



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

## **BOARD OF DIRECTOR'S MEETING**

**July 6, 2022**  
**8:30 a.m.**

**Teleconference**



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

## **BOARD OF DIRECTORS MEETING**

**July 6, 2022 - 8:30 a.m.**

**Teleconference**

### AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
  1. SECRETARY'S REPORT
    - Minutes of the June 8, 2022, Board Meeting
  2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
  1. RESOLUTION 2022-03
    - *A resolution authorizing the Redevelopment Authority of Prince George's County to acquire certain real property known as 3005 Hospital Dr., Landover, Maryland 20785. Additional authorization for the redevelopment of the Parcel for the purpose of furthering the County's goal of rehabilitation thereof.*
  2. RESOLUTION 2022-04
    - *A resolution authorizing the Redevelopment Authority of Prince George's County to sell or otherwise transfer certain real property consisting of approximately 32 acres known as 0 Forestville Rd., District Heights, Maryland 20747.*
  3. RESOLUTION 2022-05
    - *A resolution authorizing the Redevelopment Authority of Prince George's County to sell or otherwise transfer certain real property known as 4775 Towne Square Blvd., Suitland, MD. 20746. Additional authorization for the development of the Towne Square at Suitland Federal Center.*
  4. Hospital Development Announcement Event Details.
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS

5. FINAL REMARKS FROM THE GENERAL PUBLIC
6. ADJOURNMENT

**Next Meeting: Sept 6, 2022.**

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

**Minutes of the Meeting, June 8, 2022**

**9:00 am**

**Teleconference**

**PRESENT**

**Board Members**

Alicia Doney

Leon Bailey, Vice Chair

Ronnette Earle

Erma Barron

Alicia Doney

Michelle Rice

David Harrington, Chair

**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

## **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 May. A motion to approve the minutes was made by Mr. Bailey and seconded by Ms. Doney, the motion passed.

## **Treasurer's Report**

Accountant Sheila Roberts addressed the board and informed the board the Operating expenses for the month of May totaled \$3,436.07. Ms. Roberts stated that the accounting office is currently working on the end of the year processes to ensure that the expenses has been coded properly.

Ms. Roberts informed the board that the Capital expenses for the month of May totaled \$368,244.79. Ms. Roberts informed the board that the major expense for the month of May was construction. A motion to approve the treasurer report was made by Ms. Barron and seconded by Mr. Bailey.

## **Executive Report**

Executive Director, Mr. Stephen Paul addressed the board and informed the board that the fiscal year (FY) 2023 budget has been approved. Mr. Paul informed the board that the County will be hosting the Grand Slam Event announcing a series of Request for Proposals (RFP) for various projects to investors and developers. Mr. Paul stated that he is currently working on a RFP for a 20 Townhouse lot for the Glenarden project, he stated that the Redevelopment Authority (RDA) would be soliciting minority contractors for the Glenarden project. He informed the board that there was another RFP that the RDA would be releasing for a Hotel development. Ms. Barron addressed the board and asked Mr. Paul what type of Hotel will be developed. Mr. Paul informed the board that there would be a market analysis conducted to give an idea of what type of Hotel would benefit the selected site. Ms. Doney asked Mr. Paul who would be responsible in securing the flag for the Hotel, Mr. Paul stated that the Hotel Developer would propose the brand.

Mr. Paul informed the board that there would be three (3) action items that would be addressed in the next meeting, Mr. Harrington stated that he would like to receive those 3 items before the next meeting so that the board could review them. Mr. Paul stated he would send those items before the July Board meeting. Meeting adjourned 10:15am.

# Treasurer's Report

# **TREASURER'S REPORT**

**As of June 30, 2022**

## **Operating Budget**

For the month of June 2022, the actual operating expenses totaled \$ 95,708.71 this includes \$ 52,748.46 that was attributable to the fourth quarter payroll charges for the staff that administer the Pathway to Purchase Program for the Department of Housing and Community Development (DHCD) which is the funding source for the staff that has been working with the programs. During the budget process this amount is included to cover the salaries of those employees. Although this is the beginning of the new fiscal year, we will continue to examine all the expenses to ensure proper posting. The County allows all agencies additional time through July 15 to record and reconcile all expenses that are related to the year prior to closing out.

## **Capital Improvement Program**

For the month of June 2022, the RDA received invoices received to date totaled \$355,820.82. The major expenses this month are attributable to construction/construction management. The RDA staff continues to work diligently with their contractors to complete their major projects as well as onboarding new contractors and projects. As we continue to monitor expenditures, we are working diligently to ensure the proper posting of all expenditures for this fiscal year. Just like in the operating budget the staff has been reminded to verify that all expenses are coded correctly related to the type of service rendered as well as making sure that all contractors/vendors have submitted invoices for all work through June 30<sup>th</sup> of 2022. Once we ensure that all invoices have been received, we will be able to ensure that the carryforward amounts are correct for the fiscal year of 2023 beginning July 1, 2022.

**OPERATING BUDGET**  
**(As of June 30, 2022)**

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2022 YTD	Approved FY 2022 Budget	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>				
410300 County Contribution	(95,708.71)	(374,478.89)	673,500.00	299,021.11
<b>Total - Revenue</b>	<u>(95,708.71)</u>	<u>(374,478.89)</u>	<u>673,500.00</u>	<u>299,021.11</u>
<b>Expense</b>				
<b>Board Expense</b>				
511311 Allowances (Stipends)	2,100.00	24,100.00	25,000.00	900.00
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00
510811 Conf & Sem Fees	0.00	0.00	0.00	0.00
514103 Awards and Presentation	0.00	81.00	0.00	(81.00)
<b>Total - Board Expense</b>	<u>2,100.00</u>	<u>24,181.00</u>	<u>29,000.00</u>	<u>4,819.00</u>
<b>Operating Expense</b>				
510111 Telephone- Regular Service	0.00	68.03	0.00	(68.03)
510114 Telephone- Wireless/ Cellphone	262.98	3,566.77	0.00	(3,566.77)
510311 Duplication and Reproduction	0.00	0.00	0.00	0.00
510412 Outside Courier Service	8.06	98.89	0.00	(98.89)
510911 Advertising	208.00	698.00	0.00	(698.00)
511111 Memberships	0.00	450.00	0.00	(450.00)
511519 Other Insurance Premiums	8,348.00	16,090.00	25,000.00	8,910.00
511702 Catering <sup>b</sup>	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	2,445.00	23,857.34	90,000.00	66,142.66
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)	27,911.78	27,911.78	60,000.00	32,088.22
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	0.00	5,415.83	0.00	(5,415.83)
511801 General Office Supplies	(724.00)	0.00	38,200.00	38,200.00
511808 Printing Charges	20.00	20.00	0.00	(20.00)
511890 Other Operating Supplies	951.99	4,663.02	0.00	(4,663.02)
512604 Strategic Initiatives	0.00	0.00	0.00	0.00
512650 CDBG/HITF Pathway to Purchase Operating Support <sup>c</sup>	52,748.46	233,016.39	361,300.00	128,283.61
514102 Meals & Miscellaneous Reimbursement	38.44	38.44	0.00	(38.44)
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
527227 Landscape/Beautification	1,390.00	1,390.00	0.00	(1,390.00)
<b>Total - RDA Operating Expense</b>	<u>93,608.71</u>	<u>350,297.81</u>	<u>644,500.00</u>	<u>294,202.11</u>
<b>Total Expense</b>	<u>95,708.71</u>	<u>374,478.89</u>	<u>673,500.00</u>	<u>299,021.11</u>
<b>Net Income</b>	<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.

<sup>a</sup>The Fund Balance is the carryover of unspent funds from the previous Fiscal Year. At this time we do not have the approved and verified amount to carryforward for the operating account.

<sup>b</sup> 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.

<sup>c</sup> Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs will be updated on a quarterly basis. Note the amount represented in this report is through June 2022.

Other Miscellaneous revenue deposited from The Maryland National Capital Park and Planning Commission \$15,626.22  
 Other Miscellaneous revenue deposited from Quill Corp. refund check for credit on account \$65.65.  
 Other Miscellaneous revenue deposited from HARRG Z Dividends \$465.14.  
 Other Miscellaneous revenue deposited from HARRG A Dividends \$802.85.



**CAPITAL BUDGET SUMMARY**  
(As of June 30, 2022)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	-	(1,107,253.76)	6,946,240.89	5,838,987.13
499994 Other Project Revenue	(355,820.82)	(6,420,495.27)	16,514,000.00	10,093,504.73
<b>Total Revenue<sup>b</sup></b>	<b>(355,820.82)</b>	<b>(7,527,749.03)</b>	<b>23,460,240.89</b>	<b>15,932,491.86</b>
<b>Expense</b>				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	127,226.79	500,000.00	372,773.21
527110 Land Costs	0.00	0.00	1,935,508.42	1,935,508.42
527123 Outside Appraisals/Legal	7,000.00	11,000.00	0.00	(4,000.00)
527211 Construction	948,092.73	5,986,103.81	21,024,732.47	15,028,932.66
527214 Other related Cost	0.00	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)
527212 Contract Engineering	75,795.70	184,824.01	0.00	(175,128.01)
527227 Landscape/ Beautification	(675,067.61)	72,680.00	0.00	(72,680.00)
527346 Other Non- Defined Projects	-	1,143,745.63	0.00	(1,143,745.63)
<b>Total Expense</b>	<b>355,820.82</b>	<b>7,527,749.03</b>	<b>23,460,240.89</b>	<b>15,939,491.86</b>
<b>REMAINING BUDGET</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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**ADDISON ROAD**  
**(As of June 30, 2022)**

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance Carry Foward <sup>a</sup>			935,508.42	935,508.42
499994 Other Project Revenue	(14,990.00)	(134,465.31)	250,000.00	115,534.69
<b>Total Revenue</b>	<u>(14,990.00)</u>	<u>(134,465.31)</u>	<u>1,185,508.42</u>	<u>1,051,043.11</u>
<b>Expense</b>				
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	9,210.00	41,695.00	0.00	(41,695.00)
527211 Construction	0.00	0.00	0.00	0.00
527212 Contract Engineering	5,780.00	88,770.31	0.00	(88,770.31)
527123 Outside Appraisals/Legal		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
<b>Total Expense</b>	<u>14,990.00</u>	<u>134,465.31</u>	<u>1,185,508.42</u>	<u>1,051,043.11</u>
<b>Net Income</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

**Notes:**

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Correction of -10.00 made under Landscaping and Beautification

Other Miscellaneous revenue deposited in the amount of \$19,067.00. from Soltesz LLC

Other Miscellaneous revenue deposited in the amount of \$ 3.03. from Town of Capitol Heights for ground lease

**CHEVERLY**  
**(As of June 30, 2022)**

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	0.00	311,178.23	311,178.23
499994 Other Project Revenue	(7,000.00)	(8,485.00)	736,000.00	727,515.00
<b>Total Revenue</b>	<u>(7,000.00)</u>	<u>(8,485.00)</u>	<u>1,047,178.23</u>	<u>1,038,693.23</u>
<b>Expense</b>				
527123 Outside Appraisal/Legal	7,000.00	7,000.00	0.00	(7,000.00)
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
<b>Total Expense</b>	<u>7,000.00</u>	<u>8,485.00</u>	<u>1,047,178.23</u>	<u>1,038,693.23</u>
<b>Net Income</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

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**COUNTYWIDE REVITALIZATION**  
(As of June 30, 2022)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	(1,107,253.76)	4,580,675.75	3,473,421.99
499994 Other Project Revenue	0.00	(129,145.45)	250,000.00	120,854.55
<b>Total Revenue</b>	<u>0.00</u>	<u>(1,236,399.21)</u>	<u>4,830,675.75</u>	<u>3,594,276.54</u>
<b>Expense</b>				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	114,353.58	250,000.00	135,646.42
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	431,153.93	0.00	(431,153.93)
527346 Commercial Property Improvement Program	0.00	690,891.70	0.00	(690,891.70)
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**Notes:**

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Other Miscellaneous revenue deposited GM Riverdale LLC as a deposit for property along the purple line \$32,500.00.  
Other Miscellaneous revenue deposited Harverford Construction Corp. refundable deposit for PEPCO/Forestville project \$10,000.00

**GLENARDEN APARTMENT REDEVELOPMENT**  
(As of June 30, 2022)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	0.00	694,762.62	694,762.62
499994 Other Project Revenue Budget	(18,631.00)	(744,327.65)	6,378,000.00	5,633,672.35
<b>Total Revenue</b>	<u>(18,631.00)</u>	<u>(744,327.65)</u>	<u>7,072,762.62</u>	<u>6,328,434.97</u>
<b>Expense</b>				
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	17,739.75	698,658.44	7,072,762.62	6,364,408.18
527212 Contract Engineering	891.25	21,131.00	0.00	(11,435.00)
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
<b>Total Expense</b>	<u>18,631.00</u>	<u>744,327.65</u>	<u>7,072,762.62</u>	<u>6,328,434.97</u>
<b>Net Income</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

**Notes:**

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

**SUITLAND MANOR**  
**(As of June 30, 2022)**

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	0.00	424,115.87	424,115.87
499994 Other Project Revenue	(315,199.82)	(5,404,071.86)	8,900,000.00	3,495,928.14
<b>Total Revenue</b>	<u>(315,199.82)</u>	<u>(5,404,071.86)</u>	<u>9,324,115.87</u>	<u>3,920,044.01</u>
<b>Expense</b>				
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	930,352.98	5,287,445.37	8,324,115.87	3,036,670.50
527212 Contract Engineering	69,124.45	74,922.70	0.00	(74,922.70)
527214 Other related Cost	0.00	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	-684,277.61	14,055.00	0.00	(14,055.00)
527346 Other Non-defined Project Cost	-	21,700.00	0.00	(21,700.00)
<b>Total Expense</b>	<u>315,199.82</u>	<u>5,404,071.86</u>	<u>9,324,115.87</u>	<u>3,920,044.01</u>
<b>Net Income</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

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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.  
A deposited in the amount of \$26,500.00 was receipted in Miscellaneous income for program income.

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

**6/1/2022 – 6/30/2022**

**General**

The FY 2022 year end close out is beginning. The FY 2023 budget was approved by the County Council.

**Solicitations**

The next solicitations will be issued in conjunction with the County Grand Slam event in June 2022. The solicitations will be for a minority builder for 20 town house lots in the Glenarden Hills project and for a minority hotel developer for the hotel at the Towne Square at Suitland Federal Center project.

**Glenarden Hills**

**Rubble Removal and Rough Grading**

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

**Glenarden Phase 2A – 55 Senior Units**

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

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

The development team has restructured Phase 2B to include both 9% LIHTC and 4% financing. Phase 2B/3 now includes 138 affordable units and 20 market rate units. A new application for the 9% tax credits and 4% bond funding was submitted to MD DHCD in September 2020 and the 9% credits have been awarded. This phase 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 have been demolished. The lease of 4524 Suitland Road has been finalized and executed. The building is being cleaned up to show prospective tenants.

#### Townhouses

All 219 town house lots have been sold to the builder, Ryan Homes, and the town houses are now built and occupied.

#### 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.

#### Block J: Hotel and Parking Garage:

This parcel is owned in part by the Revenue and in part by the RDA. An RFP for a minority hotel developer will be released in July 2022.

## **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 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.

<b>Retail Center</b>	<b>Address</b>	<b>Current Status</b>	<b>CPIP Award Amount</b>	<b>Grant Drawn</b>
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	\$71,712.53
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
			<b>1,000,000</b>	

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:

<b>Retail Center</b>	<b>Address</b>	<b>City, State</b>	<b>Award Amount</b>
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. The first site, the Mission of Love property has been acquired.

## **Cheverly Property: 5801 and 5809 Annapolis Road**

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

### *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. The Master Development Agreement is in negotiation phase and pre-development work is expected to commence in July 2022. A \$2,000,000 state grant has been awarded for FY2023 for pre-development work.

### **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 site is to be transferred to the Housing Authority for the development of a mixed income community and a County Fire Station.

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

### **Glenn Dale Hospital Revitalization**

RDA coordinated August 22, 2019 Glenn Dale Hospital Team Kick Off Meeting for the 12-month master planning process. Attendees included representatives from the Alexander Company (Pre-Development Services), MNCPPC (Site Owner), Dewberry (Engineering Services); Community First (Pre-Development Services); GTA Environmental (Geotechnical Engineer); Meyers, Rodbell and Rosenbaum (Land Use Counsel); South way/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). 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. The site will need to go through a rezoning process via a minor amendment to the sector plan and a sectional map amendment.

## **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	31
Loans being processed	0
Loans clear to close	0
Loans closed	30
Loans sent back	1

### **Training and Outreach (to date):**

Homebuyer 8-hour Housing Counseling Classes:    2275 First Time Homebuyers

### **Economic Impact**

Pathway to Purchase Loans:	\$ 221,253.63
County Property Taxes Generated:	\$ 107,890.33
County Recordation & Transfer Taxes:	\$ 86,796.40
Remaining Balance as of June 1, 2022:	\$ 895,704.65

## **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-development
<b>Total CIP</b>			<b>\$1,031,000,000</b>	<b>\$6,035,000</b>	<b>\$18,414,000</b>	



REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY  
**RESOLUTION NO. 2022-03**

*A resolution authorizing the Redevelopment Authority of Prince George's County to acquire certain real property known as 3005 Hospital Dr., Landover, Maryland 20785. Additional authorization for the redevelopment of the Parcel for the purpose of furthering the County's goal of rehabilitation thereof.*

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

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to acquire the real property located at 3005 Hospital Dr., Landover, Maryland 20785, as further described and depicted in Exhibit A-1 and Exhibit A-2 attached hereto ("**3005 Hospital Dr.**") from Prince George's County, a body corporate and politic (the "**Seller**") and such other adjacent parcels as the Redevelopment Authority may purchase in connection herewith (sometimes

collectively referred to herein as the “**Parcel**”), the acquisition of such Parcel is to be at no cost, in accordance with the Code and other applicable laws; and

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

**BE IT FURTHER RESOLVED** that the Redevelopment Authority is hereby authorized to develop or redevelop, the aforementioned Parcel and property located at 3005 Hospital Dr., Landover, Maryland 20785, which is owned by the Seller, for the purpose of facilitating the redevelopment of the Parcel; and

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

*[Signatures Appear on Following Page]*

This Resolution shall be effective upon the date of its adoption. Adopted this the 6<sup>th</sup> day of July 2022.

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

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**David Harrington, Chair**

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**Leon Bailey, Jr., Vice Chair**

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**Ronnette Earle, Member**

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**Alicia Doney, Member**

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**Erma Barron, Member**

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**Michelle Rice, Member**

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**Aspasia Xypolia, Ex-Officio**

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**Angie Rodgers, Ex-Officio Member**

**Reviewed for Legal Sufficiency**

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General Counsel

**EXHIBIT A-1**

**Legal Description of Property**

The property located at 3005 Hospital Drive, Landover, Maryland 20785.

Tax ID: 02-0161794

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY  
**RESOLUTION NO. 2022-04**

*A resolution authorizing the Redevelopment Authority of Prince George's County to sell or otherwise transfer certain real property consisting of approximately 32 acres known as 0 Forestville Rd., District Heights, Maryland 20747.*

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to sell or otherwise dispose of the real property located at Forestville Rd., District Heights, Maryland 20747, as further described and depicted in Exhibit A attached hereto (the "**Parcel**") to a Joint Venture Entity between RDA and Sunwood Development, LLC, (the "**Purchaser**"), in accordance with the Code and other applicable laws; and

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

**SIGNATURE PAGE FOR RESOLUTION**

This Resolution shall be effective upon the date of its adoption. Adopted this 6th<sup>th</sup> day of July 2022.

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

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**David Harrington, Chair**

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**Leon Bailey, Jr., Vice Chair**

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**Ronnette Earle, Member**

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**Alicia Doney, Member**

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**Erma Barron, Member**

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**Michelle Rice, Member**

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**Aspasia Xypolia, Ex-Officio**

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**Angie Rodgers, Ex-Officio Member**

**Reviewed for Legal Sufficiency**

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General Counsel

**EXHIBIT A**

**Parcel Boundaries**

[Attached.]

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY  
**RESOLUTION NO. 2022-05**

*A resolution authorizing the Redevelopment Authority of Prince George's County to sell or otherwise transfer certain real property known as 4775 Towne Square Blvd., Suitland, Maryland 20746. Additional authorization for the development of the Towne Square at Suitland Federal Center.*

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to sell or otherwise dispose of the real property located 4775 Towne Square Blvd., Suitland, Maryland 20746 (the "**Parcel**") to the Revenue Authority of Prince George's County, a body corporate and politic (the "**Purchaser**"); and

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

*[Signatures Appear on Following Page]*



This Resolution shall be effective upon the date of its adoption. Adopted this the 6<sup>th</sup> day of July 2022.

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

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**David Harrington, Chair**

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**Leon Bailey, Jr., Vice Chair**

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**Ronnette Earle, Member**

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**Alicia Doney, Member**

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**Erma Barron, Member**

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**Michelle Rice, Member**

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**Aspasia Xypolia, Ex-Officio**

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**Angie Rodgers, Ex-Officio Member**

**Reviewed for Legal Sufficiency**

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General Counsel