

**GAINESVILLE NONPROFIT DEVELOPMENT FOUNDATION BOARD
MINUTES OF MEETING
AUGUST 23, 2017**

Directors present: Vice President Carlyle Cox, Secretary Montine Smith, Broughton Cochran, Maria Calkins and Joy Griffin

Directors absent: President Dick Young and Audrey Simmons

Staff present: Rusty Ligon (CDD Director), Jessica Tullar (Special Projects Manager), Jeremy Perry (CFO), and Matt Hamby (Deputy CFO)

Others present: Council Member Barbara Brooks (Ex-Officio Member)

CALL TO ORDER

The meeting was held in the 2nd Floor Conference Room of the Henry Ward Way Building and was called to order by Vice President Cox at 4:15 PM, once a quorum of members arrived.

CITIZENS ISSUES

Mrs. Tullar shared a citizen's positive feedback on the newly constructed Northwestern Cottages (NWC). Then, Mrs. Tullar discussed with the Board concerns raised by the NWC residents regarding trespassing and the residents' desire to install a fence. The Board agreed that fencing would be good and could deter trespassing.

MINUTES – NONE

OLD BUSINESS

A revised "Corporate Resolution" regarding the sale of 946 Mill Street was presented. The only change was to add "SE" to the site address.

Motion to accept and approve the revised resolution.

Motion made by Board Director Broughton Cochran

Motion seconded by Board Director Montine Smith

Vote – Unanimous

NEW BUSINESS

Gainesville CFO Jeremy Perry and Deputy CFO Matt Hamby presented the FY 2018 Budget to the Board for approval. It was explained that the HOME Grant revenues were negative because the FY 2018 Budget anticipated all four Northwestern Cottages being sold before the end of FY 2017, but only two were sold. The other two homes sold in August, after the start of the new fiscal year. Board members asked clarification questions and requested that they be provided a summary of actual GNDF funds, as the budget presented includes the CHIP and HOME grants as well as program income from the City's grant-funded housing projects. City Finance will prepare a summary of the Nonprofit's non-grant funds and assets. After the discussion concluded, a Corporate Resolution was presented for approval.

Motion to approve the FY 2018 Budget as presented and to approve the resolution.

Motion made by Board Director Broughton Cochran
Motion seconded by Board Director Maria Calkins
Vote - Unanimous

OTHER

At the close of the business items, Board Director and Secretary Montine Smith tendered her resignation from serving on the Board. Staff will notify the City Clerk's office, and a new Secretary will be appointed as part of the officer elections at the annual meeting in January.

Mrs. Tullar provided an update on a potential housing rebuild project on combined lots 2307 Martin Luther King, Jr. Boulevard and 793 Carlton Street. She explained that these lots were purchased by the City with the intent of transferring them to the Nonprofit to reconstruct a single-family home for sale. The lots have been combined by plat, and the City Council will be considering a resolution in September to authorize the transfer. Mrs. Tullar explained that the plan is to use remaining 2014 CHIP Grant funds to build one single-family home. Then, she shared a sketch of the proposed house to be built and explained how the idea came from a tour of "Walker Rose Lane" in Madison, GA. The Board expressed support for the project.

Board Director Joy Griffin asked that we have a "board orientation" at the next meeting because she would like to better understand the history of the Nonprofit and the role of the Board. Others agreed, reiterating their desire for a spreadsheet of the Nonprofit's funds and on what the funds can be spent.

There was discussion about United Way's "One Hall" initiative and the efforts focused on housing in Hall County. The Board then talked the definition of "affordable" and the need to redefine it for the public because many attached a negative connotation to the idea. Some expressed concerns about the restrictions attached to the grant funding used; such restrictions makes the pool of eligible applicants too small. Mrs. Griffin shared that some concerns being raised through the One Hall initiative is that development is too regulated to meet affordability, and ideas were shared about how the public, private, and nonprofit sector could work together to close the gap.

ADJOURNMENT

Motion to adjourn the meeting at 5:15 PM.

Motion made by Board Director Broughton Cochran
Motion seconded by Board Director Maria Calkins
Vote – Unanimous

Respectfully submitted,

President

Secretary