



City of Glenarden  
Regular Meeting  
January 13, 2014- 7:30PM  
Minutes

Council Vice President - Elaine Carter  
Councilwoman – Judy Diggs  
Councilwoman – Deborah Eason  
Councilman – James Herring  
Councilwoman - Jennifer Jenkins  
Councilwoman – Maxine Phifer  
Mayor Dennis C. Smith  
Interim City Manager – Bill Reaves  
Treasurer – Christopher Wood

- Call to Order at 7:30
- Invocation led by Rev. Gray
- Roll Call

Councilwoman Diggs - Present  
Councilwoman Eason – Present  
Councilman Herring – Present  
Councilwoman Jenkins – Late Arrival  
Councilwoman Phifer – Absent  
Councilwoman Smallwood – Absent  
Councilwoman Carter- Present

**We have a Quorum**

- Motion by Councilwoman Eason to adopt agenda - Seconded by Councilwoman Phifer

Councilman Herring request for the R-28-2014 be removed from the agenda because the company is not licensed to perform work in the State of Maryland.

Councilwoman Carter asks that the resolution not be removed from the agenda because the personal owner is registered to perform work in the State of Maryland.

This vote is to except the Agenda.

Councilwoman Diggs – No  
Councilwoman Eason – Yes  
Councilman Herring – No  
Councilwoman Jenkins – Absent  
Councilwoman Phifer – Yes  
Councilwoman Carter – Yes  
Councilwoman Smallwood- Absent  
3 Yes 2 No 2 Absent

**Agenda Failed**

City Attorney Ms. Ford offered - based on the Charter a majority vote has to be offered for the adoption of any action to be done.

Meeting was adjourned at 7:36PM

City Attorney Ms. Ford – offered that the presentations can be offered as scheduled.

- Presentation
  - Reginald Bagley c/o Prince George’s County Chamber of Commerce
    - Mr. Bagley extends an invitation to the City of Glenarden to become members of the Prince George’s County Chamber of Commerce. [www.pgcoc.org](http://www.pgcoc.org).
    - There are 27 municipalities in Prince George’s County and almost half are members of the PGCOG.

- Mr. David Henderson President of the PGCOG, and former municipal Mayor.
- What are the benefits of the Chamber?  
A municipal annual rate is \$375 per year. Annual pricing rate has increased to \$425.00. Mr. Bagley will honor the \$375.00 annual price rate to the City of Glenarden. The membership offers access to attend various meetings and committee meetings.
- Why should a municipality join the Chamber?  
PGCOG offers access and partnership of business in the Prince George's County. Also, e-blast services, offers nine committees with different focuses. Such committees as Legislative Committee, Green Committee, etc.
- What is the Chamber?  
Is a network of numerous businesses and organizations from the Prince George's County area.

Question and Answers:

Confirmed the new municipal rate is \$425.00.

PGCOG offers business workshops - such as procurement workshops for local businesses.

If the City became a member would the business in the city be able to benefits from PGCOG – only the free events.

Membership fees are based on the number of employees of the business. Municipal rates are all the same regardless of the number of employees.

- Howard Ways , Executive Director of Redevelopment Authority of Prince George's County

Councilwoman Andrea Harris addresses the audience regarding the redevelopment of the Glenarden Apartments. Notes that the Federal Housing made the decision that the apartment complex was not fit for habitation, and Inter-Coastal is in foreclosure, and the County has the right for first refusal.

Mr. Ways will be providing information and the anticipated timeline for the re-development.

- ✓ Currently there are 578 apartments/49 buildings/on 27 acres and out of the 578 apartments, 477 were under affordable housing with 101 under market rate. No home ownership on this site.
- ✓ Demographic information: area median income is much lower than the surrounding Glenarden area. Unemployment percentage is higher from the site and the racial percentage was 98% African American.
- ✓ Street plan/access was dead-end streets. The plan is to have in place street access homes. Zoning is to replace garden style apartments to 2 to 3 story town houses and Multi-family senior buildings and reserving approximately 1.4 acre of space for retail development. With all in mind to have a community based focus.
- ✓ To date they are in the process of negotiating a purchase agreement prices from HUD. HUD does not want to hold the property, which offers the state the opportunity to purchase the property. There is a 90 days statute to negotiation with HUD. March 4, 2014 is the 90 day deadline.
- ✓ Demolition for the site is slated for “as soon as possible” by July this year.

- ✓ Goal is to have more combination of affordability and a diverse mix of ownership and rental.
- ✓ HUD Conditions are the following:  
To have a Purchase in lieu of a foreclosure sale - which means HUD will need to go through the foreclosure motions to sell to the municipality. Negotiate a contract. Timeframe that is on the table is a year for demolition and 3 years to complete the re-development project. The Municipality has to come up with the cost of the purchase. March 4, 2014 is the deadline for negotiating purchase price with HUD.
- ✓ Site Challenges: The site is in the flood plain - only a small percentage of the site and will be demolished. Sears site is unknown to what will happen with that site.
- ✓ The goal is to transfer the property to the state by May 2014.
- ✓ Then have a developer that can adhere to the contract 100% - no variance.
- ✓ Working on reaching developers now in tangent with the negotiation with HUD.
- ✓ HUD is looking at possible \$12million price tag.
- ✓ Plan is to select a developer in May, 2014.

#### Questions and Answers:

Clarification that the potential retail on the property is equivalent to 1% of the entire property space.

300 townhomes on the site

Will be able to work around the flood plain and not lose much of the property from the conceptual site plan

The city will play a big role in the development process – with needed input and suggestion from the residents to the developer.

Process of demolition – could take up to 12 months to complete. Pest and critter control is done first. Then address the hazardous condition such as asbestos. Then final step would be to take the buildings down and the hauling away.

Actual owner of the property when all is completed. State will take ownership from HUD- then depending on the agreement of the purchase how the ownership process will take effect.

Security for the project - currently while owned by Inter-Coastal, it will be their responsibility of all occurrences on the property. After HUD takes over the property will be an asset manager that work on various properties.

Demolition and recycle or reused items will be a part of the demolition contract.

Highly amentized housing – that have small business centers, TV rooms, retail and fitness center incorporated into the community based housing. People want washer and dryers in the unit is more popular and ample property parking and walking trails.

Adjourned at 9:10PM