

DWELLING PLACE OF GRAND RAPIDS  
BOARD OF DIRECTORS  
August 5, 2020  
UNAPPROVED MINUTES

**MEMBERS PRESENT** Annamarie Buller, David Byers, Juan Daniel Castro, Francine Gaston, Kyle Irwin, Rich Kogelschatz, Eleanor Moreno, Angie Sanborn, Gil Segovia, Rick Stevens, Troy Stressman, Tommie Wallace, Lee Nelson Weber, Renee Williams, Troy Zapolski

**MEMBERS ABSENT** Sadie Erickson

**STAFF PRESENT** Chris Bennett, Kim Cross, David DeVelder, Ken Kaminski, Rebecca Long, Karen Monroe, Laurie Mullennix, Zoe Post, Steve Recker, Justin Rhodes, Grace Thuo, Jenn Schaub, Latrisha Sosebee, Denny Sturtevant

The board meeting convened via conference call at 7:30 AM by Annamarie Buller.

**MISSION MOMENT** Ms. Schaub invited the board to attend a virtual meeting with staff at 9:00 AM on the first Friday of each month. This Friday, board and staff will share about how small actions can make a large impact in the organization and the community it serves.

**APPROVAL OF CONSENT AGENDA** The consent agenda for the August 5, 2020 meeting contained the following items:

1. Board of Directors minutes (06/03/20)
2. Committee minutes:
  - a. Executive Committee Minutes (05/12/20)
  - b. Finance Committee Minutes (04/29/20)
  - c. Finance Committee Minutes (05/27/20)
  - d. Governance Committee Minutes (05/19/20)
  - e. Governance Committee Minutes (06/16/20)
  - f. Marketing & Development Committee Minutes (04/28/20)
  - g. Marketing & Development Committee Minutes (05/27/20)
  - h. Marketing & Development Committee Minutes (06/30/20)
  - i. RED & Asset Management Committee Minutes (05/11/20)
  - j. Resident Engagement Committee Minutes (05/05/20)
  - k. Succession Planning Committee Minutes (05/08/20)
  - l. Succession Planning Committee Minutes (06/04/20)

**Consent agenda for the meeting was approved by motion of Gil Segovia, seconded by David Byers, and carried without objection.**

**ELECTION OF NEW BOARD MEMBERS** **At the recommendation of the Governance Committee, appointment of Angie Sanborn and Troy Stressman to the Board of Directors was approved without objection.**

**HONORING RETIRING BOARD MEMBER** Ms. Buller thanked Mr. Wallace for his 15 years of faithful service to Dwelling Place, where he served as a member of many committees, including the Resident Engagement and Marketing & Development committees. Dwelling

Place presented Mr. Wallace with a commissioned piece from resident Derrick Hollowell depicting a familiar Heartside scene in gratitude for his service.

## **MADISON LOFTS RESOLUTIONS**

Dwelling Place, through its subsidiary entity Dwelling Place JV LLC, is collaborating in another joint venture.

Two resolutions—one for the National Equity Fund and one for Cinnarie—approve Dwelling Place’s guaranty of Madison Lofts obligations. Mr. Sturtevant clarified the amount of the loan referenced in the document as \$1,108,667. **Motion to approve these resolutions was made by David Byers, seconded by Rick Stevens, and carried without objection.**

An additional set of resolutions approves the resolutions of Dwelling Place JV LLC, as the LLC is a member of Madison Lofts LDHA LLC, owner of Madison Lofts, and Dwelling Place NPHC is its sole member. **Motion to approve these resolutions was made by Juan Daniel Castro, seconded by Annamarie buller, and carried without objection.**

## **COMMUNITY LAND TRUST BOARD**

The Dwelling Place Regional Community Land Trust (DP CLT) recently held its first board meeting. Eventually, the board will consist of one-third homeowners, one-third Dwelling Place appointees, and one-third community representatives. For now, the board includes Rich Kogelschatz, Eleanor Moreno, Gil Segovia, Lee Nelson Weber, and Troy Zapolski. **Approval of this board carried without objection.**

## **DIVERSITY, EQUITY, & INCLUSION PLAN**

Members of the Diversity, Equity, & Inclusion Committee reviewed a summary of the DEI Plan and requested input from the board on the goals outlined and how to integrate them into a work plan. Board members expressed the need to share additional data on the importance of DEI work and for board members to share their community connections to ensure a diverse pool of qualified people who could serve as board/committee members. Mr. Castro emphasized the importance of cultural responsiveness over cultural competence (proactive versus reactive) and Ms. Sanborn suggested a casual Zoom meeting for the board to build community in the months without a meeting. Ms. Moreno mentioned partnering with local grassroots organizations and Ms. Gaston proposed further training for the board to better understand the populations that Dwelling Place serves.

There will be a DEI presentation by Steve Robbins on August 21 to which all board members and staff are invited. The training will cover several aspects of the DEI Plan.

**At the recommendation of the DEI Committee, the board voted to approve the DEI Plan without objection.**

## **UPDATES & ANNOUNCEMENTS**

### **Succession Planning Committee**

Mr. Kogelschatz summarized the work to date of the Succession Planning Committee. After contacting 8 search firms, the committee requested proposals from and interviewed 5 firms—2 regional and 3 national. The committee recommends hiring Third Sector Company because of their technical expertise, connection to nonprofits, attention to detail, prioritization of finding a cultural

fit, and onboarding capabilities. **Motion to accept this recommendation was made by David Byers, seconded by Francine Gaston, and carried without objection; Mr Castro and Ms. Williams were not present for the vote.**

#### **Planned Giving Information & Larry Bratschie Award**

Working with the Marketing & Development Committee, Ms. Schaub is creating an ad-hoc committee of board and staff members to consider how to develop planned giving options for Dwelling Place. This committee will work with GRCF for several months and make a recommendation to the Marketing & Development Committee. An additional committee will convene in September and October for a total of about 3.5 hours to select a resident for the Larry Bratschie Award. Board members interested in volunteering for either committee can contact Ms. Schaub.

#### **Personnel Policies**

As part of the annual planning calendar, staff will review the personnel policies with Tony Comden of Miller Johnson and make necessary updates to share with the board at a future meeting.

#### **Capital Campaign**

Dwelling Place has received \$700,000 total from several DeVos Family Foundations for its capital campaign.

#### **ADJOURNMENT**

The Board of Directors meeting adjourned at 9:14 AM.