

THE PRINCE GEORGE'S COUNTY FY 2020-2025 PROPOSED CAPITAL IMPROVEMENT PROGRAM

REDEVELOPMENT AUTHORITY

THE CAPITAL BUDGET OF THE REDEVELOPMENT AUTHORITY IS SEPARATE AND DISTINCT FROM THE COUNTY'S CAPITAL IMPROVEMENT PROGRAM. PRESENTED FOR INFORMATIONAL PURPOSES ONLY.

Agency Description

The Redevelopment Authority was established pursuant to CB-85-1997. Its Charter was approved pursuant to CR-60-1998. The purpose of the Authority is to provide for residential, commercial or industrial development in the County.

FY 2020 Funding Sources

- Other – 100.0%

“Other” funding sources will come from proposed land sales closed during the fiscal year and County contributions.

FY 2020-2025 Program Highlights

- Glenarden Apartments Redevelopment will continue Phase 2 of construction.
- County Revitalization provides funding for small matching grants to county based non-profits and owners of shopping centers for small revitalization projects. Funding is also included for the Community Impact Grant program.
- The Suitland Manor project will continue with the sale and construction of townhomes and a senior building in FY 2020. The total included \$2.0 million of PAYGO funds from the County.

New Projects

None

Deleted Projects

None

Revised Projects

Project Name	Alternate Funding Source Required	Revision			
		Total Project Cost Increase	Total Project Cost Decrease	Project Schedule Delayed	Project Schedule Accelerated
Addison Road / Capitol Heights Metro Corridor		X		X	
Glenarden Apartments Redevelopment		X			
Town of Upper Marlboro Redevelopment				X	
County Revitalization		X			
Suitland Manor		X		X	

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SUMMARY BY AGENCY : REDEVELOPMENT AUTHORITY

PROGRAM EXPENSES	TOTAL	THRU PAST YR	CURRENT YR EST.	TOTAL 6 YEARS	BUDGET YEAR	BY+1	BY+2	BY+3	BY+4	BY+5	BEYOND
PLANS	1088	33	1055	0	0	0	0	0	0	0	0
LAND	3500	0	0	3500	3500	0	0	0	0	0	0
CONST	123738	59362	25041	39335	21973	10862	1500	2000	2000	1000	0
EQUIP	0	0	0	0	0	0	0	0	0	0	0
OTHER	8073	3531	2979	1563	1563	0	0	0	0	0	0
TOTAL	136399	62926	29075	44398	27036	10862	1500	2000	2000	1000	0
SOURCE OF FUNDS:											
G O BDS	0	0	0	0	0	0	0	0	0	0	0
REV BDS	0	0	0	0	0	0	0	0	0	0	0
FED	0	0	0	0	0	0	0	0	0	0	0
STATE	350	5	345	0	0	0	0	0	0	0	0
SW BDS	0	0	0	0	0	0	0	0	0	0	0
DEV	0	0	0	0	0	0	0	0	0	0	0
MNCPPC	0	0	0	0	0	0	0	0	0	0	0
OTHER	136049	71899	37021	27129	14258	9824	500	1000	1000	547	0
TOTAL	136399	71904	37366	27129	14258	9824	500	1000	1000	547	0

THE PRINCE GEORGE'S COUNTY FY 2020-2025 PROPOSED CAPITAL IMPROVEMENT PROGRAM

REDEVELOPMENT AUTHORITY

CIP - ID	PROJECT NAME	ADDRESS	PLANNING AREA	PROJECT CLASS	COST (000)	COMPL DATE
UM 900063	ADDISON RD/CAPITOL HTS. METRO	VARIOUS LOCATIONS	75B TOWN OF CAPITOL HEIGHTS	LAND ACQUISITION	3924	12/2021
UM 900995	COUNTY REVITALIZATION	COUNTY-WIDE	NA NOT APPLICABLE	REHABILITATION	10242	06/2026
UM 900053	GLENARDEN APARTMENTS REDEVELOP	8405 HAMLIN STREET	072 LANDOVER AREA	REHABILITATION	27462	06/2021
UM 900985	SUITLAND MANOR	HOMER AVENUE	75A SUITLAND, DISTRICT HEIG	RECONSTRUCTION	92271	06/2022
UM 900313	TOWN OF UPPER MARLBORO REDEVEL	UPPER MARLBORO AREA	NA NOT APPLICABLE	REHABILITATION	2500	06/2024
AGENCY TOTAL					136399	
TOTAL PROJECTS = 5						

THE PRINCE GEORGE'S COUNTY FY 2020-2025 PROPOSED CAPITAL IMPROVEMENT PROGRAM

CIP ID NO.	PROJECT NAME	AGENCY
UM900063	ADDISON RD/CAPITOL HTS. METRO CORRIDOR	REDEVELOPMENT AUTHORITY

LOCATION AND CLASSIFICATION			
COUNCIL DIST	Seven	STATUS	Continued
PLANNING AREA	Town of Capitol Heights	CLASS	Land Acquisition
ADDRESS	Various Locations	FUNCTION	Economic Development Projects

EXPENDITURE SCHEDULE (000,S)											
	TOTAL	THRU FY 18	EST. FY 19	TOTAL 6 YRS	BUD YR FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	BEYOND 6 YRS
PLANS	0	0	0	0	0	0	0	0	0	0	0
LAND	0	0	0	0	0	0	0	0	0	0	0
CONST	0	0	0	0	0	0	0	0	0	0	0
EQUIP	0	0	0	0	0	0	0	0	0	0	0
OTHER	3924	2436	742	746	746	0	0	0	0	0	0
TOTAL	3924	2436	742	746	746	0	0	0	0	0	0

FUNDING SCHEDULE (000,S)											
STATE	350	5	345	0	0	0	0	0	0	0	0
OTHER	3574	2574	1000	0	0	0	0	0	0	0	0
TOTAL	3924	2579	1345	0	0	0	0	0	0	0	0


DESCRIPTION AND JUSTIFICATION
<p>DESCRIPTION: This project consists of land assembly, relocation, and demolition to facilitate Transit Oriented Development (TOD) near two Metro stations. The Redevelopment Authority owns property near the Capitol Heights Metro Station and is developing projects on Addison Road immediately across from the Addison Road Metro Station. Sub-projects include the BlueLine Fascade, which is set to be completed in FY 2020. Net Zero Homes (Fairmont Homes) total of 9 homes set to be completed in FY 2020. Other funding in FY 2019 is \$1,000,000 in PAYGO, \$100,000 in State Legacy Grant (Blue Line), and \$245,000 in State Reimbursement (Net Zero Homes).</p> <p>JUSTIFICATION: These two Metro stations require land assemblage to stimulate TOD projects.</p>

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OPERATING IMPACT (000,S)	
DEBT SERVICE	0
MAINTENANCE COSTS	0
OPERATING COSTS	0
TOTAL	0
COST SAVINGS	0

APPROPRIATION DATA (000,S)	
YEAR FIRST IN CIP	FY 2004
YEAR FIRST IN CAPITAL BUDGET	FY 2005
CURRENT AUTH. THRU	FY 19 4158
CUMULATIVE APPROP. THRU	FY 19 4158
APPROPRIATION REQUESTED	0
BONDS SOLD	0
OTHER FUNDS	3924
TOTAL FUNDS RECEIVED	3924
EXPENDITURES & ENCUMBRANCES	3178
UNENCUMBERED BALANCE	746

PROJECT STATUS	
LAND STATUS	Land Bank Acquisition
PROJECT STATUS	Not Applicable
PERCENT COMPLETED	88
ESTIMATED COMPLETION DATE	12/2021

MAP


THE PRINCE GEORGE'S COUNTY FY 2020-2025 PROPOSED CAPITAL IMPROVEMENT PROGRAM

CIP ID NO.	PROJECT NAME	AGENCY
UM900995	COUNTY REVITALIZATION	REDEVELOPMENT AUTHORITY

LOCATION AND CLASSIFICATION			
COUNCIL DIST	Multi-District	STATUS	Revised
PLANNING AREA	Not Applicable	CLASS	Rehabilitation
ADDRESS	County-wide	FUNCTION	Economic Development Projects

EXPENDITURE SCHEDULE (000,S)											
	TOTAL	THRU FY 18	EST. FY 19	TOTAL 6 YRS	BUD YR FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	BEYOND 6 YRS
PLANS	10	10	0	0	0	0	0	0	0	0	0
LAND	0	0	0	0	0	0	0	0	0	0	0
CONST	8636	386	2000	6250	1250	1000	1000	1000	1000	1000	0
EQUIP	0	0	0	0	0	0	0	0	0	0	0
OTHER	1846	1095	751	0	0	0	0	0	0	0	0
TOTAL	10492	1491	2751	6250	1250	1000	1000	1000	1000	1000	0

FUNDING SCHEDULE (000,S)											
OTHER	10492	8695	1000	797	250	0	0	0	0	547	0
TOTAL	10492	8695	1000	797	250	0	0	0	0	547	0

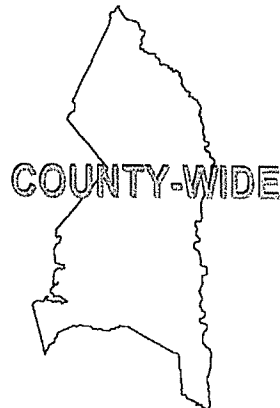
DESCRIPTION AND JUSTIFICATION
<p>DESCRIPTION: This project consists of land assembly, relocation and demolition. Community Impact Grants (CIG) in the amount of \$500,000 to implement small community-led projects and an additional \$500,000 for the Commercial Property Improvement Program (CPIP) to rehabilitate unattractive shopping centers. Countywide efforts include the CIG Program, Transit Oriented Development (TOD) Place Marking Programs, Commercial Revitalization Programs, and the Northern Gateway Revitalization. In FY 2020, other funding includes \$250k in PAYGO for the Northern Gateway Revitalization Program.</p> <p>For CIG, the grants provide matching funds to county based non-profits to implement small community led projects. for the Commercial Revitalization Programs, the grants will be a match to funding that owners of the shopping centers have dedicated to rehabilitating unattractive shopping centers. According to the County's recent Retail Market Analysis study, there are nearly 250 shopping centers in the County.</p> <p>JUSTIFICATION: The use of public funds can stimulate economic development for underutilized and underserved areas of the County.</p>

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OPERATING IMPACT (000,S)	
DEBT SERVICE	0
MAINTENANCE COSTS	0
OPERATING COSTS	0
TOTAL	0
COST SAVINGS	0

APPROPRIATION DATA (000,S)	
YEAR FIRST IN CIP	FY 2000
YEAR FIRST IN CAPITAL BUDGET	FY 2004
CURRENT AUTH. THRU	FY 19 13073
CUMULATIVE APPROP. THRU	FY 19 9073
APPROPRIATION REQUESTED	0
BONDS SOLD	0
OTHER FUNDS	9695
TOTAL FUNDS RECEIVED	9695
EXPENDITURES & ENCUMBRANCES	4242
UNENCUMBERED BALANCE	5453

PROJECT STATUS	
LAND STATUS	Location Not Determined
PROJECT STATUS	Design Stage
PERCENT COMPLETED	0
ESTIMATED COMPLETION DATE	06/2026

MAP


THE PRINCE GEORGE'S COUNTY FY 2020-2025 PROPOSED CAPITAL IMPROVEMENT PROGRAM

CIP ID NO.	PROJECT NAME	AGENCY
UM900053	GLENARDEN APARTMENTS REDEVELOPMENT	REDEVELOPMENT AUTHORITY

LOCATION AND CLASSIFICATION			
COUNCIL DIST	Five	STATUS	Revised
PLANNING AREA	Landover Area	CLASS	Rehabilitation
ADDRESS	8405 Hamlin Street	FUNCTION	Economic Development Projects

EXPENDITURE SCHEDULE (000,S)											
	TOTAL	THRU FY 18	EST. FY 19	TOTAL 6 YRS	BUD YR FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	BEYOND 6 YRS
PLANS	23	23	0	0	0	0	0	0	0	0	0
LAND	0	0	0	0	0	0	0	0	0	0	0
CONST	25137	5366	5243	14528	7703	6825	0	0	0	0	0
EQUIP	0	0	0	0	0	0	0	0	0	0	0
OTHER	2302	0	1485	817	817	0	0	0	0	0	0
TOTAL	27462	5389	6728	15345	8520	6825	0	0	0	0	0

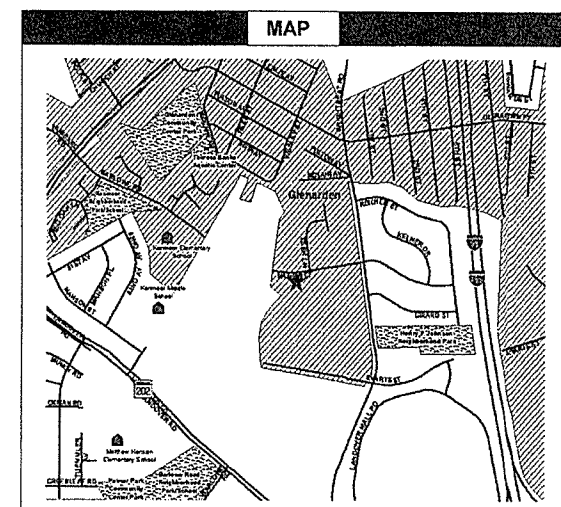
FUNDING SCHEDULE (000,S)											
	TOTAL	THRU FY 18	EST. FY 19	TOTAL 6 YRS	BUD YR FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	BEYOND 6 YRS
OTHER	27462	7020	10713	9729	5087	4642	0	0	0	0	0
TOTAL	27462	7020	10713	9729	5087	4642	0	0	0	0	0

DESCRIPTION AND JUSTIFICATION
<p>DESCRIPTION: A four (4) phased project including demolition and replacement of a 578 blighted apartment complex on 27 acres in Glenarden. Redevelopment and new housing will consist of 429 new multi-family apartments and homeownership townhomes for seniors and families; related infrastructure; a community center, pool and over three (3) acres of green space in a pedestrian friendly environment. FY 2019 funds were used for Phase 1A buildings that are nearly completed, and infrastructure is under construction. In FY 2020, infrastructure construction will continue and the expected start of construction of Phase 2. In FY 2019, the total includes \$4.5 million of PAYGO. In FY 2020, 'Other' revenue includes \$1.8mil in PAYGO and land sale proceeds.</p> <p>JUSTIFICATION: Funds stimulate economic development in areas eligible for rehabilitation and remove blight.</p>

OPERATING IMPACT (000,S)	
DEBT SERVICE	0
MAINTENANCE COSTS	0
OPERATING COSTS	0
TOTAL	0
COST SAVINGS	0

APPROPRIATION DATA (000,S)	
YEAR FIRST IN CIP	FY 2013
YEAR FIRST IN CAPITAL BUDGET	FY 2013
CURRENT AUTH. THRU	FY 19 26519
CUMULATIVE APPROP. THRU	FY 19 22405
APPROPRIATION REQUESTED	0
BONDS SOLD	0
OTHER FUNDS	17733
TOTAL FUNDS RECEIVED	17733
EXPENDITURES & ENCUMBRANCES	12117
UNENCUMBERED BALANCE	5616

PROJECT STATUS	
LAND STATUS	No Land Involved
PROJECT STATUS	Under Construction
PERCENT COMPLETED	52
ESTIMATED COMPLETION DATE	06/2021



THE PRINCE GEORGE'S COUNTY FY 2020-2025 PROPOSED CAPITAL IMPROVEMENT PROGRAM

CIP ID NO.	PROJECT NAME	AGENCY
UM900985	SUITLAND MANOR	REDEVELOPMENT AUTHORITY

LOCATION AND CLASSIFICATION			
COUNCIL DIST	Seven	STATUS	Continued
PLANNING AREA	Suitland, District Heights & Vicinity	CLASS	Reconstruction
ADDRESS	Homer Avenue	FUNCTION	Economic Development Projects

OPERATING IMPACT (000,S)	
DEBT SERVICE	0
MAINTENANCE COSTS	0
OPERATING COSTS	0
TOTAL	0
COST SAVINGS	0

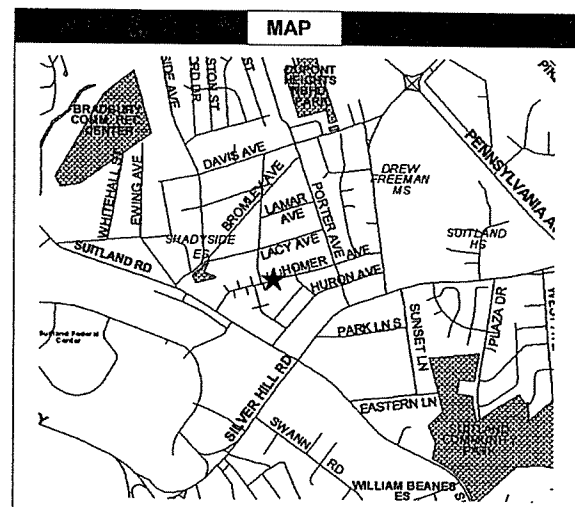
				EXPENDITURE SCHEDULE (000,\$)							
	TOTAL	THRU FY 18	EST. FY 19	TOTAL 6 YRS	BUD YR FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	BEYOND 6 YRS
PLANS	1055	0	1055	0	0	0	0	0	0	0	0
LAND	3500	0	0	3500	3500	0	0	0	0	0	0
CONST	87715	53610	17798	16307	13270	3037	0	0	0	0	0
EQUIP	0	0	0	0	0	0	0	0	0	0	0
OTHER	1	0	1	0	0	0	0	0	0	0	0
TOTAL	92271	53610	18854	19807	16770	3037	0	0	0	0	0

APPROPRIATION DATA (000,S)	
YEAR FIRST IN CIP	FY 2001
YEAR FIRST IN CAPITAL BUDGET	FY 2001
CURRENT AUTH. THRU	FY 19 76157
CUMULATIVE APPROP. THRU	FY 19 76157
APPROPRIATION REQUESTED	13077
BONDS SOLD	0
OTHER FUNDS	77918
TOTAL FUNDS RECEIVED	77918
EXPENDITURES & ENCUMBRANCES	72464
UNENCUMBERED BALANCE	5454

FUNDING SCHEDULE (000,S)										
OTHER	92271	53610	24308	14353	9171	5182	0	0	0	0
TOTAL	92271	53610	24308	14353	9171	5182	0	0	0	0

PROJECT STATUS	
LAND STATUS	Land Bank Acquisition
PROJECT STATUS	Under Construction
PERCENT COMPLETED	75
ESTIMATED COMPLETION DATE	06/2022

DESCRIPTION AND JUSTIFICATION
<p>DESCRIPTION: This project consists of acquisition, relocation, demolition and clearance of approximately 25 acres of commercial and residential properties. FY 2013 funding came from \$2M from the agency. FY 2014 funding includes \$500K from the County, \$3M from the agency and will support efforts to revitalize Huron Avenue. In FY 2015, a \$500K grant provided the acquisition and demolition of properties in the Suitland Road and Silver Hill Road corridors. The FY 2016 funds supported completion of the master planning for the mixed-use project. The FY 2017 funds supported the engineering and geo tech services necessary for the design. The major work item for FY 2018 will be the completion of the first phase of infrastructure design and construction. FY 2019 funding is \$22M from Certificates of Participation bonds and the rest from land sales. FY 2020 other funding includes \$2,000,000 in PAYGO funds.</p> <p>JUSTIFICATION: The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements and safety enhancements. The project will provide retail investment to complement both the neighborhood and the Suitland Federal Center.</p>



THE PRINCE GEORGE'S COUNTY FY 2020-2025 PROPOSED CAPITAL IMPROVEMENT PROGRAM

CIP ID NO.	PROJECT NAME	AGENCY
UM900313	TOWN OF UPPER MARLBORO REDEVELOPMENT	REDEVELOPMENT AUTHORITY

LOCATION AND CLASSIFICATION			
COUNCIL DIST	Nine	STATUS	Projected
PLANNING AREA	Not Applicable	CLASS	Rehabilitation
ADDRESS	Upper Marlboro Area	FUNCTION	Economic Development Projects

OPERATING IMPACT (000,S)	
DEBT SERVICE	0
MAINTENANCE COSTS	0
OPERATING COSTS	0
TOTAL	0
COST SAVINGS	0

EXPENDITURE SCHEDULE (000,S)											
	TOTAL	THRU FY 18	EST. FY 19	TOTAL 6 YRS	BUD YR FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	BEYOND 6 YRS
PLANS	0	0	0	0	0	0	0	0	0	0	0
LAND	0	0	0	0	0	0	0	0	0	0	0
CONST	2500	0	0	2500	0	0	500	1000	1000	0	0
EQUIP	0	0	0	0	0	0	0	0	0	0	0
OTHER	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2500	0	0	2500	0	0	500	1000	1000	0	0

APPROPRIATION DATA (000,S)	
YEAR FIRST IN CIP	FY 2017
YEAR FIRST IN CAPITAL BUDGET	FY XX
CURRENT AUTH. THRU	FY 19 0
CUMULATIVE APPROP. THRU	FY 19 0
APPROPRIATION REQUESTED	0
BONDS SOLD	0
OTHER FUNDS	0
TOTAL FUNDS RECEIVED	0
EXPENDITURES & ENCUMBRANCES	0
UNENCUMBERED BALANCE	0

FUNDING SCHEDULE (000,S)											
OTHER	2500	0	0	2500	0	0	500	1000	1000	0	0
TOTAL	2500	0	0	2500	0	0	500	1000	1000	0	0

PROJECT STATUS	
LAND STATUS	No Land Involved
PROJECT STATUS	Design Not Begun
PERCENT COMPLETED	0
ESTIMATED COMPLETION DATE	06/2024

DESCRIPTION AND JUSTIFICATION
<p>DESCRIPTION: Infrastructure improvements and redevelopment efforts to address potential needs in the Town of Upper Marlboro. Planning is to begin in FY 2022.</p> <p>JUSTIFICATION: The Town of Upper Marlboro anticipates various infrastructure needs and redevelopment initiatives in the future. This funding will support these efforts.</p>

