The meeting convened via video conference at 11:04 AM.

APPROVAL OF MINUTES

Minutes of the Dwelling Place Community Land Trust Board of Directors meeting of June 10 were approved by motion of Gil Segovia supported by Rich Kogelschatz and carried unanimously.

REVISED HOMEBUYER SELECTION GUIDELINES

The committee reviewed changes to the homebuyer selection guidelines. Originally based on best practices of successful CLTs and other information from NeighborWorks, the guidelines now include additional language about community outreach and goals that match the DPCLT bylaws. The updated document removed some sections that required Dwelling Place to approve potential homebuyers, added detailed criteria for the lottery, and included an appeals process.

The guidelines were reviewed by the Fair Housing Center and will be part of CLT marketing and the homebuyer packet provided at the start of the homebuying process. Potential homebuyers will also be provided with a list of local attorneys who will review the document and represent these clients pro-bono.

The committee added the following changes:

- Add the Affirmative Fair Housing Marketing Plan as an appendix.
- Under section III-B, add a statement about realtor participation.
- Add definition for “lottery” and “approved CLT buyer” under Appendix 1 (Definitions).
- Under VIII, Item 1, add “of the date of the complaint” to the end of the second sentence regarding the appeals procedure.

Motion to approve the revised Community Outreach & Homebuyer Selection Guidelines with noted edits, was made by motion by Lee Nelson Weber, supported by Gil Segovia, and carried unanimously.

PROGRESS REPORT

Staff is actively marketing a Martineau home that will be completed in August and will invite community organizations and area neighborhood associations to an open house in the next few weeks.

Mr. Larimore reported working with the City of Grand Rapids and the Brownfield Redevelopment Authority to rewrite its agreement to allow Dwelling Place and the City to share the TIF capture until both Dwelling
Place and the City receive 100% of their TIF-eligible expenditures and the Brownfield Authority covers its administration fees. When other taxes are taken into consideration, this is a financially better agreement than PILOT.

The Spectrum Healthier Communities grant has been executed and will focus a large portion of the funds on outreach.

**600 BURTON UPDATE AND SITE PLAN**

Staff recently met with several City of Grand Rapids officials to discuss including discount sale prices and marketing expenses for the CLT as eligible brownfield TIF expenditures. Brownfield legislation to help clarify the situation is in the works, but if these expenses are not eligible, there will be a roughly $35,000 per unit gap in the project that will require funding from other sources.

**OTHER BUSINESS**

Staff have not heard back from GRPS regarding the Alexander School site. Ms. Ardoin will connect with Assistant Superintendent Larry Johnson about the project.

The contract for the Fuller site is in the final stages with the builder of the project, Bazzani; the Lincoln site will follow after this contract is completed.

**ADJOURNMENT**

The Dwelling Place Regional Community Land Trust Board of Directors adjourned at 12:30 PM.