



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

April 5, 2022
9:00 a.m.

Teleconference



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

April 5, 2022 - 9:00 a.m.

Teleconference

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
 - Minutes of the March 1, 2022, 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: May 3, 2022

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

Minutes of the Meeting, March 1, 2022

9:00 am

Teleconference

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

Erma Barron

Alicia Doney

Staff

Stephen Paul

Ernest Williams

Gerald Konohia

Andrea Anderson

Lakeisha Smith

Edren Lewis

Cheryl Douglas

Andrea Anderson

Ex- Officio Members and Officer

Aspasia Xypolia

General Counsel

Tiffany Releford

Guests

John Tabori

Secretary Report

Mr. Harrington called the teleconference meeting to order at 9:00 AM having declared a quorum present. Mr. Harrington addressed the board for any comments on the board minutes for the month of February. A motion to approve the minutes was made by Mr. Bailey and seconded by Ms. Doney, the motion passed.

Treasurer's Report

Accountant Edren Lewis addressed the board and informed the board the Operating expenses for the month of February totaled \$14,786.23. Ms. Lewis stated that the Redevelopment Authority (RDA) is continuously following up with vendors for outstanding invoices.

Ms. Lewis informed the board that the Capital expenses for the month of February totaled \$1,541,036.70. She stated the project managers continue communications with all the contractors and sub-contractors to ensure timely billing. Ms. Lewis informed the board the major expense for the month of February was construction. (Note: A motion to approve the treasurer's report was not conducted under the board's approval, finding it not necessary to do so.)

Executive Report

Mr. Paul addressed the board and informed the board that a presentation on Addison Park site plans will be presented by the RDA Project Manager, Gerald Konohia. Mr. Paul stated that two (2) senior buildings on the site would be located across at the Mission of Love site located across from Central Avenue. He stated that the RDA acquired parcels from the Mission of Love site to accommodate the building site. Mr. Harrington inquired if there was a developer or a Request for Proposal (RFP) for the project. Mr. Paul stated that an RFP was posted in the summer of 2022 and Cober Romney & Johnson was working with the RDA as consultants for the project. Ms. Barron addressed the board and asked if there was a master plan for the RDA to accommodate the seniors and the youth on upcoming developments. Mr. Paul stated a broader discussion would be discussed in the near future to address questions on zoning and planning development within the County. Mr. Harrington stated that a discussion or level of conversation would be beneficial with Deputy Chief Administrator Officer (DCAO), Angie Rodgers to discuss RDA's future development within the County.

Mr. Paul informed the board that former RDA Board Member John Tabori would be presenting data and RDA's impact within the County and the State of Maryland. Mr. Tabori addressed the board and stated that the purpose of the presentation was to give a brief analysis on the RDA's impact within the residential and commercial roles for the fiscal years: 2014-2021. Mr. Tabori informed the board that Prince George's County has invested \$295 million dollars in commercial and residential construction. He informed the board that Prince George's County in comparison with twenty-one (21) other counties, Prince George's County had recovered well during the FY 2014-2021. He stated that there was a 16% property gain after investing into Construction in the FY2014. Mr. Tabori informed the board that Prince George's County forecast is on pace with Montgomery County in nominal property values in which the County remains the wealthiest county in the state of Maryland. Mr. Tabori stated that in order to better understand the impact of the RDA investments and the specific areas of the County in which RDA investments leverage growth, it is recommended that RDA, along with other fiscal, economic, and planning agencies create an integrated database that can be shared and mined by analysts, public researchers to understand the factors that drive economic development and growth in the

county. The board members thanked Mr. Tabori on his research and informed him that the information was very informative and beneficial. Meeting adjourned 10:15am.

TREASURER'S REPORT

As of March 31, 2022

Operating Budget

For the month of March 2022, the actual operating expenses totaled \$10,639.36. This being the third quarter of the fiscal year the expenses are right on target with the spending of FY2021, and slightly less than the spending of FY2020.

In reviewing the spending trends the pandemic and the fact that staff is working from a hybrid status has proven to allow the agency to save on operating expenses. The third quarter operating expense for the Pathway 2 Purchase administrative support has been recorded and are on point with the budgeted amount for this year. *Note the reports indicates a monthly total of \$129,576.26, this is the result of P2P operating support 3rd quarter amount of \$118,936.90

As we begin the fourth quarter, we will continue to follow up with the vendors to ensure that all outstanding invoices and expenses are recorded in this fiscal year.

Capital Improvement Program

For the month of March, the RDA received invoices totaling only \$245,919.4, while this is below the norm rest assure the project managers have been in communications with all the contractors and sub-contractors to ensure timely and accurate billing.

In reviewing the spending trends of the past two fiscal FY22 at this point is about 48% less than FY21 and about 32% less that FY20. The estimated differences are attributable to the phases of all capital projects as well as the completion of others.

The major expenses this month continues to be construction as the RDA continues to work diligently to complete major projects as well as onboard new projects.

OPERATING BUDGET
(As of March 31, 2022)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2022 YTD	Approved FY 2022 Budget	Remaining Budget
Revenue				
491010 Fund Balance ^a				
410300 County Contribution	(129,576.26)	(390,056.48)	673,500.00	283,443.52
Total - Revenue	<u>(129,576.26)</u>	<u>(390,056.48)</u>	<u>673,500.00</u>	<u>283,443.52</u>
Expense				
Board Expense				
511311 Allowances (Stipends)	2,100.00	18,000.00	25,000.00	7,000.00
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00
510811 Conf & Sem Fees				
514103 Awards and Presentation	0.00	81.00	0.00	(81.00)
Total - Board Expense	<u>2,100.00</u>	<u>18,081.00</u>	<u>29,000.00</u>	<u>10,919.00</u>
Operating Expense				
510111 Telephone- Regular Service	0.00	68.03	0.00	(68.03)
510114 Telephone- Wireless/ Cellphone	328.55	2,706.00	0.00	(2,706.00)
510311 Duplication and Reproduction	0.00	0.00	0.00	0.00
510412 Outside Courier Service	0.00	70.45	0.00	(70.45)
510911 Advertising	204.00	490.00	0.00	(490.00)
511111 Memberships	0.00	450.00	0.00	(450.00)
511519 Other Insurance Premiums	0.00	7,742.00	25,000.00	17,258.00
511702 Catering ^b	0.00	0.00	0.00	0.00
511703 Temporary Clerical/ Administration	0.00	0.00	40,000.00	40,000.00
511704 Professional Service/Legal	6,232.54	20,842.34	90,000.00	69,157.66
511715 Professional Service/ Auditor (annual)	0.00	6,000.00	20,000.00	14,000.00
511717 Professional Service Claim	0.00	3,813.40	0.00	(3,813.40)
511720 Fiscal Agent Fees (quarterly)	0.00	0.00	60,000.00	60,000.00
511722 Consultants and Studies	0.00	23,200.00	3,000.00	(20,200.00)
511749 Other General and Administration	0.00	0.00	0.00	0.00
511799 Other Operating Contract Service	1,764.56	5,123.89	0.00	(5,123.89)
511801 General Office Supplies	0.00	724.00	38,200.00	37,476.00
511808 Printing Charges	0.00	0.00	0.00	0.00
511890 Other Operating Supplies	9.71	1,540.54	0.00	(1,540.54)
512604 Strategic Initiatives	0.00	0.00	0.00	0.00
512650 CDBG/HITF Pathway to Purchase Operating Support ^c	118,936.90	299,204.83	361,300.00	62,095.17
514102 Meals & Miscellaneous Reimbursement	0.00	0.00	0.00	0.00
514103 Awards and Presentation	0.00	0.00	0.00	0.00
512310 Office Equipment Rental/Lease	0.00	0.00	7,000.00	7,000.00
Total - RDA Operating Expense	<u>127,476.26</u>	<u>371,975.48</u>	<u>644,500.00</u>	<u>272,524.52</u>
Total Expense	<u>129,576.26</u>	<u>390,056.48</u>	<u>673,500.00</u>	<u>283,443.52</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

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

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

^aThe Fund Balance is the carryover of unspent funds from the previous Fiscal Year. At this time the we do not have the approved and verified amount to carryforward for the operating account.

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

^c Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs will be updated on a quarterly basis. Note the 118,936.00 is for the 3rd quarter not the month.

CAPITAL BUDGET SUMMARY
(As of March 31, 2022)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance ^a	(30,389.13)	(846,770.87)	6,946,240.89	6,099,470.02
499994 Other Project Revenue	(215,530.28)	(5,278,607.46)	16,514,000.00	11,235,392.54
Total Revenue^o	(245,919.41)	(6,125,378.33)	23,460,240.89	17,334,862.56
Expense				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	30,389.13	172,407.79	500,000.00	327,592.21
527110 Land Costs	0.00	0.00	1,935,508.42	1,935,508.42
527123 Outside Appraisals/Legal	0.00	4000.00	0.00	(4,000.00)
527211 Construction	203,720.28	4,300,440.32	21,024,732.47	16,714,596.15
527214 Other related Cost	300.00	600.00	0.00	(600.00)
527216 Material Test Consultants	0.00	0.00	0.00	0.00
527221 Pepco	0.00	1568.79	0.00	(1,568.79)
527212 Contract Engineering	7,320.00	68,917.08	0.00	(59,221.08)
527227 Landscape/ Beautification	990.00	739,062.61	0.00	(739,062.61)
527346 Other Non- Defined Projects	3,200.00	838,381.74	0.00	(838,381.74)
Total Expense	245,919.41	6,125,378.33	23,460,240.89	17,334,862.56
REMAINING BUDGET	0.00	0.00	0.00	0.00

Notes:

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

**ADDISON ROAD
(As of March 31, 2022)**

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance Carry Foward ^a			935,508.42	935,508.42
499994 Other Project Revenue	(4,530.00)	(82,354.08)	250,000.00	167,645.92
Total Revenue	(4,530.00)	(82,354.08)	1,185,508.42	1,103,154.34
Expense				
527110 Land Costs	0.00	0.00	935,508.42	935,508.42
527010 Design	0.00	0.00	250,000.00	250,000.00
527227 Landscape/Beautification to include Maintenance	0.00	28,375.00	0.00	(28,375.00)
527211 Construction	0.00	0.00	0.00	0.00
527212 Contract Engineering	4,530.00	49,979.08	0.00	(49,979.08)
527123 Outside Appraisals/Legal	0.00	4,000.00	0.00	(4,000.00)
527346 Blue Line Façade Program	0.00	0.00	0.00	0.00
527346 Blue Line Façade Program RDA Match	0.00	0.00	0.00	0.00
527346 Fairmount Heights Net Zero Program	0.00	0.00	0.00	0.00
527346 Lyndon Hill Project	0.00	0.00	0.00	0.00
Total Expense	4,530.00	82,354.08	1,185,508.42	1,103,154.34
Net Income	0.00	0.00	0.00	0.00

Notes:

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

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

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

Correction of -10.00 made under Landscaping and Beautification
Other Miscellaneous revenue deposited in the amount of \$19,067.00.

CHEVERLY
(As of March 31, 2022)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance ^a	0.00	0.00	311,178.23	311,178.23
499994 Other Project Revenue	0.00	(1,485.00)	736,000.00	734,515.00
Total Revenue	0.00	(1,485.00)	1,047,178.23	1,045,693.23
Expense				
527227 Landscape/Beautification to include Maintenance	0.00	1,485.00	0.00	(1,485.00)
527211 Construction	0.00	0.00	1,047,178.23	1,047,178.23
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00
527010 Design	0.00	0.00	0.00	0.00
Total Expense	0.00	1,485.00	1,047,178.23	1,045,693.23
Net Income	0.00	0.00	0.00	0.00

Notes:

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

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COUNTYWIDE REVITALIZATION
(As of March 31, 2022)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance ^a	(30,389.13)	(846,770.87)	4,580,675.75	3,733,904.88
499994 Other Project Revenue		(129,145.45)	250,000.00	120,854.55
Total Revenue	<u>(30,389.13)</u>	<u>(975,916.32)</u>	<u>4,830,675.75</u>	<u>3,854,759.43</u>
Expense				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	30,389.13	159,534.58	250,000.00	90,465.42
527211 Construction	0.00	0.00	4,580,675.75	4,580,675.75
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527346 Community Impact Grants	0.00	393,653.93	0.00	(393,653.93)
527346 Commercial Property Improvement Program	0.00	422,727.81	0.00	(422,727.81)
527346 Northern Gateway Project	0.00	0.00	0.00	0.00
527346 PEPCO Energy Project	0.00	0.00	0.00	0.00
527346 Purple Line Corridor	0.00	0.00	0.00	0.00
Total Expense	<u>30,389.13</u>	<u>975,916.32</u>	<u>4,830,675.75</u>	<u>3,854,759.43</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

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

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

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GLENARDEN APARTMENT REDEVELOPMENT
(As of March 31, 2022)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance ^a	0.00	0.00	694,762.62	694,762.62
499994 Other Project Revenue Budget	(9,450.25)	(718,596.65)	6,378,000.00	5,659,403.35
Total Revenue	<u>(9,450.25)</u>	<u>(718,596.65)</u>	<u>7,072,762.62</u>	<u>6,354,165.97</u>
Expense				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	9,093.21	0.00	(9,093.21)
527211 Construction	6,660.25	680,918.69	7,072,762.62	6,382,147.93
527212 Contract Engineering	2,790.00	13,139.75	0.00	(3,443.75)
527227 Landscape/ Beautification	0.00	15,445.00	0.00	(15,445.00)
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00
Total Expense	<u>9,450.25</u>	<u>718,596.65</u>	<u>7,072,762.62</u>	<u>6,354,165.97</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

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

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

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

Other Miscellaneous revenue deposited 08/14/2021 Glenarden Partnership Distribution 14,649.75

SUITLAND MANOR
(As of March 31, 2022)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
Revenue				
491010 Fund Balance ^a	0.00	0.00	424,115.87	424,115.87
499994 Other Project Revenue	(201,550.03)	(4,347,026.28)	8,900,000.00	4,552,973.72
Total Revenue	<u>(201,550.03)</u>	<u>(4,347,026.28)</u>	<u>9,324,115.87</u>	<u>4,977,089.59</u>
Expense				
527010 Design	0.00	3,780.00	0.00	(3,780.00)
527110 Land Costs	0.00	0.00	1,000,000.00	1,000,000.00
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527211 Construction/Maintenance	197,060.03	3,619,521.63	8,324,115.87	4,704,594.24
527212 Contract Engineering	0.00	5,798.25	0.00	(5,798.25)
527214 Other related Cost	300.00	600.00	0.00	(600.00)
527216 Material Test Consultants	0.00	0.00	0.00	0.00
527221 Pepco	0.00	1,568.79	0.00	(1,568.79)
527227 Landscape/ Beautification	990.00	693,757.61	0.00	(693,757.61)
527346 Other Non-defined Project Cost	3,200.00	22,000.00	0.00	(22,000.00)
Total Expense	<u>201,550.03</u>	<u>4,347,026.28</u>	<u>9,324,115.87</u>	<u>4,977,089.59</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

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

A deposited in the amount of \$20,565.00 was receipted in Miscellaneous income for program income.

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

3/1/2022 – 3/31/2022

General

The FY 2021 audit and year end close out is ongoing. The FY 2023 budget has been submitted to the Office of Management and Budget (OMB). The Audits and Investigations meeting was held March 29, 2022. The next step is to meet with the County Council.

Solicitations

The Pepco/Forestville project RFP and the Cheverly hospital site redevelopment RFP were released on July 8, 2021. Proposals were due for the hospital site on September 30, 2021. The Pepco/Forestville RFP due date was extended to October 21, 2021. A development team led by Haverford Homes has been selected for the Pepco/Forestville project. A development team led by Urban Atlantic and Hometeam Five has been selected for the former hospital site in Cheverly.

Glenarden Hills

Rubble Removal and Rough Grading

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

Rubble Removal Gap Funding Efforts

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

Glenarden Phase 2A – 55 Senior Units

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

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

The development team’s application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This was the third unsuccessful application for Phase 2B. The development team has restructured Phase 2B to include both 9% LIHTC and 4% financing. Phase 2B/3 now includes 138 affordable units and 20 market rate units. A new application for the 9% tax credits and 4% bond funding was submitted to MD DHCD in September 2020 and the 9% credits have been awarded. This phase is in design.

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

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

Suitland Development

4809 Suitland Road

No update.

2606 Shadyside Avenue

No update.

Towne Square at Suitland Federal Center

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

Townhouses

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

Senior Residences

A team led by Mission First Housing was selected to develop the 137-unit senior building 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 for occupancy.

Infrastructure Construction:

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

Housing Rehabilitation Assistance Program II

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

In June 2018, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, seventy-two (72) loans for \$3,759,306.50 have closed. Total HRAP II expenses are \$774,710.36. So far 90.95%, or \$4,593,389.36 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.

Commercial Property Improvement Grant Program (CPIP)

CPIP AWARDEES AND CURRENT STATUS

CPIP 2020 NOFA

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

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

Project Update:

2020 CPIP Awardees

Retail Center	Address	Current Status	CPIP Award Amount	Grant Drawn
4410 Powder Mill Road	4410 Powder Mill Road Beltsville, MD	Grant agreement executed	\$108,850	\$100,443.50
Chestnut Hills Shopping Center	10450-10500-10508 Baltimore Ave Beltsville, MD	Grant agreement executed	\$61,670	\$61,670
Garrett Cove LTD Partnership	5001 Garrett Avenue Beltsville, MD	Grant agreement executed	\$87,500	\$78,284
Finmarc Laurel, LLC - German Laurel, LLC - Pike Laurel, LLC	14709 - 14711 - 14713 Baltimore Avenue Laurel, MD	Grant agreement executed	\$231,980	
The Shops at Chillum Road	3100 Queens Chillum Road Hyattsville MD	Grant agreement executed	\$350,000	\$350,000
Marlboro Crossing	5700 Crain Highway Upper Marlboro, MD	Project completed and closed	\$60,000	\$59,200
			\$900,000	\$649,597.50

CPIP 2021 NOFA

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

Retail Center	Address	Current Status	CPIP Award Amount	Grant Drawn
Queens Chapel Town Center	2900 Hamlin Street Hyattsville, MD 20782	Grant agreement executed	295,128	
Steward Village Shopping Center	9701 Fort Meade Road Laurel, MD 20707	Retail Center working on post selection items	\$104,688	
Laurel Shopping Center	910 Fairlawn Avenue Laurel, MD 20707	Grant agreement executed	\$191,675	\$191,675
Crestview Square Shopping Center	6601-6747 Annapolis Road Landover Hills, MD 20784	Grant agreement executed	\$211,032	
St. Barnabas Shopping Plaza	4516-4534 St. Barnabas Road Temple Hills, MD 20748	Retail Center working on post selection items	\$109,688	

St. Barnabas Square	3609 St. Barnabas Road Suitland, MD 20746	Retail Center working on post selection items	\$87,789	Due to prior construction projects, retail center has withdrawn from the CPIP program
			1,000,000	

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

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

Gateway Arts District

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction was completed in January 2020. Leasing is ongoing. As of October 2021, occupancy was at 95%.
2. **3807 Rhode Island Avenue:** Construction is complete. The residential units are 95% leased, the 5 artists' studios are leased, and the retail space is now occupied by a food hall with various vendors.
3. **3300 Block of Rhode Island Avenue:** Construction was completed in April 2018. The restaurant tenant has executed the lease and the restaurant is now open. The developer is still negotiating with prospective tenants for the remaining commercial space including a coffee shop. Residential leasing has begun.

6700 Riverdale Road Property

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. The RFP process is now complete, and a development team led by Advantage Properties has been selected. The proposal includes 100 market rate residential units, 250 affordable residential units, and up to 15,000 square feet of retail space. The development

agreement with Advantage Properties has been finalized and executed and the developer has begun the feasibility analysis.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to May 31, 2022. The Architect is designing the buildings for permit submission. The developer is exploring financing options.

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

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

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

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.

Cheverly Property: 5801 and 5809 Annapolis Road

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

Hotel Model

Concept Plan for Dual Branded Hotels (Avid and Candlewood Suites) with a total room count of approximately 140-150 rooms finalized with Intercontinental Hotels Group (IHG). Previously 120 room, one brand hotel, was proposed on the 3.34± acre site.

LEED

Registration and Certification as the first LEED Silver or plus extended stay hotel in the county or local jurisdiction pending.

Closing

The Project closed in September 2021. The project is now in the entitlement and permitting phase. Construction should begin in 2022.

Cheverly Hospital Site

Planning for the redevelopment of the Cheverly Hospital site has begun and a design team has been retained to come up with concept plans for the site. The concept plans have been used to solicit community input in the design of the site prior to the release of an RFP to select a master developer. The RFP was released on July 8, 2021 and proposals were due September 30, 2021. A development team led by Urban Atlantic and Hometeam Five has been selected for the former hospital site in Cheverly.

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. Since there has been no movement on the site with the Fire Department, the site is to be transferred to the Housing Authority for the development of a mixed income community.

Pepco/Forestville Development

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

Glenn Dale Hospital Revitalization

RDA coordinated August 22, 2019 Glenn Dale Hospital Team Kick Off Meeting for the 12-month master planning process. Attendees included representatives from the Alexander Company (Pre-Development Services), MNCPPC (Site Owner), Dewberry (Engineering Services); Community First (Pre-Development Services); GTA Environmental (Geotechnical Engineer); Meyers, Rodbell and Rosenbaum (Land Use Counsel); South way/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). The planning process should be complete in the Spring of 2022.

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB 662, the Glen Dale Hospital Bill was approved the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) restriction on the site. The first drafts of the re-use concept plans are complete and undergoing review. A series of community meetings are being held.

Community Impact Grant

COMMUNITY IMPACT GRANT UPDATES:

Twelve applications were received for the FY 2022 Community Impact Grant. The Proposal Analysis Group is currently reviewing the applications received. A recommendation of awards is forth coming.

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	28
Loans being processed	1
Loans clear to close	0
Loans closed	28
Loans sent back	1

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 2170 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$ 201,253.63
County Property Taxes Generated:	\$ 83,511.96
Taxes:	\$ 105,118.35
County Recordation & Transfer	
Remaining Balance as of April 1, 2022:	\$ 915,704.65

INTERAGENCY SUPPORT ACTIVITIES

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

Compliance Reviews

No activity to report.

Planning Coordination

No activity to report.

Real Estate Project Summary Table

Redevelopment Projects	Council District	Lead Staff	TDC (Est.)	FY 2022 Project Revenue (Est.)	FY 2022 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,000,000	\$1,000,000 CIP and state grants	9 net zero homes underway
Gateway Arts District	2	S. Paul	\$78,000,000			No new activity planned.
Countywide Revitalization/ Pepco-Forestville	All	Various/ E. Williams	\$70,000,000		\$1,400,000 CIP	Community Impact Grants and CIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$25,000,000	\$735,000	\$736,000 CIP	Hotel site closed 9/3/2021
4809 Suitland Road and 2606 Sunnyside Avenue	7	S. Paul	TBD		0	Sites are being held in inventory.
Glenarden Hills	5	G. Konohia P. Omondi	\$138 million	\$50,000	\$6,378,000 CIP	Construction ongoing
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$4,000,000	\$8,900,000 CIP	Construction ongoing

Beacon Heights/Purple Line Redevelopment	3	G. Konohia P. Omondi	\$120 Million			Pre-developm ent
Total CIP			\$1,031,000,000	\$6,035,000	\$18,414,000	