

DWELLING PLACE OF GRAND RAPIDS  
REAL ESTATE DEVELOPMENT AND ASSET MANAGEMENT COMMITTEE  
May 11, 2020  
*Committee Approved July 13, 2020*

**MEMBERS PRESENT** Rich Kogelschatz, George Larimore, Mike McDaniels, Larry Titley, Lee Nelson Weber, Troy Zapolski

**MEMBERS ABSENT** Juan Daniel Castro

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

The meeting was convened via conference call at 11:33 AM by Mr. Kogelschatz.

**APPROVAL OF MINUTES** **Minutes of the Dwelling Place RED & Asset Management Committee meeting of April 13, 2020 were approved by motion of Mike McDaniels, seconded by Larry Titley and carried unanimously.**

**INTRODUCTION TO DAVID DEVELDER** Mr. DeVelder, the new Community Land Trust Director, introduced himself. Mr. DeVelder started his career in environmental consulting and has since worked in affordable housing and homeownership in West Michigan at ICCF, Habitat for Humanity, and the Kent County Land Bank.

**CLT NEXT STEPS** Staff will meet with Michael Brown and Tim Orlebeke this week to discuss the details of the CLT, including board composition, bylaws, sources of generating capital, and converting properties into condo associations.

**CONSTRUCTION & DELIVERY UPDATE** Construction on residential developments resumed on May 7. Dwelling Place has two buildings at Pine Ave to complete; one is set to be completed at the end of June and the other in mid-July. A completion date of January 2021 is expected for Grandville and Franklin. Ferguson is set to close at the end of May or early June and Madison Lofts in early July. Staff reported that the primary concern is not a disrupted supply chain but difficulties in securing certification for new tenants.

**OTHER BUSINESS** Mr. Wooden requested on behalf of the organization a waiver to the RFP policy for the downtown Holland development. Due to COVID-19 social distancing concerns, a full RFP process is not feasible and a fee proposal to select a general contractor would be used instead. The contractors listed in Mr. Wooden's proposal are all entities with which Dwelling Place has worked before. **A motion to waive the selection process in favor of a fee proposal was made by Mike McDaniels, seconded by George Larimore and carried unanimously.**

Mr. Larimore contacted Mike DeVries, who indicated he no longer has the time to devote to service on the committee.

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