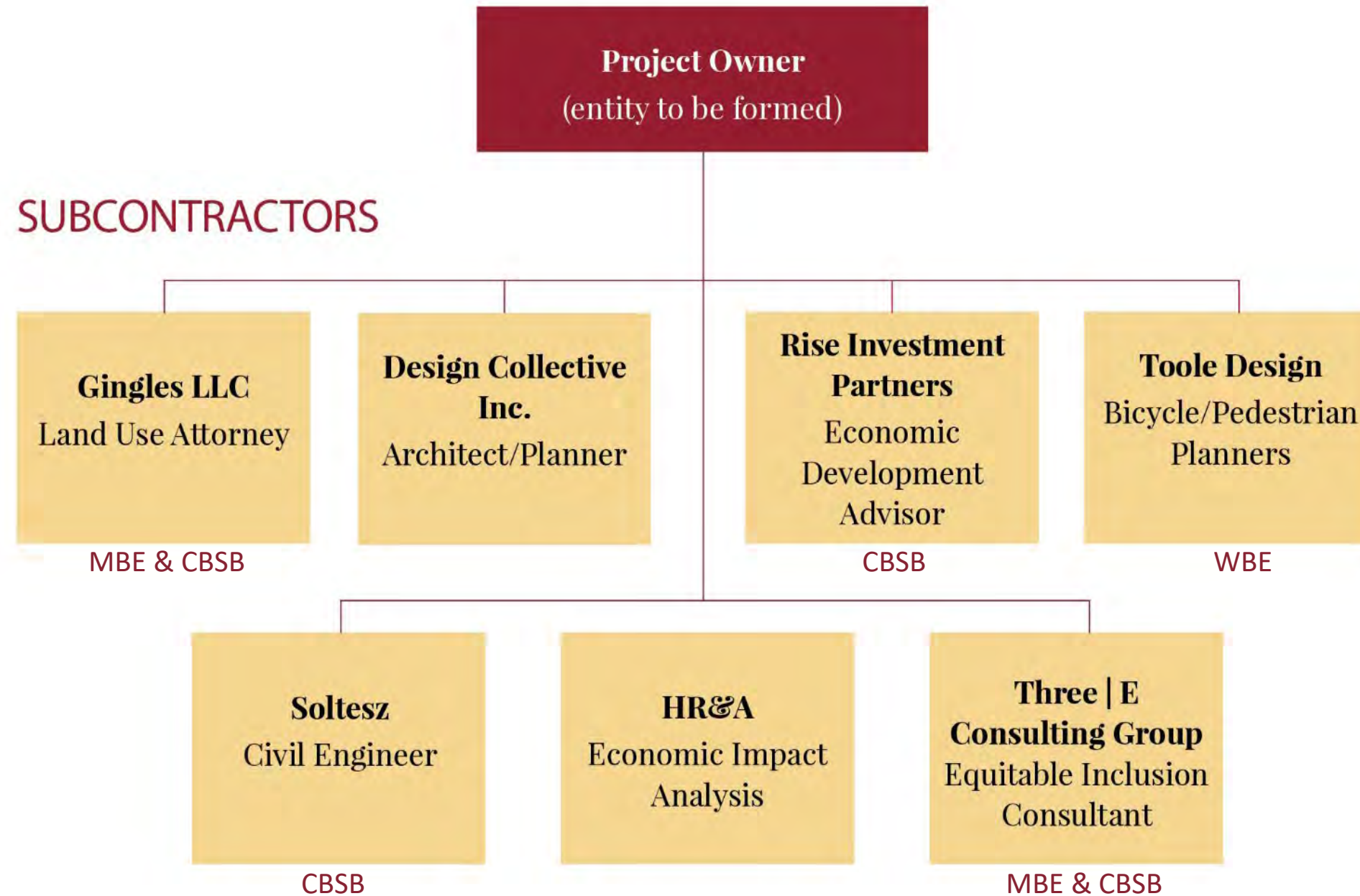


Diamondback Garage

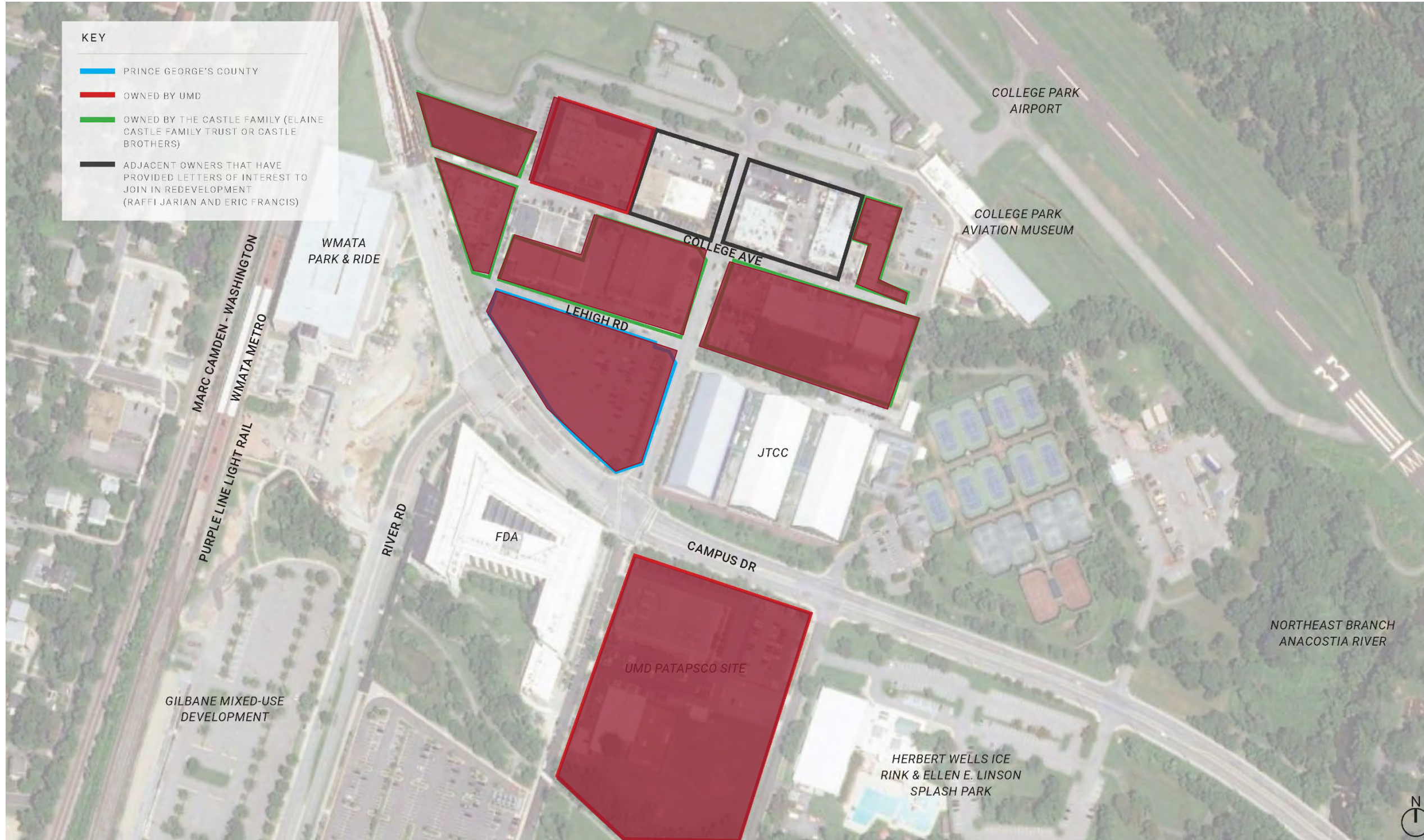
UMD's Discovery District



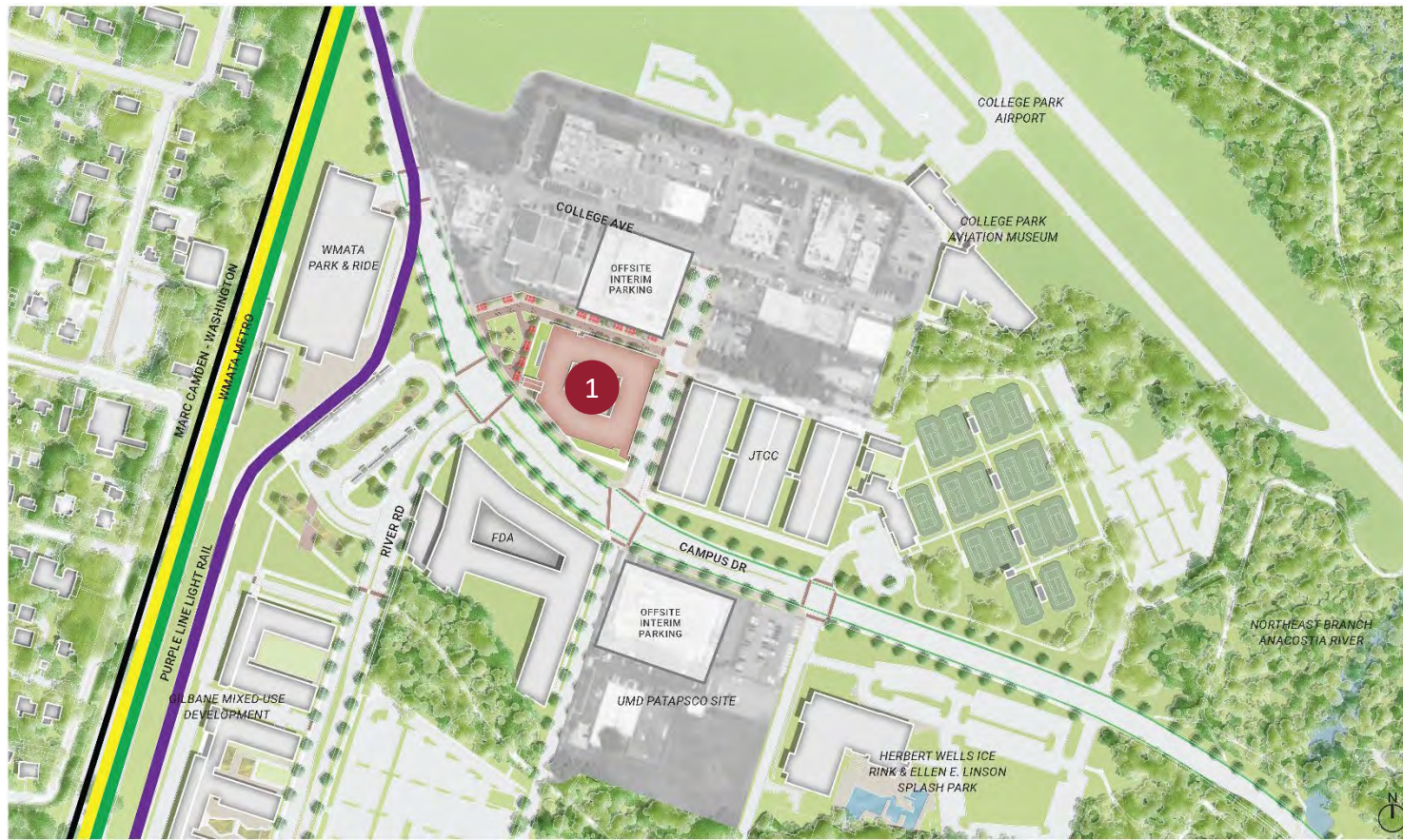
Meet the Team



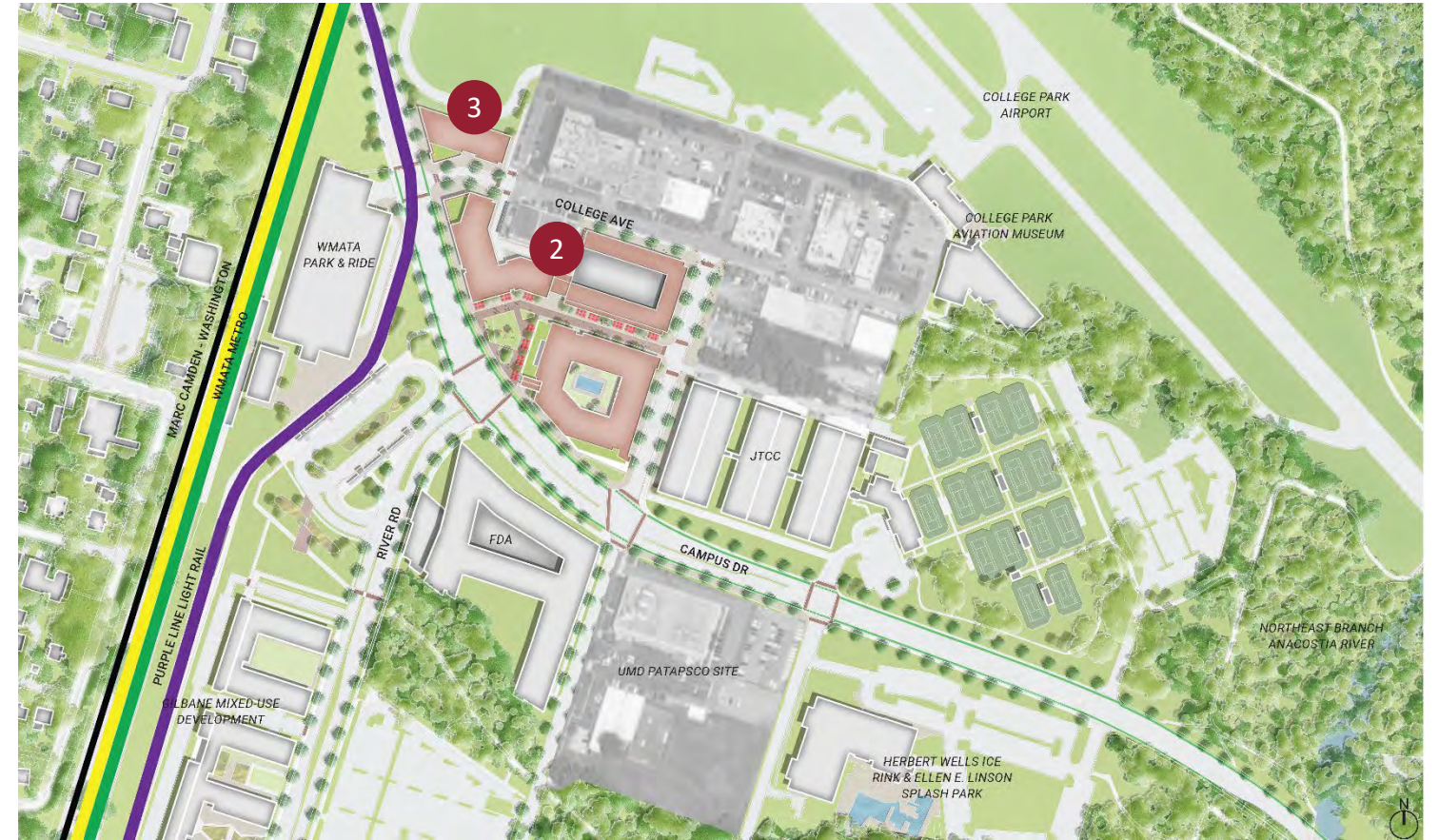
Ownership



Phasing

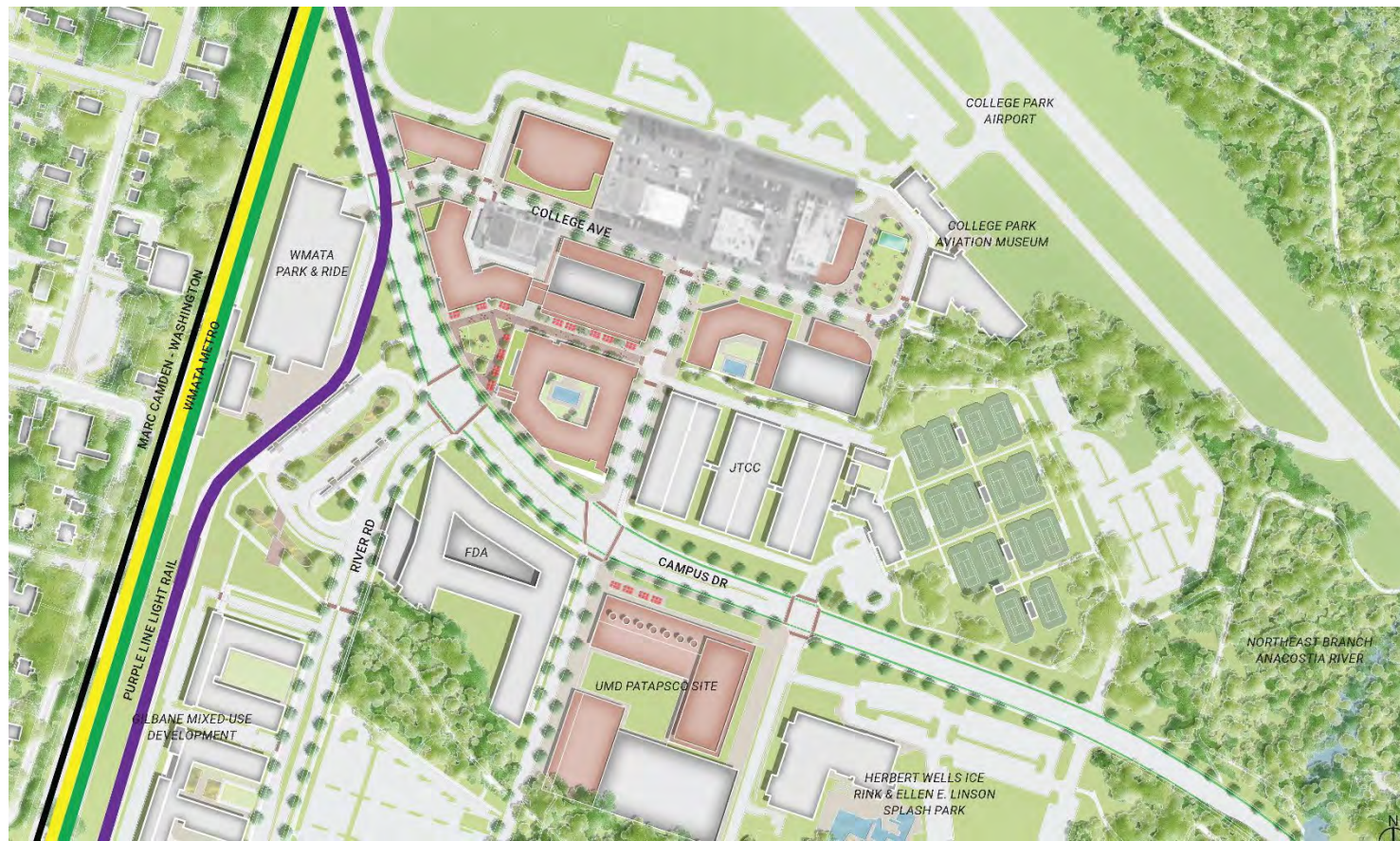


BUILDING 1 – COUNTY OWNED SITE

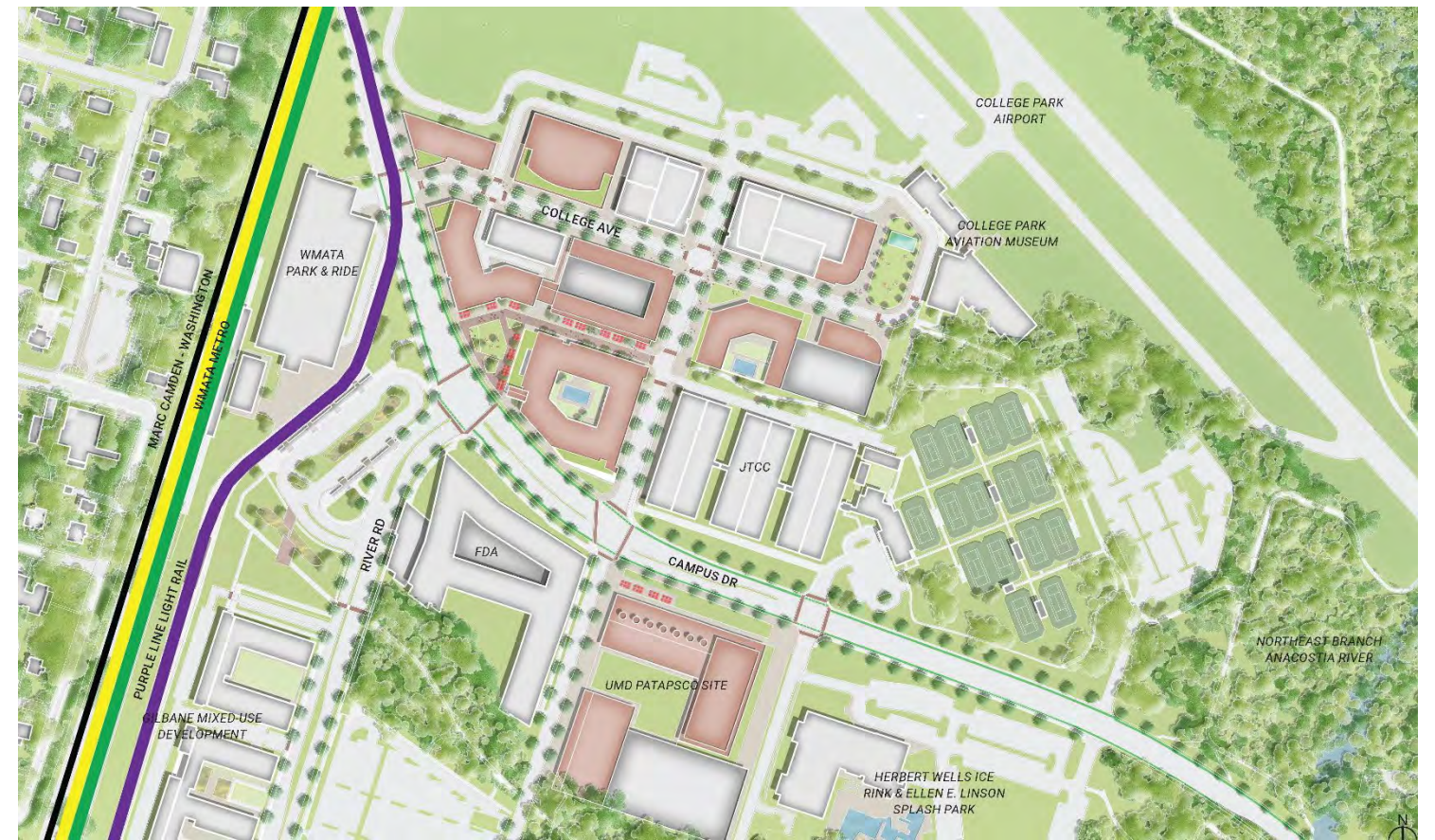


BUILDINGS 2&3

Future Phases

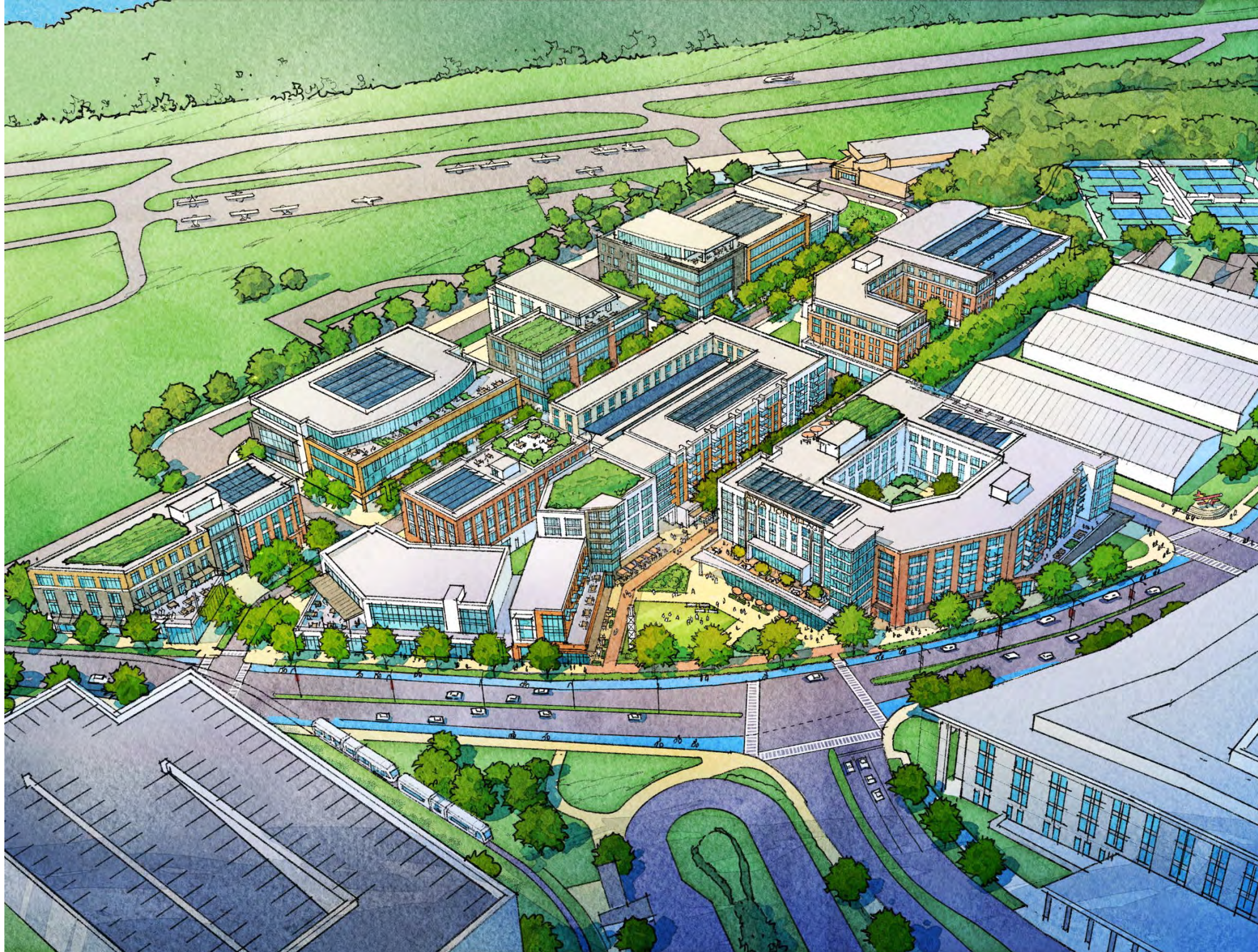


FOR THE PROPERTIES WE CURRENTLY CONTROL

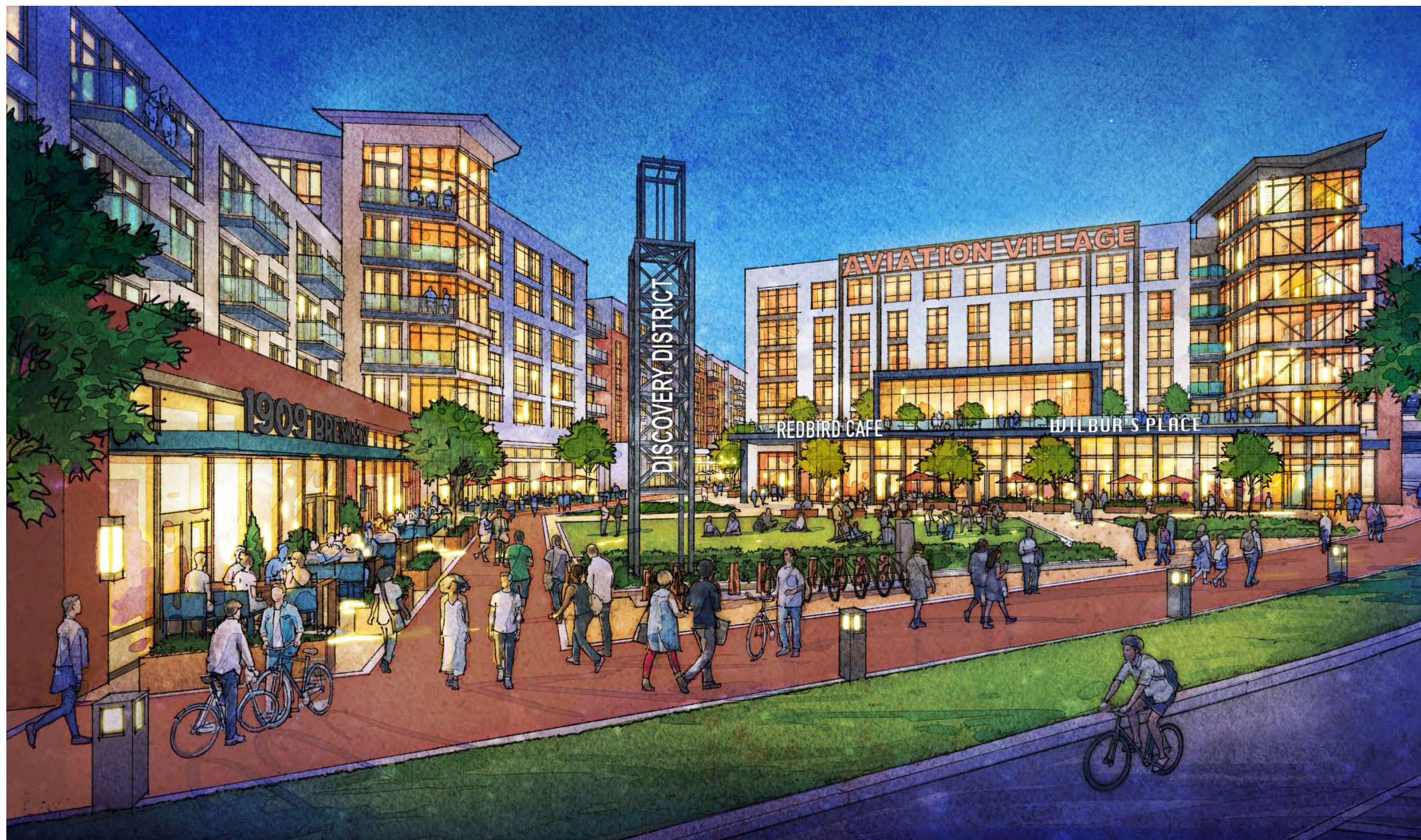


ANTICIPATING FULL PROPERTY PARTNERSHIP OR BY OTHERS

Signature Gateway



Placemaking



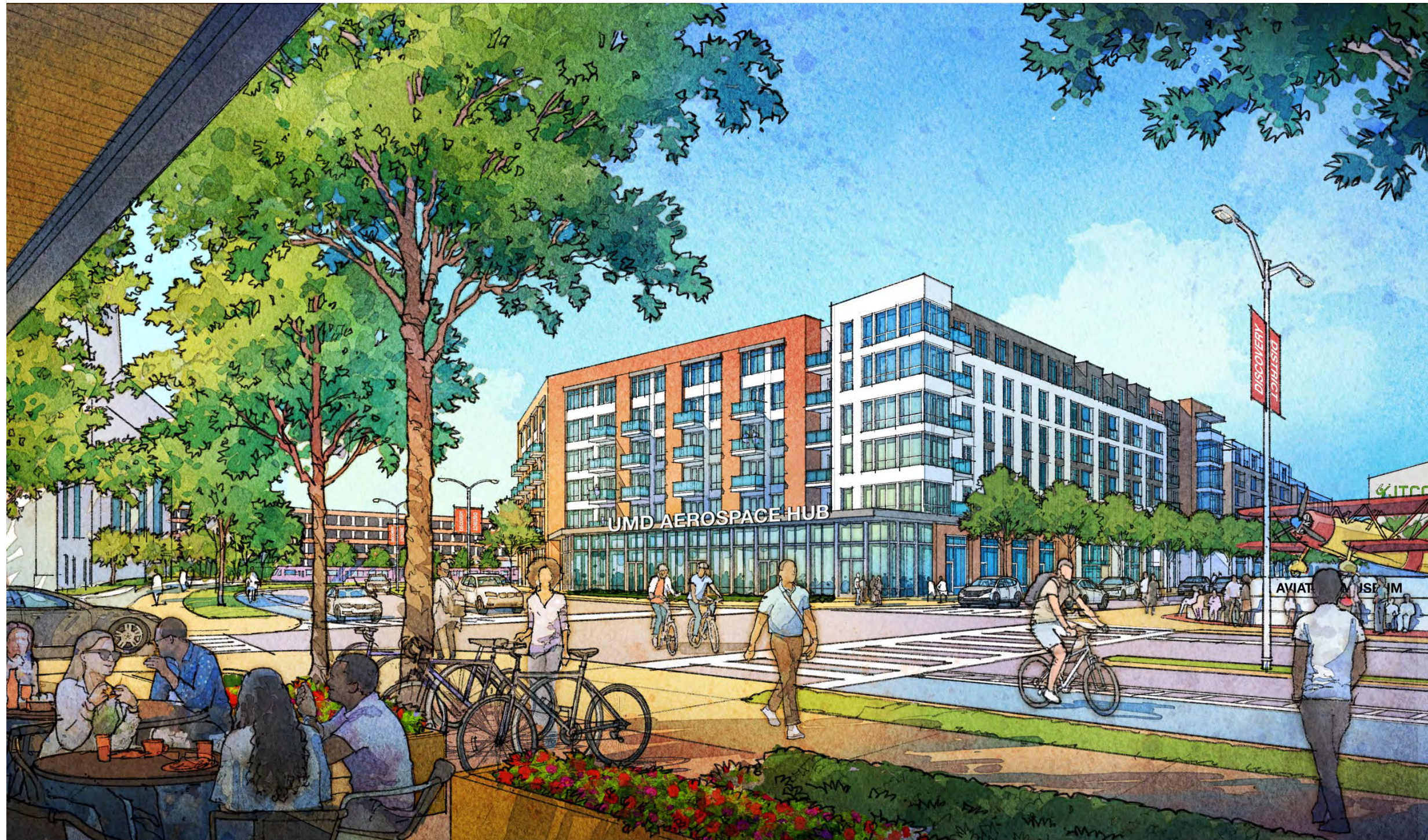
AVIATION VILLAGE PLAZA WILL SERVE AS THE "HUB" AND CENTER OF ACTIVITY

Retail/Activation



THE MEWS WILL BE A DYNAMIC PEDESTRIAN/BICYCLE WOONERF, ACTIVATED WITH MAKER SPACE, INCUBATOR, RETAIL, AND RESTAURANTS, LINKING METRO AND THE AVIATION MUSEUM

Connectivity & Innovation



COMMERCIAL USES WILL ANCHOR GROUND FLOOR SPACE AND CAMPUS DRIVE WILL SERVE AS A MULTI-MODEL CONNECTOR

Innovation & Entrepreneurship



UNIVERSITY OF MARYLAND
UM VENTURES
MPOWERING THE STATE



MARYLAND TECHNOLOGY
ENTERPRISE INSTITUTE

MARYLAND INDUSTRIAL PARTNERSHIPS

**DINGMAN
CENTER ANGELS**

ROBERT H. SMITH SCHOOL OF BUSINESS
AT THE UNIVERSITY OF MARYLAND



ROBERT H. SMITH
SCHOOL OF BUSINESS

DINGMAN CENTER
FOR ENTREPRENEURSHIP

AMERICA'S
SBDC
SMALL BUSINESS DEVELOPMENT CENTERS
MARYLAND



CORPS
NSF Innovation Corps



InventWood™
From Nature | For the Future



MEDCURA

LOCCIONI

pathtrak
um

State of Maryland "Future 20"

In 2020 a list of the state's top 20 companies primed for success based on "innovation, future growth potential and wow factor."

14 engaged with one or more UMD program
6 are located in Discovery District or on campus incubators

Housing Affordability



Phase 1

Unit Mix

Target	Area (NRSF)	Mix %	Count
Studio	580	25%	62
1 Bedroom	780	50%	125
2 Bedroom	1,100	20%	50
3 Bedroom	1,300	5%	12
			249

Affordability

AMI Band	Percentage	Count
60% AMI	5%	12
70% AMI	5%	13
75% AMI	10%	25
85% AMI	5%	12
	25%	62

Project Financials & Financial Capacity

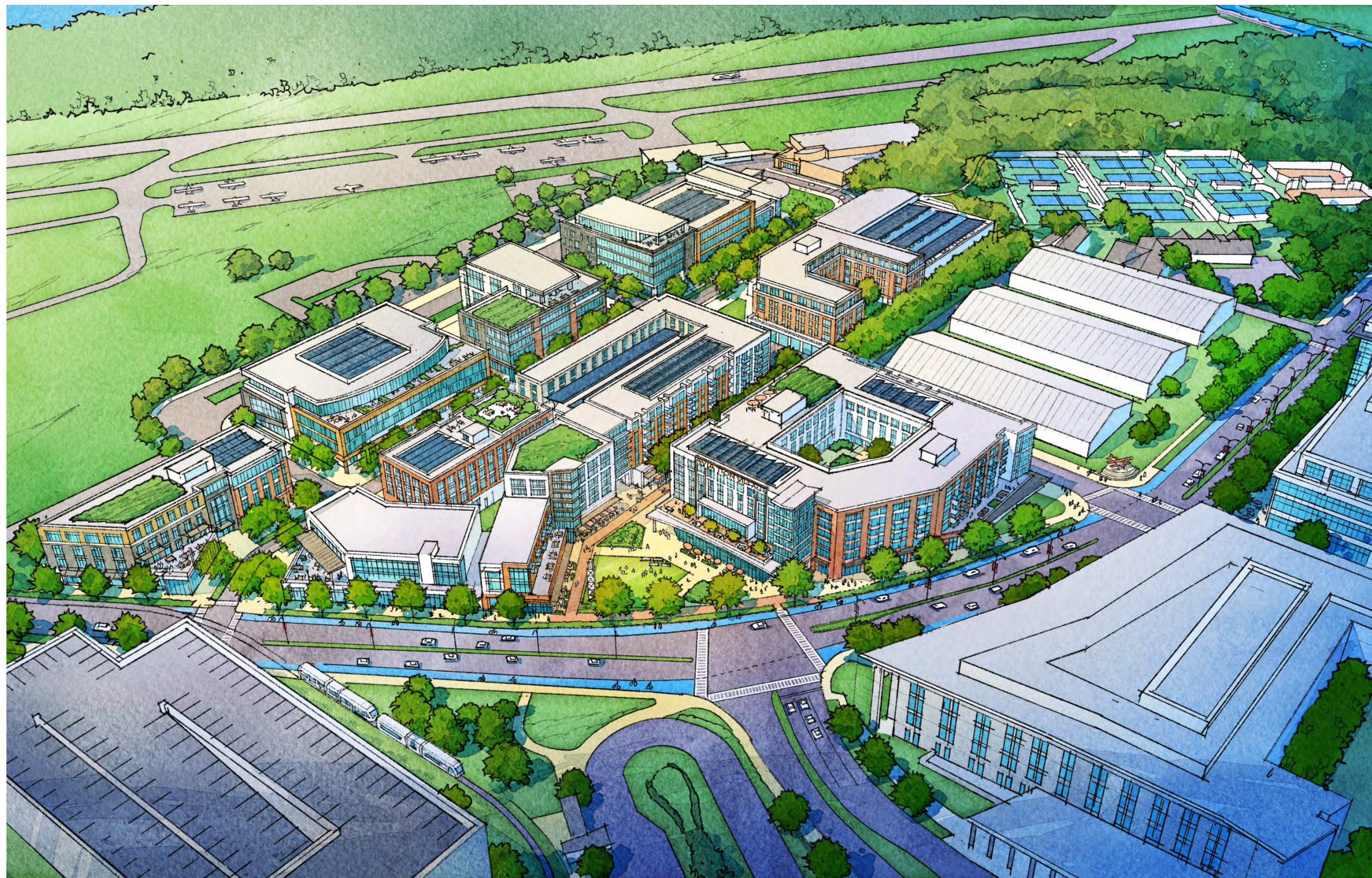
Proposed Purchase Price: \$4,160,000

Sources	
Equity	\$28.6M
Debt	\$53.0M
	\$81.6M

Uses	
County Land	\$4.2M
Land for Offsite Parking	\$1.1M
Demo for Offsite Parking	\$0.3M
Site Infrastructure	\$0.5M
Hard Costs	\$50.3M
TI Allowance	\$2.3M
Parking Hard Costs	\$5.5M
Soft Costs	\$11.7M
Financing Costs	\$3.3M
Developer Fee	\$2.4M
	\$81.6M

Returns	
Stabilized Yield on Cost	6.3%
Stabilized DSCR	1.52
Stabilized Return on Equity	18.1%
Internal Rate of Return	15.7%

Achieving Economic Goals



Economic Impact

COUNTY PROPERTY

230

FULL-TIME
PERMANENT
JOBS

\$2M

ANNUAL
COUNTY TAX
REVENUE

\$30M

ANNUAL
ECONOMIC
OUTPUT

CONSTRUCTION

\$22M

ONE TIME
ECONOMIC
OUTPUT

\$500K

ONE TIME
COUNTY TAX
REVENUE

AVIATION VILLAGE

2,700

FULL-TIME
PERMANENT
JOBS

\$10M

ANNUAL
COUNTY TAX
REVENUE

\$370M

ANNUAL
ECONOMIC
OUTPUT

CONSTRUCTION

\$108M

ONE TIME
ECONOMIC
OUTPUT

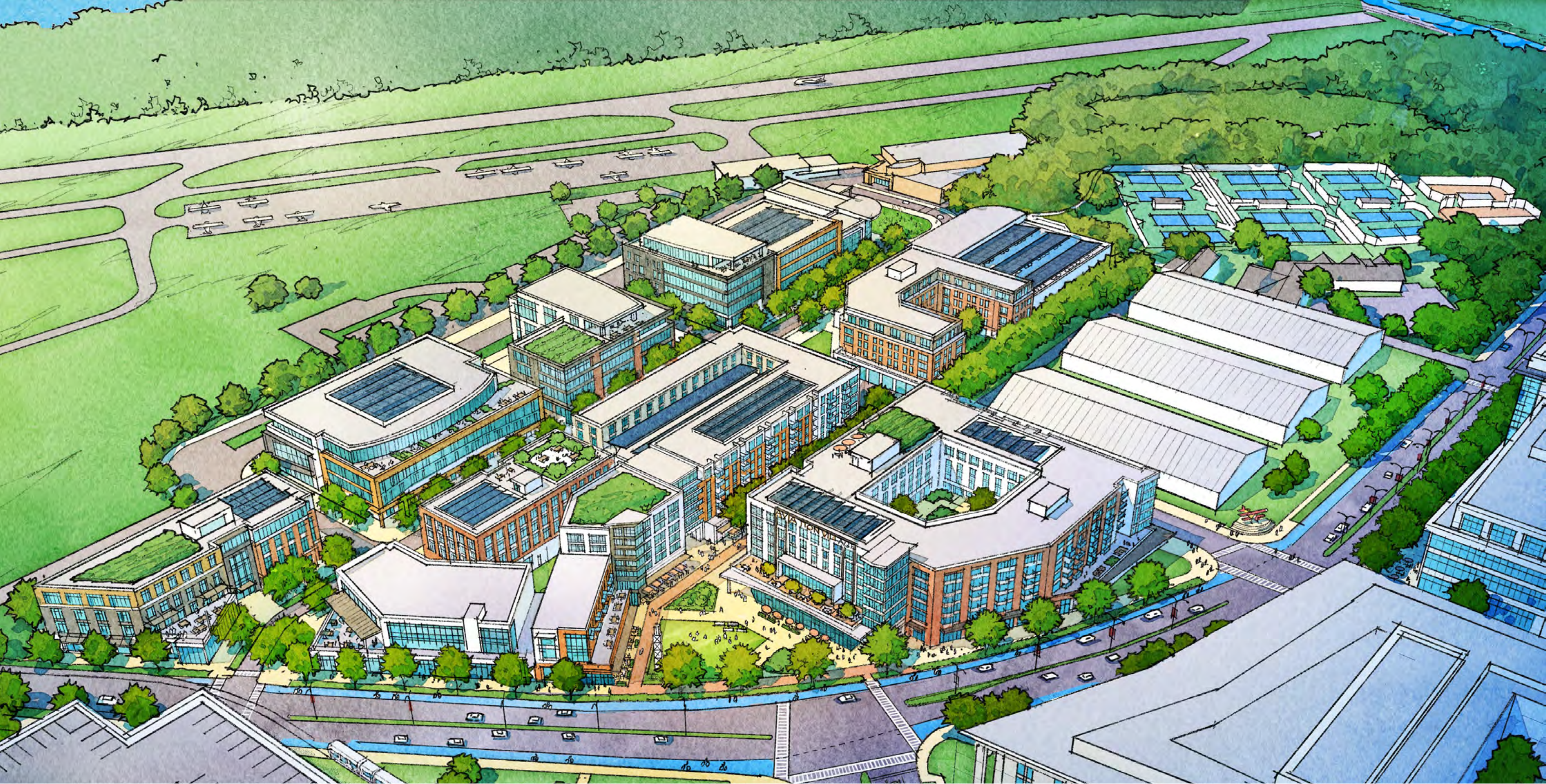
\$4M

ONE TIME
COUNTY TAX
REVENUE

Advancing Opportunities

- Develop responsibly using best practices with a holistic view of environmental, social and governance sustainability.
- Project success will be measured against our “ESG” or “triple bottom line” goals.
- Mosaic Development Partners as undiluted minority partner.
- MBE/CBSB utilization plan created by Three | E Consulting will establish minority contracting goals and pair with qualified groups.
- 10 Letters of Interest from minority, Prince George’s County based investors
- Team experience with crowdsourcing equity.





Aviation Village

BUILDING TOGETHER
TERRAPIN
DEVELOPMENT COMPANY
COLLEGE PARK, MD


UNIVERSITY OF
MARYLAND

4CASTLES

 MOSAIC
DEVELOPMENT PARTNERS