

# Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 44, Number 11 P.O. Box 68, Greenbelt, Maryland 2770 Thursday, January 29, 1981

## Manager Kopstein and GHI Board at Odds Over "Conflict of Interest" Disclosure Rule

by Mary Lou Williamson

The Greenbelt Homes Board of Directors unanimously approved retaining the services of an architectural firm for Phase II of Rehab. But signs of stress between factions on the board and between some boards members and the manager surfaced off and on throughout the long meeting, culminating in a fight over an earlier decision to exempt the manager from signing the new conflict of interest statement.

Deadline for closing on the temporary construction loan for Rehab: Phase II from the Maryland Community Development Administration is now February 28. GHI expects to use revenue bonds either through CDA or the City of Greenbelt for permanent financing.

Kopstein announced the probability that CDA would agree to the 30-day delay in the deadline. GHI had requested extra time to meet all the conditions CDA has set for the temporary financing which would allow GHI to move

into the final phases of rehab and the electric heat conversion. Those conditions require: (1) two contingency funds (\$2.3 million and \$4.5 million) designed to assure that GHI will be able to complete the entire project and (2) membership re-approval of the costs of issuing revenue bonds and a reserve equal to one year's principal and interest on the bond issue. Reapproval is necessary because new, larger total figures are involved. Moreover, \$1.7 million in additional work, much of it repairs to meet government standards, is required to meet standards for the Section 8 housing assistance program.

Kopstein expects CDA to respond favorably to the delay request soon. Management would then recommend postponing for several weeks the special membership meeting now scheduled for February 19.

### Resales

The National Consumer Co-op Bank is interested in opening up a secondary market on GHI home loans by purchasing co-op unit loans from local lending institutions. These institutions would be

required to turn around and re-loan an equal amount of money on co-op homes. Twin Pines has indicated its willingness to participate. (The Credit Union counsel and federal examiner have both reviewed the arrangement and recommended against participation because of GHI's subordination clause.)

In making the announcement, an excited Kopstein told the board this is the first secondary market in the nation by the Coop bank, which will make some \$2.4 million available here.

Ed James wanted to know whether GHI itself could loan directly to purchasers. He would like to see more competition in the local market, he said. Kopstein indicated that would be possible, but that the Coop bank preferred in this case to work through existing financial institutions. The bank, he explained, wants to set up a model program that can be copied easily.

### Architectural Firm

With some misgivings on the part of individual board members, the board supported management's recommendations to ob-

See GHI BOARD, p. 4, col. 1

## City Accepts Reports From Advisory Board

by Leta Mach

Council accepted several reports on January 19. In one report, APB recommended a revised Greenbelt-East subdivision plan be accepted with provisions for a sidewalk/bicycle path and site plan approval for individual lots at the building permit stage. Further, APB felt that access to some parcels of the small triangular area on the east of Greenway Shopping Center should not be from Hanover Parkway. In a second report, APB recommended that a reduction in the building restriction line for Lakeside West not be opposed. Council will take action on the reports at its next session.

A final report accepted by council from the Park and Recreation Advisory Board recommended the new ball field beside Mandan Road be named Windsor Green Ball Field. A charter amendment relating to a deferred compensation plan for employees was given a first reading. Another Charter amendment given a first reading would enlarge the Employee Relations Board to five members and provide for quorums, procedures, and powers of the Board. Asked for comment, Employee Relations Board member Al Herling said, "I find the thing somewhat ambiguous." A copy of the proposed amendment will be sent to the board for its suggestions. Herling also appeared before council to voice Greenbelt Cultural Arts Center thanks for city support of the recent Baltimore Symphony Orchestra Concert.

## Owners of Parcels 3, 4 Appeal Denial of Townhouse Zoning

by Mary Lou Williamson

In an appeal to the Circuit Court for Prince Georges County, the owners of Parcels 3 and 4 ask that the December 1 decision of the District Council to rezone the property from R-R (rural residential) to R-80 (single family) be reversed. The petitioners state that at the hearings including those before the District Council, which resulted in the Council's decision of Dec. 1, 1980, they presented evidence which justified approval of the requested rezoning to the R-T zone (Townhouses). "Given development and land uses in the area immediately surrounding the property, the R-T zone represents the most compatible zone." They point out that "the decision of the District Council is in contravention of the recommendations of the Master Plan for Parcel 4. The Master Plan calls for R-80 for the 2.9 acre Parcel 3 which lies to the west of Research Road and R-T for the 7.4 acre Parcel 4 to the east. The land had been zoned R-R in 1949. The Zoning Hearing Examiner recommended retaining the land in the R-R zone.

"The petitioners contend that the District Council's decision of December 1, 1980, in denying the requested R-T zone is in violation of constitutional mandates, affected by error of law, both substantive and procedural, unsupported by competent material and substantial evidence in view of the entire record as submitted, constitutes zoning by plebiscite and is arbitrary and capricious."

The petitioners further state they "are aggrieved by the decision of the District Council" and ask the court for its reversal. They also ask for "such other and further relief as to this court may seem just and proper." The petition for review was signed on January 12 by Edward Gibbs, who has been handling the zoning application for the owners. Gibbs is a member of the Shipley and Zanecki law firm.

The petition names Prince Georges County, Maryland and the County Council sitting as the District Council as defendants. Trustee Burton J. Reiner represents the financial interest of long-time Greenbelt land developer Charles Bresler.

On January 14, City Manager James Giese for the city of Greenbelt and other parties of record received notice of the appeal. At its next regular meeting the city council took note of the appeal. In response to an inquiry from councilman Charles Schwan, City Solicitor Emmett Nanna said the courts are so far behind, it could take 12 to 14 months before the case is heard. Councilman Tom White said he would have been "surprised that the applicants would go to the circuit court" if only the two small parcels were involved. But the stakes here are higher because of about

110 acres of vacant land which they own in the adjacent Parcels 1 and 2. Councilman Richard Castaldi also noted the upcoming Sectional Map Amendment for the Greenbelt area.

Schwan inquired about offering photographs of the extensive saving of large trees on the 2 lots currently being developed on Parcel 5. Nanna explained to city council that no new evidence would be permitted.

In a conversation with the News Review, Gibbs explained the process of the review—attorneys for each side would present to the court written memos which would discuss legal aspects of the case. Oral arguments before the court would follow. No witnesses would be called. The decision of the court would be based on the official proceedings.

### Survey

On page 3 is a reader's survey dealing with the Greenbelt Commercial Center on Centerway. News Review readers are urged to fill out the questionnaire.

A total of three surveys is being conducted by the Maryland National Capital Park and Planning Commission's Urban Design and Marketing Division in conjunction with their current study of the Greenbelt Center Mall.

## Board to Hold Hearings On Secondary Schools

The Board of Education will hold two public hearings on the secondary school reorganization proposals. One will be held on Monday, February 2 at 7:30 p.m. in Eleanor Roosevelt High School and another on Wednesday, February 4 at 7:30 p.m. at the Southern Area Administrative Office.

Under the proposal Greenbelt Junior High School will become a middle school in the 1981-82 school year. Mary Bethune Junior High will be closed in 1983-84 and 442 incoming seventh and eighth graders will be shifted to Greenbelt Middle School.

## PG Symphony C'ncert

The Prince Georges Symphony will present a "Pops" Concert at 8 p.m. on Jan. 31, at Eleanor Roosevelt Senior High School. Included will be selections from well known musicals.

Frederick Morden, who has been conducting for the symphony for the past three years, will lead the group. Currently he resides in Vienna, Austria, where he is studying and teaching.

Hors d'oeuvres will be served for a fee preceding the concert from 6:45 to 7:45 p.m. For information concerning tickets call 345-8763.



## NOTICE OF PUBLIC HEARING

Proposed Uses for Revenue Sharing Funds and All Other City Funds for Coming Fiscal Year

MONDAY, FEBRUARY 2, 1981 - 8:00 P.M.  
City Council Room - 25 Crescent Road  
Greenbelt, Maryland 20770

Federal Regulations require the City Manager to hold a public hearing on proposed uses for Revenue Sharing Funds for the next fiscal year (July 1, 1981 - June 30, 1982). Such a hearing is scheduled for Monday, February 2, 1981 at 8:00 P.M. in the Greenbelt Municipal Building as the first item of business on the agenda of a regular meeting of City Council. At the public hearing, all citizens of Greenbelt, Maryland, shall have an opportunity to provide written and oral comments on the possible use of Revenue Sharing Funds as well as on the use of all other funds to be budgeted. Senior citizens and organizations representing the interests of senior citizens will be given every opportunity to be heard and to present their views regarding the allocation of these funds prior to final allocation.

The following amounts are estimated to be available for allocation in the Revenue Sharing Fund:

Unappropriated Balance	\$ 8,300
Fiscal Year 1981	
Entitlement Payments	\$76,700
Fiscal Year 1982	
	<hr/>
	\$85,000

After the public hearing, the City Manager will prepare his budget proposal for Revenue Sharing Funds and all other city funds for submission to the City Council on April 6, 1981. Subsequently, the City Council will conduct a public hearing on the Revenue Sharing Budget and all other city budgets prior to adoption.

Gudrun H. Mills, CMC  
City Clerk



# Greenbelt News Review

AN INDEPENDENT NEWSPAPER  
 ALFRED M. SKOLNIK, PRESIDENT, 1959-1977  
 Editor: Mary Lou Williamson, 441-2662  
 News Editor: Elaine Skolnik, 474-5060  
 Copy Editors: Barbara Likowski, 474-8483  
 Virginia Beauchamp  
**STAFF**

Hally Ahearn, Alan Amberg, Sandra Barnes, Suzanne Batra, Edith Beauchamp, Sheri Beck, Ann Bolt, Clint Boushell, Margaret Butler, Lee Chambers, Carl Choper, Corinne Comulada, Mavis Flecher, Joan Freeman, Jenny Geiger, Judy Goldstein, Marion Harrison, Rosemary Herrity, Peggy Hool, Janet James, Bernice Kastner, Sid Kastner, Martha Kaufman, Katherine Keene, Dorothy Lauber, Loretta Levesque, Larry Levine, Leta Mach, Elizabeth Maffay, Ray McCawley, Peggy Melley, Robert Mongelli, Diane Oberg, James O'Sullivan, Ruth Powell, Lois Schrom, Pearl Siegel, James Simon, Sandy Smith, Joanne Tucker, Jean Turkiewicz, Ottilie Van Allen, June Webb, Mar-Lyn Weiner.  
**Business Manager:** Betty Aggson; **Circulation Manager:** Earl Kepler, 345-2670; **Springhill Lake Circulation:** Barbara Clawson, 474-4541. **News Review:** 474-4131. **Staff Photographer:** J. Henson.

Published every Thursday by Greenbelt Cooperative Publishing Association, Inc.  
**BOARD OF DIRECTORS**

Pres., Elaine Skolnik; Vice Pres., Sid Kastner; Sec., Barbara Likowski; Treas., Leta Mach; Virginia Beauchamp.

MAIL SUBSCRIPTIONS: \$15 per year. Advertising and news articles may be mailed (Box 68, Greenbelt); deposited in our box at the Twin Pines Office before 4:30 p.m. Tuesday; or delivered to the editorial office in the basement of 15 Parkway. (474-4131). The office is open Monday after 8 pm for display advertising; deadline is 10 pm. News articles and classified ads are accepted after 8 pm on Tuesday; deadline is 10 pm.

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## Stringers

After more than 40 years of continuous publication, the *Greenbelt News Review* has become such a fixture in our city that readers may view the crew responsible for its regular appearance as a large and powerful organization. The truth, however, is less glamorous: we are a small band of volunteers, dividing our time between jobs, families and various other activities and also publishing your newspaper. The amount of attention we can give the *Greenbelt News-Review* is sometimes stretched pretty thin.

Staff members are fully aware of the paper's role as eyes and ears of the Greenbelt community, but we find the task often difficult. Sometimes we become aware of a newsworthy item only because someone has called a member of the editorial crew; often an event is reported, or an obituary article appears, only because some reader has taken the time and effort to contribute a written item. Occasionally we miss altogether a piece of news because no one has called, no one has written.

The dictionary defines "stringer" (among other definitions) as "a part time representative for a news publication." The *News-Review* has many stringers in Greenbelt and appreciates their help. If you wish to join their ranks, feel welcome; call one of our editors or members when you have something significant to report. Or visit our basement office on Tuesday evenings, when the paper is edited.

By all means, help us. Your reward will be a better community newspaper.

## Giles F. Walton

Giles F. Walton, of 25-C Ridge Road, died on January 12. He is survived by his wife Catherine and children Mary Anne Hollen, Marlene Woods, Lanny Walton, Jo White and Terry Walton; 11 grandchildren and one great-grandchild. Services were at the Holy Cross Lutheran Church.

## Mishkan Torah News

A Jewish Sunday School program for Special Education students is being offered at the Mishkan Torah for students with learning and other disabilities. Classes are operated by Sh'ma V'Ezer (Hear and Help), a community-wide school under the Washington Board of Jewish Education. Interested parents should call 589-3180.

## Geerds-McDonnell

Mr. and Mrs. George W. Geerds of Sun City, Arizona announce the marriage on January 1, of their daughter, Nan, to Daniel J. McDonnell, son of Billie L. and the late Bernard ("Mac") McDonnell of Pearce, Arizona. The McDonnells are former Greenbelt residents. The newly married couple will reside in Phoenix, AZ.

Among those attending the wedding were the groom's brother Brian and his wife, Sara, who now live in Union, West Virginia.

## BASKETBALL SCORES

The Greenbelt Boys & Girls Club 10 year old boys basketball team, coached by Mike Gielen, has a 2 and 0 record. On January 6, Greenbelt beat Berwyn Heights 31-20. The score for the January 10 game with Hyattsville was 28-18. High scorer was Larry Jewell.

## Rehab Complaints

To the Editor:

The Board of Directors of GHI has appointed an Ad Hoc Committee to consider complaints regarding the damage done to property by workmen doing the rehabilitation work.

If there are complaints, please notify the GHI Development Corporation in writing immediately. The sooner they know about it, the easier it will be to get the subcontractors to take the responsibility. If the Development Corporation can satisfy the complaint immediately, this committee will not need to take any action. However, if members are not satisfied, they may come to the meeting and present the complaint or call one of the committee members listed below. Meetings are held every Wednesday at 8 p.m. in the GHI Administration Building. In any case members are entitled to an acknowledgment within a week.

Bettie G. Denson - Chairwoman - 345-3696, Kathy Lewis - 441-2952, Mary Weisgerber - 345-7318, Linda Lynch - 345-5405, Don Volk - 474-2406, Pat Estel - 474-2300 and Cathie Meetre - 474-0490.

## McClosky-Bigelow

Mr. and Mrs. William F. McClosky of Greenhill Road announce the forthcoming marriage of their daughter SueAnne to Mark Lawrence Bigelow, son of Mr. and Mrs. Russell Bigelow of Warrenton, Virginia.

SueAnne is a graduate of Prince Georges Community College and is presently employed at Washington Hospital Center as a registered Respiratory Therapist. Mark attends the University of Maryland, where he is working toward a degree in Business Administration and is presently employed with George Hyman Construction Co. in Washington, D.C.

The wedding will take place March 7 at St. Hugh's Catholic Church. After a honeymoon in Acapulco, Mexico, the couple will reside in Laurel.

## Religious Services For the Hostages

Two religious services will be held for the returned hostages in nearby churches tonight (Thursday).

The Greenbelt-Lanham Chorale will sing at a service at Good Samaritan Lutheran Church, 10110 Greenbelt Road, Seabrook.

An ecumenical service will be held by the chaplains of the University of Maryland in the University Chapel.

Both services will be held at 7:30 p.m. the public is invited.

As a result of a traffic stop, PFC Lann charged the operator with being in the possession of marijuana.

In Springhill Lake a man was accosted as he was about to enter his car on Springhill Drive at 9:10 a.m. Two black male teenagers, one with a handgun, took \$8 in cash and left. Later that same day at 11:23 a.m. two black males in their late 20s or early 30s entered the Arco Service Station on Breezewood Drive and robbed the station and a customer of approximately \$500. One was armed with a handgun. Lookouts were issued and investigation is continuing.

Officer McGrath arrested a male suspect in the Springhill area for indecent exposure and disorderly conduct.

## Teen Movies

Greenbelt CARES reminds teenagers in Greenbelt of the movies they offer. Movies are shown every other Monday night at 7:30 p.m. in the CARES office in the Municipal Building. In February those dates will be Feb. 9 and Feb. 23.

All movies are free and everyone is welcome! For more information call Wendy or Jim at 345-6660.

**Mowatt Memorial**  
 United Methodist Church  
 40 Ridge Rd. 474-9410  
 Church School 9:30 - 10:30 a.m.  
 Morning Worship 11:00 A.M.  
 Rev. Ira C. Keperling, Pastor  
 474-1924

## GREENBELT RUNNING CLUB MEETING


All runners and joggers are invited to a meeting of the Greenbelt Running Club on Tuesday, Feb. 3, at 8 p.m. at 105 Northway Road. Featured will be a talk on running injuries, how to prevent and cure them.

There will also be a planning session for the 20th Annual Washington's Birthday Marathon to be held on Sunday, Feb. 15 at the USDA Beltsville Agricultural Farm. The Greenbelt Jaycees sponsor this marathon with the help of club members. Additional help is needed. For more information call Larry Noel at 474-9362.

**ST. JOHN'S CHURCH**  
 Episcopal  
 Baltimore Blvd. at Powder Mill Rd., Beltsville  
 8:30 a.m. Holy Eucharist  
 10:30 a.m. Morning Prayer  
 10:30 a.m. Sunday School  
 Rev. John G. Bals, Rector  
 422-8057

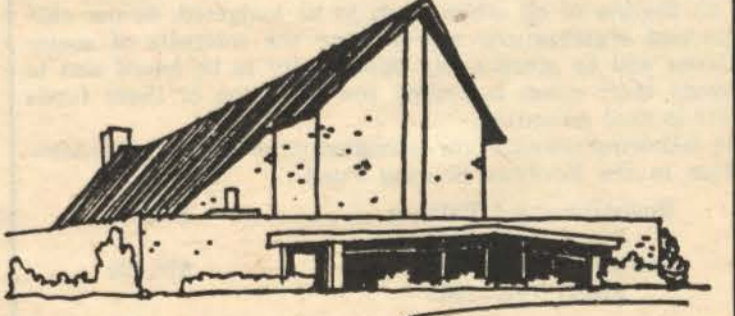
**Bahá'í Faith**  
 Greenbelt Community  
 P.O. Box 245  
 Greenbelt, Md.  
 474-4090 \* 345-2918

**Greenbelt Community Church**  
 (United Church of Christ)  
 Hillside and Crescent Roads  
 Phone 474-6171 mornings  
 11 a.m. - Sunday Morning Worship and Church School  
 Nursery provided at 2B Hillside  
 Rev. Sherry Taylor and Rev. Harry Taylor co-pastors



**GOD'S WORD HAS A MODERN MESSAGE FOR MODERN MAN.**  
 DISCOVER THIS IN YOUR LIFE  
**GREENBELT BAPTIST CHURCH**  
 474-4212 Crescent & Greenhill Roads  
 Bible Study for all ages (Sun.) 9:45 am  
 Worship Services 11:00 am & 7:00 pm  
 Mid-week Prayer service (Wed.) 8:00 pm  
 For bus transportation, call Church office 8:30 a.m.- 12:30 p.m. weekdays.

**Holy Cross Lutheran Church**  
 6905 Greenbelt Road  
 Worship Services: 8:30 and 11:15 a.m.  
 Sunday School: 9:50 a.m.  
 Weekday Nursery School: 9-11:30 a.m.  
 Edward H. Birner, Pastor Phone 345-5111



**OFFICIAL NOTICE**  
**City of Greenbelt**  
**BOARDS AND COMMITTEES**



From time to time, vacancies occur on the city's advisory boards to which appointments are made by the City Council. The Council will be considering appointments to fill existing or future vacancies on the following boards:

PARK AND RECREATION ADVISORY BOARD  
 COMMUNITY RELATIONS ADVISORY BOARD  
 ADVISORY PLANNING BOARD  
 EMPLOYEE RELATIONS BOARD

Greenbelt citizens interested in serving on a citizens advisory board are encouraged to submit a resume or to contact the City Offices - 474-3870 or 474-8000 for further information.

Gudrun H. Mills, CMC  
 City Clerk





## AGENDA - REGULAR MEETING OF CITY COUNCIL

**Monday, February 2, 1981 8:00 P.M.**

**I. ORGANIZATION**

1. Call to Order
2. Roll Call
3. Meditation  
    Pledge of Allegiance to the Flag
4. Minutes of Council Meetings
5. Additions to Agenda by Councilmen and Manager

**II. COMMUNICATIONS**

6. **PUBLIC HEARING - PROPOSED USES FOR REVENUE SHARING FUND AND OTHER CITY FUNDS FOR FISCAL YEAR 81/82**
7. Petitions and Requests
8. Administrative Reports
9. Committee Reports

**III. OLD BUSINESS**

10. Resolution of the City of Greenbelt Adopted Pursuant to the Authority of Article 11E of the Constitution of Maryland and Section 13 of Article 23A of the Annotated Code of Maryland (1957 Edition as Amended), Title "Corporation-Municipal," Subtitle "Home Rule", to Amend the Charter of the City of Greenbelt, said Charter Being Subtitle 40 of Article 17 of the Code of Public Local Laws of Maryland (1963 Edition as Amended) and Containing in Whole or in Part the Charter of the City of Greenbelt, by Repealing and Reenacting with Amendments Section 12, Title "Employee Relations Board", to Provide for the Appointment of Five Members, Their Succession and Removal; and to Provide for Quorum, Procedure, and Powers of the Board - Second Reading
11. Resolution of the City of Greenbelt Adopted Pursuant to the Authority of Article 11E of the Constitution of Maryland and Section 13 of Article 23A of the Annotated Code of Maryland (1957 Edition as Amended), Title "Corporation-Municipal", Subtitle "Home Rule", to Amend the Charter of the City of Greenbelt Said Charter Being Subtitle 40 of Article 17 of the Code of Public Local Laws of Maryland (1963 Edition as Amended) and Containing in Whole or in Part the Charter of the City of Greenbelt, by Repealing and Reenacting with Amendments Section 54, Title "Custody of Moneys", to Provide that the Provisions of this Said Section of Moneys Deferred under an Established Deferred Compensation Plan - Second Reading
12. An Ordinance to Authorize and Empower the City of Greenbelt to Issue its Revenue Bonds in an Amount not to Exceed Twenty Million Six Hundred Thousand Dollars (\$20,600,000.00); Such Bonds to be Issued for the Purpose of Providing a Portion of the Financing for the Rehabilitation of Certain Existing Residential Structures Owned by Greenbelt Homes Inc. and Providing Refinancing of Certain Outstanding Indebtedness of Said Corporation; to Authorize the Issuance and Sale of the Bonds by Negotiated Sale to Underwriters and Upon Such Interest Rates Amount, Date, Maturities Payment Prepayment and/or Redemption Provisions as may be Duly Approved by a Resolution of the City Council; to Provide for the Payment of the Principal of Any Such Bonds and the Interest Thereon Solely from Payments from the Revenues of Greenbelt Homes, Inc. in Accordance with Documents to be Negotiated Prior to the Issuance of the Bonds, the Form of Which Documents Shall be Duly Approved by a Resolution Adopted Prior to their Execution and Delivery; and to Authorize the Appointment by Resolution of a Trustee and Paying Agent for the Bonds and of Bond Counsel and Other Professionals as may be Necessary to Assist in the Structuring or Carrying out of the Financing; and to Repeal Ordinance No. 900 to the Extent Said Ordinance is Inconsistent with the Terms Hereof - Second Reading
14. A Resolution to Authorize the Execution by the City of Greenbelt of a Commitment Letter to Greenbelt Homes, Inc. Relating to the Issuance by the City of Greenbelt of Its Revenue Bonds in an Amount Not to Exceed Twenty Million Six Hundred Thousand Dollars (\$20,600,000.00) for the Purpose of Providing a Portion of the Financing of the Rehabilitation of Certain Existing Residential Structures Owned by Greenbelt Homes, Inc. and the Refinancing of Certain Outstanding Indebtedness of Said Corporation, Through the Repayment of a Bond Anticipation Note Issued by the Maryland Community Development Administration to Provide Temporary Financing for the Project - Second Reading
15. Letter to Governor Hughes Requesting the Allocation of \$20,600,000.00 In Mortgage Revenue Bonding Authority for the Greenbelt Homes, Inc. Rehabilitation Project
16. Preliminary Plan of Subdivision - Greenbelt East Parcels D-H (Advisory Planning Board Report #241)
17. Revised Preliminary Plan - Lakeside West Block A - Parcel 15 (Advisory Planning Board Report #242)
18. Name for Ballfield in Windsor Green (Park and Recreation Advisory Board Report 1-81)
19. Progress Report - Issues of the Elderly (Community Relations Advisory Board Report)

**IV. NEW BUSINESS**

20. National Capital Planning Commission Proposal - Land Use Zoning Rights

**V. MISCELLANEOUS**

NOTE: THIS IS A PRELIMINARY AGENDA - SUBJECT TO CHANGE

## GREENBELT CENTER MALL SURVEY

The City of Greenbelt is cooperating with the Maryland-National Capital Park and Planning Commission in a study of the Greenbelt Center. We strongly urge your support in the effort by completing the following survey form. This survey is an essential part of the evaluation of present conditions and future potentials. If you have any questions about the survey or need assistance, please call Joe Valenza, 952-3660.

The survey may be mailed back to the City of Greenbelt, 25 Crescent Road, Greenbelt, Maryland 20770, or it can be dropped off at one of the following locations:

- 1) Municipal Building - Finance Office, 25 Crescent Road
- 2) Greenbelt Homes, Inc. - Manager's Office, Hamilton Place
- 3) Greenbelt (Prince George's County) Library, 11 Crescent Road
- 4) Greenbriar Community Center, 7600 Hanover Parkway
- 5) Springhill Lake Community House, 6200 Springhill Drive

### GREENBELT RESIDENT SURVEY

This survey and the information contained herein are intended for staff use only by the Maryland-National Capital Park and Planning Commission (Prince George's County) in preparing a market analysis of the Greenbelt Commercial Center. No information about or attributable to this specific survey form will be released. Please Circle appropriate response(s).

1. How often do you usually shop at the Center?
 

1. Daily	4. Twice a month
2. Twice a week	5. Once a month
3. Once a week	6. Less frequently
2. What sorts of goods and services do you usually purchase at the Center?
 

1. Food	5. Doctor/lawyer
2. Drugs	6. Gasoline/auto service
3. Barber shop, beauty parlor	7. (Other) .....
4. Banking	
3. Which public facilities do you use at the Center?
 

1. Library	4. Pool, Athletic Field, Youth Center
2. Post Office	5. (Other) .....
3. Municipal Offices	6. None
4. How many years have you been shopping at the Center?
 

1. Less than 1 year	4. 5 to 10 years
2. 1 to 3 years	5. More than 10 years
3. 3 to 5 years	
5. Are you shopping there more or less often than you used to?
 

1. More	2. Same	3. Less
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6. Do you attend the festivals, rummage sales, parades held at the Center?
 

1. Sometimes	2. Always	3. Never
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7. Has the Center changed since you started shopping there?
 

1. Yes	2. Don't know	3. No
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8. In what ways has it changed?
 

1. More crowded	6. Improved appearance
2. Poorer selection of merchandise	7. New stores
3. Physically less attractive	8. Greater selection
4. Different customers	9. Friendlier merchants
5. Less parking	10. (Other) .....
9. What do you think has caused these changes?
 

1. Poorer neighborhood	6. Proprietor changes
2. Crime/vandalism	7. Inflation/recession
3. New customers	8. Don't know
4. Declining trade	9. (Other) .....
5. Too many cars	
10. How often do you go to other shopping areas as opposed to the Center to purchase items that are available at the Center?
 

1. Very Often	4. Never
2. Occasionally	5. When making purchase at other commercial shopping areas
3. Seldom	
11. Now that Greenway Center is nearing completion do you expect your visits to Greenbelt Center to
 

1. Increase	2. Remain the same	3. Decrease
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12. What is it that attracts you to other shopping areas?
 

1. Large selection of merchandise	6. Lower prices
2. Lack of crowds	7. Enclosed mall
3. Friendlier merchants	8. Promotional events
4. Adequate parking	9. (Other) .....
5. Pedestrian access	
13. Are there any particular goods/services which would attract you to the Center more often?
 

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14. What do you think should be changed at the Center to attract more customers?
 

1. Parking	3. Store front improvements
2. Pedestrian access improvement	4. (Other) .....
15. What is the income range of your family?
 

1. Under \$8,000	5. \$20,000-\$25,000
2. \$ 8,000-\$12,000	6. \$25,000-\$30,000
3. \$12,000-\$15,000	7. \$30,000-\$50,000
4. \$15,000-\$20,000	8. Over \$50,000
16. How many members are in your household? .....

Please add any comments or observations which you feel will provide a better understanding of resident attitudes about the Center (including problems, advantages, general impression).



**GHI BOARD, cont. fr. p. 1**

tain the services of the architectural firm of Environmental Design Group, Inc. of Reston, Virginia. In a proposal to GHI, EDG would do the inspection and write-up of individual homes (interiors) and buildings (exteriors) a requirement for receiving section 8 housing assistance. EDG's familiarity with the project, Kopstein noted, would be helpful. The group has already done work on Phase II plans (\$35,000). The inspections would cost \$52,000 for the interior write-ups, \$28,000 for the exterior write-ups and \$20,000 in staff time. The project is expected to take about 9 months. For an additional \$79,500, EDG would provide "contract administration"—in effect, watching the way the money is spent.

**Townhouse Resale Formula**

Concerned about the two townhouses that remain unsold, the finance committee suggested that the board look into whether it has the authority to change the resale formula. Jim Smith explained that each time the house is sold, GHI's equity in the house increases. "This formula worked okay in the sixties when the increases were around 5%. Now, with inflation, GHI's equity grows very fast, making the cost of the houses unattractive to buyers." The original policy was set by the membership. Smith asked the board to seek the advice of counsel as to whether the board has the authority to revise the formula. A tie vote was broken when Volk voted in favor of referring the question to GHI's attorneys — Krooth and Altman. Also voting yes were: Wayne Williams, Margaret Hogenson, Della Donaldson and Joe Jenkins; voting no, Ed James, John Lewis, Steve Curtis and Carl Conrad.

**Conflict-of-Interest**

A deep division kept the board from resolving the issue raised by the manager's request to be exempt from signing the recently adopted conflict of interest statement. While the board had earlier accepted Kopstein's request that he not be asked to divulge the names and addresses of clients in his consulting business, Donaldson now had second thoughts. Apparently, Kopstein has been criticized for making telephone calls and having visitors during GHI working hours. "There is no way we can determine whether his outside activities interfere with (his management of GHI). I want a written disclosure statement," stated Donaldson.

Kopstein rejected an offer from James to move the discussion to executive session. "I have nothing to hide," he said. He insisted that the number of hours he works per week, plus meetings, adds up to far more than the 40 hours he is paid for despite "the few phone calls and occasional visits."

Angered by the direction of the discussion, he threatened to work only 40 hours per week, and take the compensatory time off he is entitled to for the evening meetings, if his daytime activities are restricted by the board. Jenkins assured him no such move is be-

ing considered.

In an effort to smooth the waters, Williams and Jenkins looked for a way to satisfy both sides. "How about a list of places and addresses of where you receive salary, so we know what you're dealing with besides us?" asked Jenkins.

Margaret Hogenson agreed, "We're dealing with a lot of money. I look at this as mutual protection."

Kopstein refused to make such a disclosure. "This is my personal business," he said, "it has nothing to do with GHI."

But Donaldson pursued. Kopstein's demand for privacy for his clients, she felt, was not relevant. "This (outside activity) drains your time and energy . . . We don't want to grant an exception without knowing what we're granting."

"The reason this came about," ventured Curtis, who had placed the item on the agenda, "progress here hasn't been going very well. (It is) partially our (fault) and partially management's." Referring to Kopstein's ability to find financing for the rehab project, Curtis speculated on whether in the end members might find rehab was "a well-financed bomb."

Williams placed the blame on lack of communications. "a problem that has always existed. Staff is very good in the other things they do."

The matter of Kopstein's disclosure statement was left hanging.

**Communications**

Communications sparked differences at other points during the evening, too. Member Betty Deitch was angered that the board's minutes were slow in being transmitted to the board for its approval and are not completed in chronological order. Secretary Joan Freeman informed Deitch of the serious shortage of secretarial help GHI is currently experiencing in the face of mounting written material. She invited volunteers to help.

Later, Hogenson asked about rehab communications to mem-

bers. "We need a monthly letter," she said.

Kopstein explained "We don't have writers in the rehab program, it's not their area of expertise." The newsletter committee had met earlier in the week, reported Katherine Keene, member of both the audit committee and the Newsletter committee. GHI ought to concentrate on one or the other, Keene suggested, she preferred the Newsletter.

Williams and Hogenson, on the other hand, wanted a less polished, bi-weekly bulletin. "Something that can be put out quickly," said Hogenson. "Otherwise, the information is no longer correct, because things have changed."

Picking up on the manager's implied plea for help, Curtis offered a motion authorizing management to hire a person with writing skills for 18 months to two years. He called the position "Communications Information Specialist." Kopstein commented that the salary could range from \$13,000 to \$18,000 a year, but Curtis didn't flinch. "Let's not nickel and dime it," he said, jokingly.

"Do you see this as a full time job?" Donaldson asked Kopstein.

"Yes. We have so much correspondence and so many reports to government agencies," explained Kopstein. But Volk was reluctant to move so precipitously. The board agreed to delay a decision until its next meeting.

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# Proposed Moratorium On Rehab Discussed And Then Withdrawn

by June Webb

At the January 15 Greenbelt Homes Board of Directors meeting, director Carl Conrad moved to impose a moratorium on all aspects of Rehab: Phase 2 until all problems of Phase 1 are resolved to the satisfaction of the Board of Directors and the Audit Committee. He spoke of "misrepresentation" on the part of those conducting Phase 1, saying specifications were changed after they had been approved and after contracts had gone to bid. Conrad referred to Phase 1 as a "disaster area."

Conrad's proposal elicited much discussion at the meeting, and had an effect beyond the board room. City council's January 19 deferral of action on a letter requesting a portion of the state's revenue bonds allocation from the governor was attributed to Conrad's proposal.

Conrad's motion was supported by directors Steve Curtis and Ed James. Curtis favored a limitation on the amount of time spent by management and staff on Phase 2 planning. James said that the Phase 1 work is not being done correctly, and wanted problems on it to be solved before beginning Phase 2.

Member Bettie Denson stated that Phase 1 insulation has been poorly installed. She supported the moratorium proposal. Nat Shinderman also supported the proposal, saying mistakes of Phase 1 should be solved so that Phase 2 may benefit from them. However, he favored the continued planning of Phase 2. Joe Comproni, referring to Phase 1 as "out of control," spoke in favor of Conrad's motion.

### Opposed

Director Wayne Williams spoke of his opposition to important issues not on the agenda being "sprung on us" at board meetings. His motion to table Conrad's proposal failed.

Director Margaret Hogensen defined the cause of many Phase 1 problems as insufficient time being spent developing the specifications for the work. She said that delaying the planning work on Phase 2 would cause the same problem and be counterproductive. She emphasized that she was "totally opposed" to the motion.

Board president Don Volk felt that Phase 1 problems could be solved without delaying Phase 2, although he expressed a desire to see the work go more slowly, with more planning. He stated that everything had not been done wrong in Phase 1, stressing that it was not a disaster. He commented that another inspector has recently been hired to assist in assuring that rehab work is being done adequately.

While seeing merit in some of the arguments pro and con, director Joe Jenkins said he wanted to proceed with Phase 2. He favored more watchfulness over Phase 1.

Directors John Lewis and Della Donaldson expressed no opinion on the proposed moratorium.

Member Jim Smith opposed the motion. He said that CDA, HUD, and Prince Georges County are all involved in Phase 2 financing. He was concerned about the effect that expressions such as "sinking ship" coming from board members would have on the agencies' support of Phase 2. Tom White said that such a moratorium as Conrad's would be the "kiss of death" to the project.

Member Ben Hogensen cited a lack of cooperation and teamwork between management and architect, but saw no need for a moratorium on Phase 2. Frank Gervasi spoke of a meeting held the previous evening, January 14, between the board, architect, and the rehab consultant to iron out problems. He said that the prob-

## GHI NOTES

**Home Energy Assistance Program:** Members may be eligible for assistance this winter in paying their heating costs! To those who qualify, the government will give a grant, as much as \$325, to help with the high costs of energy. Eligibility is based on family income and other household factors. Members who have not been contacted already, and who would like more information, may contact Dennis Lewis, Coordinator of Member Services at 474-5566.

**Section 8 - Substantial Rehab:** Funds for this program will not begin until rehab is finished and all eligible candidates will be notified in advance of the program's commencement, or any changes that may take place in the program's status.

described the lack of communication between planners and contractors as a major source of difficulty. He said that lack of accurate specifications and problems interpreting specifications had caused problems locating fire stops in the walls.

After a short intermission, it became evident that there were not enough votes to pass Conrad's motion. He withdrew it and director Curtis submitted a substitute motion. Management was directed to secure from the Phase 2 architect recommendations for modifications of Phase 2 specifications, and to provide detailed proposals on how to manage the design and/or redesign of Phases 1 and 2 where necessary. The motion carried.

lems can be solved only by working on them, and that the meeting was a step in the right direction. Kathrine Keene agreed with Gervasi and expressed the fear that Phase 1 rehab on the frames would be done, and the block and brick homes to be done under Phase 2 would be forgotten. She said that owners of those homes would be unhappy with board members who supported a moratorium on Phase 2.

Tim Mitter, assistant GHI manager, responded to criticism of Phase 1 and the proposed moratorium. He referred to mistakes that had been made, and were being rectified. He remarked that specifications on Phase 2 are being revamped and that halting any planning would interfere with that process. Mitter stated that CDA required specific justification for the amounts of money required, and that supplying the information takes time. He considered Conrad's proposal too general, covering all aspects of Phase 2.

Rehab coordinator D. A. Davis

## Recreation Review

### Holiday Hours

The Springhill Lake Recreation Center and Greenbelt Youth Center will open at 12 noon on Friday, January 30 to accommodate the vacationing youths.

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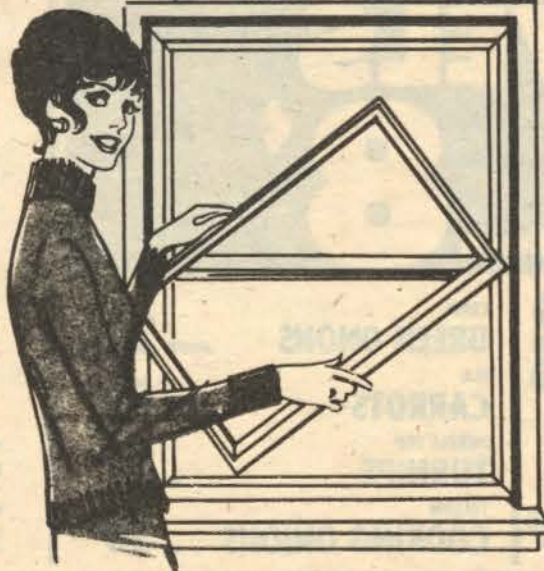
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1/9x3/7	329	269	248
3/1x3/3	362	294	281
3/1x3/7	382	308	288
4/5x3/3	540	422	336
4/5x3/7	560	432	344
5/9x4/3	620	496	381

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**EXPERIENCED BOOKKEEPER** will assist you with financial records and tax preparation. Very reasonable rates, 345-7923.

## Pirohi Dinner

Monthly PIROHI DINNER, Fri., Jan. 30, 5:30 p.m. - 8 p.m. at St. Gregory's Byzantine Catholic Church, 12420 Old Gunpowder Rd., Beltsville. Adults \$4.00 children under 12 \$2.25. Tuna casserole dinner also available. Barbara 730-0595, Mary Jane 474-5399.

Wanted - Experienced typists for work at home. 345-5067 day or evening.

**JUNK CARS** removed free. Call Steve after 4. 577-0572

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**FOUND** - gray eyeglasses in brown Oleg Cassini case at corner of Ridge Rd. & Westway. Sat., Jan. 24. Call 345-7565.

**TUTORING** - Math or Physics. Call for details. 474-5605.

**LOST CAT** - Black with white streaks, white flea collar, answers to Daisy. Lost 1/19 around Platteau Place. Call Mike 474-0839.

**FOR SALE** - Mink Stole, Autumn haze, excellent condition. \$200. Call 474-0221 after 6 p.m.

Voice Instruction from a qualified professional. Call 474-0221, after 6 p.m.

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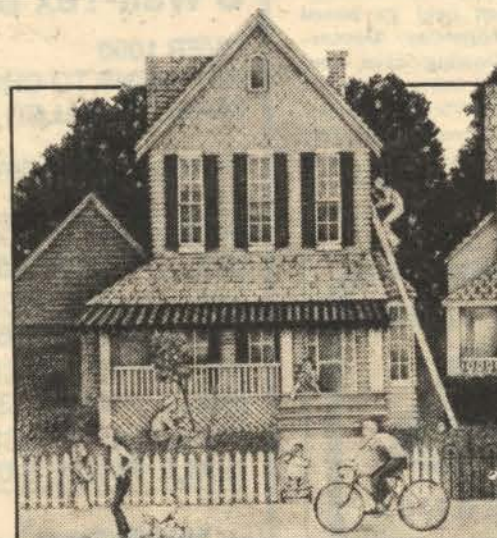
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### Heart Assoc. Concert Tribute to Spellman

Maryland's top country and western music stars will perform together at a special "Country Heart-to-Heart" Concert Saturday, February 14 at 8 p.m. to benefit the Southern Maryland Chapter of the American Heart Association in Eleanor Roosevelt Senior High School.

Concert Chairman and Maryland Secretary of State Fred Wineland stated that the concert program and the proceeds of the event will be donated on behalf of Congresswoman Gladys Spellman who suffered a cardiac arrest in late October. The concert will be held at 8 p.m. in Eleanor Roosevelt Senior High School.

Half of the proceeds will be used for cardiopulmonary resuscitation training for the residents of Charles, St. Marys and Prince Georges counties. Other proceeds will be used for the "Heart-to-Heart" program which provides much-needed counseling for the spouses of heart attack victims.

The concert will feature one of America's top country and western groups - "Orion and Universe." Also performing will be the "Nash Rambler" and "Silver Raven" country/western groups.

Tickets can be reserved by calling 627-2023 from 9 a.m. to 4 p.m. or 372-1275 after 6 p.m.

### Price of Reduced Lunches Raised by Bd. of Education

An increase of 10 cents in the price of school lunches under the reduced-price lunch program, effective February 2 has been approved by the Prince Georges County Board of Education. The new price of the lunches will be 20 cents. Approximately 7,500 students are in the reduced-price lunch program.

The Board announced at its meeting on January 8 in Upper Marlboro that failure to increase the price would have resulted in a loss of \$80,000 in food service revenue for the remainder of this fiscal year because of a decrease in federal support of the program. The recently enacted regulation also contains other provisions for reductions in food service subsidies and changes in eligibility requirements, which are now being analyzed for their impact on the school system.

### Civic Association Elects New Board

Woodway Community Development Corporation held its board meeting on Wednesday, December 17. The following were elected as new board officers: President-Mark Davis; Vice President-June Rousseau; Treasurer-Harley Mann; and Secretary-Rick Barber. Other board members are Helen Geller, Joe Wilkinson, and Betty Timor.

### Summer Progr'm for Gifted Offered by County Schools

Students in grades five through twelve who exhibit academic ability or who are talented in the visual or performing arts are encouraged to apply for acceptance in the 1981 program of the Maryland Summer Centers for the Gifted and Talented. (TAG)

The Centers offer residential and non-residential programs for students throughout the state.

The learning programs include the areas of economics, humanities, social services, leadership development, science, visual and performing arts, creative writing, environmental studies, mathematics and foreign languages.

Students who are Maryland residents and who are enrolled in the appropriate grade levels are eligible to apply. Applications

### Our Neighbors

Linda M. Donahue, daughter of Mr. and Mrs. William E. Donahue of 14-F Ridge, received her Bachelor of Music degree, with honors, from Indiana University in Bloomington, IN. She performed her senior recital on Sunday, Jan. 24. Presently she is working on her Masters degree, also at Indiana.

Condolences to Mrs. Catherine Walton, 25-C Ridge, on the death of her husband.

which are available from the TAG coordinators in the schools must be returned to the schools by February 13. Financial assistance is available.

For further information, contact the coordinator of the TAG Program of the P. G. Co. public schools at 952-3375.

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