

NOTICE OF MEETING AND AGENDA

**GDC BOARD OF DIRECTORS
REGULAR SESSION
7:45 PM**

Thursday, July 9, 2020

VIRTUAL ZOOM MEETING ROOM
Members & Visitors may attend remotely.

- 1. Approval of Agenda**
- 2. Visitors (Comment Period)**
- 3. For Action or Discussion**
 - a. Approve Minutes of Open Session Meeting Held on May 7, 2020 – (Attachment #1) 2 minutes Discussion
 - b. Finance Committee's Recommendation re: Financial Relief Measures for Parkway Apt. Tenants Due to COVID-19 – (Attachment #2) 10 minutes Discussion/Action

MANAGER’S MEMORANDUM

TO: GDC Board of Directors
FROM: Eldon Ralph, General Manager
DATE: July 1, 2020
SUBJECT: Items for the **GDC REGULAR SESSION** Board Meeting on
July 9, 2020.

GDC Open Session

3a. Approve Minutes of Open Session Meeting Held on May 7, 2020 – (Attachment #1)

Motion: I move that the Board of Directors approve the minutes of the Open Session meeting that was held on May 7, 2020 (as presented/as revised).

3b. Finance Committee's Recommendation re: Financial Relief Measures for Parkway Apt. Tenants Due to COVID-19 – (Attachment #2)

At the request of the GDC’s Board of Directors, the GHI Board directed GHI’s Finance Committee to review a letter from the Greenbelt City Council (attachment #2) and recommend financial relief measures that should be provided to tenants at the Parkway Apartments, whose failure to pay rent is due to COVID-19.

GHI’s Finance Committee discussed this matter on June 25, 2020 and passed the following motion:

Motion: The GHI Finance Committee recommends that the GDC Board of Directors establish the following policies for Parkway tenants who can show that their failure to pay rent was the result of COVID-19, and were not delinquent on their rent during the twelve months preceding March 1, 2020:

1. The only interest or late fee for calendar year 2020 will be one-half percent per month on the unpaid balance. Rationale: This is about \$5 per month of rent

2. Payment plans will be arranged for late payments of rent, based on individual circumstances.
3. Rent increases will be frozen until the end of 2020.
4. There will be no evictions due to late or non-payment of rent for the remainder of 2020.

This item is on the agenda for discussion and action.

Suggested motion: I move that the Board of Directors adopt the following recommendation from GHI's Finance Committee (*as presented/ as revised*), regarding financial relief measures for tenants at the Parkway Apartments who were not delinquent on their rent during the twelve months preceding March 1, 2020, and whose failure to pay rent is due to COVID-19:

1. **The only interest or late fee for calendar year 2020 will be one-half percent per month on the unpaid balance.**
2. **Payment plans shall be arranged for late payments of rent, based on individual circumstances.**
3. **Rent increases shall be frozen until the end of 2020.**
4. **There shall be no evictions due to late or non-payment of rent for the remainder of 2020.**

Draft Minutes
Board of Directors
GDC - Regular (Open) Session Meeting
May 7, 2020

Board Members Present: Brodd, Hess, Holland, James, Jones, Ready, Skolnik, Socrates and Watkins

Excused Absences:

Others in Attendance:

Eldon Ralph, General Manager

Tom Sporney, Assistant General Manager

Joe Perry, Director of Finance

Stuart Caplan, Director of Technical Services

Joe Wiehagen, Director of Homes Improvement Program

Maesha McNeill, Human Resources Manager

Joyce Campbell, Audit Committee Member

Carol Griffith, Audit Committee Chair

Monica Johnson, Recording Secretary

President Skolnik called the meeting to order at 8:06 pm.

1. Agenda

Motion: To approve agenda as presented.

Moved: James

Seconded: Hess

Carried: 9-0

2. Visitors (Comment Period)

None.

3. For Action or Discussion

3a. Approve Minutes of the GDC Open Session Meeting Held on April 2, 2020

Motion: I move that the Board of Directors approve the minutes of the GDC Open Session Meeting that was held on April 2, 2020 as presented.

Moved: James

Seconded: Hess

Carried: 9-0

3b. Review 2019 Year-end Financial Statements

Perry presented the GDC's 2019 year-end financial statements and answered questions from the Board.

Motion: To Adjourn.

Moved: Hess

Seconded: James

Carried: 9-0

The meeting adjourned at 8:25 pm

Ed James
Secretary



CITY OF GREENBELT

25 CRESCENT ROAD, GREENBELT, MD. 20770-1886

CITY COUNCIL

Colin A. Byrd, Mayor
Emmett V. Jordan, Mayor
Pro Tem

Judith F. Davis
Leta M. Mach
Silke I. Pope
Edward V.J. Putens
Rodney M. Roberts

Dear Property Manager:

With hundreds of thousands of Marylanders out of work because of the COVID-19 pandemic, many families are understandably finding it hard to pay rent. Governor Hogan issued an emergency order that prohibits Maryland courts from ordering the eviction of any tenant who can show that their failure to pay rent was the result of COVID-19. As Maryland reopens, many will lose unemployment payments as they regain the ability to work without actually being able to return to full employment. During this continued State of Emergency and beyond, the City Council urges that you consider the following proposals to ensure an equitable transition for tenants:

1. Charge no interest or late fees until January 2021.
2. Arrange payment plans with your tenants, allowing up to three (3) years to pay fees owed.
3. Freeze rent increases from the start of the COVID-19 emergency until January 2021.
4. Suspend all eviction lawsuits due to late or non-payment of rent for the remainder of 2020.

Thank you for your timely consideration on this urgent matter.

Sincerely,

Colin Byrd, Mayor

Emmett V. Jordan, Mayor Pro Tem

Judith F. Davis, Member of Council

Leta M. Mach, Member of Council

Silke I. Pope, Member of Council

A NATIONAL HISTORIC LANDMARK

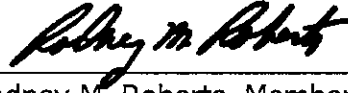
(301) 474-8000 FAX: (301) 441-8248

www.greenbeltmd.gov





Edward V. J. Putens, Member of Council



Rodney M. Roberts, Member of Council

cc: City Council
Nicole Ard, City Manager