

Seattle Social Housing Developer

October 2024 Board Meeting

Agenda

(regular meetings 3rd Thursday every month)

Date/Time: Thursday October 17, 2024, 5:30 - 7:30pm Meeting Location: Seattle City Hall, rm L280 <i>Please wear a mask.</i> Online option: https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1		
Reference Materials for this meeting: <ul style="list-style-type: none">- Today's Agenda- PRIOR meeting minutes- PRIOR MONTH Cash-Flow & Financial Report-		
5:30pm (2min)	Call to Order Review & Approve Agenda <i>Items for Approval:</i> <ul style="list-style-type: none">- Today's Agenda- September Meeting Minutes	Tom (Vice Chair)
5:32 (25Min)	Public Testimony	
5:45 (5min)	Real Estate Committee Update <ul style="list-style-type: none">• Update on reconvening RE Committee	Mike (RE Committee Chair)
5:50 (20min)	Finance & Audit Report <ul style="list-style-type: none">• Review monthly financials• Review Financial Policies and Procedures• Update on communications with City of Seattle for additional 2025 funding <i>Items for Approval: Approve Financial Policies and Procedures, approve monthly financials</i>	Chuck (Treasurer)
6:10 (15min)	Board Nominations <ul style="list-style-type: none">• Update on progress with Seattle Renters Commission recommended replacement for SSHD• Update on replacement of SSHD labor	Kay (board member)

	<p>representative?</p> <ul style="list-style-type: none"> Update on work to replace SSHD Community organization member? <p><i>Action: form committee to take on that work</i></p>	
6:25 (10min)	<p>Executive Committee</p> <ul style="list-style-type: none"> Update on CEO Onboarding Plan progress Reminder on Board Retreat <p><i>Action: Approve resolution for SSHD to join HDC</i></p>	Roberto (CEO)
6:35	- 10 min break -	
6:45 (10min)	<p>Communication Committee Update</p> <ul style="list-style-type: none"> Review comparison of Prop 1A (I-137) and Prop 1B (City Council alternative) Proposal for site maintenance <p><i>Action: approve comparison for website</i></p>	Wylie(Comms Chair) ,All
6:55 (20min)	<p>Elections for new Board Chair and Vice Chair</p> <ul style="list-style-type: none"> Nominations Candidate statements <ul style="list-style-type: none"> Tom Barnard for Chair Wylie Duffy for Vice Chair <p><i>Items for Approval: Elections for incoming Chair and Vice Chair</i></p>	Kaileah (Chair) Tom (Vice Chair) Wylie (Board member)
7:15 (3min)	<p>Reminders & Announcements</p> <ul style="list-style-type: none"> 	
7:18	Adjourn	Tom

Attendance:

- 1.) Katie L. (SSHD Board Secretary)
- 2.) Kay Z. (SSHD Board Member)
- 3.) Tom B. (SSHD Board Vice Chair)
- 4.) Wylie D. (SSHD Board Member)
- 5.) Julie H. (SSHD Board Member)
- 6.) Kaileah B. (SSHD Board Chair)
- 7.) Roberto Jimenez (SSHD CEO)

- 8.) Alex L. (SSHD Board Member)
- 9.) Mike E. (SSHD Board member)
- 10.) Chuck D. (SSHD Board Treasurer)
- 11.) Devyn F. (SSHD Board member)

Absent:

- 1.) Tori

Board Guest/Public Guest:

- 1.) Judie Messier (Public Guest)
- 2.) Lilly Hayward (Public Guest)
- 3.) Ben Ferlo (Public Guest)

<p>5:30pm (2min)</p>	<p>Call to Order - @ 5:35PM Review & Approve Agenda <i>Items for Approval:</i></p> <ul style="list-style-type: none"> - Today's Agenda - September Meeting Minutes <p>1.) Kaileah Motions to approved today's Agenda Mike seconds approved @ 5:37pm 2.) Wylie motions to approve september meeting minutes, kay seconds approved @ 5:38pm</p>	<p>Tom (Vice Chair)</p>
<p>5:32 (25Min)</p>	<p>Public Testimony</p> <p>1.)none 2.)</p>	
<p>5:45 (5min)</p>	<p>Real Estate Committee Update</p> <ul style="list-style-type: none"> • Update on reconvening RE Committee <p>1.) They had a meeting to get things starting to move. 2.) The full roster is Julie, chuck, Kaileah,</p>	<p>Mike (RE Committee Chair)</p>

	<p>Roberto sitting in as CEO</p> <p>3.) Roberto - julie and i have met twice now, we had a meeting with legal council</p> <p>4.) Julie- we are gathering information. It was interesting to talk about issuing bonds and other important issues.</p>	
<p>5:50 (20min)</p>	<p>Finance & Audit Report</p> <ul style="list-style-type: none"> ● Review monthly financials ● Review Financial Policies and Procedures ● Update on communications with City of Seattle for additional 2025 funding <p><i>Items for Approval: Approve Financial Policies and Procedures, approve monthly financials</i></p> <ol style="list-style-type: none"> 1.) Chuck- a fairly straight forward committee report tonight, this is the balance remaining we received from the city, during september we spent about 45 thousands 2.) The contract states 18 months with the negotiation with the city, we will have carry over balances going into 2025, there was a misinterpretation of that contract chuck doesn't think there is anything nefarious going on. The referendum will create a plan a, plan b, etc 3.) Kaileah- do they have ideas for what is going to happen if the referendums don't pass. 4.) Julie - when is our 18 months over, Chuck- June 30th of 2025 5.) Chuck - we have email correspondence of us reaching out and them acknowledging we will have funds carrying over. 6.) Kaileah - I just want to flag for us the spring of next year will be a weird time because some of our 2 year term board members will be leaving. 7.) Chuck - the other thing I want to highlight is that it's been the same version of finance policies, we will have policies for all the board members and employees to sign a statement of economic interest in november. <p><i>Items for Approval: Approve Financial Policies</i></p>	<p>Chuck (Treasurer)</p>

	<p><i>and Procedures, approve monthly financials</i></p> <ol style="list-style-type: none"> 1.) Chuck motions to approve both items, tom seconds approved @ 5:45pm 2.) 	
<p>6:10 (15min)</p>	<p>Board Nominations</p> <ul style="list-style-type: none"> ● Update on progress with Seattle Renters Commission recommended replacement for SSHD ● Update on replacement of SSHD labor representative? ● Update on work to replace SSHD Community organization member? <p><i>Action: form committee to take on that work</i></p> <ol style="list-style-type: none"> 1.) Kay - I attended the rental commission meeting on the 1st they did not have quorum 1 board member showed up i talked to there liaison, and i gave her a lot of information, my understanding from reading things i can not make an announcement, i'll run it by the lawyers and see if i can put a call out, they need new people the people they interviewed majority of them are not available, it has to be an official thing, 2.) Chuck - it's at their discretion (SRC) Seattle renters commission to make the decision of a process for appointing a new member. 3.) Wylie - is this something we could put as a press release on the website. 4.) Mike - sounds like the renters commission isn't getting new members appointed, 5.) Alex - is there anyway what is the way of changing that legislation about the appointing body 6.) Roberto - i will connect with kay after this meeting, i think Alex is correct. 7.) Kaileah - I think there is a way forward without changing what the charter says, they would be open to us setting up an ad hoc committee about getting SRC to be down with top candidates to vote on. 8.) Chuck - we are having to pay 800 dollars to talk to our lawyers. 	<p>Kay (board member)</p>

	<p>9.) Ad hoc committee Kay, Julie, Mike 10.) We still need to figure out a member to replace the labor representative, she will reach out to Tom and Roberto.</p> <p><i>Action: form committee to take on that work</i></p> <p>1.) Tom motions to put together an ad hoc committee, Katie seconds</p>	
<p>6:25 (10min)</p>	<p>Executive Committee</p> <ul style="list-style-type: none"> • Update on CEO Onboarding Plan progress • Reminder on Board Retreat • Authorize Roberto to sign legal contract on behalf of SSHD <p><i>Action: Approve resolution for SSHD to join HDC</i></p> <p>1.) Roberto - the plan is proceeding and expanding quickly, I have met with all the board members and I am learning a lot about the landscape. I am now reaching out to local collectives, the other work is the communications work. We will begin discussing that a little later.</p> <p>2.) Kaileah - its October Roberto has been with us since August, I want to make sure we give Roberto our CEO the ability to sign contracts, Kaileah moves to allow Roberto to sign contracts, Wylie seconds, approved @ 6:23pm</p> <p>3.) Alex wanted to know if we will have a dollar amount that the CEO could approve or would that need board approval.</p> <p>4.) Chuck - this is something that the policies will cover,</p> <p><i>Action: Approve resolution for SSHD to join HDC</i></p> <p>1.) Katie motions to Approve, Wylie seconds Approved @ 6:26</p>	<p>Roberto (CEO)</p>
<p>6:35</p>	<p style="text-align: center;">- 10 min break - Board went into a ten minute break at 6:26pm and will reconvene @ 6:36</p>	
<p>6:45 (10min)</p>	<p>Communication Committee Update</p>	<p>Wylie(Comms)</p>

	<ul style="list-style-type: none"> ● Review comparison of Prop 1A (I-137) and Prop 1B (City Council alternative ● Proposal for site maintenance <p><i>Action: approve comparison for website</i></p> <ol style="list-style-type: none"> 1.) Tom - roberto and i met with the lawyers to see if we were within our bounds, they made one very specific thing that there should be a short description on there, use the next few days to craft just a paragraph, but before we put in ont the website that we have that text piece 2.) Wylie - my understanding was that there would be a text component explaining the comparison. 3.) Kaileah - i thought that this comparison was for internal use, i would like to hear more about the intention to put this on the website 4.) Tom - we had intended this as a public document, to have these two things on the ballot and then say nothing at all. 5.) Roberto - we do have some level of obligation on what the financial impacts of this. 6.) Wylie - we understand we can not say what one we like better we know that we can not endorse either of them. 7.) Chuck - I don't have a problem with putting it on the website, As a PDA we have the Authority because we have bonding ability because we are a PDA, to me i read it differently. 8.) Kaileah - I would be curious about if any other groups are putting out stuff about proposal A or proposal B 9.) Devyn - I agree with what has been said. I agree with there being a small text describing some of these. 10.) Chuck - us putting on the website and we shouldn't reach out to other organizations because it could be seen as a political move. 11.) Tom - will get that text for the comparison together and share it out to the 	<p>Chair) ,All</p>
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	<p>communication committee,</p> <p>12.) Chuck Motions to approve with edits included , kaileah seconds approved at 6:51pm</p> <p>13.) Roberto - we need to come up with a larger strategy, we are looking at possibly hiring a communications consultant, what we really need to do is get clear about what we are trying to achieve and the timing of those achievements,</p> <p>14.) Tom - we have had a lot of people mischaracterizing this board.</p> <p><i>Action: approve comparison for website</i></p> <p>1.)Approved with edits to be included @ 6:51pm</p>	
<p>6:55 (20min)</p>	<p>Elections for new Board Chair and Vice Chair</p> <ul style="list-style-type: none"> ● Nominations ● Candidate statements <ul style="list-style-type: none"> ○ Tom Barnard for Chair ○ Wylie Duffy for Vice Chair <p><i>Items for Approval: Elections for incoming Chair and Vice Chair</i></p> <p>1.) Tom - it has been a privilege to serve as vice chair i think i have a pretty good view on some of the other things we are going to get into, i am totally enthusiastic about the phase we are entering, i think i have developed a good relationship with our ceo</p> <p>2.) Wylie - i know i joined later but it has been a privilege and i have more capacity to take on more work for the Board and i want to work collaboratively with yall,</p> <p>3.) Kaileah - I have resigned from the chair positions, I am just needing to transition for my health . I have been needing to step back for my health and I still want to be an active board member and I have a lot of confidence in Tom and Wylie.</p> <p>4.) Tom - your leadership has been so crucial.</p> <p>5.) Kaileah Moves to approve Tom as SSHD Chair, kay seconds approved 7:02pm</p> <p>6.) Tom moves to approve wylie as the SSHD</p>	<p>Kaileah (Chair) Tom (Vice Chair) Wylie (Board member)</p>

	<p>vice chair, katie seconds approved @ 7:03pm</p> <p><i>Items for Approval: Elections for incoming Chair and Vice Chair</i></p> <ol style="list-style-type: none"> 1.) Chair- Tom B. 2.) Vice Chair- Wylie D. 	
7:15 (3min)	<p>Reminders & Announcements</p> <ul style="list-style-type: none"> • Kay - I took a prepared for a next pandemic workshop. I want to encourage people to get PPE. 	
7:18	<p>Adjourn</p> <ol style="list-style-type: none"> 1.) Tom Moves to adjourn meeting 7:06pm 	Tom