



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

October 1, 2019

9:00 a.m.

Glenarden Community Center

8405 Hamlin Street

Lanham, MD 20706



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

October 1, 2019 - 9:00 a.m.

**8405 Hamlin Street
Lanham, MD 20706**

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
(Minutes of the Sept 12, 2019 Board Meeting)
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. STRATEGIC PLANNING
 1. OPEN DISCUSSION
5. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
6. FINAL REMARKS FROM THE GENERAL PUBLIC
7. ADJOURNMENT

Next Meeting: November 5, 2019

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

**Minutes of the Meeting, September 12, 2019 8:00 am
9200 Basil Court Largo, Maryland 20774**

PRESENT

Board Members

David Harrington, Chair
Leone Bailey, Vice Chair
Ronnelle Earle
Erma Barron
John Tabori

Staff

Edren Lewis
Stephen Paul
Andrea Anderson
Sheila Roberts
Lakeisha Smith
Patricia Omondi

Ex- Officio Members and Officer

Estella Alexander

Community Advisory Committee

None

Others

Erek L. Barron, General Counsel
Jay Schuman, Citizen

Secretary's Report

Chairman Harrington called the meeting to order at 8:50 AM having declared a quorum present. A motion to approve the July minutes was motioned by Mr. Tabori and seconded by Ms. Earle.

Treasurer's Report:

Budget Analyst Ms. Lewis briefed the board on the treasurer's report. Ms. Lewis stated that she and accountant Sheila Roberts would be working closely with the Office of Finance to provide better and accurate data. Ms. Roberts informed the board that the County is finalizing its data for Fiscal Year 2019 (FY19), she stated that the current data present in the report is subject to change once the County has completed its FY19 accounting expenditures.

Ms. Roberts directed the board to FY19 financials: Operating budget fund balance was \$500,002.00 and FY19 expenditures was estimated to \$1.1 million and revenues at \$1.3 million. Ms. Roberts then explained to the board that the County has intergovernmental transfers for the fiscal year. The Redevelopment Authority's (RDA) FY2020 budget was \$706,100.00 for Operating; an increase of \$9,400.00 or 1.3% over the FY2019 budget. Under Capital Improvements, fund balance was estimated to be at \$14.3 million and the FY2019 ended with expenditures sitting at \$11.6 million and revenues at \$22.7 million. In FY2020, the county council approved a \$16.7 million CIP fund, in addition, the RDA anticipates additional funds of \$936,000.00 for the sale of the 5801-5809 Annapolis Rd and estimated lot sales \$10.5 million, for the Suitland Town Center.

Mr. Tabori concluded the report by stating that the new layout for the Treasurer's Report would detail the micro-data. 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 Director's Report:

Associate Director Steve Paul led the Executive Report. He stated that the County is planning on leasing 2 properties to the RDA. The first property is located on a 6-acre site that is across from Beacon Heights Purple line station. The second property is a school site located in Capitol Heights.

Mr. Paul stated that the RDA is continuing infrastructure construction on phases B, C, & 2 at Suitland Town Center. He stated that the town house sales were going well, and that 70 plus residents are already residing in the homes. Mr. Paul indicated that the next phase of construction is the multi-family homes, and phase 4 rough grading.

Mr. Paul stated that the Commercial Property Improvement Program received its first grant agreement. Mr. Paul then briefed the board on the Maryland Park Drive Property (MPDP) and how the RDA is moving forward to begin development. Mr. Paul also explained that the developer responsible for the MPDP was not the same as the developer from Suitland Project, MPDP developer is Community First Development Inc.

Mr. Paul indicated that the RDA has been tasked to coordinate all the development going on with the Blue line Corridor project. He stated that the agency is working to secure state funding.

Open Discussion:

Chairman Harrington reiterated the importance of filling the Executive Director vacancy. Acting Director Estella Alexander stated that looking for a new Executive Director has been a slow process, but it is still a priority. She stated that within the coming months a new Executive Director would be found. Ms. Barron suggested that the board begin touring all developed projects currently available for viewing.

Chairman Harrington stated his desire for a new agenda discussion titled "Strategic Planning". Mr. Harrington stated it would be a reflection of where the department is going in the future. Mr. Tabori stated that developer, Chad Williams come a board meeting and do a zoning re-write presentation. Chairman Harrington adjourned the meeting at 9:30 am.

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)
9/1/2019 – 9/30/2019**

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 and Rough Grading

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

Rubble Removal Gap Funding Efforts

Maryland Department of Housing and Community Development National Capital Strategic Economic Development Fund (NCSEDF), June 12, 2019 grant proposal for \$1.5 million. Site visit conducted by MD DHCD August 3, 2019. 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 October 15, 2019.

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

The development team's application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This represents the third unsuccessful application for Phase 2B. Development team is now working to restructure Phase 2B. Phase 2B as currently structured, is a \$34.5 million project with projected funding sources including 9% LIHTC equity, private mortgage, MD DHCD Rental Housing Program funds, HOME funds, Prince George's County Housing Trust Fund and CIP, and deferred developer fee.

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

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

Suitland Development

4809 Suitland Road

No update.

2606 Shadyside Avenue

No update.

Towne Square at Suitland Federal Center

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

Townhouses

NVR was selected as the town house builder. Construction of the model townhomes began in August 2018 and is now complete. Initial sales are ahead of schedule with 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, thirty-eight (38) loans for \$1,921,247.31 have closed. Total HRAP II expenses to date are \$342,759.11. To date 46.00%, or \$2,323,389.67 of the \$5,050,647.86 budget, has been committed.

There are currently 99 completed applications on file and in various stages of processing. Application intake has ended. New inquiries will be added to a waiting list to be notified if additional funding becomes available. The HRAP II program is funded with \$5 million of CDBG and county general funds to preserve housing of low and moderate-income households by providing zero interest loans of up to \$60,000 for housing rehabilitation. It is anticipated that up to 90 households will benefit from this program. The HRAP II program is marketed on the HIP, RDA and DHCD websites and through County Council constituent services. Outreach workshops are also planned for Prince George's County municipalities.

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

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)

CPIP AWARDEES AND CURRENT STATUS

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

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

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

Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program

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

Gateway Arts District

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction has started. Completion is scheduled for January 2020.
2. **3807 Rhode Island Avenue:** Construction is complete. The residential units are 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: Warren Brothers Construction, LLC a certified MBE, DBE, Prince George's County Based Business has been selected as the general contractor. Initial six homes will be modular construction by Beracah Modular Homes in Greenwood, Delaware.

The project was awarded \$1 million in the approved FY 2019 budget. RDA closed on the acquisition of the Fairmount Heights lots on June 21, 2018 and lots transferred to HIP, the project developer on June 27, 2018. RDA acquisition of the Fairmount Heights lots was funded with a \$250,000 MD DHCD Community Legacy grant. A Storm water Management Plan has been submitted to DPIE for review. HIP is working with Warren Brothers to finalize construction costs.

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

Cheverly Property: 5801 and 5809 Annapolis Road

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

Laurel-Bowie Road Park and Ride Lot

This site is 10 acres and is currently operated as a park and ride lot by the Revenue Authority. The County Fire Department has identified this location as suitable for a new fire station. The Fire Department has been approved for \$800,000 design money in FY18. The RDA intends to transfer the property to the Office of Central Services for the construction of a Fire Station.

Glenn Dale Hospital Revitalization

RDA coordinated August 22, 2019 Glenn Dale Hospital Team Kick Off Meeting for the 12-month master planning process. Attendees included representatives from the Alexander Company (Pre-Development Services), MNCPPC (Site Owner), Dewberry (Engineering Services); Community First (Pre-Development Services); GTA Environmental (Geotechnical Engineer); Meyers, Rodbell and Rosenbaum (Land Use Counsel); Southway/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). Next step is October 17, 2019, 6:30- 8:30 p.m. Community Listening Session to be held at the Glenn Dale Community Center, 11901 Glenn Dale Blvd, Glenn Dale, MD 20769.

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB 662, the Glen Dale Hospital Bill was approved the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) use restriction on the site.

COMMUNITY IMPACT GRANT

2016

Pregnancy Aid Center (PAC) – Weinberg Women’s Health Center beautification project - \$50,000 award

Closure of the Prince George’s County Health Department maternity clinics and the Laurel Regional Hospital maternity wing resulted in a substantial increase in requests for women’s health services at the PAC. Thus, the need for a new wing at the facility. The PAC is zoned as mixed-use and had to get approvals from the County and the State in order to complete the project. There were storm water management issues and concerns. The project is moving forward after DPIE, Planning Board and SHA partner delays with permitting, Planning Board approval and SHA schedule. Demolition of an existing garage and tree and bush removal has taken place. It is estimated that the project will be complete Fall, 2019.

2017

Greenbelt Makerspace – Composting Food Scraps to enrich soil - \$11,150 award

The composting project was a collaborative effort between Greenbelt Makerspace and Hots, Wigglers and In-Home Vermi composters, with Greenbelt Makerspace being the primary contact with the RDA, with Hots, wigglers volunteers providing most of the labor on the project. There was a leadership change with Greenbelt Makerspace that resulted in the loss of the primary contact person, some financial reporting and changes with banking and record keeping. Additionally, I came on board with RDA. After figuring out the issues and problems, this project is moving forward. All funds should be used by November 1, 2019.

Hyattsville CDC – ARTways: Sculptural Signage/Mapping and Artwork Installation - \$50,000 award

The project goal was to create wayfinding signage and links along the Anacostia Heritage bike/pedestrian trail and guide trail users to local town and activity centers and municipal area amenities. Additionally, add artwork and an art installation to the Northwest Branch Anacostia Stream Valley trail which has become blighted and a source of graffiti. This part of the trail is used by pedestrians and bike riders to the Hyattsville metro and is heavily used during morning and evening rush hour. A Veteran’s Memorial Totem sculpture was designed to enhance this part of the trail and cover a historic vent stack. When reviewing this project, the Planning Board recommended review by the National Capital Planning Board (NCPC) which created the initial and unforeseen delay. Additional engineering studies had to be conducted, there were also issues with the retaining wall, etc. Three wayfinding stations have been installed along the trail: in Hyattsville near 5th Street; in College Park near Paint Branch Parkway; and in Riverdale Park off Queensbury Road. An extension has been granted to December 2019.

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

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

2018

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

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

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

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

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

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

Ivy Community Charities of Prince George's County – The Ivy VINE Grows Green - \$53,500 award

The goal of this project is for the CIG funds to assist with the demolition of a detached garage on the property of the headquarters office and construct a new eco-friendly solar powered building for incubator office space, with a kitchenette, bathroom, conference room and copy center. There were delays with CDBG grant funds that have now been addressed. Initial demolition work was scheduled to begin in July 2019.

Prince George's Police Athletic League – Fallen Officers Youth Development Park - \$75,000 award

After much deliberation between the State, Cal Ripken Foundation County Executive's Office and other stakeholders, I received a call from the project coordinator mid-August to find out if the funds were still available for use. The CIG funds have not been reprogrammed and are still available. Once I receive written confirmation from the other funding sources as well as other necessary documents, the project can commence.

World Art Focus/Joe's Movement Emporium – Safety Enhancement Project - \$75,000 award

This project will increase safety and sustainability at Joe's Movement Emporium by establishing storm water management solutions that will reduce puddles along the sidewalk and entrance of the facility that turn into ice in extremely cold weather; install permeable pavers in the parking lot which is currently gravel and uneven, creating challenges for the elderly and disabled which prevents ease of movement. Replace the theater floor, which was concrete and make it hardwood, which is a safer product. And lastly, update and renovate the bathrooms by replacing the counters and sinks and installing new tile. The theater enhancement project is complete. The other work is ongoing.

2019

Casa de Maryland – Langley Park Beautification - \$58,524 award (\$42,500 Northern Gateway funds)

The long-term goal of this project is to build trust between Langley Park residents, particularly youth and the Prince George's County Police Department that will lead to a stronger partnership between the community and the police by eliminating crime hot spots and improve public safety in Langley Park. The ways that this will be accomplished will be: community graffiti cleanup; community mural paintings; community tree and shrub plantings and traffic box art wrap. Casa is in the process of updating the budget and getting agreements executed with stakeholders that will assist in the project.

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

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

Friends of Greenbelt Museum – Greenbelt Museum expansion - \$50,000 award

The total cost of this project is \$160,000+ and will add space to the existing museum space to include a visitor and education center by converting a newly purchased residential property next door to the current museum space. The CIG funds will be used during Phase 1 of this project to begin the design and construction portion of the project. Presently, an architect has been selected and the architectural drawings and renderings will be created soon.

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

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

Gethsemane United Methodist Church – Increasing Visibility in Capital Heights - \$50,000 award

The goal of this project is to increase the visibility of community services offered by Gethsemane United Methodist church from the street – specifically to those driving along Addison Road. The installation of an electrical signage system at the driveway entrance of the church just off Addison Road. The system will be a visual advertisement. This project is on-going.

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

Sawa’s Hope Circle paper street that is used as an outside gathering area in Hyattsville at the corner of Greenbriar Avenue and Red Top Road. It is named after community activist Sawa Kamara, who, until recently resided in the immediate area. Red Top Road is home to several multifamily buildings: apartments, rental townhomes and single-family homes that are rental as well. Most have negligent landlords and no amenities. The neighborhood folks used the area now named Sawa’s Hope Circle to hang out. They would drink and litter, etc. creating a negative impact on the community. Council woman Taveras and DPWT cleaned the area up and created a side walk and minimal light as a deterrent. This project would add streetscape benches and a park-like atmosphere. This project is on-going.

Little Friends for Peace – Peace Park of Mount Rainier - \$50,000 award

This project will designate open space in the city of Mount Rainier as “Peace Park” . Currently the space is an unmarked plot of grass with an unmarked historic well that has not been maintained in many years. CIG funds will assist with building a labyrinth and path; reactivate the well, install lighting, seating/benches and signage. This project is currently in the preparation phase, getting community input, input from architects and landscapers and other such activities.

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

This project will be located in the Northern Gateway of the County -- International Corridor – intersection of Riggs Road and University Blvd to New Hampshire Avenue and University Blvd. It will provide banners and way finding systems, streetscape furniture, pedestrian enhancements and recreational improvements. This project is on hold until Northern Gateway CDC provides proof of liability insurance.

Northern Gateway CDC – Gateways Migration Project - \$50,000 award

Murals and historical wayfinding signage will be placed at Northern Gateway schools (Lewisdale Elementary, Carole Highlands Elementary, Adelphi Elementary, Cool Spring Elementary, Mary Harris “Mother” Jones Elementary and Ridgecrest Elementary) and community centers (Langley Park and Rollingcrest-Chillum). This project is on hold until Northern Gateway CDC provides proof of liability insurance.

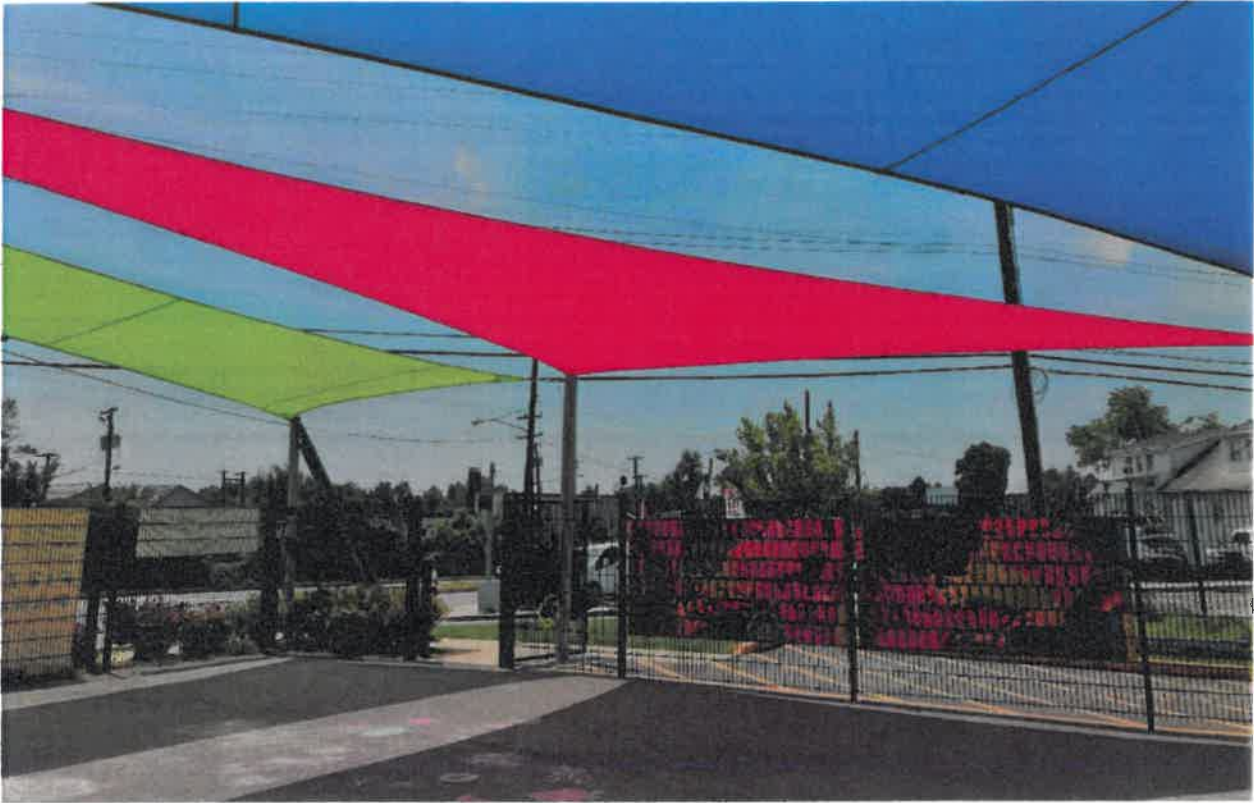
Prince George’s Arts and Humanities Council – Green Meadows Shopping Center - \$32,500 award (Northern Gateway funds)

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

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

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

Art Works Now: Safety and Sustainability Sun Shade project



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



OUR PARTNERS -

**Central Kenilworth Avenue Revitalization
Community Development Corporation**

Community Forklift

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

General Assembly of Maryland

Greater Washington Community Foundation

Kaiser Permanente

**Maryland Department of Housing and
Community Development**

Michael D. Herman, Esq. & Associates

Prince George's Community College

Prince George's County Council

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

Prince George's County, Maryland

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

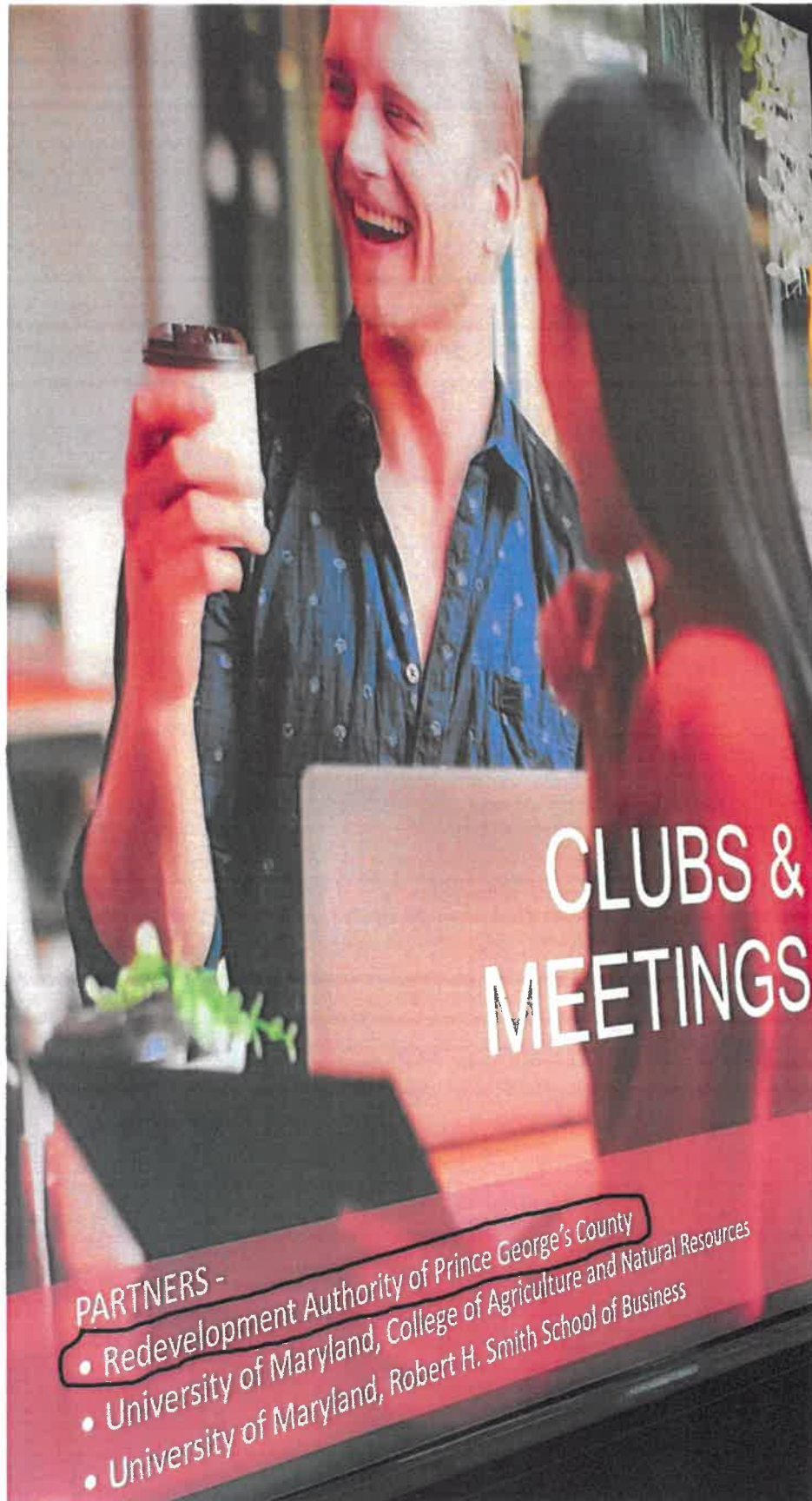
Town of Riverdale Park

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

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

Wells Fargo

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



CLUBS & MEETINGS

PARTNERS -

- Redevelopment Authority of Prince George's County
- University of Maryland, College of Agriculture and Natural Resources
- University of Maryland, Robert H. Smith School of Business

**Central Kenilworth Ave. Revitalization (CKAR) – Sarvis
Empowerment Café Hard Hat Launch, Tour and
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Central Kenilworth Ave. Revitalization (CKAR) – Sarvis
Empowerment Café Hard Hat Launch, Tour and
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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

Transforming Neighborhoods Initiative (TNI)

No update.

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.

Real Estate Project Summary Table

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

Cheverly Property	5	S. Paul		0	\$985,0000	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.

Consultants/Contractors

Contractor	Project	MBE	Local	Amount	Type of Work	Certified (X)	Certification Type
Cober Johnson Romney	Suitland	YES	YES	\$1,473,760.00	Development consulting		
Ben Dyer	Suitland	NO	YES	\$ 239,000.00	Civil Engineering	X	CBB
Lessard	Suitland	NO	NO	\$ 8,875.00	Land planning/Architecture		
Shipley and Horne	Suitland	YES	YES	\$ 30,000.00	Legal services	X	MBE/CBSB
Geotech Engineers, Inc.	Suitland	YES	YES	\$133,800	Geotech services AMT sub	X	MBE/CBSB
Art Display Co.	Suitland	YES	YES	\$32,750	Signage Services		
Sabra Wang Associates	Suitland	YES	NO	\$8,500	Traffic peer review	X	MBE
JRR, LLC	Suitland	YES	YES	\$104,600	Peer review		
One Source Env., LLC	Suitland	YES	YES	\$8,670	Environmental testing		
SanDow Construction	Suitland	YES	YES	\$76,007	Environmental remediation	X	MBE/CBSB
A. Morton Thomas	Suitland	NO	YES	\$1,250,598	Civil engineering design	X	CLB
Bradley Design	Suitland	YES	YES	\$47,595	Public art management		
Parker Rodriguez	Suitland	YES	NO	\$174,400	Landscape architecture	X	MBE
LID Center	Suitland	NO	YES	\$32,000	LEED services		
O'Malley Miles	Suitland	NO	YES	\$65,000	Legal services		
CAY Group International	Suitland	YES	YES	\$525,528	Construction Management	X	CBSB
Pleasants Construction	Suitland	NO	YES	\$911,800	Rough Grading	X	CLB
Gazebo Gardens	Suitland	YES	NO	\$60,500	Landscape subcontractor		
Wiltshire Trucking	Suitland	YES	YES	\$550,000	Trucking subcontractor	X	CBBC
Pleasants Construction	Suitland	NO	YES	\$1,964,999	1A Fine Grading	X	CLB
Gazebo Gardens	Suitland	YES	NO	\$39,000	Landscape subcontractor		
Chevy Chase Contractors	Suitland	YES	NO	\$366,029	Concrete subcontractor		
Connally Contracting	Suitland	YES	NO	\$516,496	Utilities Subcontractor		
Mulford	Suitland	NO	NO	\$1,313,475	1A Fine Grading Sub.		
Arel	Suitland	YES	YES	\$175,000	3rd Party Inspections	X	MBE/CBSB
E/LOC Construction	Suitland	YES	YES	\$238,052	Demolition	X	MBE/CBSB
Watkins Partnership	Suitland	NO	YES	\$4,250	Structural engineering		
Milestone Title	Various	YES	YES	\$6,000	Title Services	X	CBSB

*Isaac Marks	Various	YES	YES	\$75,000	General Counsel		
Ben Dyer	Glenarden	NO	YES	\$96,000	Civil Engineering	X	CBB
Redlef Group	Suit. Façade	YES	YES	\$29,631	Architect	X	MBE/CBSB
Redlef Group	Coral Hills	Yes	Yes	\$37,400	Architect	X	MBE/CBSB
Supreme Landscaping	Various	Yes	Yes	\$14,950	Landscaping		
Jordon Landscaping	Various	Yes	Yes	\$15,085	Landscaping	X	MBE/CBSB
Delтта LLC	Various	Yes	Yes	\$4,625	Landscaping	X	MBE/CBSB
Total and Percentage		44.6%	76.6%	\$10,629,375.00			

MBE and Local

33.7%

MBE or Local

87.6%

*Contract is with the Office of Law

**Equity
Partners:**

Development Partners	Project	MBE	Local	Percent	Notes	Certified (X)	Certification Type
Landex	3807 RI	YES	NO	71%			
Rellim	3807 RI	YES	YES	19%			
Landex	4100 RI	YES	NO	71%			
Rellim	4100 RI	YES	YES	19%			
Community First Development Corp.	210 MD Park	YES	NO	100%			
Menkiti Group	3300 Block	YES	NO	100%			
Pennrose	Glenarden	NO	NO	65%			
B and W Solutions	Glenarden	YES	YES	15%		X	MBE/CBSB
Shabach! Ministries	Glenarden	N/A	YES	5%			
NVR	Suitland	NO	YES	100%	Town house builder	X	CLB
Mission First Housing Group	Suitland	N/A	NO		Senior building		
The LAB Group	Suitland	YES	NO		Certification in process		
The Henson Development Co.	Suitland	YES	NO				
MBE and Local %		83%	43%				

