

DWELLING PLACE OF GRAND RAPIDS
REAL ESTATE DEVELOPMENT AND ASSET MANAGEMENT COMMITTEE

March 9, 2020

Committee Approved April 13, 2020

MEMBERS PRESENT Juan Daniel Castro, Rich Kogelschatz, George Larimore (via phone), Larry Titley, Lee Nelson Weber, Troy Zapolski

MEMBERS ABSENT Mike DeVries, Mike McDaniels

STAFF & GUESTS PRESENT Chris Bennett, Kim Cross, Rebecca Long, Scott Page, Zoe Post, Steve Recker, Dennis Sturtevant, Stephen Wooden

Kara Harrison-Gates, Colliers International
Nick Lovelace, Union Suites at Michael

The meeting was convened at 11:35 AM by Mr. Kogelschatz.

APPROVAL OF MINUTES **Minutes of the Dwelling Place RED & Asset Management Committee meeting of January 13, 2020 were approved by motion of Larry Titley, supported by Lee Nelson Weber and carried unanimously.**

UNION SUITES JOINT VENTURE Mr. Lovelace presented a joint venture opportunity for Dwelling Place to join as a 10% partner in a senior housing development in Wyoming, MI. The development has already secured 4% LIHTC funding for phase one of the project, which will involve the renovation of a former AT&T building into 80 one- and two-bedroom apartments and the construction of 21 two-bedroom townhomes. Phase two will seek 9% LIHTC funding by the April 1, 2020 deadline; with Dwelling Place's partnership, Mr. Lovelace predicts a score of 134 points, which is competitive. Much of the preliminary work—soil tests, traffic studies, floor plans—has been completed and they are awaiting final site plan approval in March. Construction time is estimated at 12-18 months once funding is secured.

The committee noted that the need for senior housing in Wyoming is immense and that Dwelling Place would benefit from a 10% developer fee. Dwelling Place is already working with Mr. Lovelace's team on Madison Lofts and the project is going well. **Motion to recommend moving forward with the joint venture agreement was made by Juan Daniel Castro, seconded by Troy Zapolski, and carried unanimously, George Larimore abstaining due to a conflict of interest.**

LINC UP PROPERTY MANAGEMENT Jeremy DeRoo of LINC UP, with whom Dwelling Place has a successful joint venture partnership in Garfield Lofts, has proposed that Dwelling Place consider property management of MoTown Square, an apartment complex with 54 assisted living homes. Ms. Cross explained that unique challenges exist with assisted living properties, including food preparation, patient care, and cleaning services. For Dwelling Place's current senior housing, these aspects are largely supported by Genesis NPHC's other properties and John Wynbeek's involvement and expertise.

Ms. Cross and Mr. Recker expressed concerns over some aspects of the proposed budget, and with the strain it could put on property management and maintenance staff. They will meet with LINC UP staff on March 12 to address these issues and give their recommendation to the committee.

Motion that the RED & Asset Management Committee support the recommendation made by staff regarding this issue following their meeting with LINC UP was made by Larry Titley, seconded by Juan Daniel Castro, and carried unanimously, Lee Nelson Weber abstaining due to a conflict of interest.

CLT UPDATE

A meeting with banks interested in CLT mortgages is scheduled for the end of the month. Interviews for a CLT Director will also take place this month. Staff recently met with the City of Newaygo about possible land donation for future CLT units and down payment assistance from local employers for companies with employees hoping to purchase a CLT home.

**PROJECT UPDATES
& OTHER BUSINESS**

Keeler: Staff had been working on an April LIHTC application submittal for the project. Those efforts have now been halted indefinitely after it became clear that Dwelling Place would not be able to secure site control of the property. Any preliminary work that had been ordered for the application was cancelled.

Harrison Park: A March 13 open house/ribbon cutting is scheduled.

ADJOURNMENT

The meeting was adjourned at 12:45 PM by Mr. Kogelschatz.