

DWELLING PLACE OF GRAND RAPIDS

FINANCE COMMITTEE

January 27, 2021

*Minutes – Approved March 31, 2021*

- MEMBERS PRESENT:** Sadie Erickson, Holly Jacoby, Angela Sanborn, Gilbert Segovia, Troy Stressman
- MEMBERS ABSENT** [None]
- STAFF PRESENT:** Jessica Beeby, Chris Bennett, Jessica Johnson, Rebecca Long, Karen Monroe, Laurie Mullennix, Steve Recker, Dennis Sturtevant, Grace Thuo, Brandon Watson
- GUEST(S) PRESENT:** Brian Hughes (Northern Trust), Jan Winters (Northern Trust), Josh Gibbs (Northern Trust)
- COMMENCEMENT** The meeting was convened at 12:04 pm by Ms. Erickson
- APPROVAL OF DECEMBER MINUTES** **Minutes of the Finance Committee meeting of December 9, 2020 were approved by motion of Ms. Sanborn, supported by Ms. Jacoby and carried unanimously.**
- NORTHERN TRUST SEMI-ANNUAL PRESENTATION** Mr. Hughes began the presentation with the Dwelling Place Foundation Asset Allocation, noting the reduced allocation to equity markets. The equity percentage rose beginning in November, coinciding with the election and vaccine announcement from Pfizer.
- Under Asset Class Performance, Mr. Hughes explained that the portfolio had started in cash and changed in 2015. The cumulative return of cash is +42% or +7.97% gross per year. He provided additional background on trends in stocks and bonds in 2020, observing that there have been notable similarities to trends in 2007 and 1995. There has been a total gain of \$447,436 since inception. Mr. Hughes explained that the graph shows no loss of principle. Similarly, in the Non-Profit portfolio, there has been a total gain of \$1,732,849 and no loss of principle.
- Dwelling Place expressed an interest in sustainable investments, also known as Environmental, Social, and Governance investments (ESG). Mr. Hughes reviewed Northern Trust’s commitment to sustainability and provided background on the how ESGs have evolved, noting that ESGs are over performing traditional investments. He presented two investment vehicles to recommend to the Committee for Dwelling Place: the Flex Shares Global ESG Impact Fund and TIAA Bond Fund.
- Ms. Sanborn asked for more information on how companies qualify for sustainable investing. Mr. Hughes explained that companies, Northern

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Trust included, have their own individual scoring for sustainability metrics which may include and/or exclude different criteria.

There were additional questions and discussion regarding recent technology stock and amateur investing activity. Ultimately, Northern Trust keeps a close watch on market trends, but opts to trail markets to maintain stability and minimize risk.

The Committee approved adopting the recommended ESG investments by general consensus; a formal motion was not required.

**UPDATES AND  
ANNOUNCEMENTS**

Ms. Erickson follow-up on the previous discussion about requests for metrics. She is scheduled to meet with the Chair of the Real Estate Development and Asset Management Committee to discuss what information could be shared between the committees and potential improvements. Ms. Jacoby added that she spent time creating a template of what information would be helpful for Finance Committee members and will share it after the meeting.

There was no further update on the \$600,000 Spectrum Healthy Communities grant.

As for construction and leasing updates, Harrison and Pine were completely leased up before 12/31/2020. Construction was completed at Soereste Brillante and has started the lease up process. Avenida Brillante is still under construction but will be receiving temporary Use & Occupancy this week. Construction at Ferguson is a little behind schedule, though there is no plan to alter the current lease up schedule. As for future developments, Mr. Bennett added that there are joint venture projects under review for the February tax credit awards.

Progress on rental payments has remained steady overall, with some improvements on collections due to various rent assistance programs.

The moratorium on evictions was extended to 3/31/2021.

**PROPOSED AGENDA  
AND NEXT MEETING  
DATE**

The next Finance Committee meeting will be held on Wednesday, February 24, 2021 from 12:00 PM to 1:30 PM.

**ADJOURNMENT**

The Finance Committee meeting was adjourned at 1:01PM by Ms. Erickson.