



Date: 03/14/22

Item: III.1

## 2nd Story Associates

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### MINUTES

2nd Story Associates

706 Laguna Street, Santa Barbara CA 93101

### ***Zoom Meeting***

2:00 P.M. – Monday, December 13, 2021

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

Board Members Present: Veronica Loza, Skip Szymanski, Rob Fredericks, Laurel Sykes, Gary Linker, Annmarie Cameron

### ***QUORUM MET***

Board Members Absent: Kathleen Baushke

Others Present: Alice Villarreal Redit, Jennifer Schipa, Tim Waaler

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

#### III. Consideration of Minutes

1. Recommendation that the Board approve Minutes of the Regular Board meeting of September 13, 2021.

MOTION: M/S Fredericks/Szymanski

Ayes: 5      Nays: 0      Abstain: 0      Absent: 2

2. Recommendation that the Board approve Minutes of the Special Board meeting of November 10, 2021.

MOTION: M/S Cameron/Fredericks

Ayes: 6      Nays: 0      Abstain: 0      Absent: 1

#### IV. Financial Report

1. Recommendation that the Board review and order filed 2nd Story Associates financials for the quarter ended September 30, 2021.

MOTION: M/S Szymanski/Linker

Ayes: 6      Nays: 0      Abstain: 0      Absent: 1

2. Recommendation that the Board receive an update on the balances of 2nd Story grants as of September 30, 2021.

Mr. Waaler provided an overview of 2<sup>nd</sup> Story grants as of September 30, 2021. No action required.

**V. Communications**

1. Secretary Fredericks reminded the Board of the groundbreaking for Vera Cruz Village.

**VI. Old Business**

1. Recommendation that the Board receive an oral report on 2nd Story programs and grants.

Update on programs and grants completed under Item IV.2.

2. Recommendation that the Board receive an oral report on the status of developments in planning and/or under construction.

Mr. Szymanski and Mr. Fredericks provided this oral report on the status of developments Vera Cruz Village, 116 E. Cota St., 200 N. La Cumbre Rd. and 400 W. Carrillo St. (SB City Commuter Lot).

**VI. New Business**

1. Recommendation that the Board approve a resolution approving the acquisition of the Santa Barbara Green Mobile Home Park located at 1200 Punta Gorda Street and authorizing 2<sup>nd</sup> Story Associates' President or designee to execute and take all needed actions in consultation with 2<sup>nd</sup> Story Associates' General Counsel relative to entering into purchase sale agreement, assignment of all outstanding loans secured by the property and any other agreements for the purpose of acquiring, maintaining and operating the Santa Barbara Green Mobile Home Park.

MOTION: M/S Sykes/Cameron

Ayes: 6      Nays: 0      Abstain: 0      Absent: 1

2. Recommendation that the Board approve a resolution authorizing 2<sup>nd</sup> Story Associates to form a Limited Liability Company and for the President or their designee to execute and take all needed actions, in consultation with 2nd Story Associates' General Counsel, relative to executing an assignment for the LLC to act as Class B Limited Partner of Central Plaza Apartments Resyndication, L.P.

MOTION: M/S Fredericks/Cameron

Ayes: 6      Nays: 0      Abstain: 0      Absent: 1

**VII. Other Business/Board Comments**

1. Recommendation that the Board acknowledge the resignation of Board Member Nahar-Moore and discuss vacancy.

Board agreed to pursue adding two new members. Secretary Fredericks will reach out to Barbara Anderson and member Szymanski to Ben Romo.

MOTION: M/S Fredericks/Szymanski

Ayes: 6      Nays: 0      Abstain: 0      Absent: 1

2. Secretary Fredericks noted there may be a need for a Special Meeting before end of the year regarding Mental Wellness business.

**VIII. Adjournment**

Meeting adjourned at 2:55 P.M.

**Minutes Reviewed and Approved:**



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**Veronica Loza, President**

Jun 28, 2022

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**Date**