



Windermere

Port Townsend, WA 98368

June 12, 2019, 5:30-7:30PM

I. Call to order:

Roll Call: Mark, Kristina, Paul, Blair, Justine, Regan (remote)

Approval of Minutes from 5/29/19: M/S/P

Adoption of Agenda: Added Opportunity Zone update. M/S/P

Public Comment: none

II. Old Business:

- Cherry Street Updates: Coker Designs is no longer HB's architect.
- Status on finding new person for architectural drawings
 - **Terrapin:** Will get back to us.
- Project Manager status
- L&I for Volunteer labor (Kristina)
- Summary of meetings

Timmons: Asking City to release funds to HB, waiting for action from City.

Notes from meeting with Timmons: Present: Timmons, Justine, Tobi, Mark

- Timmons has received HB's invoices; all good
- Permit Fees *have already been waived* - Timmons will make sure that is *known and followed through on*.
- Timmons will work on arranging to have \$25K released. Timmons will also work on finding out how much of the this money is left.
- HB should look for an Opportunity Zone investor - *we ARE in the Zone!*
 - Justine will reach out to Celine Santiago
 - Justine will reach out to Julie Knott to ask for her advice
- Timmons will talk to Admiralty Apts about if they would want to invest in Cherry St
- The waterline issue is something that Public Works deals with, not Lance or Peterson.
- Down the line- idea about people donating their ADUs for a write-off, and HB would manage the ADUs as rentals?

Opportunity Zone Conversation: Paul may know someone who is interested in being an OZ investor. Question about whether there would be a profit for an investor to make a return. Is there a return to be made on Cherry St? Justine, Paul, Kristina, to organize meeting with Celine & Julie to learn more.

Mike Szatlocky: Civil Engineer was out at the site surveying property contour lines for the next phase of construction. Foundation has been poured. Stud walls are up with plywood sheeting. Justine to post on Facebook

Housing Solutions Network: Mark, Tobi, Justine 10-3 on Friday June 14th at Scout Cabin.

- Meeting with Stinson, Adams, Speser, Faber
 - Cannot do individual meetings. Need to present to Council all together

Reach out to Deb to put us on the agenda- Paul will do.

Belinda Graham – Grants – Update Justine

Belinda & **Justine** to meet on Tuesday June 18th at 11:30am

Property Tax Exemption – **Paul** to research more
- May need to apply after the building is occupied

- New law impacting Condo association & potentially Coops
- David Faber: **Paul will reach out to Faber to discuss what he knows**
 - **Faber is out of the office, Paul will talk when appropriate**

Seeking New Treasurer: **Mark** ask Jenn Wells of Accounting Certified

III. New Business:

- Video Conference meetings need work
- 135 Oak Street: Joe & Kerrie Morrison have vacated the property approximately middle of May 2019. No notice of foreclosure yet. We need to take action immediately and find out options.
 - Stopped making payments in 2012. Tried to work it out with USDA.
 - Mark looked through their file: looks like they've been delinquent on payments
 - Need to talk to Allison. **Mark** will contact Allison
 - Regan found a release of information to Melinda; maybe she would be able to talk to USDA. **Regan** will talk to Melinda.
 - **Do we have a copy of a ground lease template moving forward? - Mark will look for it.**

**Our July 10th Board meeting will be in PA, and we will drive by all the properties we own.
Or look on Clallam.net for images of homes.**

Elect Vice President or seek a new board member to become VP?

- Move discussion to next meeting.
- Office Discussion

Possible dates for work party: June 29th or 30 AT 11AM

Next Board Meeting: **July 10th Board in PA**

MEETING AJOURNED.