

Minutes
GREENBELT DEVELOPMENT CORPORATION
Regular Session
August 17, 2017

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

Others in Attendance:

Tom Sporney, Assistant General Manager	Henry Haslinger, Audit Committee
Joe Wiehagen, Director of Homes Improvement Program	Randall Mangum, 2Q Gardenway
Maesha McNeill, Acting Director of Member Services	Molly Lester, 6M Hillside Road
Joe Perry, Director of Finance	Larry McNeely, 2H Northway
George Bachman, Director of Maintenance	Alonzo Coleman, 4C Plateau Place
Jonathan Gordy, Audit Committee	Ginny Jones, 15D Ridge Road
	Mary Rounds, 58B Crescent Road
	Monica Johnson, Recording Secretary

President Skolnik called the meeting to order at 7:31 p.m.

1. Approval of Agenda

Motion: To approve the agenda.

Moved: Hess

Seconded: Jones

Carried: 9-0

2. Visitors (Comment Period)

None

3. For Action or Discussion

3a. Approve Minutes: GDC Regular Session Meeting Held on July 6, 2017

Motion: I move that the Board of Directors approve the minutes for the July 6, 2017 Regular Session meeting as presented.

Moved: James

Seconded: Hess

Carried: 9-0

3b. Adoption of Bank Corporate Authorization Resolution

GDC has a Corporate Business Checking Account with the National Cooperative Bank (NCB). The Bank requires that a Corporate Authorization Resolution be executed.

A copy of the Corporate Authorization Resolution, which the Board is asked to approve. It is necessary for the Board President to sign the resolution and have his signature witnessed by the Board Secretary.

Motion: I move that the Board of Directors adopt the National Cooperative Bank Corporate Authorization Resolution as presented on August 17, 2017, and authorize the following individuals as signers: Steve Skolnik, President; Charles Hess, Sr., Treasurer; Eldon Ralph, General Manager; Tom Sporney, Assistant General Manager; Joseph Perry, Jr., Director of Finance, and specify that no fewer than two (2) of the specimen signatures shall be required for actions on these accounts.

Moved: Kapfer

Seconded: James

Carried: 8-0-1

Abstained: McFadden

3c. Proposed Strategic Planning Session

Staff suggests that the Board consider holding a planning session to establish strategic goals and a 12-month action plan for the Greenbelt Development Cooperative. Some of the major issues that should be discussed are as follows:

- Possible changes to GDC's bylaws
- Acquisition of additional business enterprises and steps that should be taken now to position GDC to capitalize on those future opportunities.
- Should the GDC Parkway Apartments continue to be managed by GHI staff or a property management company?
- Is it possible to use the site where the Parkway Apartments are located to construct other buildings e.g. an apartment or condo building?
- Major upcoming capital improvement projects for the GDC Parkway apartments and how these should be financed.
- Is there merit in establishing the actual return on investment (ROI) that GDC's Parkway Apartments earns?
- Is there merit in having a few Board members for GDC who are not GHI Board members?

Motion: I move that the Board of Directors hold a strategic planning session on September 28, 2017 from 7:00 pm to 10:00 pm for the purpose of establishing strategic goals and a 12-month action plan for Greenbelt Development Corporation.

Moved: Seely

Seconded: Hess

Carried: 9-0

4. Item of Information

4a. Procurement of a Use and Occupancy Permit for the Parkway Apartments

Earlier this year, staff initiated the process of obtaining a use and occupancy (U&O) permit for the Parkway Apartments. 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.

Staff hired Oyster, Imus and Petzold to develop a site plan for the Parkway Apartments and submitted three copies of the site plan to the DPIE. The U&O permit application and site plan have been reviewed and approved by the Maryland National Capital Park and Planning Commission (MNCPPC). The MNCPPC returned the application and site plan to the DPIE for the permit to be processed and then forwarded to the Inspections Division. A County Fire Marshal will inspect the Parkway apartments on Thursday, August 10, 2017.

Motion: To Adjourn.

Moved: Hess

Seconded: James

Carried: 9-0

The meeting adjourned at 7:43 p.m.

Ed James
Secretary