

DWELLING PLACE OF GRAND RAPIDS
BOARD OF DIRECTORS
October 2, 2019
Approved December 4, 2019

MEMBERS PRESENT Annamarie Buller, David Byers, Juan Daniel Castro, Francine Gaston, Kyle Irwin, Rich Kogelschatz, Rick Stevens, Marvin Thomas, Larry Titley, Tommie Wallace

MEMBERS ABSENT Thomas Carpenter, Sadie Erickson, Gil Segovia, Renee Williams

STAFF AND GUESTS PRESENT Chris Bennett, Kim Cross, Jonathan DeHaan, Sarah Ellis, Julia Ervin, Amy Henderson, Heather Ibrahim, Rebecca Long, Brian Molhoek, Karen Monroe, Zoe Post, Justin Rhodes, Jenn Schaub, Latrisha Sosebee, Haley Stichman, Dennis Sturtevant, Alonda Trammell

The meeting was convened at 106 S. Division Ave at 7:30 AM by Annamarie Buller.

MISSION MOMENT The board watched a video of Debora Sloan, a commercial tenant of Dwelling Place and owner of Natural Hair Solutions.

APPROVAL OF CONSENT AGENDA The consent agenda for the October 2, 2019 meeting contained the following items:

1. Board of Directors minutes (08/07/19)
2. Committee minutes:
 - a. Executive Committee minutes (07/09/19)
 - b. Executive Committee minutes (08/13/19)
 - c. Finance Committee minutes (06/26/19)
 - d. Finance Committee minutes (07/31/19)
 - e. Governance Sub-committee minutes (07/16/19)
 - f. Marketing & Development Committee minutes (06/25/19)
 - g. Marketing & Development Committee minutes (08/27/19)
 - h. RED & Asset Management Committee minutes (06/10/19)
 - i. Resident Engagement Committee minutes (07/16/19)
 - j. Resident Engagement Committee minutes (08/13/19)
3. Updated Committee Descriptions
 - a. Executive Committee Description
 - b. Finance Committee Description
 - c. Marketing & Development Committee Description
 - d. RED & Asset Management Committee Description

Consent agenda for the board of directors meeting was approved by motion of Juan Daniel Castro, supported by Francine Gaston, and carried unanimously.

HEARTSIDE NPHC COC GRANTS The Dwelling Place Board of Directors meeting was temporarily suspended.

The Heartside NPHC Board of Directors meeting convened at 7:39am.

Motion to approve resolutions to apply for renewal of grant funding from HUD Continuum of Care for Commerce, Ferguson, and Verne Barry was made by Annamarie Buller, supported by Francine Gaston and carried unanimously.

The Heartside NPHC Board meeting adjourned at 7:40am and the Dwelling Place Board of Directors meeting resumed.

| | |
|---|---|
| FERGUSON CLOSING | Mr. Sturtevant distributed a memo describing a significant delay in the closing date for Ferguson Apartments. The environmental review, which was nearly finalized by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), was insufficient for HUD approval and will require further testing. This could negatively affect Dwelling Place’s ability to meet LIHTC deadlines, cause further relocation of residents, and reduce Dwelling Place cash reserves. Staff are working with MSHDA and EGLE representatives, environmental consultants, and legal counsel to resolve the issue and will keep the board apprised of further developments. |
| REVIEW OF ANNUAL BOARD CALENDAR | Board members expressed interest in holding board meetings in other locations but raised concerns over remote access to the meetings. The board decided to hold at least one meeting a year at another Grand Rapids location—the annual meeting or Board retreat were raised as possible opportunities—and additional out-of-office meetings could be held if appropriate technology could be secured. |
| BOARD RECRUITMENT & RETENTION PLAN | Ms. Buller invited discussion over the Board Recruitment & Retention Plan. Mr. Sturtevant pointed out the matrix of community partners, which aims to document connections between the Dwelling Place Board and other organizations to ensure the board is able to easily identify individuals that fit its current needs. <u>Approval of the Board Retention & Recruitment Plan was approved by motion of Rick Stevens, seconded by Rich Kogelschatz and carried unanimously.</u> |
| PRESENTATION FROM COMMUNITY BUILDING & ENGAGEMENT DEPARTMENT | After dividing into two groups, the Board learned about each area of the Community Building & Engagement Department: economic development, volunteer engagement, marketing and branding, community gardening, community arts, and resident leadership. Staff presented information on both inward- and outward-focused programming that engaged residents of all ages, connecting them to resources, opportunities, and their communities. |
| RESIDENT ENGAGEMENT COMMITTEE RESTRUCTURE | <u>Motion to approve the revised Resident Engagement Committee Description, Governance Procedures, Project Evaluation/Selection Criteria, and Resident Leadership Council Structure was made by Juan Daniel Castro, seconded by Francine Gaston and carried unanimously.</u> |
| UPDATES AND OTHER BUSINESS | <p>A volunteer event at Muskegon Heights will take place on October 11 to help install a senior exercise park. Staff and Board may contact Ms. Ibrahim for more information.</p> <p>Plaza Roosevelt is set to close this month; Harrison Park and Pine Avenue have recently started taking applications and referrals with move-ins set to begin in December.</p> <p>Dwelling Place has received several grants in the past few weeks: \$15,000 for strategic planning, \$50,000 for costs associated with the creation of a community land trust, and \$100,000 for portfolio strengthening .</p> |
| ADJOURNMENT | The Board of Directors meeting was adjourned at 9:00 AM by Annamarie Buller. |