

DWELLING PLACE OF GRAND RAPIDS

BOARD OF DIRECTORS

October 6, 2021

Approved December 1, 2021

MEMBERS PRESENT Annamarie Buller, Francine Gaston, Kyle Irwin, Kellie Kitchen, Rich Kogelschatz, Sadie Malady, Lee Nelson Weber, Gustavo Rotondaro, Angie Sanborn, Kim Sims, Rick Stevens, Renee Williams

MEMBERS ABSENT Juan Daniel Castro, Gil Segovia

STAFF & GUESTS PRESENT Chris Bennett, Kim Cross, Jeremy DeRoo, David de Velder, Rebecca Long, Karen Monroe, Rachel Osbon, Zoe Post, Steve Recker, Jenn Schaub, Latrisha Sosebee, Alonda Trammell

Mallory Strobl

The board meeting convened via video conference at 7:34 AM.

MISSION MOMENT Ms. Schaub introduced 2021 Bratschie Award Winner Mallory Strobl, a resident of Martineau Apartments since 2014. Initially looking for a safe home for her and her daughter, Ms. Strobl has flourished in the Heartside neighborhood and has been increasingly involved in community advocacy. Board and staff thanked Ms. Strobl for her exemplary leadership.

APPROVAL OF CONSENT AGENDA The consent agenda for the October 6, 2021 meeting contained the following items:

1. Board of Directors minutes (08/04/21)
2. Committee minutes:
 - a. Diversity, Equity, & Inclusion Committee Minutes (07/19/21)
 - b. Executive Committee Minutes (08/10/21)
 - c. Finance Committee Minutes (07/28/21)
 - d. Marketing & Development Committee Minutes (06/29/21)
 - e. RED & Asset Management Committee Minutes (07/12/21)
 - f. RED & Asset Management Committee Minutes (08/16/21)
 - g. Resident Engagement Committee Minutes (03/18/21)
 - h. Resident Engagement Committee Minutes (08/18/21)
 - i. Succession Planning Committee Minutes (06/24/21)

The consent agenda was approved by motion of Rick Stevens, supported by Francine Gaston, and carried unanimously.

INTRODUCTION TO STRATEGIC PLANNING Mr. DeRoo introduced the 2022 strategic planning process, framing this time as a natural opportunity to clarify the “how” and “why” that will drive Dwelling Place in the coming years. Whereas previous strategic plans have focused primarily on technical deliverables, this process will place a greater emphasis on the relational goals that guide the organization. This will allow staff and board to develop a common understanding of the organization’s purpose beyond their usual area of experience. With this in mind, the Executive Committee will discuss recommendations for a consultant to help in this process and an approximate timeline.

**COMMITTEE
MEMBER
NOMINATIONS**

The following individuals were nominated to serve on a Dwelling Place committee:

- DEI: Regina Bradley, Mariely Meza
- Resident Engagement: Niyata Brown, Aaron Estrada, Stacie Petersen
- Finance: Emily Cauzillo

After a brief description of each nominee, **a motion to approve these individuals to their respective committees was made by Lee Nelson Weber, supported by Annamarie Buller and carried unanimously.**

**GOVERNANCE
COMMITTEE AND
BOARD
RECRUITMENT**

Per the recommendation of the Executive Committee and by unanimous vote, Annamarie Buller was approved as chair of the Governance Committee.

There are several committees with space for new members, both those currently on the board and others from the community. With Ms. Buller taking over as chair of the Governance Committee, there is also an opportunity for board members to chair the Resident Engagement Committee. To adhere to HUD and Neighborworks guidelines, and to enhance the work of the board, the Governance Committee is currently prioritizing Dwelling Place residents and others with lived experience for board and committee membership. Staff is compiling a list of possible residents to fill these roles, and board members with other possible candidates may contact Ms. Buller.

**BOARD
ORIENTATION
PROCESS AND
MENTORSHIP
PROGRAM**

New and tenured board members gave the following considerations regarding the current board orientation process:

- With Dwelling Place extending its reach, the orientation process needs to consider how to best engage board members outside Grand Rapids
- Use the board self-assessment feedback to inform the process going forward
- Contact Andre Butler at Neighborworks to learn what other NWOs are doing to help onboard their board members
- Emphasize progressive engagement throughout orientation; help new board members understand it takes time to learn the organization
- Develop a suggested outline for mentors when meeting with mentees to help new members know what questions to ask
- Use DEI framework to understand where gaps in knowledge and experience are for both mentors and mentees
- Find new ways to get board members to Dwelling Place properties, especially during the pandemic (volunteering for curb appeal evaluations, for example)

The Governance Committee will consider this discussion as it continues to update the orientation process and mentorship program.

UPDATES

NeighborWorks Grant Awards: Dwelling Place has received four NeighborWorks grants since August to develop real estate growth capacity, integrate technology for residents, continue community development at Plaza Roosevelt, and enhance resident support services delivery.

DPCLT Purchases: The CLT celebrated its first closing in early September and there are three more pending sales set to close soon.

August Fire at Ferguson Apartments: Dwelling Place is in the process of getting final approval from insurance companies on costs related to the fire and expects completion in about 6 months.

NeighborWorks Review: The written report of the June audit was distributed for review and there were no significant changes made. A final version is expected in November.

Heartside Historic Murals: Five artists supported by Dwelling Place have recently completed 5 murals in the Heartside neighborhood. In-person tours are scheduled for the end of the week and digital tours will be available on the website in November.

ADJOURNMENT

The Board of Directors meeting adjourned at 8:59 AM.