The meeting convened at 11:03 AM.

APPROVAL OF MINUTES

Minutes of the Dwelling Place Community Land Trust Board of Directors meeting of July 8, 2021 were approved by motion of Gil Segovia supported by Rich Kogelschatz and carried unanimously.

600 BURTON

Mr. de Velder reviewed the Progressive AE memo on the new project phases for the 600 Burton site. The board previously authorized up to $25,000 for work in phase 2 (site plan approval); the remaining balance for this work is $14,000. The work described in phases 1 and 4 (community and stakeholder engagement, civil engineering, and landscape design) would require authorization of $88,620. After some discussion about how these expenses fit within the CLT budget, a motion to authorize the amount described was made by Rich Kogelschatz, seconded by Gil Segovia, and carried unanimously.

AMBERWOOD CONDO

Originally 56 total units, Amberwood condo is located in Park Township in Holland. Twelve of these units were sold in the mid 2000s; Dwelling Place is considering acquiring the remaining 44 units to continue as rental housing that would convert over time to CLT units. Preliminary estimates have budgeted between $80,000 and $110,000 per unit for acquisition costs. Other fees and expenses bring the total project cost to about $6.1M with about a $1M gap in funding. Motion for approval to pursue pre-development of the project, contingent on approval from the Dwelling Place RED & Asset Management Committee, was made by Gil Segovia, seconded by Dorthea Ardoin, and carried unanimously.

SOUTH HAVEN

Mr. Larimore described a site in South Haven that for-profit developer Habitat has been trying to redevelop. The site plan includes affordable rental housing and homeownership, both of which are limited in the area. The site is currently owned by the city; Habitat has proposed that the CLT purchase the portion of the land where townhomes will be built and Habitat develop the rental housing portion, for which it will submit an October LIHTC application. Staff will continue to investigate this opportunity.
PROGRESS REPORT  Per the progress report, Mr. de Velder anticipates closing on the first CLT unit in the month of August and two additional units in September. The Dwelling Place CB&E department, along with DGRI, will increase engagement efforts to increase interest in the vacant Martineau units. Staff will consult with the City of Lakes CLT on how to minimize closing times, which currently hover around 5 months.

OTHER BUSINESS  Mr. Orlebeke introduced two variations of a single resolution: one that would add Mr. DeRoo as a signer for CLT transactions and another that would add both Mr. DeRoo and Ms. Cross. The Board agreed to adopt the latter version. **Motion to approve the resolution was made by Doretha Ardoin, seconded by Rich Kogelshatz, and carried unanimously.**

ADJOURNMENT  The Dwelling Place Regional Community Land Trust Board of Directors adjourned at 12:16 PM.