



CITY COUNCIL WORK SESSION AGENDA

Apartment Owner/Manager Work Session

COUNCIL MEETING WILL BE ONLINE ONLY

Due to the COVID-19 precautions, the Council Meeting will be held online and is planned to be cablecast on Verizon 21, Comcast 71 and 996 and streamed to www.greenbeltmd.gov/municipaltv.

Resident participation:

<https://us02web.zoom.us/j/5046463594?pwd=aDNyMGkyb0pydm9HOUtrODJZdEZuZz09>

OR

Join By phone: (301) 715-8592

Meeting ID: 504 646 3594

Passcode: 425385

In advance, the hearing impaired is advised to use Video Relay Services (VRS) at 711 to submit your questions/comments or contact the City Clerk at (301) 474-8000 or email banderson@greenbeltmd.gov.

Tuesday, April 6, 2021

8:00 PM

Work Session Packet *Agenda*

- *Introductions*
- *Council Discussion*
- *Questions and Answers*
- *Other Items*

Apartment Owner/Manager

Suggested Action:

Reference:

WS180228 Minutes

Ordinance 1377

Ordinance 1378

[WS180228.pdf](#)

[Ord1377.pdf](#)

[Ord1378.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: April 6, 2021

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Apartment Owner/Manager

Suggested Action:

Reference:

WS180228 Minutes

Ordinance 1377

Ordinance 1378

Attachments:

[WS180228.pdf](#)

[Ord1377.pdf](#)

[Ord1378.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, February 28, 2018, to meet with Rental Apartments and Receive a Council Room Upgrade Briefing Update.

Mayor Jordan started the meeting at 8:03 p.m. The meeting was held in the Multipurpose Room of the Community Center.

PRESENT WERE: Councilmembers Judith F. Davis, Leta M. Mach, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts and Mayor Emmett V. Jordan. Councilmember Colin A. Byrd was not present.

STAFF PRESENT WERE: Nicole Ard, City Manager; Beverly Palau, Public Information and Communications Coordinator; and Cindy Murray, Acting City Clerk.

ALSO PRESENT WERE: Christine Agenfi and Nern Adams-Escobar, Parkway Apartments (Greenbelt Homes, Inc.); Charles Jackson and Steven Cohn, Crescent Square Apartments; Joe Scallion and Bob Turner, Jane Apartments; and Bill Orleans.

Rental Apartments

Joe Scallion, Jane Apartments, said he owns the buildings at 8, 10, 12 and 14 Parkway which consist of 48 efficiency units in total. He said the units rent for \$899 which includes utilities. Mr. Scallion said most of his renters are graduate students and young adults. In response to a question from Mayor Jordan, he said the building doors are secure entrances. Mr. Scallion mentioned problems with the windows of the buildings; they are all original windows. Mr. Roberts said he hoped Mr. Scallion planned to keep the original windows. He noted the original windows in the Community Center had been rebuilt during the building renovation.

Ms. Davis mentioned there was discussion years ago about the need for a sidewalk in the rear of Jane Apartments to Crescent Road. Mr. Scallion said he owned this property and wasn't familiar with discussions regarding a sidewalk.

Steven Cohn, Crescent Square Apartments, said he owns the buildings at 1, 3, 5 and 7 Parkway which consist of 24 units; the buildings at 42 and 44 Crescent that consist of 12 units; and the buildings at 46 to 54 Crescent which consist of 30 units. He reported considerable money had been put into building repairs over the past 10 to 15 years including new boilers, roofs, new front and back secure doors, new hot water heater, new stair treads, hallway lighting, etc. Mr. Cohn said one bedroom units rent for \$1,000 a month, one bedroom with balcony units rent for \$1,050, and one bedroom with den units rent for \$1,100. He said new tenants must pass a credit check, provide a \$500 security deposit and sign a one year lease. After the one year, renters can rent month to month.

Mr. Scallion and Mr. Cohn said vacant units are normally rented very quickly, often within one week.

Nern Adams-Escobar, Parkway Apartments (Greenbelt Homes, Inc.), said GHI owns the buildings at 15, 17, 19, 21, 23, 25 and 27 Parkway. He said the buildings consist of 60 total units – 36 efficiency units rent for \$770 per unit and 24 one bedroom units which rent for \$950

(straight one bedroom) to \$1,040 (one bedroom with porches). Mr. Adams-Escobar reported units were in the process of being upgraded with new counters and cabinets in kitchen areas. He said new residents must sign a one year lease and can rent month to month after the initial year.

Christine Agenfi said many of the residents of the Parkway Apartments work for NASA or the University of Maryland. She mentioned that all the buildings have secure doors.

Mayor Jordan mentioned the City's Welcome Packet program. Ms. Agenfi and Mr. Scallion said they would like some packets for their residents. Mr. Cohn said he already has packets and distributes them to new residents.

Ms. Agenfi said the lack of parking for the Parkway Apartments is a big issue for residents. Mr. Scallion agreed and mentioned that a study was done many years ago to make Parkway a one way street with angle parking to provide more parking spaces. Council asked staff to see if the study could be located. Mr. Scallion said he may have a copy.

In response to a question from Mayor Jordan, all the representatives reported they do not experience any problems with Comcast or Verizon. Mr. Scallion said he wasn't aware he had a choice of both services and would be investigating his options.

Mayor Jordan asked how asbestos in the buildings are addressed. Mr. Scallion and Mr. Cohn said they cover over the asbestos tile. Ms. Agenfi said GHI removed some tiles about 20 years ago and had them tested. She said once the tiles were identified as containing asbestos, they discontinued efforts at removal and began recovering the tiles.

Mr. Cohn expressed concern about a sidewalk by the playground near his buildings that Public Works had torn up three to four months ago and had not yet repaired. He also mentioned City employee(s) cleaning City property blows leaves onto his property.

Mr. Orleans asked if the property owners accepted HUD and/or Veterans vouchers. All the owners said no.

Ms. Davis mentioned the City's Renters Tax Credit Program and asked the property owners to let their residents know about the program. Ms. Pope suggested that information on the program be sent to all rental owners/management offices.

Council thanked the property owners for attending.

Council Room Upgrade Briefing Update

Beverly Palau, Public Information and Communications Coordinator, provided a PowerPoint presentation on the audio visual and presentation system upgrades for the Council Room. She explained that five remote cameras will be installed and operated remotely from the back studio. These cameras cover angles for both Work Sessions and Regular Council Meetings. Three monitors will be included: 1) one 90 inch monitor where the screen is now located (will be able to connect computers and show presentations); 2) one 70 inch monitor behind Council on the wall for the Audience to see presentations better; and 3) one roll in 43 inch monitor for Council.

Ms. Palau reviewed additional features of the project included the following.

- 1. Studio equipment to run cameras and mix broadcast.*
- 2. Station to hold equipment.*
- 3. Equipment Rack replacement.*
- 4. New Podium with presentation controls.*
- 5. Wall boxes to easily connect equipment.*
- 6. New 16 wireless microphone system for Work Sessions.*
- 7. Sound equipment for new microphone system.*
- 8. Wireless microphone for audience.*

Ms. Palau also provided an update on the Peak Agenda System.

Council thanked Ms. Palau for the briefing.

Informational Items

Several informational items were discussed.

The meeting ended at 10:04 p.m.

Respectfully Submitted,

*Cindy Murray
Acting City Clerk*

Introduced: Mayor Byrd
1st Reading: November 23, 2020
Passed: November 23, 2020
Posted: November 30, 2020
Effective: November 23, 2020

ORDINANCE NUMBER 1377

CITY OF GREENBELT RENT INCREASE FREEZE ORDINANCE

WHEREAS, the spread of COVID-19 is likely to result in loss of work and loss of income for some residents of Greenbelt, which may impact their ability to pay for rental housing; and

WHEREAS, as result of the tremendous hardship which many residents of Greenbelt have suffered as a result of the recent health and economic events; and

WHEREAS, the City of Greenbelt adopts this temporary Ordinance to assist those residents of Greenbelt with their rental issues, on a temporary basis. NOW, THEREFORE,

BE IT ORDAINED the City Council of Greenbelt adopts this Rent Increase Freeze to provide that between the date of this adoption and December 31, 2021, or 60 days after the County State of Emergency is lifted whichever occurs first, that there shall be a Rent Increase Freeze during this time which landlords are prohibited from increasing the rent on tenants for apartment complexes or ownership of apartments of more than one unit. As indicated, this Ordinance shall last for a period as stated herein to assist tenants and shall automatically expire as of the date indicated herein. Waivers of this Ordinance may be reviewed by the City Council. Landlords who violate this Ordinance shall be subject to a separate municipal violation of Five Hundred (\$500.00) Dollars for each day for each separate violation.

BE IT FURTHER ORDAINED by the Council of the City of Greenbelt that this ordinance shall become effective immediately upon its passage.

PASSED by the Council of the City of Greenbelt, Maryland, at its regular meeting of November 23, 2020.



Colin A. Byrd, Mayor

ATTEST:



Bonita Anderson, City Clerk

Introduced: Mayor Byrd
1st Reading: November 23, 2020
Passed: November 23, 2020
Posted: November 30, 2020
Effective: November 23, 2020

ORDINANCE NUMBER 1378

CITY OF GREENBELT LATE FEE FREEZE ORDINANCE

WHEREAS, the spread of COVID-19 is likely to result in loss of work and loss of income for some residents of Greenbelt, which may impact their ability to pay for rental housing; and

WHEREAS, as result of the tremendous hardship which many residents of Greenbelt have suffered as a result of the recent health and economic events; and

WHEREAS, the City of Greenbelt adopts this temporary Ordinance to assist those residents of Greenbelt with their rental issues, on a temporary basis. NOW, THEREFORE,

BE IT ORDAINED the City Council of Greenbelt adopts this Late Fee Freeze to provide that between the date of this adoption and December 31, 2021, or 60 days after the County State of Emergency is lifted whichever occurs first, that there shall be a Late Fee Freeze during this time which landlords are prohibited from imposing any late fees on rent on tenants for apartment complexes or ownership of apartments of more than one unit. As indicated, this Ordinance shall last for a period as stated herein to assist tenants and shall automatically expire as of the date indicated herein. Waivers of this Ordinance may be reviewed by the City Council.

BE IT FURTHER ORDAINED by the City Council of the City of Greenbelt that Landlords who violate this Ordinance shall be subject to a separate municipal violation of Two Hundred (\$200.00) Dollars for each day for each separate violation.

BE IT FURTHER ORDAINED by the City Council of the City of Greenbelt that each Landlord institute repayment plan allowing a renter with back rent two years to repay.

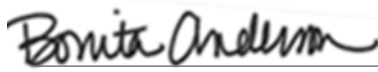
BE IT FURTHER ORDAINED by the Council of the City of Greenbelt that this ordinance shall become effective immediately upon its passage.

PASSED by the Council of the City of Greenbelt, Maryland, at its regular meeting of November 23, 2020.



Colin A. Byrd, Mayor

ATTEST:



Bonita Anderson, City Clerk