CITY COUNCIL WORK SESSION AGENDA

Work Session ? Franklin Park at Greenbelt Station

This meeting will be held in-person and virtual.

25 Crescent Road
Greenbelt, MD 20770

OR

Virtual Participation
Zoom Webinar Attendees:
Please submit your request in writing via email to questions@greenbeltmd.gov

https://us02web.zoom.us/j/83418128207?
pwd=MU5lYS9BR1BEbTdQWTJpQm1NdnJVQT09
Dial-in: 301 715 8592
Webinar ID: 834 1812 8207
Passcode: 162937

Wednesday, February 21, 2024
7:30 PM

I. Work Session Packet - Franklin Park at Greenbelt Station (stakeholder)

1. Work Session - Franklin Park at Greenbelt Station
   Suggested Action:
   Agenda

   • Introductions - 15 minutes (7:30 - 7:45 pm)
   • Council Discussion - 60 minutes (7:45 - 8:45 pm)
   • Franklin Park Update
     ◦ Changes in the ownership/management team

- Plans for the future in light of the FBI announcement
- Occupancy Rate/ Evictions / Delinquencies
- Communication with residents / City

• Public Safety
- Street / Parking Lot Lighting
- Pedestrian Safety near Springhill Lake Elementary
- Other security issues

• Partnerships
- Greenbelt Police Department
- Councilmember Gordon's Programs

• County Council Issues
- Rent Stabilization
- Security Camera requirements

• Sanitation Issues
- Bulk trash and garbage collection on pick up on holiday weekends
- Recycling
- Food scrape Composting

• Community Amenities
- Electric Vehicle Charging Station
- Dog Park
- 2nd Pool Area
- Pickleball Courts

• Questions and Answers - 15 minutes (8:45 - 9:00 pm)
• Other Items - 10 minutes (9:00 - 9:10 pm)
- Information Items

Franklin Park at Greenbelt Station Work Session Minutes - Dec. 5, 2022.pdf
Franklin Park Violation Analysis Chart.pdf
Franklin Park Violation Five Year Analysis Chart.pdf

2. Meeting and Stakeholder List

Suggested Action:

Agenda

• Review Meetings and Stakeholder List - 10 minutes (9:10 - 9:20 pm)

meetings.pdf
Stakeholder Schedule.pdf

City Council Work Session Agenda Item Report

Meeting Date: February 21, 2024
Submitted by: Shaniya Lashley-Mullen
Submitting Department: Administration
Item Type: Work Session Item
Agenda Section: Work Session Packet - Franklin Park at Greenbelt Station (stakeholder)

Subject:
Work Session - Franklin Park at Greenbelt Station

Suggested Action:
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Attachments:
Franklin Park at Greenbelt Station Work Session Minutes - Dec. 5, 2022.pdf
Franklin Park Violation Analysis Chart.pdf
Franklin Park Violation Five Year Analysis Chart.pdf

WORK SESSION OF THE GREENBELT CITY COUNCIL was held on December 5, 2022, at a stakeholder meeting with representatives of Franklin Park at Greenbelt Station.

Mayor Jordan started the meeting at 7:30 p.m., which was held in the Council Chambers of the Municipal Building and virtually via Zoom.

PRESENT HERE: Council members Colin A. Byrd (virtual), Judith F. Davis, Ric Gordon, Silke I. Pope (virtual), Rodney M. Roberts, Kristen L.K. Weaver, and Mayor Emmett V. Jordan

STAFF PRESENT HERE: Tim George, Assistant City Manager; Richard Bowers, Chief of Police (virtual); Terri Hruby, Director of Planning and Community Development (virtual); James Wisniewski; and Bonita Anderson, City Clerk.

ALSO, PRESENT HERE**:** The following representatives of Franklin Park at Greenbelt Station attended virtually: Denise Knight, General Manager**;** Laurie Bonner, VP of Operations; Brad Horton, VP of Facilities (Service team); Lea Garcia, Regional Assistant Manager; Ashley Robinson, Account Relations Manager; Jocelyn Gutierrez, Resident Service Manager; and Iman Taylor, Leasing Director.

Greenbelt residents Bob Rand, LaWann Stribling, Renaud Brown, and Ed Fallon were virtual, as were Bill Orleans, Konrad Herling, Jessica Stevenson Ashford, and Carol Malveaux.
Mayor Jordan opened the meeting with introductions.

Ms. Knight indicated that it had been a challenging year. They are still working through the after-effects of the Pandemic and are sure they will continue to do so for the next year and a half. As it's been changing and constantly evolving as things come up, they will have to be able to make important decisions and pivot.

Mayor Jordan asked Ms. Knight, in terms of their relationship with the business community, if they are members of the Prince George's County Chamber of Commerce. Ms. Knight indicated that they are not but will look into the membership.

Mayor Jordan asked about the outlook for the apartment development and improvement. Ms. Knight indicated that it was a challenging year on all fronts. The cost to do business, living expenses, inflation, all those things that residents are still recovering from, and even as a business, we're still recovering from. We're not out of the woods yet. So it's going to be very vital for us to all continue to work together.

While Franklin Park has seen improvements and things are heading in a more positive direction, there is still much work to be done. Residents are still getting back on their feet in terms of employment.

Franklin Park works very closely with Liz Park and Terri Hruby.

Mayor Jordan asked if there have been any changes in the governance with Fieldstone in terms of their relationship with Franklin Park at Greenbelt Station. Ms. Knight responded that the governing

source had remained the same. Ms. Bonner, V.P. of Operations, noted that occupancy has been good, and they are working on some big projects, including the window and door replacements.

Ms. Davis inquired about the percentage of occupancy. Ms. Knight replied that there is an average of 94% occupancy throughout the year.

Ms. Davis asked about the current rent rate. The current rental rate for a one-bedroom ranges from $1,300 to $1,695, depending on the style, per Ms. Knight.

Ms. Davis inquired about tenant lease renewal and whether there is an automatic increase. Ms. Knight said the tenant does receive an increase, depending on the market rate, anywhere between 5% and 6%. Next, Ms. Davis asked about the turnover rate last year. Ms. Knight noted that it was about 33% for last year. Finally, Ms. Davis asked if Franklin Park began evictions and if they have been reporting them to the City according to the ordinance. Ms. Knight replied yes, they had started the eviction process, which began across the county and reporting it to the City, averaging 8 to 10 per month annually.

Mr. Gordon inquired about the window replacement project's timeline and the breakdown of the process for a maintenance request. Ms. Bonner noted that the contractor had begun the production of the windows and doors to begin installation at the end of March 2023, seven buildings per month. Therefore, the estimated project timeline is two and a half to three-years. Ms. Knight noted that a tenant should submit their maintenance request by calling the office. Submission online through the tenant portal is also highly encouraged and more accessible. A tenant could also submit a request in-person.

Ms. Pope inquired about the status of the window replacement project. Ms. Bonner noted that they had completed one building. The process is slow with the measurement of each window due to the aging buildings. Ms. Pope also inquired if there are any plans to install additional cameras or call boxes due to increased crime. Ms. Knight noted that they would need to be strategic with how they plan to install. They have been in partnership with the Greenbelt Police Department discussing logistics on the main entry points of Franklin Park.

Mayor Jordan inquired about the status of the lighting project in the parking lots and on the buildings in Franklin Park. Ms. Knight noted that they are looking into fine-tuning the lighting in Franklin Park with the Community and Security Officers.

Mayor Jordan asked Chief Bowers to speak about crime City-wide. Chief Bowers stated that throughout the City, in particular Franklin Park, they've seen an increase in crime. The significant increase is in larcenies, thefts from autos. Last year this time, there were 150 reported incidents, and this year 200. He indicated that robberies are down in Franklin Park substantially and an upturn in violent crime, particularly aggravated assaults and firearm crimes. Chief Bowers noted that they started this weekend and will continue the Holiday Crime Suppression Detail through the end of January 2023, focusing on Franklin Park and Beltway Plaza. The Police Department has targeted times, night and evenings, to provide additional patrol officers in those areas. Every night, their goal is to be proactive with traffic stops, interacting with residents, foot patrol, TA checks, and working with the businesses and the community.

Chief Bowers also noted that they continue to look for an intelligent solution for Franklin Park security cameras and are exploring some License Plate Reader (LPR) subscription camera services. There is a fixed fee per camera with an annual subscription that does a lot of analytics and crime data collection.

Ms. Davis inquired if Franklin Park has security officers. Ms. Knight replied yes, they have patrol officers and noted that crime is happening near security cameras and lightning, even vandalism to vehicles while Greenbelt Police are patrolling the area. They are working to come up with better ways and solutions to this matter. Ms. Davis suggested reminding residents how to prevent theft from vehicles in their newsletter.

Mr. Roberts asked Chief Bowers how the cameras would be monitored. Chief Bowers replied that they were not monitoring the cameras. It is a License Plate Reader (LPR), the reading ability of the camera itself sends the license plate to a hot list, where the State compiles a list of all the stolen cars and a variety of other data, and they keep it in a database. So in real-time, if a vehicle is stolen and scanned by the tag reader it will alert the officer. Chief Bowers noted that he needs full staff to monitor the security cameras.

Ms. Knight noted that Franklin Park has an uptick in homelessness of people coming from other areas to Greenbelt, who are staying in hallways and bus stops seeking shelter for the winter months. Mayor Jordan noted that the City, with ARPA funding and Greenbelt CARES, is sensitive to this matter. From a compassionate side, we deal with it and that it's an ongoing challenge. Ms. Knight asked that the City work with them before it becomes an issue.

Mayor Jordan read Bob Rand's questions; however, Mayor Jordan specifically asked about the filing versus the writs for evictions and the backlog of ERAP funding.

Ms. Knight stated that it is an industry standard when tenants are late on their rent, Franklin Park files on non-payment. This is less than 10% or less of total Accounts. At least 80% of them will satisfy their rent balance by the end of the month. She also stated they have 6 ERAP accounts they're working through now.

Ms. Weaver read Mr. Rand's question: How many of the residents in Franklin Park who received emergency funds from the City or County were evicted? Ms. Knight replied that from a Greenbelt CARES standpoint, they were able to sustain housing for over 186 residents in Franklin Park.

Ms. Weaver read Mr. Rand's question: Are you charging $300+ extra per year for those in arrears and unable to renew a contract? Ms. Knight replied that if a tenant is not renewing their contract, it is an additional fee. Franklin Park will have this conversation with the residents 60 to 90 days before the end of their contract.

Mr. Gordon suggested that the second pool area be used as a community building as another location for youth involvement. Ms. Bonner replied that they had hired an architect to draft a number of different plans for use for that space in hopes of having options to present to the ownership group in the next three months. She noted that they want to recondition that space, make it a community space, and make it engaging and a great amenity for our residents to use. They'll see some progress there sooner rather than later.

Ms. Davis inquired about the status of the renovation project of the classic apartments. Ms. Knight stated that they had 300 left.

Ms. Davis asked about the status of capital project improvements and the community garden. Ms. Bonner replied that they had revamped the community garden with new containers and fencing and plan to install other gardens this Spring. Mr. Horton noted a large number of the buildings in 2022, 45 apartments and nine townhouses were re-roofed. In 2023 they have slated five townhouses and 20 apartment buildings for roof replacement. He also noted that boiler room number 9 is slated to be replaced. Mr. Horton indicated that, as the windows get done, the breezeways, the gutters, and the balcony rails are all tied into one big project.

Mayor Jordan read Mr. Fallon's question:

> "Of course, much crime in Greenbelt is carried out by non-residents of Greenbelt. But in the shorter and longer term, what are the most important measures to take to reduce the number of people wanting to commit crimes? Examples might be more work with GED and ESL classes at times that are convenient for would-be students. The same applies to employment training, incentivizing current and future local employers to focus on student drop-outs and returning citizens. Can our recreation and other programs increase their focus on challenged families? Making it easier to get scholarships for athletics and other activities under the athletics, drama, CARES, and educational activities?

Mr. Fallon noted he was asking what's most effective in those areas.

Mr. & Mrs. Ashford noted their concerns about their townhouse's shared utilities and mice infestation. Ms. Knight said she would contact him and his wife (Jessica Stevenson Ashford) to discuss the shared utilities.

Ms. Malveaux expressed concern about Franklin Park not enforcing dog waste pickup by pet owners and handling complaints by the leasing office. She suggested dog waste stations.

Mr. Herling asked for a better bus shuttle program and improvements to the tennis and basketball courts for active use. He also asked for a better connection to link Center City to Greenbelt West with an overpass.

Ms. Knight stated that there is a need for more programs for kids.

Informational items were discussed.

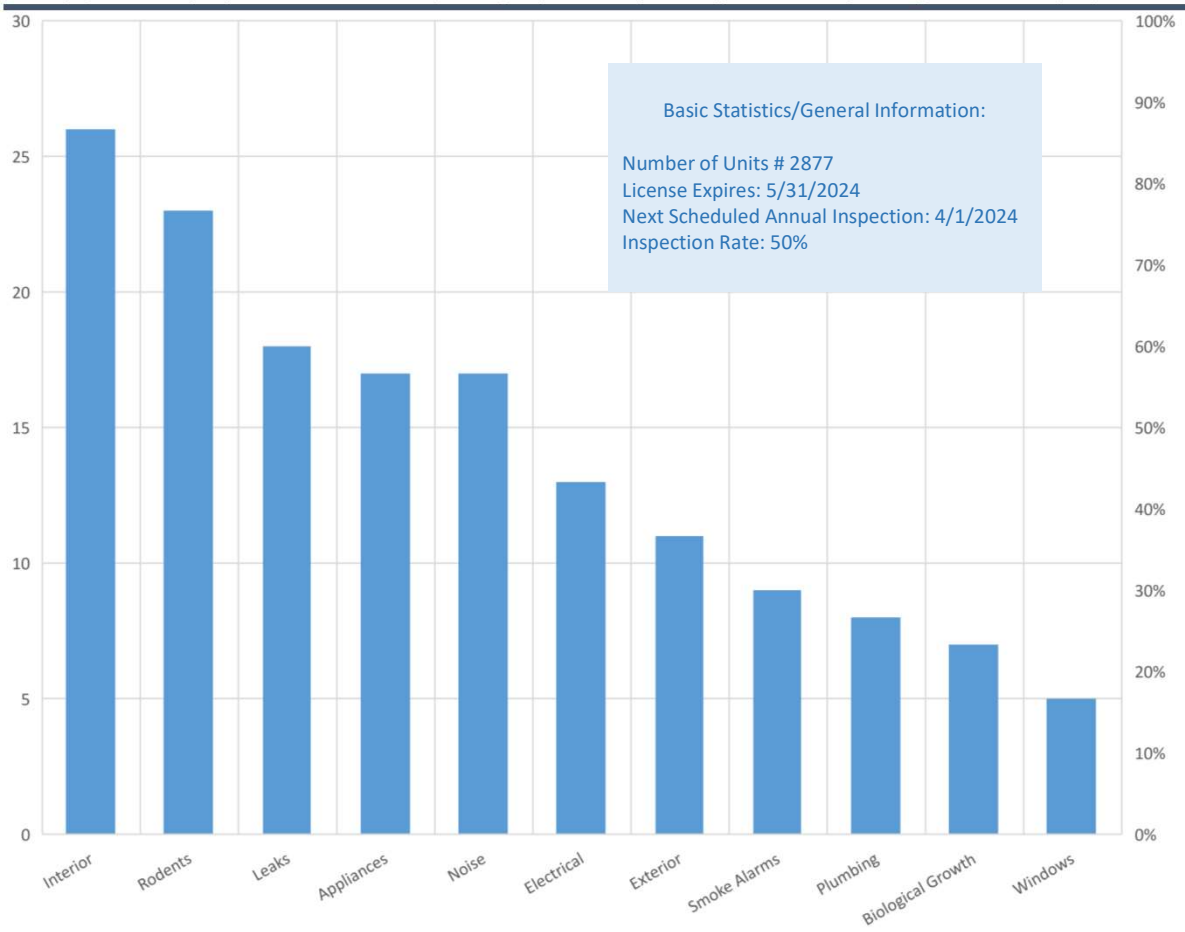
The meeting ended at 9:42 p.m.

Respectfully submitted,

Bonita Anderson
City Clerk

FRANKLIN PARK AT GREENBELT STATION - Property Maintenance Violations

For 7/1/2023 - 2/13/2024 *Prepared by Department of Planning & Community Development February 13, 2024*



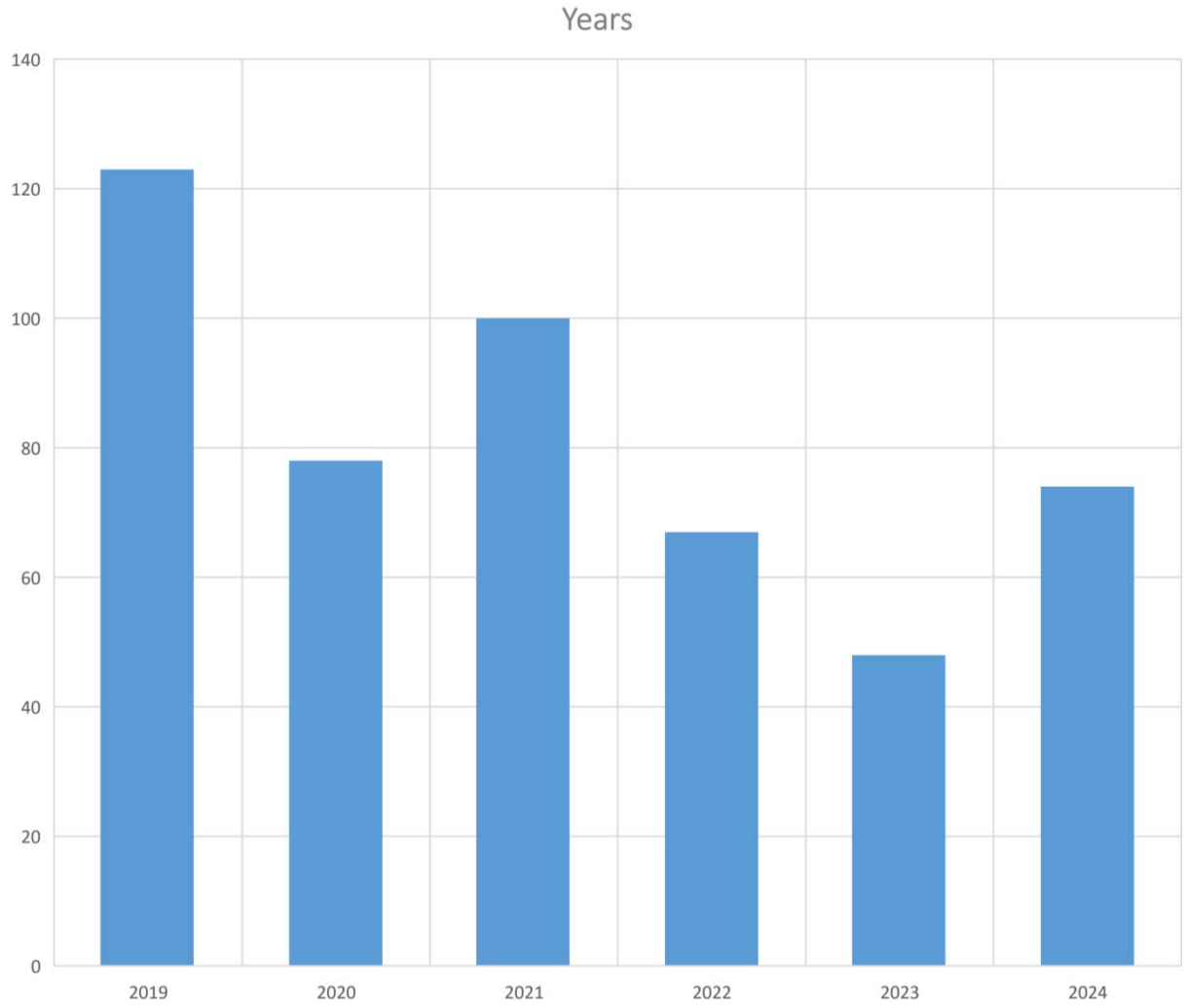
VIOLATIONS PER GROUP

VIOLATIONS	OCCURRENCES	PERCENT OF TOTAL	CUMULATIVE PERCENT
Interior	26	16.88%	**16.88%**
Rodents	23	14.94%	**31.82%**
Leaks	18	11.69%	**43.51%**
Appliances	17	11.04%	**54.55%**
Noise	17	11.04%	**65.58%**
Electrical	13	8.44%	**74.03%**
Exterior	11	7.14%	**81.17%**
Smoke Alarms	9	5.84%	**87.01%**
Plumbing	8	5.19%	**92.21%**
Biological Growth	7	4.55%	**96.75%**
Windows	5	3.25%	**100.00%**

FRANKLIN PARK AT GREENBELT STATION - Five Year Violations Comparison

Fiscal Years 2019 -2024

Prepared by Department of Planning & Community Development February 13, 2024



Five Year Comparison

YEAR	# of Violations	Percent of Total	Extraneous Variable
2019	123	25.10%	
2020	78	15.92%	
2021	100	20.41%	Boilers/Chillers mulfunction
2022	67	13.67%	
2023	48	9.80%	
2024	74	15.10%	

City Council Work Session Agenda Item Report

Meeting Date: February 21, 2024
Submitted by: Shaniya Lashley-Mullen
Submitting Department: Administration
Item Type: MEETINGS
Agenda Section: Work Session Packet - Franklin Park at Greenbelt Station (stakeholder)

Subject:
Meeting and Stakeholder List

Suggested Action:
Agenda

• Review Meetings and Stakeholder List - 10 minutes (9:10 - 9:20 pm)

Attachments:
meetings.pdf
Stakeholder Schedule.pdf

CITY OF GREENBELT, MARYLAND
25 Crescent Road, Greenbelt, MD 20770-1891

2/15/2024 9:07 AM

City Council Meetings & Work Sessions
February – March – April

Regular Meeting	Mon.	02/26	7:30 pm
Work Session – Religious/Spiritual Organization	Wed.	02/28	7:30 pm
Work Session – TBD	Mon.	03/04	7:30 pm
Work Session – Economic Development	Wed.	03/06	7:30 pm
NLC Congressional Cities Conference (DC)	Mon. – Wed.	03/11 – 03/13	
Regular Meeting	Mon.	03/11	7:30 pm
Advisory Board Interview	Wed.	03/13	7:10 pm
Work Session – Northway Fields Security Improvement	Wed.	03/13	7:30 pm
Work Session – Prince George's County Council	Mon.	03/18	7:30 pm
Greenbelt Mid-Session Legislative Dinner (Annapolis)	Wed.	0320	6:00 pm
Regular Meeting – Budget Presentation	Mon.	03/25	7:30 pm
Budget Work Session – Overview, Revenues & General Government/Other Funds/Non-Departmental & Fund Transfers/Economic Development	Wed.	03/27	7:30 pm
No Meeting – Easter Monday	Mon.	04/01	
Work Session – Reparations Commission (tentative)	Wed.	04/03	7:30 pm
Regular Meeting	Mon.	04/08	7:30 pm
Budget Work Session – Planning and Community Development	Wed.	04/10	7:30 pm
Budget Work Session – Misc. – Grants & Contributions/Social Services	Mon.	04/15	7:30 pm
Budget Work Session – Public Works/Capital Projects	Wed.	04/17	7:30 pm
Regular Meeting / 1st Public Hearing	Mon.	04/22	7:30 pm
Budget Work Session – Recreation/Museum	Wed.	04/24	7:30 pm
Four Cities Meeting (Greenbelt)	Thurs.	04/25	7:00 pm
Budget Work Session – Public Safety	Mon.	04/29	7:30 pm

This schedule is subject to change. For confirmation, call 301-474-8000. Regular and Special meetings and Work Sessions are open to the public. If special accommodations are required for any disabled person, please call 301-474-8000 or 301-474-3870 no later than 10 a.m. on the meeting day. Deaf individuals are advised to use Video Relay Services (VRS) at 711 or e-mail banderson@greenbeltmd.gov to reach the City Clerk. Unless otherwise noted, meetings will be held in the Council Chambers in the Municipal Building (MB) at 25 Crescent Road and virtually by Zoom. Zoom meeting information for public participation is posted on the City's website at www.greenbeltmd.gov on the meeting calendar.

Bonita Anderson, City Clerk

CITY OF GREENBELT, MARYLAND
25 Crescent Road, Greenbelt, MD 20770-1891

2/15/2024 9:07 AM

Ready to be scheduled:
Townhall Meeting: Virtual Meeting Accessibility for Blind and Visually Impaired
City Contracting Policy
Walk-way fixture
Verde Apartments
Greenbelt Road Corridor
WSSC (*March/April*)
Bureau of Engraving and Printing
Beltway Plaza (stakeholder)
Greenbelt Access TV
Greenbelt Center HOAs/COAs (*May 1st*)
Council Retreat Follow-Up
Greenbelt Cinema

For later scheduling:/
Zoning Enforcement
Parkway Apartment Owners/GHI *(parking)*
Northway Fields Master Plan
City Manager Updates (Jan, Pre-budget; July & Sept/Oct)
Meeting with County on Transportation Plan
Museum Plan
Bernard Penney (*Memorial Donation in honor of Leonie Penney*)
Potential Bond Referendum/Capital Financing
Cemetery Plans
MARC Train Service/MDOT
Arts & Entertainment District
EV Chargers Five Year Plan
Fleet Vehicles Ten Year Plan
GHI/Prince George's County (Stormwater issues)
Office of Human Rights

Annual														
Advisory Group Chairs	7/22	7/23												
Franklin Park at Greenbelt Station Mgmt.	12/21	12/22												
Greenbelt Center HOAs	3/23													
Greenbelt East HOAs and COAs/Greenbelt East Advisory Coalition	4/22	6/23												
Greenbelt Homes, Inc.	8/22	8/23												
Greenbelt Station HOA/Verde Apts.	8/22	8/23												
School Board Member	9/21	2/23	8/23											
State Highway Administration	11/20	11/22	12/23											
Biennial														
Beltsville Ag. Research Center	8/18	11/22	11/23											
Beltway Plaza	9/22													
NASA/GSFC	3/22	4/23												
Greenbelt Business Alliance	10/22													
Greenbelt Park NPS	1/22	3/23												
Greenway Shopping Center	12/20	2/23												
Religious/Spiritual Organizations	6/22													
Twice a Year														
County Council Person and At Large Members	5/23													
Meetings as Needed														
Apartments	4/21													
Comcast/Verizon	3/21													
Greenbelt Office Parks														
Greenbelt Watershed Groups	10/19													
Hotels	8/23													
PEPCO	2/22	9/23												
WSSC	2/22	6/23	10/23											
Washington Gas	8/23													
Prince George's Economic Development Corp.	11/21													
Prince George's Planning Board	10/19													
Roosevelt Center Owner	8/20													
University of Maryland	4/15													
WMATA/PGDPW&T (Semi-Annual)	5/22													
Newly Elected/Appointed Officials (Presentation of a Council Regular Meeting)														
County Executive														
School Board CEO	1/24													
State's Attorney	1/23													