

GDC Board of Directors  
**Open Meeting**  
**(Virtual Zoom)**  
**Thursday, September 15, 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

Jim Morris, Director of Maintenance

Deanna Washington, Director of Member Services

Thomas Williams, Director of Technical Services

Dave Benack, Audit Committee

Bill Jones, Audit Committee Chair

Grace Fisher, Audit Committee

Scott Legendre

Molly Lester

Shawnda Atkins

Janice Wolf

Stephen Holland

Karen Gregoire

Ben Fischler

Mara Hemminger

Carl Malings

Stephanie O'Brien

Wes Austin

Joe Robbins

President Brodd called the meeting to order at 7:46 pm.

1     Approval of Agenda

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

Moved: Hess

Seconded: Mortimer

Carried: 9-0

2     Visitors (Comment Period)

None

3 For Action or Discussion

3a. Approve Minutes of the Open Meeting Held on July 14, 2022 (Attachment #1)

**Motion: I move that the Board of Directors approve the minutes of the Open Meeting held on July 14, 2022 as presented.**

Moved: James

Seconded: Hess

Carried: 9-0

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

On September 1, 2022, the Board considered a proposal (Attachment #2) from the Greenbelt Refugee Aid Committee (GRACE) for leasing one or more units at the Parkway Apartments to house Ukrainian refugee families. The Board requested the Manager to obtain advice from legal counsel regarding the terms of a lease agreement that would be necessary. Staff provided the standard GDC lease form to Attorney Joe Douglass who advised as follows:

*'I have reviewed the material you sent me. Some of our other clients have units rented to nonprofit organizations which use the units to house their "clients." You would need a special lease addendum that makes it clear that GDC will hold the organization responsible for the conduct of the persons residing in their unit, and that obligates the organization to remove any person whose conduct becomes a problem, etc. That should be fairly straightforward to draft. However, the sample lease form you sent me generally requires a lot of revisions, both to address legal issues and to provide greater clarity in the language. It will take me some time to do a complete markup of that form.'*

This item is on the agenda for discussion and action.

**Motion: I move that the Board of Directors direct the Manager to request GDC's legal counsel to draft an appropriate lease agreement to enable GDC to lease one or more units at the Parkway Apartments to GRACE to house refugee families, contingent on GRACE's consent to reimburse GDC for the legal costs incurred in drafting the lease agreement.**

Moved: Hess

Seconded: Bilyeu

Amended and carried by a later vote

**Motion to Amend: To replace “one or more units” with “no more than two units”.**

Moved: Luly

Seconded: Whipple

Carried: 9-0

**Motion to Amend: To replace “agreement” with “addendum”.**

Moved: McKinley  
Opposed: Luly

Seconded: Mortimer

Carried: 8-1

**Motion as Amended: I move that the Board of Directors direct the Manager to request GDC's legal counsel to draft an appropriate lease addendum to enable GDC to lease no more than two (2) units at the Parkway Apartments to GRACE to house refugee families, contingent on GRACE's consent to reimburse GDC for the legal costs incurred in drafting the lease addendum.**

Moved: Hess  
Opposed: Brodd

Seconded: Bilyeu

Carried: 8-1

**Motion: I move that the Board of Directors direct the Manager to request GDC's legal counsel to draft a revision of the current lease.**

Moved: Hess

Seconded: Luly

Carried: 9-0

**Motion: To adjourn.**

Moved: Hess

Seconded: Bilyeu

Carried: 9-0

The meeting adjourned at 8:26 pm.

Ed James  
Secretary