

MINUTES

Homes for Good Housing Agency



BOARD OF COMMISSIONERS

Location of the meeting:

This meeting will be conducted via public video call and conference line (see details below).

Wednesday, May 19th, 2021 at 1:30pm

To prevent the spread of COVID-19 Homes for Good conducted the May 19th, 2021 meeting via a public video call with dial-in capacity. The public was able to join the call, give public comment, and listen to the call.

Michelle Thurston: Welcome to the May 19th, 2021 Homes for Good Board Meeting. This meeting will be recorded for the public.

1. PUBLIC COMMENTS – 20 Minutes

None.

2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE (2 min. limit per commissioner)

Joe Berney: I just want to apologize to the Board, I do have to leave at 2:30 this afternoon for another engagement.

3. ADJUSTMENTS TO THE AGENDA

Laurie Trieger: Given that Commissioner Berney has to leave early, and I believe Commissioner Bozievich is absent today. I wondered if we wanted to reorganize things to keep more of our voting members?

Michelle Thurston: Yes, we were discussing earlier that since we have a couple of commissioners that are going to be needing to step out early, that we're going to go ahead and adjust the agenda to have the work session for governance moved ahead of our board orders. Is everybody okay with that?

Commissioners agree to move the Worksession ahead of the Board Orders.

4. COMMISSIONERS' BUSINESS

Pat Farr: I have a mental health advisory committee meeting, which starts at 2:30. I'll stay past 2:30, listening to that meeting and leave this meeting when I need to step into the other meeting.

Laurie Trieger: I just wanted to appreciate the Homes for Good staff, I both participated in the public Town Halls on housing, and then also the Friendly Area Neighbors presentation, which is my own neighborhood association, and one of the nine neighborhood associations in my district. Steve and Beth were part of a presentation on housing and affordable housing options at the Neighborhood Association meeting last week, and just really great presentations and great conversation in the

community about affordable housing broadly, and particularly, I just think it's great as people are getting more and more of a sense of what Homes for Good does, and where the work of this organization fits in the broader picture around affordable housing in our community, so just appreciating staff. I know it takes a lot of time to put those presentations together and participating in those kind of meetings in the evening hours, and I'm just really grateful for all your great work.

Pat Farr and **Joe Berney** leave the meeting at 2:26pm. **Jay Bozievich** is excused.

5. EMERGENCY BUSINESS

None.

6. ADMINISTRATION

A. Executive Director Report (Estimated 10 minutes)

Jacob Fox: I'll just recap a couple of things that I've framed for the Board in my report, and then I have something that's come up since then that I just need to get the Board aware of, so first: The Commons on MLK. Things are challenging at The Commons on MLK right now, most of it is related to resident behavior and also staffing levels. We built out the staffing levels based on best practices from around the nation, and there's a total of 17 FTE that are funded either by the supportive services budget or the operating budget at The Commons on MLK. Basically, we're bringing in folks that have been chronically homeless for many years and who are frequent users of emergency services, and there have been some incidents of person-on-person violence. No one's been seriously injured. We're working closely with Lane County to think about how to bring additional resources into the building, like security, additional desk staff, and supportive services staff. Some of that's going to require an investment from Homes for Good, and some of that's going to require an investment from Lane County. And a lesson learned for us is we really have to have robust staffing beyond even what's a national best practice as we open up these buildings and get to know the residents and start supporting the residents more intentionally. For the Keystone and The Nel we'll be working with Lane County and coming up with more funding so that there's a very robust staffing to begin with, and then as things in the building stabilizes, then we can go back to the base budgeted FTE and services in the building.

Pat Farr: I have heard rumblings about that, and as we talked about this, and we've been talking about MLK for years and years now, and understanding that the people that would be housing initially and an ongoing basis would have challenges, it's good to identify things early. I think everybody in this room, and I know I certainly feel, that MLK Commons and should be a demonstration project that shows people that this type of facility is a type of facility we need to invest more money or more resources into providing more facilities. So, whatever we need to do at this point in time, Mr. Fox come up with a plan, and I am ready to make MLK Commons work to the best of its ability. I understand that ShelterCare has been challenged a little bit with their staffing, and the staffing needs, and I'd like to hear more about that, maybe not from you, but maybe Michelle Hankes can at some point that gives a little bit of an update from her perspective. But really at this point, we've put a lot into the MLK Commons, and I know in my heart, and we all know that this is the type of site we need, let's just do what it takes to make sure it has a good start. I really, truly appreciate what you're saying about Keystone and The Nel. Taking the example that we're experiencing right now at the MLK Commons and trying to avoid it by more robust staffing from the onset.

Laurie Trieger: Has there been conversation amongst providers about anything that could be being done in advance of moving folks into the facilities to better prepare them for success upon move in?

Jacob Fox: I haven't been a part of that explicit conversation, obviously that makes a lot of sense to me, and I really appreciate that input. I'm certain that discussion has been had. This is the first building of its type in Lane County, we knew we were going to encounter challenges that we didn't expect, and I think that's a good point that I can take back and then give you more information once I have it.

Laurie Trieger: Great, that would be great, thank you. And if we maybe get a sort of lessons learned panel or something like that, whether this is the right group or if there are other forums where that's happening, if you could let us know, I'd love to listen in on something like that, if it's not going to happen within our agenda here.

Heather Buch: I really appreciate you letting us know. I kind of harken back to the days in which I was first starting out with the redevelopment of some pretty challenging mobile home parks, and actually security was the one thing we didn't think of either, and we quickly learned that we needed it, especially in the evening hours, and we had to pay extra initially for about six months before things stabilized. I know this is a different unique circumstance, but people have similar personal challenges that you're dealing with, and I wish I have thought of that sooner to be able to convey that knowledge too, but the connections just weren't all in that one sphere, but I completely understand your decisions and support you all the way.

Joe Berney: Rather than discussing, as we do move forward, in addition to that, not only a lessons learned, but a recommendations, not just for this particular project, but for other projects in other communities that are also breaking ground and trying to figure out how to house this population and provide services to them. I think maybe we can turn lemon into lemonade and develop almost a template, not just for Homes for Good, but for others as they enter into this space that very much needs to be entered into.

Char Reavis: I just wanted to add a little bit about that. It's so sad because people are coming from a place where it's a fight or flight, where they had to protect themselves, and they're in that mode and they've got to move into a mode where they're not feeling that fight or flight anymore, and it's a process, and I just want us to be cognitive of that. I also really think security is a good idea, but I hope we can do it in a way that it doesn't make things worse because people in the situation of had to deal with law enforcement more than most, and that's a scary thing too. And so that was just my thought, and that we be really thoughtful about it, and it is their new home, and I don't know how to do that.

Pat Farr: I don't want to belabor this any more than, we've already spoke about, and Jacob has a plan to move forward, but we do have the other two projects that we are in fact breaking ground on right now, we have an opportunity as Commissioner Berney said to learn from what has happened at MLK, but also as you know that ShelterCare has some experience with this, with the people moving in, following a fight or flight, as Commissioner Reavis says. I am confident that you can put a plan in place, and it will be good for us here for the projects that we're building and as Commissioner Berney has suggested a template for others to use elsewhere.

Jacob Fox: I think, Char, you touched on something that is important, that we are moving people in the building and their behavior has been a certain way when they've been chronically homeless and frequent users of emergency services, that behavior has to shift, and I think we all know because we're human that shifting behavior does take the time. On security, just so you know, it's my understanding that it's the same company that we worked with at Bridges on Broadway, and they're in plain clothes, so we've tried to be thoughtful about not putting someone with a uniform and badge

in the building, but someone that knows how to deal with violent situations and can deescalate with those tools.

Moving on from the Commons on MLK, we had a fall, a five-year-old young man fell out of the second floor building at Richardson Bridge last week, and I did text board members, but we did hear yesterday that he was back on the property and playing with other kids, so for us, that was just really powerful, positive news. We're obviously wanting to think about what lessons we can learn, our insurance company is currently investigating, and once the investigation complete, we can share more with the board. We have our own ideas about ways that we can educate residents about the hazard, but we want to allow the investigator to do their work, and then use that plus our ideas continue to be committed to safety.

I have referred to Bridges on Broadway, and I think I've informed the Board that that's the name that was proposed by the people living in the lodging facility formerly known as the Red Lion, we do need the Lane County Board to approve the name.

On Lazy Days, the site is cleaned up, we're starting to assess the water and systems, there's an immense amount of support from state and federal agencies, so that work continues. We were just informed that Senator Merkley and Senator Wyden may be touring the property on June 2nd and Heather will be a part of the engagement with the Senators at Lazy Days.

And then the last thing I'd say about wildfires that a significant number of people are moving out of the Bridges on Broadway and into Sarang and Hayden Bridge Landing. Those two apartment communities: Sarang in Eugene and Hayden Bridge Landing in Springfield, recently were completed, and it's just really powerful for us to think that families are moving out of the Bridges on Broadway and into permanent housing.

We received an allocation of new HUD Vouchers that are called Emergency Housing Vouchers, they function fairly similarly to a Housing Choice Voucher. They are limited in duration, so at the end of three years HUD is telling us that these vouchers will go away. I'm not sure that will occur, they could convert them into Housing Choice Vouchers, depending on federal funding levels. What's interesting about these vouchers as they come with supportive services dollars and dollars for deposits and their intended to target people experiencing homelessness, and/or domestic violence. HUD wants us to take referrals from the Coordinated Entry Waiting List so those referrals will come from Lane County, and we don't think there's enough people on the Coordinated Entry Wait List to fill these in a quick timeline that HUD is requiring so we are in close collaboration with the County. We met with them this morning, obviously, they're going to be an important partner, but we may take referrals from other organizations as well, and we'll keep you posted on that.

The last thing, it's not on the report, but I did want to give the board a heads up that were intended to apply for a HUD program called Moving the Work. Moving to Work is a program that was created in the late 90s, and it gives housing authorities, regulatory flexibility to serve communities in deeper and more thoughtful ways, and also it gives us some flexible financial tools where we can move money between our big federal programs. So, for example, if the Housing Choice Voucher program had a lot of money in reserves you can use that money to do a capital repair on a Public Housing property. As it exists now, we don't have that flexibility. More for Char and Michelle than anyone else, the timeline to submit it pretty quick, and it comes with a couple of resident meetings, the focus of our application will be landlord incentives for our Housing Choice Voucher program, and then there's some back office funding flexibility that we get that comes with that designation. So, Char and Michelle, Beth will become to the RAB on June 8th, to give a deeper briefing and get input, but I think the resident meetings have to occur maybe that same day or maybe right after.

Greg Rikkof: I did want to share with you, Jacob, and now is this good a time as any. At yesterday's meeting 5/18 meeting of the Board of the Lane County Commissioners, they voted 5-0 to rename the building formerly known as the Red Lion to Bridges on Broadway. So that it's a done deal

Char Reavis: Yeah, I would love to know more about the Moving to Work, because I've been to conferences where they talk about this, and I'm not sure how I feel about it in some senses, especially in our county where there are so many people that just can't make ends meet on their wages and how that would impact our residents, and so I'm hoping that we can put it on the agenda to really talk about it in the context of impact to residents.

Jacob Fox: We did put that lens on it. We're applying for what's called cohort #4, which is focused on landlord incentives, but there were other cohorts that had an emphasis that was less resident thoughtful in my opinion, and we chose not to apply for those cohorts. So, what you're alluding to, I believe, was cohort #2, which was focused on rent reform. That's where your discussing term limits or certain self-sufficiency requirements, and we did not apply for that cohort because we didn't feel like it was sensitive enough to people we serve. I haven't seen any downside, and in terms of residents and being able to provide incentives to landlords to lease up Housing Choice Vouchers, there only appears to have upsides in my due diligence as far.

C. **WORK SESSION** — Governance (Jacob Fox, Executive Director) (Estimated 30 Minutes)

Jacob Fox: Just in terms of process, we came before the board and did a work session last month about the possibility of the Government structure, we're doing another work session today, so there's no decision that has to occur this month, and what we did was listen deeply and tried to prepare a short slide deck that looks at some different possible models, one of which includes five main County Commissioners continuing to serve on the board.

Jacob goes through the Governance slide presentation

We're growing exponentially as an organization, both in terms of FTE, total annual budget, number of real estate development projects in community. Just to give you a sense of that, in the last month, we've increased our FTE by over 10 employees, so that's 10% growth in a month, and when we go through the budget process this summer, I am estimating that we would come to the board with at 10 more FTE included in the base budget. So, we're talking about over the course of a year, a 20% growth just in our employee base. What's catalyzing that is that we're receiving large allocations of federal and state funding. Over the last couple of months, the Board approved me to sign IGA with the State of Oregon for \$18 million that will be part of the Landlord Compensation program. We signed an IGA with Lane County for another \$7 million, and we've also now got the new Emergency Housing Vouchers. Our growth is really compelling and quite frankly, intense, so we all are deeply passionate about the need for there to be racial and social justice change in our nation and our local community. When we apply for grants we are often asked the demographic makeup of our Board, and obviously we, in my opinion, could have more leaders of color on the board, and that's an area of passion for me.

Then there's public confusion about the relationship between Lane County and Homes for Good, and it just feels to me like different governance board can allow us to educate the community about how we're different organizations, and how are also synergistic in terms of how we partner with each other.

One big thing is, we need a lot more time from board members, and for me, that is 5-10 hours a month. We need at least two sub-committees: Audit Finance and Real Estate development, Audit Finance may not meet every month, except they're in the audit process, but real estate development needs robust board engagement, and I actually think of a 90-minute meeting every month would be necessary. And then because we're always going to be connected to Lane County and Lane County Board of Commissioners is going to appoint the Home for Good Board, that connection is always going to be healthy and synergistic. But if we can recruit people from the community that are leaders in the communities, for me, it just increases the footprint of our reach and our deliberate connectivity with a community.

Jacob goes through the difference governance structure options and a potential timeline for the institution of a new board.

Laurie Triegeer: It hasn't taken me long to recognize your strengths and skill as a leader, and one thing I've learned in my decades and non-profits and in multiple board service and so on, is when you have a good leader, you follow them, and so I really appreciate your recommendation I take it very seriously. I think it carries a lot of weight, I also really appreciate the challenge and the struggle, I've never been part of an organization that basically inherits a board that is seated at the will of constituents that don't understand part of what they're doing is putting someone on a board of an organization that has this magnitude of impact and import in the community. Every other board is usually a board that grows itself, and so that's a very interesting and odd dynamic, and so I really get the inherent challenges in that and appreciate you trying to work to make the board be a better fit with most boards and where it's an opt-in, an active opting-in of the board members themselves based on their commitment to the mission of the organization, content expertise, and therefore a willingness and a readiness and an appetite to engage and spend the time and effort that it takes to steward the organization. I also really see the value, I'm assuming those sub-committees in that model you posed would be another way to engage a broader part of the community that those committees would be seated with folks from the community, and again, in my experience, committees are one of the best ways to build the bench and create a pipeline to the board. When you're constrained by having seven-member board, five of whom are selected by voters, you're really limiting yourself and therefore the opportunities for the organization to grow and be more responsive, so I appreciate the presentation. I take your recommendation really, really seriously, my only hesitation or the thing I would want to tease out and talk a little bit more about is the hesitancy or the reluctance or the downside of growing the board to a total of nine, whether that's two electives and seven other, or four and five is less of what I'm concerned about. It's a fairly small board, easier to have more participation and keep your quorum with a slightly larger group, so that's my main question for you at this juncture.

Char Reavis: Well, I've been on the board for 10 years now, and one of the things that's always been difficult is, for the Homes for Good Board, is that our Lane County Commissioners-- all of you here are actively busy and working hard and always go into committees and things because that's your job. Today, both Commissioner Berney and Commissioner Farr both have to leave early, and Jay isn't here. So that actually leaves just a quorum. I think that's part of our problem. Because back in the day, when I first started, we weren't having board meetings every month, and it was sporadic, and so I just really feel like it's time to do this, and lessen the load on the Lane County Commissioners. I am back and forth about the seven or the nine, I kind of like the nine actually. But anyway, I just want to say that I just think that Lane County Commissioners have been amazing and on track with housing.

Pat Farr: Laurie Triger just mentioned that she has recently become a member of this board and the Board of County Commissioners, and it didn't take long to recognize both Jacob skills and the

need for a different governance model. Coincidentally, that's about how long I'd been a County Commissioner, when I recognize the need for a new governance model nine years ago, so we're really finally getting there.

There's been a great deal of evolution in those nine years, and if you look at the two boards at the two agencies that were present from nine years ago and today, they don't really resemble each other very much. This is a very different organization with a much deeper run in the community and octopus arms in the community. Touching more and more lives, more and more families, more and more of our goals all of the time. So this is a perfect time, I believe, for us to look at the new governance model, and you're recommending a seven-member board, currently we have a seven-member board, they're just the changes that would be two and five. I love that personally. I think that is a perfect way to begin, if in the future, we wanted to go to nine members, not unlike the Poverty and Homeless Board which just added to his membership, this board could add to its membership down the road. One thing that I found with Food for Lane County, it sometimes had difficulty filling the entire board. Sometimes boards, and not saying it was Food for Lane County necessarily, but sometimes boards end up having people on the board just because they're the person that said "I'd like to be on your board", as opposed to having a wonderful selection of people who really are fighting to be on this board. So, I'm looking forward to this. I am 100% behind exactly as you wrote it, particularly knowing that it could be adjusted down the road.

Laurie Trieger, you said that a lot of work happens at the committee level on many different levels. That is absolutely the case. And again, the Poverty and Homelessness Board, Jacob of which you are member, you know that the very active committees, do much of the work to board itself. They often employ people who are not on the board-- of experts from the community or not on the board. I envision that as the future governance model of Homes for Good because there are a lot of people out there who'd love to be a part of what we do.

Joe Berney: I think if you're increasing our staff, because we're increasing dollars by 20%, a nine-person board is not a big board. If we want to reach deeper into the community with experts in different areas, my question is, why would we not want a nine-person board?

The other thought is, why does it have to be the distribution that we saw, you mean, why couldn't it be three elected commissioners and six appointed community members, you still completely reverse the dynamic, which is currently at play with this body. Then my only other comment would be there's so many ways to build a board, and even the building of a board relates to what are your objectives for the board.

Joe talks about methodologies for building a board.

Heather Buch: I am very supportive of what you put forward for us, I know that you have expertise in this, you've seen boards of all types in your career, know what has worked well in other organizations, we don't always see that from our perspective. I am indifferent to seven or nine members, either one works for me. Maybe you want to add members later as Commissioner Farr mentioned that is perfectly okay with me as well. I would hope that we as board can rely on Jacob to be able to present what he thinks with his expertise is going to work for the organization as he thinks into the future.

We as commissioners, I do not see in our future having 10 hours available every month, right now, we are doing our hour and a half each month, but there's a lot of work for us to do out there, and we are in meetings a lot. There's a lot of attention that we need to give varying different groups and issues in our community, and if one or two of us can commit to up to 10 hours on this board, that's

wonderful. But I will be able to do that in any particular year, depending on our work level and responsibility load, especially, say you're at the chair, if there's a lot of extra work to be done during those years, and it sounds like we would be able to make adjustments.

Char Reavis: When you read the Housing Authority Laws on the Housing Authority the county was operating the Housing Authority there's always that security there if the board fell apart, if things went the wrong way. The County always has that option to come in and go, "Hey, what's going on? This isn't working." So as far as security, there's always that fall back, if the board wasn't doing what they were supposed to. I don't think that's going to happen truly, but just for the sake of saying it, there is that.

Michelle Thurston: I have to say Commissioner Buch pretty much spoke as crystal clear as my position as I could have verbalized it myself, I have great trust and respect in Jacob and the executive team, and I'm willing to follow that direction, and I'm kind of up the same belief, I like the seven. I serve on a couple of boards, one which is very large, and one that is very small, and Homes for Good which is in the middle, and my biggest problem with having a larger board is there going to be enough time for each board member to express their thoughts, opinions, concerns. So that would be my hesitancy of having a larger board, but again, if we need to in the future, adapt to making a larger board, there shouldn't be a problem with that, but again, I have great trust and respect as not only a fellow board member, but as a resident that Jacob and the Homes for Good team will lead us in the right direction.

Jacob Fox: Talks about the idea of the seven-member board with adding more in the future, but also being happy with a nine-member board.

Jacob talks about reasoning for only having two Lane County Commissioners, which makes Lane County not have a quorum, and the confusion surrounding Public Meeting Noticing requirements when Lane County has a quorum as part of another board.

Joe Berney: I've been listening to all this, you know what's really sunk into my brain 10 to 15 hours a month, given our commissioners schedule, it's not real doable. Because I totally get that you need a working board, and I totally get that I'm not going to give you ten hours a month

Jacob Fox: My take away from this meeting is that I have the blessing from the board to come back next month with a Board Memo and a Board Order, which the Homes for Good board would deliberate on, and hopefully approve, that would be a recommendation to the Lane County Board of Commissioners to approve a new governance structure for Homes for Good. I'm still getting clarity from Steve Dingle on what those steps are exactly, but it'd be a Homes for Good Board approval, a Lane County Board approval, and we will all figure out all the nuances and there would be a change to Land Code, as I understand it, and then we would map out the recruitment process.

With those approvals we would work for a January 2022 appointment of the new board by the Lane County Board.

C. ORDER 21-19-05-01H — In the Matter of Appointing the Members of the Homes for Good Foundation Board of Directors (Ela Kubok, Communications Director) (Estimated Time 5 Minutes)

Ela Kubok: Hello. Yes, what a perfect transition to talk more about boards and governance and appointing board members, so thank you for your patience today as it is a theme of the meeting. Well, I wanted to introduce Kerry O'Connor who is one of our PPPM student interns who has focused

on the last six months on supporting the Homes for Good Foundation. As part of her internship, I thought it would be great to have her here and she has drafted and supported the development of the board materials that were in your packet.

Ela talks about the history of the Homes for Good Foundation formation, its activities, and the support the Foundation receives from PPPM students helping with the basic administration.

Ela talks about the Scholarship Program.

With that background, today, you as the Homes for Good Board, have the ability to appoint board members to the Homes for Good Foundation. We've had our partners from DevNW and Cornerstone Community Housing on the board. But because there's only two board members we needed to expand the board to at least five board members, so we could do more activity and have more engagement. The other work that has been done in the last few years is with our legal support on making sure our by-laws are updated and seeing if it's possible to have our staff volunteer for board positions. The reasoning behind that is to enable some professional development opportunities for our staff, and also the nature of the non-profit, just supporting people with resident services, that's a deep passion for a lot of our employees, so allowing them for that kind of outlet. So, we've worked with our legal support to update the by-laws and enable having actual Homes for Good Staff be eligible to volunteer and get experience and what it feels like or what it means to be on a non-profit board. So today, we ask for your recommendation that was approved at the last Home for Good Foundation board meeting, that you appointed Natalie Dybens, Nicole Tarricone, and Amber Garrett to the Homes for Good Foundation Board.

Char Reavis: I think that the people on that are applying are just awesome, and I think that they would do good on this board, at the same time I would like to look at in the future where we have community members, where we make sure that the Homes for Good Foundation board is looking at equity. I'm not sure how I feel about it just being staff on our board, even though right now that's what we have to do because we have to keep this going, but I just wanted to know what are the future thoughts on getting community members on the board.

Ela Kubok: So Darcy and Karen, who are current board members, they are not our staff, they are from Cornerstone Community Housing and Dev Northwest, they will continue serving on the board, so it will be the two of them, and then the three new additional board members who happen to be from our staff at Homes for Good. So, it won't just be Homes for Good staff.

Long-term goals, it would be wonderful to have more community members and just focus our work on the board and see what else can we do, what else can we apply for, how else we can serve the community. I think the balance of the Homes for Good Foundation is that we are, again, I'm going to use the word modest. We're really focusing on the scholarship piece and how to grow that. And we partner with all of the non-profits in Lane County, and part of our partnership is we want to make sure that we're not taking away fundraising opportunities from other non-profits that do really important and great work in our community, so we want to strategically utilize the Home for Good Foundation to grow our Resident Services. And the direction and the vision for the board was to really focus on a scholarship development, because that is something that is currently not really available in our community. So in order to do that long term, we will need a bigger board, more board members and fundraising capacity, like you're suggesting Char, I think the balance or the consideration there is making sure we have capacity on the Homes for Good staffing level or even the Foundation staffing level. We've had six interns since 2016, that was the first time that there was any kind of capacity in administrative staffing. We want to get a board with some folks who are passionate and want to help us develop the non-profit and think long-term, in order to get to that

vision of having more community members and having a larger board, we're going to need to plan for how do we staff the non-profit.

Jacob Fox: Talks about using the Homes for Good Foundation Board as a way to introduce Residents to a serving on a board as a potential recruiting pool for the Homes for Good Board.

Motion: **Heather Buch**
Second: **Char Reavis**

This motion passes unanimously 4/0 with Commissioners Berney, Farr, and Bozievich excused.

B. Approval of 4/21/21 Board Meeting Minutes

Motion: **Heather Buch**
Second: **Char Reavis**

The minutes are approved unanimously 4/0 with Commissioners Berney, Farr, and Bozievich excused.

D. ORDER 21-19-05-02H — In the Matter of Accepting a Bid and Awarding Contract #21-C-0010 for the Asset Exterior Paint Project. (Steve Ochs, Development Director) (Estimated Time 5 Minutes)

Steve Ochs: Talks about the consolidation of the loan on Laurel Gardens, Willakenzie Townehomes and Jacobs Lane, and the number of capital improvements that will take place on the sites. This contract is for the painting of all of the complexes.

We got a bid that was close to the independent cost estimate that Kurt's team put together to paint all three complexes, and so this would be the approval of that. They just definitely need a refresher, and right now, new roofs are going on a lot of them, and then there's going to be some siding work and then get the painter started on those. I was able to get out of the color selection committee part of it, but we worked with Amanda from Bergsund DeLaney Architecture since they just do a great job on our new apartment complexes. So, she's helped us decide on what the color palettes are going to be for these also, so we're also excited to see what that turns out to be.

We got two bids, they also reached out to a third painter that had been interested, and so they were recommending that we go with the lowest bidder here, which is Fitzpatrick Painting.

Motion: **Heather Buch**
Second: **Char Reavis**

These minutes are approved unanimously 4/0 with Commissioners Berney, Farr, and Bozievich excused.

7. OTHER BUSINESS

Steve Ochs: Talks about the sale of the commercial space at Market District Commons, and the closing of the financing of The Nel at 1100 Charnelton.

Steve also talks about some of the parking issues that have come up at Market District Commons.

Laurie Trieger: Asks if Market District Commons is fully leased up.

Steve Ochs: We are completely leased up as of December 31st of last year.

Adjourn.