



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

Sept 12, 2019

8:30 a.m.

9200 Basil Court

2nd Floor Conference Room

Largo, MD 20774



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

Sept 12, 2019 – 8:30 a.m.

**9200 Basil Court, 2nd Floor
Largo, Maryland 20774**

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. INTRODUCTION OF NEW BOARD MEMBER
3. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
(Minutes of the July 9, 2019 Board Meeting)
 2. TREASURER'S REPORT
4. EXECUTIVE DIRECTOR'S REPORT
5. OPEN BOARD DISCUSSION
6. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
7. FINAL REMARKS FROM THE GENERAL PUBLIC
8. ADJOURNMENT

Next Meeting: October 1, 2019

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

**Minutes of the Meeting, July 9, 2019 9:00 am
4600 Suitland Rd, Suitland, Maryland 20746**

PRESENT

Board Members

David Harrington, Chair

Leone Bailey, Vice Chair

Ronnette Earle

Erma Barron

John Tabori

Staff

Edren Lewis

Steve Paul

Andrea Anderson

Adewale Dada

Lakeisha Smith

Ex- Officio Members and Officer

Estella Alexander

Raymond Gilley

Community Advisory Committee

None

Others

Erek L. Barron, General Counsel

Secretary's Report:

Chairman Mr. Harrington called the meeting to order at 9:30 AM having declared a quorum present. Mr. Harrington introduced Leon Bailey Jr. as the new Redevelopment Authority Board Vice Chairman. The board was given an opportunity to review the minutes from the June board meeting. Mr. Tabori expressed concerns regarding the grammatical errors in the June minutes. Chairman Harrington stated that no errors in context were made therefore, the board would proceed with approving the minutes. A motion to approve the June minutes was motioned by Mr. Tabori and seconded by Ms. Earle.

Treasurer's Report:

Accountant Adewale Dada informed the board that the Fiscal Year 2019 (FY19) had ended and that FY 2020 has begun. Mr. Dada stated that the operating revenues in June remained unchanged from the previous month, he stated that the operating expenses in the month of June were \$38,113 higher than the previous month. Mr. Dada informed the board that the increase was due to the full payment of \$60,000 to the Office of Finance for consultation services rendered to the Redevelopment Authority (RDA). Mr. Dada addressed the board on the FY20 budget, he stated that the County Council improvement grants excluded non-federal funds, and that there were \$333,500 of those funds that remained in the budget. He stated that the boarding expenses, totaled to \$29,000 or 8.7% of the budget; contractual expenses were \$269,000 or 81% of the budget; and the main cost \$43,600 or 10% of the budget. Mr. Dada informed the board that he created a table outlining the expense changes.

Mr. Dada briefed the board on the current status of the Capital Improvement Project (CIP), he estimated the revenues in FY19 were \$6.9 million above the budget. The Office of Management released the bond receipts for the Suitland Project and the revenue increased due to the release of the bonds. The Suitland project was estimated at \$12 million, expenses in FY19 were \$5.1 million below budget, he stated that the decreased amount was due to the deferred construction costs in the Suitland and Glenarden projects. Mr. Dada informed the board that the council approved \$4 million in PAYGO revenues, and approved \$27.3 million in expenditures. Mr. Dada gave a brief break down of the expenditures in FY20, he stated that \$3.5 million was in acquisition for Suitland, \$3.5 million for demolition, \$18.1 million for construction costs, and \$2.2 million would be for community grants, designs, and other expenses. Mr. Dada stated that RDA would use the fund balance from previous years as a multi-year spending plan, the funding gaps would be covered between FY21 and FY24. A motion to approve the Treasurer's report was presented by Mr. Tabori and seconded by Ms. Barron. The Treasurer's Report was unanimously approved.

Executive Report:

Associate Director Steve Paul briefed the board with an update on the Glenarden Project, he informed the board that the status of the Glenarden project was on schedule. Mr. Paul informed the board on the Blue Line Corridor Opportunity Zone, he stated that the site encompasses the areas between Capital Heights Metro Station and Addison Road Metro Station. Mr. Paul stated that a comprehensive redevelopment plan has been created with a goal of attracting significant

state opportunity zone funding to jump start several new projects. Mr. Paul stated that there were already 5-6 development projects already in the corridor, with a plan to begin 2 or 3 more. He stated that a school site on Central Avenue that is 7 and a half acres would be slated as surplus from the Board of Education to the County and then would be owned by the RDA. He also informed the board that remaining funds from demolition and acquisition would be applied to the new project south of the Maryland Park property on Southern Avenue. Mr. Paul informed the board that the Blue Line Corridor and an old school site owned by the county is scheduled to be converted into surplus to the RDA. He stated the plan is to surplus the county site to the RDA, the RDA will then initiate a solicitation, and then the RDA will look for a private sector developer partner. Extra consideration will be given to contractors that submit a proposal with a plan of comprehensive redevelopment for the entire area.

Mr. Paul informed the board that all existing projects were near completion, he stated that there were some financial issues that would be addressed before submitting requests for the permits. Mr. Paul stated that the RDA would be meeting with the Lt. Governor to discuss a plan to figure out a strategy that would be used to acquire state funding for future projects.

Chairman Harrington stated that he was pleased to hear that there would be job opportunities within the community from the upcoming RDA projects. DCAO Raymond Gilley stated that one of RDA's goals and efforts were to work with Washington D.C. Mayor Muriel Bowser and her leadership team to create more avenues of development that would positively impact the community. Chairman Harrington expressed a desire to have an agenda item on the matter of opportunity zones. He stated that all projects must fall in line with the County's goals in order to bring opportunities to the residents of Prince George's County.

Mr. Tabori informed the board that there were funds available through the state that are offered for municipalities. He stated that District Heights may be eligible to receive such funds with low interest rates. Mr. Tabori also noted that he has also been conducting a labor study within Prince George's County.

Chairman Harrington explained to the board that gathering data to enhance the strategic plan was very important. Mr. Tabori explained that he noticed a certain trend of anomalies in the data presented. He stated that this trend was not exclusive to Prince George's County, but to the nation as a whole. Ms. Barron addressed the topic of wealth creation and entrepreneurship. Ms. Barron inquired as to what type of credits could be added if a TNI location was identified as a 'Smart City'. Mr. Harrington informed the board that Mayor Grant received grant funds because the City of Seat Pleasant was identified as 'Smart City'. Mr. Paul expressed interest in researching more on the topic and would follow up with the board with his findings.

Mr. Paul addressed the board on the Commercial Property Improvement Program, he stated that the RDA was currently in the process of obtaining all the required information from the awardees as well getting all grants signed. He informed the board that the RDA is currently monitoring the progress of the awardees as well as the funds that were being dispersed.

Ms. Anderson informed the board that she followed up with Non-Profits Prince George's. She stated that she had a great conversation with Hilary Lyndon and looked forward to developing a stronger relationship with Non-Profits Prince George's to do better to aid non-profits associated with the RDA.

Mr. Paul addressed the board on RDA's Resolution 2019-4. He stated that Resolution 2019-4 authorizes the RDA to apply for state grants. He informed the board that RDA had applied for the National Capital Strategic Economic Development Fund Grant awarding grants up to \$1.5 million. He informed the board that RDA's request for \$1.5 million would be used for rubble removal for the Glenarden project. Mr. Paul explained the purpose of the funds would be used to clean up the exterior of those existing single-family houses from the Glenarden project. Mr. Bailey inquired if there were any restrictions on the grant. Mr. Paul stated that similar policies used in other programs would be implemented in the contract and the only restriction would be that if the homeowner was awarded the grant and sold their house before the restricted time to do so, if so the homeowner would be required to pay the funds back. A motion was called to approve Resolution 2019-4, resolution 2019-4 was approved unanimously.

Mr. Paul informed the board that Resolution 2019-2 focused on approving the changes to the RDA's Procurement and Operating policies for small businesses. The changes that were made was a paragraph by Mr. Tabori for additional language. A motion was called to approve resolution 2019-2, resolution 2019-2 was approved unanimously.

Open Discussion:

Mr. Harrington expressed his pleasure with how the resolutions reflected the hard work and dedication the board and the RDA had revised the policy so that it would enhance the wealth and growth within small businesses in the County. Mr. Harrington reiterated to the board that the goal of passing resolution 2019-2 was to keep wealth within Prince George's County and failure to do so would be unfortunate.

Senator Chris Van Hollen's of Prince George's County Assistant Eve Shuman introduced herself and explained her primary role in the county government. Ms. Shuman serves as a liaison with communities on behalf of Senator Hollen and regularly attends county events. Mrs. Shuman expressed to the board that the contractors were not given consideration or priority selection on projects within county, the contractors had explained to her that they were doing the same level of work with the same level of experience in areas outside of the county (i.e. DC and Virginia). Furthermore, Ms. Shuman explained the concerns most Suitland residents were having with future development projects, and their locations. Mrs. Shuman stated that the guest developers discussed their impact on communities and their commitment to better facilitating communication within the communities that they work in. Specifically, they pointed to their status as a minority owned business and their passion for driving revenue into communities. Mr. Tabori wanted to reinforce the previous notion of effective communication and convey just how important it is for the county to maintain transparency with the communities it is serving. Mr. Harrington supported the idea of effective communication with the county's affiliates and communities of Prince George's County.

Presentation:

Mr. Johnson briefed the board on the Cober, Johnson and Romney (CJR) development projects. Mr. Johnson explained that planning for the project required pinpointing the location of where the market would be in most demand. He compared the projects inception as something similar to what occurred with the Mosaic Town Center in Fairfax, Virginia. Mr. Johnson touched on numerous topics surrounding the development projects, most notably the overwhelming success of Ryan's Homes already selling large amounts of properties to customers from Virginia and to federal workers. He went on to explain two main challenges that every development projects face: 1. every project must have and maintain a certain level of momentum, 2. Any development must maintain a proper vision that is feasible. Mr. Johnson explained the increasing interest from retailers to be a part of the development, however, dialogue between the retailers and the county must remain consistent. He emphasized on the importance of building relationships and working power into the communities. He cited a report by PEPCO stating they were willing to reallocate \$20 million from their capital budget to fund infrastructure to the Suitland project. In addition, Mr. Johnson also discussed plans to change the perception of Suitland by big tech firms such as google.

TREASURER'S REPORT

August 31, 2019

Operating Budget

Happy New Year! With the new year comes a new look. At the request of the Board, we have created a new layout of the Treasurer's Reports to provide transparency to all. Comments are welcomed, as we intended to provide the Board with useful information. As the County proceeds with finalizing Fiscal Year 2019 financials, the data presented at this time is subject to change. As of August 31st, the Operating year end fund balance is \$500,002. Fiscal year 2019 ended with expenditures of \$1.1million and revenues at \$1.3 million these totals are inclusive of County Intergovernmental transfers. Fiscal Year 2020 budget for the Redevelopment Authority is \$706,100, an increase of \$9,400 or 1.3% over the FY 2019 approved budget.

Capital Improvement Program

The Capital Improvement Program (CIP) year end fund balance is estimated \$14.3 million. Fiscal year 2019 ended with approximate expenditures of \$11.6 million and revenues at \$22.7 million. In Fiscal Year 2020, the County Council approved \$16.7 million in CIP funds. In addition, the Redevelopment Authority anticipate receiving \$936,000 for the sale of 5801-09 Annapolis Road and estimated lot sales of \$10.5 million from Suitland Town Center. The Redevelopment Authority is working with the Office of Management and Budget (OMB) and Office of Finance (OOF) to reconcile the negative balance in the Gateway Arts District's financial statements and resolve further discrepancies.

OPERATING BUDGET^a
(as of August 31, 2019)

	<u>August Actuals</u>	<u>FY 2020 YTD</u>	<u>Adopted FY 2020 Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
Revenue					
491010 Fund Balance ^b	0.00	500,002.00	0.00	500,002.00	100.0%
410300 County Contribution	0.00	0.00	333,500.00	333,500.00	0.0%
410210 CDBG · Pathway to Purchase Program	0.00	0.00	372,600.00	372,600.00	0.0%
410210 CDBG · Suitland Façade Program	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee · HRAP	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee · MNCPPC	0.00	0.00	0.00	0.00	0.0%
480000 Miscellaneous Revenues	0.00	0.00	0.00	0.00	0.00
Total - Revenue	<u>0.00</u>	<u>500,002.00</u>	<u>706,100.00</u>	<u>1,206,102.00</u>	<u>70.81%</u>
Expense					
Board Expense					
511311 Allowances (Stipends)	2,100.00	2,100.00	27,000.00	24,900.00	7.78%
511702 Catering (Meeting Expenses)	157.21	157.21	2,000.00	1,842.79	7.86%
Total - Board Expense	<u>2,257.21</u>	<u>2,257.21</u>	<u>29,000.00</u>	<u>26,742.79</u>	<u>7.78%</u>
Operating Expense					
510114 Telephone- Wireless/ Cellphone	218.15	218.15	2,600.00	2,381.85	8.39%
510310 Printing and Production	0.00	0.00	0.00	0.00	0.0%
510412 Outside Courier Service	51.48	77.22	7,000.00	6,922.78	1.1%
510810 Training Cost	0.00	0.00	7,400.00	7,400.00	0.0%
510911 Advertising	0.00	0.00	0.00	0.00	0.0%
511519 Other Insurance Premiums	0.00	13,313.00	25,000.00	11,687.00	53.25%
511703 Temporary Clerical/ Administration	0.00	0.00	45,000.00	45,000.00	0.0%
511704 Professional Service/Legal	0.00	0.00	82,900.00	82,900.00	0.0%
511715 Professional Service/ Auditor	0.00	0.00	20,000.00	20,000.00	0.0%
511720 Fiscal Agent Fees	0.00	0.00	60,000.00	60,000.00	0.0%
511722 Consultants and Studies	0.00	0.00	30,000.00	30,000.00	0.0%
511749 Other General and Administration	0.00	40.00	600.00	560.00	6.67%
511799 Other Operating Contract Service	1,599.78	1,599.78	2,000.00	400.22	79.99%
511801 General Office Supplies	0.00	0.00	20,000.00	20,000.00	0.0%
511890 Other Operating Supplies	0.00	609.69	2,000.00	1,390.31	30.49%
512650 Pathway to Purchase Operating Support	0.00	0.00	372,600.00	372,600.00	0.0%
Total - RDA Operating Expense	<u>1,869.41</u>	<u>15,857.84</u>	<u>677,100.00</u>	<u>661,242.16</u>	<u>2.34%</u>
Total Expense	<u>4,126.62</u>	<u>18,115.05</u>	<u>706,100.00</u>	<u>687,984.95</u>	<u>10.13%</u>
Net Income	<u>(1,869.41)</u>	<u>481,886.95</u>	<u>0.00</u>	<u>518,117.05</u>	<u>61%</u>

Notes:

^aThis report represents totals as of September 6. The County/RDA's official month end is September 7th. Revenue sources for the operating budget include General, Special Revenue, Grant funds and Enterprise funds. Year-to-date (YTD) transactions include revenue/expenditure line-items based on operating agreements.

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

CAPITAL BUDGET
(as of August 31, 2019)

	<u>August Actuals</u>	<u>FY 2020 YTD</u>	<u>Adopted FY 2020 Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
Revenue					
491010 Fund Balance ^b	0.00	14,368,810.62	0.00	14,368,810.62	100%
410300 County Contribution	0.00	0.00	16,770,000.00	16,770,000.00	0%
410110 State Grants	0.00	0.00	244,950.00	244,950.00	0%
480140 Property Sales	310,095.00	498,065.00	0.00	(498,065.00)	100%
499994 Other Project Revenue	0.00	0.00	1,751,050.00	1,751,050.00	0%
480290 Miscellaneous Revenue	0.00	0.00	8,520,000.00	8,520,000.00	0%
Total Revenue^a	<u>310,095.00</u>	<u>14,866,875.62</u>	<u>27,286,000.00</u>	<u>26,787,935.00</u>	<u>54%</u>
Expense					
527010 Design	17,424.73	17,424.73	134,000.00	116,575.27	13%
527110 Land Costs	0.00	0.00	3,453,000.00	3,453,000.00	0%
527123 Outside Appraisals/Legal	1,050.00	1,050.00	12,000.00	10,950.00	9%
527211 Construction	1,264,979.72	1,264,979.72	21,458,000.00	20,193,020.28	6%
527212 Contract Engineering	1,230.00	1,230.00	12,000.00	10,770.00	10%
527227 Landscape/ Beautification	1,710.00	2,290.00	20,000.00	17,710.00	11%
527346 Other Non- Defined Projects	0.00	0.00	2,197,000.00	2,197,000.00	0%
Total Expense	<u>1,286,394.45</u>	<u>1,286,974.45</u>	<u>27,286,000.00</u>	<u>25,999,025.55</u>	<u>5%</u>
Net Income	<u>(976,299.45)</u>	<u>13,579,901.17</u>	<u>0.00</u>	<u>788,909.45</u>	<u>50%</u>

Notes:

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

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

ADDISON ROAD
(as of August 31, 2019)

	August Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget
Revenue					
491010 Fund Balance ^a	0.00	1,499,578.72	0.00	1,499,578.72	0.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	244,950.00	244,950.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	501,050.00	501,050.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	0.00	1,499,578.72	746,000.00	2,245,578.72	201.02%
Expense					
527227 Landscape/ Beautification	515.00	1,095.00	5,000.00	3,905.00	21.9%
527211 Construction	0.00	0.00	507,000.00	507,000.00	0.0%
527010 Design	0.00	0.00	104,000.00	104,000.00	0.0%
527346 Blue Line Façade Program	0.00	0.00	100,000.00	100,000.00	0.0%
527346 Blue Line Façade Program RDA Match ^b	0.00	0.00	30,000.00	30,000.00	0.0%
527346 Fairmount Heights Net Zero Program ^c	0.00	0.00	0.00	0.00	0.0%
Total Expense	515.00	1,095.00	746,000.00	744,905.00	0.15%
Net Income	(515.00)	1,498,483.72	0.00	1,500,673.72	100.0%

Notes:

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

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

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

CHEVERLY
(as of August 31, 2019)

	August Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget
Revenue					
491010 Fund Balance ^a	0.00	204,443.30	0.00	204,443.30	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	0.00	204,443.30	0.00	204,443.30	100.00%
Expense					
527227 Landscape/ Beautification	0.00	0.00	0.00	0.00	0.0%
Total Expense	0.00	0.00	0.00	0.00	0.0%
Net Income	0.00	204,443.30	0.00	204,443.30	100.0%

Notes:

- ^aFund Balance is subject to change once the County has finalized year-end close.
- A \$936K final payment (outstanding balance) from the sale of 5801-09 Annapolis Road is anticipated in FY20.
- Refundable deposit for the purchase of the 5801-09 Annapolis Road property (per terms of purchase agreement).
- Cheverly was not included in the adopted budget however, a budget modification is pending.

COUNTYWIDE REVITALIZATION^a
(as of August 31, 2019)

	August Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget
Revenue					
491010 Fund Balance ^b	0.00	7,986,373.00	0.00	7,986,373.00	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	1,250,000.00	1,250,000.00	0.0%
Total Revenue	0.00	7,986,373.00	1,250,000.00	9,236,373.00	638.91%
Expense					
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00	0.0%
527346 Community Impact Grants	0.00	0.00	500,000.00	500,000.00	0.0%
527346 Commercial Property Improvement Grants	0.00	0.00	500,000.00	500,000.00	0.0%
527346 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
Total Expense	0.00	0.00	1,250,000.00	1,250,000.00	0.0%
Net Income	0.00	7,986,373.00	0.00	7,986,373.00	100.0%

Notes:

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

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

GATEWAY ARTS DISTRICT
(as of August 31, 2019)

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

Note:

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

GLENARDEN APARTMENT REDEVELOPMENT
(as of August 31, 2019)

	August Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget
Revenue					
491010 Fund Balance ^a	0.00	4,786,149.86	0.00	4,786,149.86	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	8,520,000.00	8,520,000.00	0.0%
Total Revenue	0.00	4,786,149.86	8,520,000.00	13,306,149.86	56.18%
Expense					
527211 Construction	438,036.22	438,036.22	7,681,000.00	7,242,963.78	6.05%
527212 Contract Engineering	1,230.00	1,230.00	12,000.00	10,770.00	11.42%
527227 Landscape/ Beautification	695.00	695.00	10,000.00	9,305.00	7.47%
527346 Other Non- Defined Projects	0.00	0.00	817,000.00	817,000.00	0.0%
Total Expense	439,961.22	439,961.22	8,520,000.00	8,080,038.78	24.94%
Net Income	(439,961.22)	4,346,188.64	0.00	5,226,111.08	31.24%

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

SUITLAND MANOR
(as of August 31, 2019)

	<u>August Actuals</u>	<u>FY 2020 YTD</u>	<u>Adopted FY 2020 Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
Revenue					
491010 Fund Balance ^a	0.00	3,643,972.34	0.00	3,643,972.34	100.0%
410300 County Contribution	0.00	0.00	16,770,000.00	16,770,000.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	310,095.00	498,065.00	0.00	(498,065.00)	100.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue ^c	0.00	0.00	0.00	0.00	0.0%
Total Revenue	<u>310,095.00</u>	<u>4,142,037.34</u>	<u>16,770,000.00</u>	<u>19,915,907.34</u>	<u>24.7%</u>
Expense					
527010 Design	17,424.73	17,424.73	30,000.00	12,575.27	58.08%
527110 Land Costs	0.00	0.00	3,453,000.00	3,453,000.00	0.0%
527123 Outside Appraisals/Legal	1,050.00	1,050.00	12,000.00	10,950.00	8.75%
527211 Construction	826,943.50	826,943.50	13,270,000.00	12,443,056.50	6.23%
527227 Landscape/ Beautification	500.00	500.00	5000.00	4,500.00	10.0%
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00	0.0%
Total Expense	<u>845,918.23</u>	<u>845,918.23</u>	<u>16,770,000.00</u>	<u>15,924,081.77</u>	<u>5.04%</u>
Net Income	<u>(535,823.23)</u>	<u>3,296,119.11</u>	<u>0.00</u>	<u>3,991,825.57</u>	<u>20%</u>

Notes:

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

^bReimbursable payments for the Coral Hills and Suitland Façade programs are expensed from Suitland Town Center CIP funds.

^c Sale Proceeds from 219 townhouse lots at Suitland Town Center site (projected total revenue 13 million). Fiscal Year 2019 proceeds were \$2,367,632

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)
7/1/2019 – 8/31/2019**

General

The county plans to transfer two properties to the RDA to facilitate new redevelopment projects. The first is a 6-acre site in Beacon Heights across the street from a Purple Line station, the second is a 6.5-acre school site in Capitol Heights. The transfers should occur by September or October 2019.

Solicitations

The Suitland infrastructure construction for Phase 4 Rough Grade is to be advertised in September 2019.

Glenarden Apartments- New Name Glenarden Hills

Rubble Removal Gap Funding Efforts

Maryland Department of Housing and Community Development National Capital Strategic Economic Development Fund (NCSEDF) June 12, 2019 grant proposal for \$1.5 million. Site visit conducted by MD DHCD August 3, 2019. Awaiting decision.

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

Glenarden Phase 2A – 55 Senior Units

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

Phase 2A is a \$14 million project for construction of the second half of the senior building. Anticipated closing on financing and start of construction is September 30, 2019.

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

The development team's application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This represents the third unsuccessful application for Phase 2B. Development team is now working to restructure Phase 2B. Phase 2B as currently structured, is a \$34.5

million project with projected funding sources including 9% LIHTC equity, private mortgage, MD DHCD Rental Housing Program funds, HOME funds, Prince George's County Housing Trust Fund and CIP, and deferred developer fee.

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

The Community Center is completed and currently houses the project leasing center. The Senior Building and all family buildings in Phase I are expected to be completed and occupied by the end of September 2019.

Suitland Development

4809 Suitland Road

No update.

2606 Shadyside Avenue

No update.

Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October 2017. Demolition of the retail buildings along Suitland Road was completed in May 2018. Infrastructure construction on Phase 1A started in January 2018 and is now complete. Infrastructure construction on Phases 1b, 1C and 2 should begin in February 2019.

Townhouses

NVR was selected as the town house builder. Construction of the model townhomes began in August 2018 and is now complete. Initial sales are ahead of schedule with 70 sales so far. The first homeowners are now moved in.

Senior Residences

A team led by Mission First Housing was selected to develop the 137-unit senior building. The development agreement was signed on March 29, 2018. The project is now in the design phase. Construction is set to begin by early 2020.

Infrastructure Construction:

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 is in design.

Housing Rehabilitation Assistance Program II

In June 2018, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, twenty-eight (36) loans for \$1,749,867.81 have closed. Total HRAP II expenses to date are \$312,859.42. To date 45.91 %, or \$2,318,793.91 of the \$5,050,647.86 budget, has been committed.

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

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

Coral Hills Façade and Green Retrofit Program

The Coral Hills residential façade and Green Retrofit Program was completed in June, resulting in new exterior facades and energy efficient green retrofit of 18 homes in the Coral Hills community. The program was completed with CDBG and County TNI funds. MBE contractors Community Investment Remodelers and Alternative Renewable Solutions, LLC provided construction services. WBE Shepard Energy provided energy modeling and green retrofit services.

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

Work to substantially upgrade the exterior façade of three of the four pilot properties have been completed. UCAP is scheduling final walkthrough for the first week of July.

Grant Agreements and construction contracts were executed for the following four pilot properties: 116 Tunic Avenue (\$15,899); 110 Sultan Avenue (14,397); 120 Tunic Avenue (\$19,385); and 101 Tunic Avenue (\$14,078). County based MBE contractor Community Investment Remodelers provided construction services. Construction is underway.

Commercial Property Improvement Grant Program (CPIP)

Staff is working with Awardees to obtain construction bids for proposed CPIP scope of work. Goal is to finalize and execute CPIP grant agreements by September 30, 2019.

The 2019 CPIP Awards Ceremony was held on May 31, 2019 at the Landing at Woodyard in Clinton. The following CPIP Awardees were announced by the County Executive:

Name of Awardee	Address	Grant Request	CPIP Award Amount	Council District
The Landing at Woodyard	8899 Woodyard Road, Clinton, MD 20735	\$350,000	\$350,000	9
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	\$350,000	7
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,500	\$250,000	7
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$350,000	\$267,034	6
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 nd Place, 4902 43 rd St.	\$175,000	\$150,000	2
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$350,000	\$75,000	5
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	\$350,000	2
Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$76,100	\$76,000	2
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	\$50,000	3

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

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

Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program

RDA has been assigned the responsibility for providing oversight over the implementation of this \$330,000 County TNI Blight Eradication initiative in the Glassmanor-Oxon Hill community. The program will improve the external appearance of up to 38 residential properties, while leveraging other programs like HRAP to support neighborhood preservation. Housing Options & Planning Enterprises, Inc., a local nonprofit, will provide application intake and construction management.

Gateway Arts District

1. ***4100 Rhode Island Avenue:*** Developer closed on financing in April 2018 and construction has started. Completion is scheduled for January 2020.
2. ***3807 Rhode Island Avenue:*** Construction is complete. The residential units are 80% leased, the 5 artists' studios are leased, and the retail fit out is in design.
3. ***3300 Block of Rhode Island Avenue:*** Construction was completed in April 2018. The restaurant tenant has executed the lease and the restaurant space is under construction. The developer is still negotiating with prospective tenants for the remaining commercial space including a coffee shop. Residential leasing has begun.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to March 31, 2020. The Architect is designing the buildings for permit submission. The developer is exploring financing options.

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

Fairmount Heights Net Zero Energy District: Construction Pre-bid meeting was held on April 25, 2019 at the Town of Fairmount Heights municipal building. Event was attended by 10 local MBE contractors. Bids are due on May 31, 2019. 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. Construction drawings for modular and stick built construction is currently being finalized. A Storm water Management Plan has been submitted to DPIE for review.

New Project: Blue Line Corridor Opportunity Zone Redevelopment: The RDA has been tasked with coordinating a series of development projects into comprehensive redevelopment plan. The Lyndon Hill School site is planned to be transferred to the RDA. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects.

Cheverly Property: 5801 and 5809 Annapolis Road

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

Laurel-Bowie Road Park and Ride Lot

This site is 10 acres and is currently operated as a park and ride lot by the Revenue Authority. The County Fire Department has identified this location as suitable for a new fire station. The

Fire Department has been approved for \$800,000 design money in FY18. The RDA intends to transfer the property to the Office of Central Services for the construction of a Fire Station.

Glenn Dale Hospital Revitalization

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB 662, the Glen Dale Hospital Bill was approved the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) use restriction on the site. [House Bill 662](#), was recognized with the Heritage & Historic Preservation Award at the [2019 Prince George's County Historic Preservation Week Reception](#) on May 23, 2019.

Next step will involve a 12-month master planning process that will explore adaptive reuse scenarios for the 60-acre historic hospital campus. RDA is working with MNCPPC and the Alexander Company development team to finalize a master planning agreement.

Community Impact Grant

2019 grant awards: Grant Agreements were mailed via certified mail on April 19, 2019 to all CIG award recipients. I requested that they return the signed agreements by **May 1, 2019**.

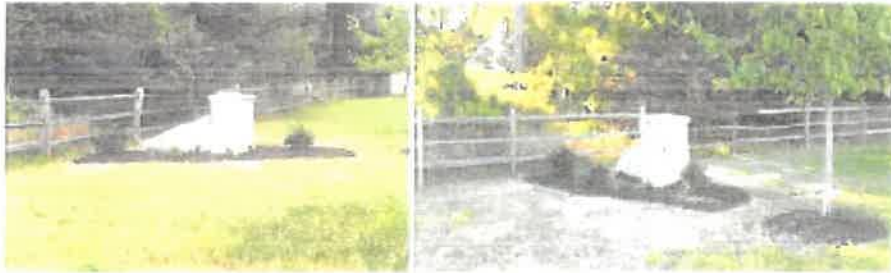
Still Outstanding: **Northern Gateway CDC** – this organization is in the process of getting liability insurance as is required by the terms of the grant agreement.

At the suggestion of Board Chair David Harrington, I reached out to Hillary Lindeman, Executive Director at Nonprofit Prince George's. We had a great conversation that ended with her putting me on her 1500 member+ email list, she also asked if she could announce the 2019 CIG grant award recipients in an upcoming newsletter (of course I said yes and provided narrative for her to use), she also wants to make announcements in the newsletter of upcoming funding opportunities, and give me the opportunity to speak to members at one of their upcoming luncheons – they have 8 luncheons each calendar year --about upcoming CIG award and give exposure to the Redevelopment Authority. I will reach out in the upcoming weeks to Ms. Lindeman to schedule a meeting to determine next steps for moving this partnership forward. Excellent CONNECTION!!

Northern Estates Landscaping Project

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

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



Northern Estates Landscaping Project

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

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



Art Works Now



Art Works Now



Transforming Neighborhoods Initiative (TNI)

No update.

Pathway to Purchase: Pathway to Purchase funds have been depleted as of June 30, 2019.

Prince George's County Purchase Assistance Program: PGCPAP funds have been depleted as of July 18, 2019.

Pathway to Purchase will re-launch October 1, 2019

Neighborhood Stabilization Program

NSP 1 (May 2019)

To date, properties purchased: 30

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

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

NSP 3/NCI 3 April - 2017)

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

To date, properties purchased: 31

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

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

INTERAGENCY SUPPORT ACTIVITIES

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

Compliance Reviews

No activity to report.

Real Estate Project Summary Table

Infill Projects	Council District	Lead Staff	TDC (Est.)	FY19 Funding	FY20 Funding	Status
Central Ave Corridor	7	S. Paul	TBD	\$1,000,000 CIP		9 net zero homes
Gateway Arts District	2	S. Paul	TBD			Acquisitions and dispositions being examined.
African-American Cultural Museum	2		TBD		0	RDA acting as pass thru agent for the County Grants.
Countywide Revitalization	All	Various	NA	\$1,000,000 CIP	\$250,000 CIP	Community Impact Grants
Cheverly Property	5	P. Omondi	TBD		0	In the feasibility study period by the developer
4809 Suitland Road	7	S. Paul	TBD		0	Site is being held in inventory.
Glenarden Apartments	5	R. Clemens	\$138 million	\$4,500,000 CIP	\$1,800,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$400 million	\$22,000,000 Bond funds	\$2,000,000 CIP	Construction started
Total CIP				\$28,500,000	\$4,050,000	
Disposition, RDA Properties		Lead Staff	TDC (Est.)	FY19 Revenue	FY20 Revenue (Est.)	Status
Towne Center at Suitland	7	S. Paul	\$400 million	1,640,000	6,500,000	Fine grading commenced

Federal Center						
Glenarden Apartments	5	R. Clemens	\$138 million	0	0	Construction underway
Cheverly Property	5	S. Paul		0	\$985,000	Feasibility study period
4100 RI Avenue, Brentwood	2	S. Paul	\$24.9 million	0	0	Under construction
3807 RI Avenue, Brentwood	2	S. Paul	\$47.2 million		0	Under construction
Laurel-Bowie	1	S. Paul		0	0	Fire Department would like property for new station
Maryland Park Drive	7	S. Paul	\$26.6 million	0	1,000,00	Development agreement extended
Total Revenues (est.)				\$1,640,000	\$8,485,000	
Property Acquisition		Lead Staff	TDC (Est.)	FY19 Cost (Est.)	FY20 Cost (Est.)	Status
NSP Program	All	R. Clemens	\$7,072,006			30 acquisitions, 30 sales.
NSP3/NCI	7	R. Clemens	\$3,930,188			31 acquisitions, 31 sales.