

## WORK SESSION OF THE GREENBELT CITY COUNCIL

Held on Monday, May 4, 2026

### DISCUSSION: Greenridge House Budget Review (FY 2027)

Mayor Jordan started the meeting at 7:00 p.m. in Council Chambers via Zoom.

In attendance were: Councilmembers Frankie Santos Fritz, Amy E. Knesel, Danielle P. McKinney, Jenni A. Pompei, Silke I. Pope, Kristen L.K. Weaver, and Mayor Emmett V. Jordan.

City Staff: Josué Salmerón, City Manager; Timothy George, Assistant City Manager; Christal Batey (virtual), Assistant Director CARES/GAIL Program; Jamarie Spencer, Production Assistant; and Bonita Anderson, City Clerk.

Others present included Steve Sey, Property Management, and Kim Potts, Property Manager (virtual).

### **Greenridge House – Fiscal Year Accomplishments and Planned Projects:**

Mr. Sey presented a detailed report on Fiscal Year 2026 accomplishments, noting completion of Phase I of the HVAC riser replacement project, renovation of the management office, parking lot improvements, installation of building-wide Wi-Fi, upgrades to security camera systems, renovation of four handicap-accessible units, and window replacements. Looking ahead to Fiscal Year 2027, planned projects include continuation of the HVAC riser replacement (Phase II), remediation of building erosion issues, installation of vinyl flooring in accessible units, construction of a pergola, and replacement of canopies at building entrances and the first-floor balcony.

### **HUD Funding and Reimbursements:**

Kim Potts provided an update on HUD funding, confirming that there are currently no issues with reimbursements. She explained that recent adjustments, including a gross rent increase and updated utility allowance, resulted in a \$1 decrease in resident rent, while HUD voucher funding is expected to increase beginning with the May voucher cycle. Discussion included the 101 rentable units at the facility and the waiting list process, which requires in-person applications from eligible residents age 62 and older with incomes below \$53,000.

### **Unit Allocation and Solar Initiatives:**

Ms. Potts outlined the unit allocation process, noting that applicants may decline up to three unit offers before being moved to the bottom of the waiting list. Unit availability hours are Monday through Friday, 9:00 a.m. to 4:00 p.m. Ms. Potts reported increased operational expenses due to higher Lifespan training costs. She also provided an update on solar initiatives, stating that a grant application for a 400+ kW solar system for both the Youth Center and Greenridge House was unsuccessful in the first round but will be resubmitted in the fall. Currently, one unit is available for occupancy, with two additional units anticipated to become available in July pending contractor completion and HUD approval.

**Maintenance and Facility Updates:**

Ms. Potts reported ongoing challenges in recruiting a qualified full-time maintenance staff member, resulting in the temporary rehiring of a former employee through a staffing agency. Council discussed potential impacts to payroll should a full-time employee be hired. Updates were also provided on lobby renovations, which have been delayed due to permitting issues with Prince George's County; Council offered assistance in expediting the process. Ms. Potts reported improved compliance with the building's no-smoking policy, although occasional violations involving marijuana use continue to be addressed.

**Safety Protocols and Resident Engagement:**

Discussion included fire safety protocols, with Ms. Potts noting that fire drills have been inconsistent due to difficulty securing volunteers to serve as hall monitors. Council emphasized the importance of documenting fire department response times and requested updates on any incidents. Ms. Potts reported an annual unit turnover rate of approximately 5–10 units. Updates were also provided on resident engagement, including organized activities such as Recreation Center bus tours, Cinco de Mayo celebrations, and a planned crab feast. Council agreed to coordinate a meet-and-greet session with residents, tentatively proposed for June.

**Additional Program and Policy Updates:**

Ms. Potts provided information on building policies, including pet restrictions and associated fees, as well as compliance with Maryland energy efficiency requirements. Christal Beatty presented on the HUD Service Coordinator Grant Program and confirmed that annual resident satisfaction surveys are conducted to assess service effectiveness.

**Review of May 11<sup>th</sup> Agenda:**

The Council reviewed the upcoming May 11 meeting agenda, discussing potential additions including a presentation from State's Attorney Jackson and proposals related to the DEI position. The discussion concluded with scheduling considerations for future Council meetings and the budget review process. Councilmembers agreed to enter executive session to discuss personnel matters and pending litigation.

**CLOSED SESSION:** Ms. Weaver moved that Council to go into closed session in accordance with Section 3-305(b)1) and(8) of the General Provisions Article of the Annotated Code of the Public General Law of Maryland 1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals; and 2) to consult with staff, consultants or other individuals about pending or potential litigation.

The purpose of this meeting will be 1) to discuss personnel matters; and 2) to consult with staff, consultants, or other individuals about pending or potential litigation.

Ms. Weaver noted that Council would not return to open session.

Ms. Knesel seconded.

ROLL CALL:	Councilmember Fritz	- Yes
	Councilmember Knesel	- Yes
	Councilmember McKinney	- Yes
	Councilmember Pompei	- Yes
	Councilmember Pope	- Yes
	Mayor Pro Tem Weaver	- Yes
	Councilmember Mayor Jordan	- Yes

Council moved into Closed Session at 8:07 pm.

Respectfully submitted,

Bonita Anderson  
City Clerk