



Windermere

Port Townsend, WA 98368

July 10, 2019, 5:30-7:30PM

I. Call to order:

Roll Call: Paul, Mark, Jesse, Justine, Kristina, Tobi, Commissioner Kate Dean

Approval of Minutes from 6/12/19: M/S/P

- Justine will send over the minutes from previous meeting so we can read them in advance.

Adoption of Agenda: M/S/P

Public Comment:

II. Old Business:

- Conversation with Celine about Opportunity Zones:
 - We could do an OZ fund. But it is an investment. So we need to know our pro forma, and how the investor will benefit. Depends on the investor, if we were able to find someone who didn't want a return. Also suggested **WA Housing Finance Commission – 1% loans.**
- Cherry Street Updates: Final Invoices not in yet
 - First bill on fencing rental: \$164/month
 - **Mark will check in on getting more links to surround it, possibly from David Sather.**
 - Floor buckles receded.
 - Waiting for invoice from Nickel Bros
 - Waiting for invoice from Sather
 - Waiting for minor bills too
- Phase Two permits – Terrapin's offer
 - **Jesse** will talk to Terrapin about this, as well as the City about the funds. Jesse will be the main point of communication with Terrapin.
- Project Manager update: ***postponed until next meeting***
- L&I for Volunteer labor (Kristina) - Do we want to be General Contractor
 - We cannot be GC; Insurance won't take us. May not use our insurance company- may insure volunteers individually. Need to clarify if we need to go through L&I. **Tobi will take over this conversation** while Kristina is gone.
 - Summary of meetings: **None.**
- Mark sent an email to Timmons asking for follow up on meeting items
- Council couldn't have us on July 15th, so will reschedule when possible.

III. New Business:

- Port Angeles Update – Regan's home and Joe & Keri Morrison's home – *postponed*
- Office:
 - Use it for meetings between board meetings
 - Need to organize files
- Canadian Radio station story
 - Mark up for doing an interview with Justine
 - **Justine** will set the timing up.
- Schedule a talk about ownership model – what do we need to know to have this conversation?
 - Code differences for non-market condos vs apartments
 - Numbers – Need Proformas
 - What would doing rentals look like on the organizational side - Property Manager, etc.
- Executive Director
 - Belinda's idea: Churches, Relators, and Medina Foundation
 - **Justine will reach out to Churches**
- Need to follow up with the street issue that came up in the pre-construction meeting
 - **Tobi will ask Paul will follow up with Lance about this**
- Conditional Use Permit
 - **Tobi will as Paul to find out more info on CUP, and public hearing.**

IV. Closing Business:

- Agenda for next meeting:
 - GAAP funding
 - Go through pro forma
 - Homes in PA
- **Doodle poll for Tuesdays rather than Wednesdays** for a few weeks.
- Meeting with Terrapin Thursday 7/11 at 9am on the site.

NEXT BOARD MEETING: TUESDAY JULY 30TH at 5:30 at Windermere