



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

July 7, 2020

9:00 a.m.

Teleconference

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

Minutes of the Meeting, July 7, 2020 9:00 am

Teleconference

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

John Tabori

Erma Barron

Staff

Patricia Omondi

Edren Lewis

Stephen Paul

Andrea Anderson

Sheila Roberts

Adewale Dada

Lakeisha Smith

Ernest Williams

Ex- Officio Members and Officer

Estella Alexander

Angie Rodgers

General Counsel

Tiffany Releford

Community Advisory Committee

None

Others

Prince George's County Community Members

Amendment:

As discussed in the June Board Meeting, the Treasurer's report needed to be approved and reflect that the board approved the Treasurer's report. A motion to approve the June minutes was made by Mr. Tabori and seconded by Ms. Barron, the motion passed.

Secretary Report:

Mr. Harrington called the teleconference meeting to order at 9:15 AM having declared a quorum present. Mr. Harrington addressed the board for any comments on the July board minutes. A motion to approve the minutes was made by Mr. Tabori and seconded by Ms. Barron, the motion passed.

Treasurer's Report:

Accountant, Sheila Roberts informed the board that the Treasurer's report is a preliminary report. She stated that many of the vendors have been slow in submitting their invoices for payment therefore, there may be more expenses more than were recorded in the preliminary report. Ms. Roberts stated that the Treasurer's report covers the expenditures for the period ending June 30, 2020. The operating expenses totaled \$31,520.07. Ms. Roberts stated that the fiscal year to date funds totaled \$449,140.49. that equates to 63% of the operating budget. Ms. Roberts informed the board that the Redevelopment Authority staff reached out to the vendors to request the fiscal year 2020 invoices. She stated that the invoices from the vendors were slowly coming in and hoped to reconcile the operating invoices for FY2020 no later than mid-August 2020.

Ms. Roberts informed the board that the Capital year to date expenses totaled \$13.9 million representing an increase of \$826,082.84 compared to the prior month. She stated that construction was the major component of those expenses. She informed the board RDA received the awarded \$269,280.00 from Department of Housing and Community Development (DHCD) PY 45R Community Development Block Grant (CDBG) for assistance with the Glenarden rubble removal. Ms. Roberts stated that the Suitland lots continue to sell. She informed the board that the RDA received \$148,628.00 in revenue from the Washington Suburban Sanitary Commission (WSSC) System Development Charge (SDC) credits. Ms. Roberts stated that the RDA also received \$7,319,134.00 in revenue for 111 Suitland lots being sold in FY2020 with a combined total for FY2019 and FY2020 totaling to \$9,331,147.00.

Ms. Roberts addressed the board for any questions on the Treasurer report. Mr. Tabori addressed the board and inquired if the Glenarden Hills rubble removal grant funds were sufficient enough to complete the project. Mr. Paul stated that the funds contribute to the deficit and stated that additional funds would be needed to complete the project. Mr. Tabori inquired on what portion of \$13 million covers the Suitland Town Center project, Mr. Paul informed the board that the \$13 million is a small portion that covers the infrastructure cost which he stated estimates up to \$40 million in infrastructure costs. A motion to approve the report was made by Mr. Tabori and seconded by Ms. Barron, the motion passed.

Executive Director's Report:

Mr. Paul addressed the board and stated that the RDA was focusing on closing on Phase 2B of the Glenarden Project. He stated that the RDA was working with Penrose construction to increase the unit counts and reduce the density for a successful outcome with the application process. He stated that if the project goes according to plan that Phase 2B should start in the

year 2021. Mr. Paul informed the board on RDA's new projects. He stated that there were four (4) new projects: Lyndon Hills Elementary School, Beacon Heights Purple Line Station, Cheverly Hospital Site, and Pepco Forestville Project. He stated that he would like to implement concept plans for the Cheverly and Pepco Forestville Projects to align with community's needs. Mr. Harrington addressed the board and inquired if there were any questions on the Executive Director's Report. Mr. Tabori addressed the board and inquired on the Housing Rehabilitation Assistance Program outline being more transparent.

Mr. Paul informed the board that an updated chart reflecting the new projects would be updated for the next board meeting. Mr. Tabori inquired if the approved operating budget for FY2021 would be reflected in the next treasurer's report. Mr. Bailey inquired about the Pepco Forestville project and asked if the Pepco site in Suitland was still actively being pursued as a development site. Mr. Paul informed Mr. Bailey that the Forestville site is considered under the Suitland address.

Open Discussion:

Ms. Barron addressed the board and inquired about RDA's projects to discuss their projects and how to tell the "story" that Mr. Tabori suggested on the RDA's projects and impact on the health and educational systems within the communities. Mr. Harrington stated that discussion with the Council on RDA's work and how the RDA fits into the full economic climate would be beneficial. Ms. Alexander agreed with Mr. Harrington that providing details on RDA's work to the Council would be impactful. Ms. Rodger's addressed the board and supported the idea in conjunction with DHCD for affordable housing. She stated that addressing the Council with RDA's projects and the role of the agency would be an agenda for future discussions. Mr. Bailey addressed the board and stated that discussions with the Council would be a great opportunity, and the Council would benefit from the Key Performance Indicators measurements (KPI). Mr. Harrington stated that reflecting the Data Points would be resourceful. Mr. Bailey stated that the Data Points and a narrative would contribute to a more transparent compensation. Mr. Harrington inquired about addressing the Redevelopment work with the Task Force or implementing a separate presentation with the Council. Ms. Rodgers stated that the Redevelopment projects and agendas should be addressed within the board and the RDA. Ms. Earle inquired about outside vendors and if the contractors that were offered these contracts could take on the projects as a prime. Mr. Paul informed the board that contracts are offered to developers who are able to fund the project financially and build an infrastructure.

Mr. Harrington addressed the board and welcomed the Prince George's Community Members that joined in on the meeting. Members expressed their interest in the projects that were taking place within the County. Mr. Harrington inquired from the members if there were any concerns or questions on any of the current projects. The members stated that there were no concerns at the moment. Meeting adjourned 10:15am.