WORK SESSION OF THE GREENBELT CITY COUNCIL held on Wednesday, February 21, 2024, to meet with Franklin Park at Greenbelt Station.

Mayor Jordan started the meeting at 7:30 p.m. The meeting was held in the Council Chambers of the Municipal Building, 25 Crescent Road, and virtually via Zoom.

PRESENT WERE: Councilmembers Amy E. Knesel, Danielle P. McKinney, Jenni A. Pompi, Silke I. Pope, Rodney M. Roberts, and Mayor Emmett V. Jordan. Mayor Pro Tem Kristen L.K. Weaver was absent.

STAFF PRESENT WERE: Tim George, Assistant City Manager; Chief Richard Bowers, Deputy Chief Timothy White, and Officer Erick Alvarez, Greenbelt Police Department; Terri Hruby, Director of Planning and Community Development; and Shaniya Lashley-Mullen, Deputy City Clerk.

ALSO PRESENT WERE: Denise Knight, General Manager, and Laurie Bonner, VP of Operations, Franklin Park at Greenbelt Station; and others.

Ms. Knight and Ms. Bonner presented updates on Franklin Park at Greenbelt Station, which has 2,877 units with a 90.7% occupancy rate. Notably, 20% of residents are delinquent, and one eviction has occurred this year. Recent improvements include three completed sections of the Window Project, new roofs, a high-efficiency boiler, and luxury flooring in 22% of units. Future plans involve upgrading the second pool into a sports facility, adding a dog park, and enhancing the playground.

Ms. Pope read a question from the Cedar Hill Chamber regarding the timeline for replacing ill-fitting screens. Ms. Knight requested that they email her directly about this issue. Mayor Jordan inquired about Fieldstone's mission, to which Ms. Bonner replied that it focuses on providing quality, affordable housing while upgrading the property to align with the FBI.

The conversation shifted to lighting concerns. Mayor Jordan noted the parking lots are dark, and Ms. Bonner mentioned that Franklin Park at Greenbelt Station is replacing lights along Cherrywood Lane and trimming trees. Ms. Knight added that they are working with the Police Department for lighting recommendations and requested help from the City to fix the out Pepco lights. Ms. Bonner also sought assistance for lighting issues between Beltway Plaza and Breezewood Drive.

Regarding security cameras, Ms. Bonner informed Ms. McKinney that Franklin Park has discussed camera placements with the Police Department. Mayor Jordan asked about implementing new Prince George's County legislation, and Ms. Bonner acknowledged the challenge of installing cameras across 153 acres and 248 buildings within six months, noting that installations will occur in phases. Mr. Roberts expressed concern about excessive camera coverage, while Ms. Pope suggested revising the legislation with the property owner.

Chief Bowers reported a 31% increase in crime in Franklin Park, primarily due to vehicle thefts. Officer Alvarez is assigned full-time to the area, which also employs a secondary security

company. The Greenbelt Police Department is collaborating with Community Policing Teams to increase its presence. Ms. Knight stated that Franklin Park has a zero-tolerance policy for criminal behavior, saying that management will begin eviction processes as needed.

Ms. Pompi read a question from an anonymous attendee about changes to the lifeguard stations. Ms. Bonner said the umbrellas are optional, and lifeguards should talk to management about any issues. Ms. Pope read a question from Alan Frazier, a resident of Franklin Park at Greenbelt Station, and Ms. Knight encouraged him to email or call for assistance.

Derrick Caldwell from Edmonston Road discussed his experience with the maintenance ticketing system regarding parking lot lights and graffiti at the playground. Ms. Knight noted that some lights are on backorder, and graffiti remains a problem.

Kevin Lockhart, a Franklin Park resident, suggested allowing residents to install security cameras for a small rent discount. He also proposed adding roof lights facing the parking lot and turning the second pool area into a multipurpose field.

Ms. Pompi shared comments from Levi Frazier of Breezewood Terrace about concerns with the 24-hour emergency maintenance service. Other residents, including Elissa Woodbury and Alan Frazier, had similar concerns. Ms. Knight promised to address these complaints.

In response to Leon Schachter of 9 B Parkway, Ms. Bonner said the second pool is closed because it is not finished and explained that management divides the water bill among residents based on unit size and occupancy. Lastly, Ms. Bonner said she would follow up with Bill Orleans about the ribbons around a tree on the pathway.

There was a discussion regarding rent stabilization and sanitation issues, with Ms. Hruby providing an update on the upcoming annual inspections at Franklin Park at Greenbelt Station. The rental license expires in May, covering 50% of the units and all common areas. Staff handle resident complaints and work with property owners on security. Ms. Hruby noted an increase in complaints about interiors, rodents, and noise, emphasizing that infestations would lead to citations. Ms. Knight shared the pest control remediation schedule.

Regarding trash removal, Ms. Bonner explained that the process is ongoing, with personnel following trash trucks for additional support. Mayor Jordan asked about recycling efforts; Ms. Bonner confirmed several recycling containers on-site and agreed to look into more locations, suggesting they consult Dr. Robles for recycling best practices.

Ms. Knesel inquired about parking lot lighting, and Ms. Knight confirmed upgrades are underway. They also discussed rental assistance programs, with Ms. Bonner stating that 80 to 100 residents are 90 days or more behind on rent. The County has reopened its Emergency Rental Assistance Program (ERAP) for support. Ms. McKinney mentioned a resident's interest in a pilot composting program, suggesting follow-up with Dr. Robles. Community amenities were discussed; Ms. Bonner noted a resident survey regarding amenities and plans to fill the second pool in April.

Mayor Jordan informed them about tree canopy grants through ARPA funding, and Mr. George provided details on City grant programs. Ms. Bonner proposed partnering with Franklin Park at Greenbelt Station on a Kaboom initiative. Concerns about the walkway to Springhill Lake Elementary were raised, citing safety issues due to insufficient lighting. Reuben Scott requested refinishing the Springhill Lake Recreation Center floors and establishing a pickleball court.

Mr. Lockhart inquired about a tenant association, which Ms. Knight agreed would be beneficial, and also asked about repairs to Braden Field for the Greenbelt Boys and Girls Club Football team.

Mayor Jordan confirmed that staff reviewed the work session video, and Ms. Knight addressed issues with squatters, clarifying no homeless survey had been conducted last year.

Information Items:

The Council discussed a meeting with the Prince George's County Executive, organized by the Prince George's County Municipal Association (PGCMA). The PGCMA requested two questions from the Council by Friday, February 23rd, and noted that two Council members could attend. Ms. Knesel asked if anyone would attend the Juvenile Justice Meeting at the Bladensburg Library this Saturday, confirming her own attendance.

The meeting ended at 9:55 p.m.

Respectfully submitted,

Shaniya Lashley-Mullen

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Deputy City Clerk