

GDC Board of Directors
Open Meeting
(Virtual Zoom)
Thursday, September 1, 2022
7:45 pm

Board Members Present: Bilyeu, Brodd, Hess, James, Lambert, Luly, McKinley, Mortimer, Whipple

Excused Absences:

Others in Attendance:

Eldon Ralph, General Manager

Joe Perry, Director of Finance

Deanna Washington, Director of Member Services

Thomas Williams, Director of Technical Services

Dave Benack, Audit Committee

Bill Jones, Audit Committee

Scott and Kathy Legendre

Molly Lester

Steve Skolnik

Frank Gervasi, Visitor

Anna Socrates

Shawnda Atkins

April Ashpes

Mark Via

Janice Wolf

Jessica Faulkner

David Lockwood

Dawn Gable

Dale & Vince Wilding

Joyce Campbell

Stephen Holland

Ken Shields

Dorothy Bates

Karen Gregoire

Selen Saydam

Carol Griffith

Ben Fischler

Adena Galinsky

Joel Kramer

President Brodd called the meeting to order at 7:50 pm.

1. Approval of Agenda

Motion: To approve the agenda as presented.

Moved: James

Seconded: Hess

Carried: 9-0

2. Visitors (Comment Period)

None

3. For Action or Discussion

3a. Review Minutes of the Stockholders' Meeting Held on June 2, 2022 (Attachment #1)

Attachment #1 is a draft of the minutes of the June 2, 2022 Annual Stockholders' Meeting. After the Board reviews and accepts the minutes, they will be included on the agenda for the 2023 Annual Stockholders' Meeting for approval.

Motion: I move that the Board of Directors accept the draft minutes for the June 2, 2022 Annual Stockholders' Meeting as presented and direct Staff to include them on the agenda for the 2023 Annual Stockholders' Meeting for review and approval by the GDC Stockholders.

Moved: Hess

Seconded: Mortimer

Carried: 9-0

3b. Proposal to Rent Units at GDC Parkway Apartments to House Refugee Families (Attachment #2)

Attachment #2 is a memorandum from the Greenbelt Refugee Aid Committee (GRACE), who is requesting GDC's Board of Directors to approve GRACE's leasing of one or more units at the Parkway Apartments, primarily to house Ukrainian refugee families.

Staff suggests that GRACE should provide the Board a draft sublease agreement that GRACE would sign with a tenant to whom it sublets a GDC apartment unit. GDC's attorney should review the standard GDC lease agreement between GRACE and GDC and GRACE's sub-lease agreement with its tenant to ensure they are compatible.

This item is on the agenda for discussion and possible action.

The Board directed the General Manager to refer this proposal to legal counsel for guidance before the Board makes a decision. This proposal will be revisited at a future meeting.

3c. Buildings Committee Recommendation to Hire a Firm to Recommend Repair/Replacement Options for Piping Systems at Parkway Apartments

Following a request from GDC's Board of Directors, GHI's Board of Directors directed the GHI Buildings Committee on April 22, 2022 to recommend the most appropriate repair and/or replacement options for water supply, wastewater, and heating piping infrastructure for GDC's Parkway Apartment buildings and whether or not this work should be done at the same time as the pipe replacement program in GHI's masonry and frame units. The Buildings Committee discussed this assignment during their meeting in May and passed the following motion:

"I move that the Buildings Committee recommend to the GDC Board of Directors that a professional engineering consulting firm be employed to study the plumbing and HVAC systems at the two Parkway Apartment buildings, to report on the condition of existing water supply and waste piping systems as well as water-cooled heat pump systems in these buildings. The consulting firm's report shall recommend remediation and/or replacement options. In addition, the consulting firm will study and make recommendations to reduce or eliminate the use of fossil fuels in these buildings, in the interest of energy conservation and environmental stewardship."

This item is on the agenda for discussion and action.

Motion: I move that the Board of Directors direct the Manager to obtain proposals from Engineering firms to evaluate the condition of water supply, waste pipe and heating pipe systems at GDC's Parkway Apartments, considering energy efficiency, and recommend appropriate repair and/or replacement options for the existing piping.

Moved: Hess

Seconded: Mortimer

Carried: 9-0

Motion: To adjourn.

Moved: Hess

Seconded: McKinley

Carried: 9-0

The meeting adjourned at 8:33 pm.

Ed James
Secretary