



City of Mount Rainier
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CITY MANAGER REPORT
JANUARY 7, 2014

Rhode Island Avenue Development Update

The following information is provided regarding the 3200 block of Rhode Island Avenue Development:

- Streetsense met with Prince George's County Budget Director Tom Himler and other County representatives to discuss reducing the gap financing projected by Streetsense from approximately \$8.5M to \$5.5M. Streetsense is expected to look at the 'hard numbers' and respond back to the County early in January 2014. The County informed Streetsense that the City's commitment to the Tax Incremental Financing (TIF) would not exceed \$1.5M. The County's commitment toward the TIF is \$4M.
- On Thursday, January 2, 2014 the management team (city manager, assistant city manager, and finance director) participated in a conference call with the City's legal attorney Linda Perlman, City Bond Counsel Lindsay Rader, County Budget Director Tom Himler, and County Chief of Staff Brad Frome. The purpose of the conference call was to clarify the city's position that it was not going to be the issuer of the TIF Bond, and that the County would be the issuer. Once Ms. Rader receives the appropriate language from the County, legislation will be drafted for Mayor and Council signatures establishing the TIF district, the TIF boundaries, and the amount of funding committed by both the County and City.
- Still at issue is the Land Distribution Agreement which has not been signed, as the city has requested that Streetsense upgrade its commitment on the design to Gold LEED standards, and to establish an escrow account to pay for the city's consultant costs related to the project.

The following information is provided regarding the 3300 block of Rhode Island Avenue:

- The Redevelopment Authority of Prince George's County is in sole possession of the three properties located at 3300 (the former Singer Building), 3308 (the former Pawn Shop) and 3310 (which was slated for a Café). A Public Hearing is scheduled for January 14, 2014 at 7:00 PM to take public comment on possible uses of the properties.

PEPCO Conversion to High Pressured Sodium Vapor lamps

Last month Delegate Al Carr notified municipal officials that Pepco had filed with the Maryland Public Service Commission (PSC) a request to increase distribution rates annually by \$43M.

Within the filing is a request to increase monthly maintenance distribution rates for street lighting by more than 12 percent.

In terms of the City of Mount Rainier, it has been reported as follows:

- Converting Overhead Mercury Vapor lamps to High Pressured Sodium costs \$652 per light. As of November 2013, the city’s billing register showed that there are 163 lights that still need to be upgraded. Currently there are 677 street lights within the city.

Grants

It is anticipated that funds will be awarded in response to the Municipal Collaboration EmPower Grant Application submitted by the Town of Bladensburg. If the application is approved, each municipality can submit up to a maximum of 15 single family households that may qualify for energy upgrades. These upgrades may include some roof repairs, upgrades to water heaters, furnaces, reduction of air infiltration, home energy audits, etc. It has been requested that each municipality submit the names, addresses and contact information by Close of Business January 10, 2014. Priority will be given to veterans and senior citizens. Persons who have applied and received grant awards within the past year are ineligible for the upcoming project award. The property must be a principal residence of the homeowner. To determine if you meet the income guidelines, go the Maryland Energy Administration home page and type in “income guidelines”. The current guidelines became effective April 15, 2013. A brief summary of these guidelines appear below:

| Family Size | Annual Income | Monthly | Twice Monthly | Bi-Weekly |
|--------------------|----------------------|----------------|----------------------|------------------|
| 1 | \$21,257 | \$1,772 | \$886 | \$818 |
| 2 | 28,694 | 2,392 | 1,196 | 1,104 |
| 3 | 36,131 | 3,011 | 1,506 | 1,390 |
| 4 | 43,568 | 3,631 | 1,816 | 1,676 |
| 5 | 51,005 | 4,251 | 2,126 | 1,962 |
| 6 | 58,442 | 4,871 | 2,436 | 2,248 |
| 7 | 65,879 | 5,490 | 2,745 | 2,534 |
| 8 | 73,316 | 6,110 | 3,055 | 2,820 |

Additional grant information is contained in a separate report from the Assistant City Manager Michael Jackson and is attached for reference.

Finance Department

The Annual Fiscal Audit of the financial statements for the period ending June 30, 2013 is in its final stages. A draft report is expected within the next 2-3 weeks. The Finance Director has submitted separately a report on the unaudited balances of all accounts.

Public Works Department

The City's Leaf Vacuum Machine broke down and at this point it is considered cost prohibitive to repair this equipment estimated at approximately \$8,000 just to get it operational with no guarantees as to how long the machine will continue to function. The current vacuum is over 10 years old. This item will be placed in the Fiscal Year 2015 budget request for equipment replacement in the Capital Expenditure Request. In the interim, the public works department has been utilizing the Bob Cat to pick up leaves raked to the curb but requests that citizens please bag their remaining leaves. Questions or concerns should be directed to Luther Smith or Ruth Sandy at 301-985-6583.

One of the Code Enforcement vehicles has also been determined to have a transmission which needs replacement and is not being considered for repair due to the cost. While the vehicle has low mileage, the estimate of repairs exceeds the purchase price (the vehicle was bought used approximately six (6) years ago).

The Departments of Public Safety, Public Works including the division of Code Enforcement, and Mount Rainier Television have submitted separate reports.