

DWELLING PLACE OF GRAND RAPIDS
FINANCE COMMITTEE
January 29, 2020
APPROVED MINUTES

MEMBERS PRESENT: Michael McDaniels (phone), David Byers (phone), Angela Sanborn, Troy Stressman (phone), Holly Jacoby, and Sadie Erickson

MEMBERS ABSENT: Gil Segovia

GUESTS: Brian Hughes and Jan Winters (Northern Trust)

STAFF PRESENT: Steve Recker, Jessica Johnson, Brandon Watson, Rebecca Long, Jessica Beeby, Liz Mui, Kim Cross, Laurie Mullennix, Chris Bennett, Grace Thuo

COMMENCEMENT The meeting was convened at 12:00 pm by Ms. Sanborn.

APPROVAL OF DECEMBER MINUTES **Minutes of the Finance Committee meeting of December 13, 2020 were approved by motion of Ms. Jacoby, supported by Mr. McDaniels and carried unanimously.**

NORTHERN TRUST SEMI-ANNUAL REVIEW Mr. Hughes presented on the Dwelling Place Foundation and Non-Profit Housing Corporation (NPHC) investment accounts. An updated portfolio analysis and a one page Draw-Down Tool Box sample were distributed.

The Dwelling Place Foundation portfolio has increased in value 7.94% per year or 35% cumulative growth since 2016. The portfolio has a \$346,219 total gain. The Dwelling Place NPHC portfolio has increased in value 5.96% per year or 25% cumulative growth since 2016. The portfolio has a \$1,218,953 total gain.

Mr. Byers asked Mr. Hughes if he recommends any changes to the range of investments at this point in time. Mr. Hughes did not recommend any changes at this time.

Mr. McDaniels asked Mr. Recker if a change made to the investment policy would be the responsibility of the Finance Committee or if that would be recommended to the board. Mr. Recker stated that the Finance Committee would recommend to The Board after discussion. Mr. Hughes added that if an adjustment were to be made from a three to five year smoothing rule, that the language in the Foundation Investment Policy should also be updated.

Mr. Recker asked if due to the inverted yield curve, discussed at a previous meeting, Northern Trust is still expecting a recession. Mr. Hughes explained that they expect a much slower economic growth rate moving forward. Northern Trust expects two more interest rate decreases within the next year, a half of a percent.

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Ms. Sanborn asked if Dwelling Place is invested in any bonds that have negative interest rates. Mr. Hughes clarified that Dwelling Place is not because the only area of negative bond yields is in Europe, and few areas outside of Europe.

**UPDATES AND
ANNOUNCEMENTS**

Mr. Bennett reported updates on housing development. Harrison Park is near completion, with Pine Avenue following up in two months. Plaza Grandville and Franklin Avenue are underway. Ferguson is scheduled to begin construction on March 2nd. We have another joint venture, 200 Madison, that will also begin construction this spring.

**PROPOSED AGENDA
AND NEXT MEETING
DATE**

The next Finance Committee meeting will be held on Wednesday, February 26th from 12:00 PM to 1:30 PM.

ADJOURNMENT

The Finance Committee meeting was adjourned at 12:48 PM by Ms. Sanborn.