

Minutes  
Board of Directors  
GDC Regular Open Session  
(Virtual Zoom)  
December 3, 2020

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

Excused Absence:

Others in Attendance

Eldon Ralph, General Manager

Tom Sporney, Assistant General Manager

Maesha McNeill, Human Resources Manager

Joe Perry, Director of Finance

Stuart Caplan, Director of Technical Services

Neron Adams-Escalera, Director of Member Services

Christopher Carbone, Audit Committee Member

Kathleen McNamara, Audit Committee Member

Agnes Erskine, Recording Secretary

Stephen Holland

William Ralbovsky

Francis DeBernardo

Juanita Beck

Molly Lester

Tom Adams

President Brodd called the meeting to order at 7:45 p.m.

Approval of Agenda

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

Moved: Skolnik

Seconded: Jones

Carried: 9-0

2. Visitors (Comment Period)

- Stephen Holland commented on the removal of all but one bus route and the effects it will have on GHI and GDC members and tenants.
- Anna Socrates also commented on the changes to the public transit routes.

3. For Action or Discussion

3a. Review 2020 3<sup>rd</sup> Quarter Financial Statements

GDC's 2020 3<sup>rd</sup> quarter financial statements are included as attachment #1 for your review. Joe Perry, GHI's Finance Director, presented them during the meeting.

**No action was taken.**

### 3b. Effects of Recent P.G. County and City of Greenbelt Legislation re: Landlord-Tenant Matters on GDC Operations

Due to the COVID-19 pandemic, the Prince George's County Council and City of Greenbelt have passed the following bills and ordinances regarding landlord-tenant matters, which impact the GDC operations:

#### 1. Prince George's CB-16-2020 – (Attachment #2a)

Prince George's CB-16 -2020 (attachment #2a) prohibits rent increases, late fees or evictions of tenants during the COVID-19 State of Emergency proclaimed by Governor Larry Hogan and for 90 days after the end of the emergency. On October 20, 2020, the Governor extended the State of Emergency. This bill applies to tenants with substantial loss of income who are unable to make rent payments because of the emergency. Based on the Governor's Order, "Substantial Loss of Income" means with respect to an individual, a substantial loss of income resulting from COVID-19 or the related proclamation of a state of emergency and catastrophic health emergency, including, without limitation, due to job loss, reduction in compensated hours of work, closure of place of employment, or the need to miss work to care for a home-bound school-age child.

At present, GDC has one Failure to Pay Rent case pending, pertaining to a tenant at Parkway Apartments; the tenant did not disclose any inability to pay rent due to loss of income resulting from COVID-19.

#### 2. Prince George's CB-78-2020 – (Attachment #2b)

Prince George's CB -78 -2020 (attachment #2b) will be adopted early next year. It prohibits a landlord from increasing rent or imposing late fees for a tenant with a substantial loss of income, if the rent increase would take effect during the COVID-19 emergency and within 90 days after the emergency expires. It also prohibits a landlord from increasing rent in an amount that exceeds 2.6 percent per annum for any tenant not suffering a loss of income because of the emergency.

#### 3. City of Greenbelt Ordinances Freezing Late Fees and Rent Increases – (Attachments #2c – 2d)

On November 23, 2020, Greenbelt's City Council approved ordinances freezing late fees and rent increases. The versions that were introduced are presented as attachments #2c and 2d. Staff requested the City Manager to provide us the final versions; she indicated that they would be provided when they become available from the City Solicitor.

Both ordinances prohibit landlords from imposing any late fees on rents or rent increases on tenants for apartment complexes or ownership of apartments of more than 10 units. President Brodd who attended the City Council meeting, advised that the original language of the ordinances was amended to stipulate that the freezes would apply between the date of adoption of the ordinances and 60 days after the end of the emergency; and also that landlords shall offer tenants a repayment plan for deferred rents.

**No action was taken.**

**Motion: To adjourn.**

Moved: Hess

Seconded: McKinley

Carried: 9-0

The meeting adjourned at 8:05 p.m.

Ed James  
Secretary