

Minutes
Board of Directors
GDC Regular Open Session
July 9, 2020

Board Members Present: Brodd, Hess, Holland, James, Jones, Ready, Skolnik, Socrates and Watkins

Excused Absence:

Others in Attendance

Eldon Ralph, General Manager

Tom Sporney, Assistant General Manager

Joe Perry, Director of Finance

Bruce Mangum, Contract Processor

Joyce Campbell, Audit Committee Member

Carol Griffith, Audit Committee Chair

Robin Everly, Audit Committee Member

Jackie Neighbor

Lauren Wisniewski

Ben Fischler

Tom Jones, N&E Chair

Wayne Williams

Sam Lee

Kiki Theodoropoulos

Donna Hoffmeister

Claudia Jones

Candice Shipp

Andrea Wiggen

Molly Lester

Aviva Glasser

Aileen Kroll

Agnes Erskine, Recording Secretary

President Skolnik called the meeting to order at 7:48 p.m.

Approval of Agenda

Motion: To approve the agenda as presented.

Moved: Hess

Seconded: Brodd

Carried: 9-0

2. Visitors (Comment Period)

None.

3. For Action or Discussion

3a. Approve Minutes of Open Session Meeting Held on May 7, 2020

Motion: I move that the Board of Directors approve the minutes of the Open Session meeting that was held on May 7, 2020 as presented.

Moved: James

Seconded: Hess

Carried: 9-0

3b. Finance Committee's Recommendation re: Financial Relief Measures for Parkway Apt. Tenants Due to COVID-19

At the request of the GDC's Board of Directors, the GHI Board directed GHI's Finance Committee to review a letter from the Greenbelt City Council (attachment #2) and recommend financial relief

measures that should be provided to tenants at the Parkway Apartments, whose failure to pay rent is due to COVID-19.

GHI's Finance Committee discussed this matter on June 25, 2020 and passed the following motion:

Motion: The GHI Finance Committee recommends that the GDC Board of Directors establish the following policies for Parkway tenants who can show that their failure to pay rent was the result of COVID-19, and were not delinquent on their rent during the twelve months preceding March 1, 2020:

1. The only interest or late fee for calendar year 2020 will be one-half percent per month on the unpaid balance. Rationale: This is about \$5 per month of rent
2. Payment plans will be arranged for late payments of rent, based on individual circumstances.
3. Rent increases will be frozen until the end of 2020.
4. There will be no evictions due to late or non-payment of rent for the remainder of 2020.

Motion: I move that the Board of Directors adopt the following recommendation from GHI's Finance Committee as revised, regarding financial relief measures for tenants at the Parkway Apartments who were not delinquent on their rent during the twelve months preceding March 1, 2020, and whose failure to pay rent is due to COVID-19:

1. **The only interest or late fee for calendar year 2020 will be one-half percent per month on the unpaid balance.**
2. **Payment plans shall be arranged for late payments of rent, based on individual circumstances.**
3. **Rent increases shall be frozen until the end of 2020.**
4. **There shall be no evictions due to late or non-payment of rent for the remainder of 2020.**

Moved: Holland

Seconded: Socrates

Amended and carried
by a later vote

Motion to Amend: I move to strike “who were not delinquent on their rent during the twelve months preceding March 1, 2020, and”.

Moved: Ready

Seconded: James

Carried: 8-0-1

Opposed: Jones

Motion as Amended: I move that the Board of Directors adopt the following recommendation from GHI’s Finance Committee as revised, regarding financial relief measures for tenants at the Parkway Apartments whose failure to pay rent is due to COVID-19:

1. There will be no interest or late fees for calendar year 2020.
2. Payment plans shall be arranged for late payments of rent, based on individual circumstances.
3. Rent increases shall be frozen until the end of 2020.
4. There shall be no evictions due to late or non-payment of rent for the remainder of 2020.

Moved: Holland

Seconded: Socrates

Carried: 9-0

Motion: To adjourn.

Moved: Hess

Seconded: Holland

Carried: 9-0

The meeting adjourned at 8:08 p.m.

Ed James
Secretary