



Date: 03/08/21
Item: III.1

2nd Story Associates

MINUTES

2nd Story Associates

706 Laguna Street, Santa Barbara CA 93101

Zoom Meeting

2:00 P.M. – Monday, December 7, 2020

I. Call to Order/Roll Call: 2:03 PM

Board Members Present: Skip Szymanski, Veronica Loza, Rob Fredericks, Zahra Nahar-Moore, Gary Linker, Annmarie Cameron
QUORUM MET

Board Members Absent: Laurel Sykes, Kathleen Baushke

Others Present: Alice Villarreal Redit, Jerry Morales, Tim Waaler, Celia Wright

II. Public Comment: Public comment period open. No comments.

III. Consideration of Minutes

1. **Subject:** Minutes of the September 14, 2020 Regular Board Meeting

Recommendation: That the Board approve Minutes of the Regular Board meeting of September 14, 2020.

MOTION: M/S Loza/Nahar-Moore

Ayes: 6 Nays: 0 Abstain: 0

IV. Financial Report

1. **Subject:** Financials for the Quarter ended September 30, 2020

Recommendation: That the Board review and order filed 2nd Story Associates financials for the Quarter ended September 30, 2020.

Tim presented financials and noted the organization is in good position. He stated that \$22,500 in Target gift cards were purchased for the Tools for School event. Skip discussed \$100,000 from Women's Fund for senior services with Santa Barbara Neighborhood Clinics, there has been a slow start to the program due to impacts from the pandemic. Skip also indicated that the GHI Legacy Fund had \$17,000 expended by Gardens on Hope, but those funds have not yet been requested from 2nd Story.

MOTION: M/S Fredericks/Cameron

Ayes: 6 Nays: 0 Abstain: 0

2. **Subject:** Review of Grant Fund Balances (strike Balance Sheet) as of September 30, 2020.

Recommendation: That the Board receive an update on the balances of 2nd Story grants.

Tim presented the Grant Fund Balances. Tools for School balance has been paid off. No action.

V. Communications:

1. **Subject:** "Housing Santa Barbara Day Event"

Recommendation: That the Board receive a report on the "Housing Santa Barbara Day's virtual event.

Jerry discussed event that was held over the course of several days via Zoom. The event had 8 workshops that were livestreamed on Facebook. The Santa Barbara Affordable Housing Resource guide was updated and is now available in Spanish. He stated that HA is looking to partner with the County Housing Authority in the future to have two separate events in the North and South County. Event was awarded NAHRO Award of Excellence. Gary asked how many unduplicated people attended, Jerry stated that number would be difficult to estimate given the live streaming and recordings and could not confirm the amount.

VI. Old Business

1. **Subject:** Grants and Programs Update

Recommendation: That the Board receive an oral report on 2nd Story programs and grants.

Alice discussed Tools for School event. Extremely low-income families were prioritized to receive \$50 Target gift cards. 450 youth received mailings. Families have followed up and stated that they still need food, clothing, and computers. She also discussed the \$100,000 Women's Fund grant stating that it was slow to get off the ground, but it is now going well. A nurse is going to 5 senior sites. Zahra asked if we knew what resources the County is providing for families who do not have access to remote learning. Alice stated that Charla Bregante may have more information in that regard.

2. **Subject:** The Gardens on Hope Apartments

Recommendation: That the Board receive an oral report on the status of The Gardens on Hope.

Skip commented that the project is physically complete and that the tax credit permanent financing is in process. Veronica stated that the property is 100% leased, and Housing Authority is working with Parsons Group to enhance the waiting list with marketing. Gary asked about how seniors can get help applying online. Veronica stated that staff at The Gardens on Hope are available for assistance.

3. **Subject:** 116 E Cota Street

Recommendation: That the Board receive an oral report on the status of 116 E Cota Street.

Rob informed the Board that the name that has been chosen for the property is Vera Cruz Village. Skip stated that discretionary approvals have been received for 28 studios and a two-bedroom manager unit. Rob stated that we are excited to get in for the first round of tax credit applications in March, with the hope of construction beginning next summer. Skip stated that the target market will be people coming from homelessness similar to El Carrillo.

4. **Subject:** 2nd Story Associates Strategic Plan

Recommendation: That the Board review and approve the 2nd Story Associates Strategic Plan retroactively affective April 2020.

It was decided that The Board will revisit the strategic plan at the next meeting and give a deeper review.

VII. New Business

1. **Subject:** Johnson Court General Partner Fee year ending 12/31/2020
Recommendation: That the Board receive the 15-year schedule for the Johnson Court Partnership Administration Fee beginning with 2020 (initial year).

Rob is looking to establish set partnership fees. The Housing Authority Board approved \$500 per door for the admission fee that 2nd Story Associates will earn. Tim stated that the partnership fee is \$8000, divided by 3 partners prorated it will be \$2,222.22 for this year to 2nd Story Associates. No action.

2. **Subject:** Election of Directors
Recommendation: That the Board elect the Directors of the Corporation for the term year 2021

Skip confirmed that term limits were ended for Directors. It was agreed that the Annual Meeting would be held in December every year going forward. Skip asked for motion to confirm current Directors of the Corporation.

MOTION: M/S Linker/Loza

Ayes: 6 Nays: 0 Abstain: 0

3. **Subject:** Appointment of Officers
Recommendation: That the Board appoint the Officers of the Corporation for the term period 2021-2023.

Skip asked if anyone had any comments or would like to make any changes. Rob stated that he wanted to maintain his role as Secretary. Skip stated that he would be stepping down as President, and asked Veronica to step in, to which she agreed. It was decided that Skip would be Vice President. Kathleen to continue as Treasurer.

President – Veronica Loza
Vice President – Skip Szymanski
Secretary – Rob Fredericks
Treasurer – Kathleen Baushke

MOTION: M/S Nahar-Moore/Fredericks

Ayes: 6 Nays: 0 Abstain: 0

4. **Subject:** Corporate Budget
Recommendation: That the Board review and approve the annual corporate budget for 2021.

It was determined that the discussion for the corporate budget would be moved to the March meeting. The budget will be a reflection of the continuance of 2020 and 2021 combined. Skip asked Tim to prepare the budget for the next meeting.

5. **Subject:** 2021 Proposed Board Meeting Dates
Recommendation: That the Board meet the following dates in 2021, all meetings at 2:00 PM:


March 8, 2021
June 14, 2021
September 13, 2021
December 13, 2021

Annmarie suggested sending out the dates in an email to everyone. Skip stated that the next meeting is confirmed for March 8, 2021.

VIII. Adjournment

Meeting adjourned at 3:05pm.

Minutes Reviewed and Approved:


Veronica Loza (Mar 9, 2021 17:29 PST)

Veronica Loza, President

Mar 9, 2021

Date