



Windermere

Port Townsend, WA 98368

August 20, 2019, 5:30-7:30PM

I. Call to order:

Roll Call: Paul, Mark, Jesse, Justine, Tobi, Blair

Guests: Heather Dudley-Nolette

Approval of Minutes from 7/30/19 -- Postponed

Adoption of Agenda: M/S/P

Public Comment:

II. Old Business:

- Heather Dudley Nolette: Part of TEAM Jefferson (EDC) 9 years. Accustomed to looking at the community from the eagle-eye view. Co-founder of Co-lab. Witnesses the amount and types of people coming to Jefferson County. Witnessed how many business owners' number one problem is housing. Also working on the restoration of the Hastings Building, and housing is a concern because they want to employ people.

Questions & Answers:

- Building permits will be waived – confirmed
- Looking at PUD vision drawing
- Still waiting for pre-app requirements
- SEPA checklist – awaiting
 - a. Paul emailed Lance to ask about it
- Remaining money we predict will be insufficient, waiting for an estimate on total cost.
- Loan from city due back January 2021 when two-year grace period is over.
- Desire to collaborate with other housing organizations
- Both parties will take some time to consider and think of more specifics (timeline, etc.) and then come back to the table.
- **WA Housing Finance Commission – 1% loans. Talk to Sharon Meeks**
 - **Justine will follow up with Sharon.**
 - Mark & Justine met up to research.
- Phase Two permits – Terrapin's offer
 - Contract has been signed and delivered.
 - **Mark will ask about whether part of their time will be donated.**

- Summary of meetings:
 - Terrapin is officially our designer
 - Bob Little has agreed to provide an estimate of the cost for the rest of the project.
- Discussed Nora's response to Pre-App and Bond Questions

III. Prior meeting To-do's

Mark will speak with Attorney

- Condo vs Co-op: Mark asked for one consultation on this, waiting on a response.

Paul will look at the PA houses to get a better sense for what's happening over there.

- Viewing properties is pending

Paul will ask Stinson to put us on the City Council agenda in a month.

- Presentation to Council: Could be August or September. October or November preferable.

Mark & Blair will cover doors & windows with plywood - DONE

Justine will reach out to Churches – Done, no response, will follow up.

IV. New Business:

- Cherry Street Proforma – postponed until next meeting
- Coker Designs Invoice – Mark will forward the invoice.
 - **Justine will remove Coker Designs from website**
 - **Discussion postponed**
- Mark's future plans – Mark would like to leave the board at the end of this year.
- Resolution 2019-2 – M/S/P

V. Final Business

- Agenda Items for next meeting:
 - Review pro forma
 - **Need to vote on minutes from 7/30 meeting.**

Next meeting: Wednesday, September 4th 5:30 pm at Windermere

RESOLUTION 2019-02

A RESOLUTION of the Board of Trustees of Homeward Bound, a Washington nonprofit corporation, authorizing Homeward Bound President Regan Harrison and Homeward Bound Treasurer Mark Cooper to negotiate on behalf of Homeward Bound with all relevant parties regarding the forthcoming loan default of Joseph and Kerri Morrison regarding their former property located at 135 W Oak Lane, Port Angeles, Washington, 98362

WHEREAS, Homeward Bound's mission is to provide permanently affordable housing to the communities of Clallam and Jefferson Counties; and

WHEREAS, Homeward Bound was recently informed that the residents (Joseph and Kerri Morrison) had vacated their home located at 135 W Oak Lane

WHEREAS, Homeward Bound's Board of Trustees will need to negotiate with the lender (USDA) to assure the home will return to the market in a timely fashion

NOW, THEREFORE, Homeward Bound's Board of Trustees, at a regular Board Meeting held on August 20, 2019, adopted the following:

RESOLVED, following the prior review and approval by the Board of Trustees of the loan default negotiations, Homeward Bound President Regan Harrison and Homeward Bound Treasurer Mark Cooper are hereby authorized to negotiate with the USDA so the home on Oak Lane can be resold to another low-income buyer in a timely fashion.

Justine Gonzalez-Berg, Secretary