

**Minutes**  
**GREENBELT DEVELOPMENT CORPORATION**  
**March 15, 2018**

Board Members Present: Brodd, Hess, Holland, James, Jones, McFadden, and Seely

Excused Absent: Kapfer and Skolnik

Others in Attendance:

Eldon Ralph, General Manager	Irwin Wartell
Tom Sporney, Assistant General Manager	Deborah Hartwick
Joe Perry, Director of Finance	Nathan Caudill
Joe Wiehagen, Director of Homes Improvement Program	Richard Caudill
Neron Adams-Escalera, Director of Member Services	Gary Fleming
Henry Haslinger, Audit Committee Member	Kathie Jarva
Jacqueline Lilly, Audit Committee Member	Richard Whitt
Monica Johnson, Member Services Department	Ben Fischler
Girale Wilson-Takahashi, Recording Secretary	

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

1. Approval of Agenda

**Motion: To approve the agenda.**

Moved: Hess

Seconded: James

Carried: 7-0

2. Visitors and Members (Comment Period)

None

3. **For Action or Discussion**

3a. Approve Minutes of the GDC Open Session Meeting Held on December 21, 2017

**Motion: I move that the Board of Directors approve the minutes of the Open Session meeting that was held on December 21, 2017 as presented.**

Moved: James

Seconded: Jones

Carried: 7-0

3b. Approve Minutes of the GDC Open Session Meeting Held on February 1, 2018

**Motion: I move that the Board of Directors approve the minutes of the Open Session meeting that was held on February 1, 2018 as presented.**

Moved: James

Seconded: Hess

Carried: 6-0-1

Abstained: Holland

3c. Review 2017 Year-End Financial Statements

Perry, Director of Finance reviewed the 2017 Year-End Financial Statements and answered questions from the Board.

Items of Information

4a. Use and Occupancy Permit Obtained for Parkway Apartments

Staff recently obtained a Use and Occupancy (U&O) permit for the Parkway Apartments. This was a lengthy process that began last year. A U&O permit is issued by the Department of Permitting, Inspections and Enforcement (DPIE) to certify that a business meets local zoning and safety requirements and may legally operate. A bank may require evidence of a U&O permit if GDC decides to seek a loan to undertake capital improvements in the future.

4b. Successful Tax Appeal

GHI's Tax Attorney Mr. Monks filed a tax appeal for the Parkway Apartments that will result in a reduction of the property tax bill by \$104,051 over the 2017-2019 term of the assessment. The attorney's fee of \$26,013 will be deducted from that amount.

4c. City Council's Meeting on February 28, 2018 with Apartment Owners

Last February 28, Neron Adams-Escalera and Christine Gyemfi attended a meeting between the Greenbelt City Council and apartment owners. Representatives from Crescent Square and Jane Realty also attended the meeting. Council members provided information related to rental tax credits for Greenbelt renters, as well as welcome packages for new Greenbelt residents. They also discussed the possibility of making Parkway Rd a one-way street with angled parking to alleviate some of the parking issues that currently exist.

**Motion: To Adjourn.**

Moved: Hess

Seconded: Holland

Carried: 7-0

The meeting adjourned at 7:53 p.m.

Ed James  
Secretary