The meeting convened via video conference at 11:02 AM.

APPROVAL OF MINUTES

Minutes of the Dwelling Place Community Land Trust Board of Directors meeting of November 18, 2020 were not approved, there being no quorum present.

CLT POLICY UPDATES

As Mr. Orlebeke has additional changes to make to the Purchase Agreement, approval of this document—including the condominium addendum—was postponed until the next meeting.

RENTAL CONVERSION UPDATE

Comments on the progress report from Mr. de Velder were as follows:

- Regulatory agreement: Troy Thelon of MSHDA is working with Orlebeke | Mackraz to resolve policy issues regarding the discharge of HOME covenants for New Hope Homes and Grandville; no update on Martineau.

- Renovation Status: Two homes at Grandville will be completely renovated by January; new siding at New Hope Homes to be completed in January; security measures funded by DGRI should be done in February.

- New Construction: 20-30 units at one of four locations are under consideration; once a site is identified, staff will draft a site development plan and financial projections; awaiting determination from the city regarding the foreclosure property on Lincoln.

- Marketing and Sales: Mr. de Velder is working with receptionist Mariely Meza to connect with Spanish-speaking potential homebuyers. Community outreach meeting was successful; 6 homebuyers are receiving homebuyer education and counseling; 2 buyers have been pre-approved with Huntington Bank.

MICHIGAN STATEWIDE COLLABORATIVE

Mr. Sturtevant is working with MSHDA, CEDAM, and several NeighborWorks affiliates on a statewide collaboration surrounding CLT and home repair programs. Michigan’s Poverty Task Force lists CLTs as a tool for addressing racial disparities in wealth. The collaboration aims to develop a brownfield TIF model to be used throughout the state.
**CLT GRANT FUNDING UPDATE**

The CLT has received two NeighborWorks grants: $50,000 and $10,000, the latter for peer-to-peer development. Michael Brown assisted in identifying City of Lakes CLT of Minneapolis as a partner. City of Lakes has embraced its mentorship role and shared insight with staff that helped revise the DPCLT ground lease.

Mr. Sturtevant and Mr. de Velder are preparing a presentation for area foundations to discuss the CLT and the role philanthropy can play in gap financing.

**UPDATE ON BROWNFIELD TIF**

Once the CLT secures a site, staff will work with all local entities to ensure the subsidy differential qualifies as an eligible expense under brownfield TIF.

**ADJOURNMENT**

The Dwelling Place Regional Community Land Trust Board of Directors adjourned at 11:55 AM.