

Minutes  
Board of Directors  
GDC Regular Open Session  
Virtual Zoom  
November 19, 2020

Board Members Present: Brodd, Carter-Woodbridge, Hess, James, Jones, McKinley, Ready, Skolnik and Socrates

Excused Absences:

Others in Attendance:

Eldon Ralph, General Manager

Tom Sporney, Assistant General Manager

Joe Perry, Director of Finance

Maesha McNeill, Human Resource Manager

Neron Adams-Escalera, Director of Member Services

Joe Wiehagan, Director of Homes Improvement Program

Sam Lee, Audit Committee Member

Molly Lester

Marshall Cohen

Ken Shields

Monica Johnson, Recording Secretary

President Skolnik called the meeting to order at 7:50 p.m.

1. Approval of Agenda

Added: Item 3e. "Consideration of Proposed City of Greenbelt Ordinances re: Landlord/Tenant Legislation".

**Motion: To approve the agenda as revised.**

Moved: Hess

Seconded: Brodd

Carried: 9-0

2. Visitors (Comment Period)

None.

3. For Action or Discussion

3a. Election of Officers for the 2020 – 21 Term

**Motion: I move that the following Directors be elected by acclamation to serve as Officers on the Board of Directors of Greenbelt Development Corporation during 2020 – 21:**

- **President – Stefan Brodd**
- **Vice President – Steve Skolnik**

- Treasurer – Chuck Hess
- Secretary – Ed James

Moved: Hess

Seconded: McKinley

Carried: 9-0

*Skolnik turned the meeting over to President Brodd.*

3b. Approve Minutes of Open Session Meeting Held on October 1, 2020

**Motion: I move that the Board of Directors approve the minutes of the Open Session Meeting that was held on October 1, 2020 as presented.**

Moved: James

Seconded: Hess

Carried: 8-0-1

Abstained: McKinley

3c. Review 2021 GDC Operating Budget

*Staff presented the 2021 GDC Operating budget and answered questions from Board members.*

**Motion: I move that the Board of Directors adopt the 2021 operating budget for Greenbelt Development Corporation in the amount of \$ 687,560.**

Moved: Hess

Seconded: Skolnik

Carried: 9-0

3d. GHI Finance Committee Recommendation re: Financing a Capital Improvement Plan for GDC Apartments

At the request of the Board of Directors of GDC, GHI's Board of Directors directed GHI's Finance Committee on January 17, 2019 to review a capital improvements plan for the Parkway Apartments that staff prepared, and recommend sources of financing for planned improvements at the Apartment Complex. Staff estimated that a total of \$3.948 million would need to be spent on capital improvements during 2019 to 2048.

After deliberations, the Finance Committee made the following recommendation:

The Finance Committee recommends that the GDC Board of Directors issue a request to the GHI Board of Directors to provide financing for GDC's capital improvements with terms similar to those granted between the two organizations in the past.

**Motion: I move that the GDC Board of Directors request the GHI Board of Directors to provide financing for GDC's capital improvements when needed, with loan terms as negotiated between the parties.**

Moved: Skolnik

Seconded: Jones

Carried: 9-0

3e. Consideration of Proposed City of Greenbelt Ordinances re: Landlord/Tenant Legislation.

Ralph presented the 3 proposed ordinances to the Board.

1. Late Fee Freeze.

2. Rent Increase Freeze.
3. Eviction Freeze.

**Motion: I move that the GDC Board of Directors send a representative to speak at the November 23, 2020 City Council meeting to speak against the proposed City ordinances regarding landlord/tenant matters.**

Moved: Ready

Seconded: Hess

Failed: 4-4-1

For: Ready, Hess, McKinley, Socrates

Against: Brodd, Jones, James, Skolnik

Abstained: Carter-Woodbridge

**Motion: To adjourn.**

Moved: Hess

Seconded: Socrates

Carried: 9-0

The meeting adjourned at 8:33 p.m.

Ed James  
Secretary