



## 2nd Story Associates

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### MINUTES

2nd Story Associates

706 Laguna Street, Santa Barbara CA 93101

**HACSB Conference Room**

2:00 P.M. – Monday, March 19, 2019

#### I. Call to Order/Roll Call:

Board Members Present: Skip Szymanski, Kathleen Baushke, Rob Fredericks, Gary Linker

*QUORUM MET*

Board Members Absent: Veronica Loza, Laurel Sykes, Zahra Nahar-Moore

Other Invitees Present: Alice Villarreal Redit, Tim Waaler, Cesar Alcala, Charla Bregante, Lupita Delgadillo, Clarissa Montenegro

#### II. Public Comment:

Gary Linker proposed that 2nd Story Associates become the conduit for an anticipated ongoing donation for the purpose of homeless prevention. Linker to follow-up with donor to further determine intent and purpose of donations.

Skip Szymanski responded the funds could be utilized, however; it could not be voted on at this time but could be reviewed in future for clarification and consideration.

#### III. Consideration of Minutes

1. **Subject:** Minutes of the December 10, 2018 Regular Board Meeting

**Recommendation:** That the Board approve Minutes of the Regular Board meeting of December 10, 2018.

MOTION: M/S Fredericks/Baushke

Ayes: Szymanski, Linker      Nays:      Abstain:

#### IV. Financial Report

1. **Subject:** Financials for the Quarter ended December 31, 2018

**Recommendation:** That the Board review and order filed 2nd Story Associates financials for the Quarter ended December 31, 2018.

Tim Waaler reviewed financials and noted loss of Change a Life Foundation grant and increase in expenses for purchase of furniture over the year. Looking forward 2nd Story will receive approximately \$30,000 for General Partnership role in Villa Santa Fe Apartments, LP.

MOTION: M/S Linker/ Fredericks

Ayes: Szymanski, Baushke      Nays:      Abstain:

2. **Subject:** 2019 2nd Story Associates Budget

**Recommendation:** That the Board accept and approve the 2nd Story Associates budget for 2019.

Tim Waaler reviewed the budget and noted 2nd Story can anticipate approximately \$10,000 a year for General Partnership role in Villa Santa Fe Apartments, LP which will be unrestricted funds.

MOTION: M/S Fredericks/Baushke

Ayes: Szymanski, Linker                      Nays:                      Abstain:

**V. Communications**

1. **Subject:** None

**VI. Old Business**

1. **Subject:** Grant Updates

**Recommendation:** That the Board receive an oral report on recent grant applications and programs in operation:

- Youth Making Change – College Preparatory Grant

Cesar Alcala informed were awarded with Youth Making Change grant for \$2,250 which will be used for college prep workshops and tours. This year college tours will be local and workshops will be held on financial aid and scholarships, different college systems and college applications. Workshops and tours will be marketed to all Housing Authority families with students in junior high and high school.

2. **Subject:** Gardens on Hope Apartments and Johnson Court Studios

**Recommendation:** That the Board receive an oral report on the status of the construction of Gardens on Hope and Johnson Court Studios

Rob Fredericks reported progress continues on construction of Gardens on Hope and Johnson Court. Gardens on Hope is being framed and slab is being poured. Anticipate completion at the end of the year. Johnson Court received final permits from City and construction is underway. Anticipate completion at the end of the year or shortly after Gardens on Hope.

Skip Szymanski shared donations were made toward a library at Johnson Court in memory of member of Grace Lutheran Church who was a veteran.

Alice Villarreal Redit raised question of Adopt-A-Room for Johnson Court. Board expressed support for moving forward with Adopt-A-Room campaign for Johnson Court.

3. **Subject:** Board Vacancy

**Recommendation:** That the Board receive an update from the Nomination Committee to fill the vacant board position.

Kathleen Baushke nominated Annmarie Cameron for Board vacancy.

MOTION: M/S Baushke/Fredericks

Ayes: Szymanski, Linker                      Nays:                      Abstain:

**VII. New Business**

1. **Subject:** Youth Opportunity Fund

**Recommendation:** That the Board receive an update on and approve the establishment of the Youth Opportunity Fund program.

Cesar Alcala shared application process for Youth Opportunity Fund and purpose to help with one-time assistance for after-school enrichment programs, including travel fees, material fees or summer programs. Process includes an application, essay and interview with the family and student and is followed by case management.

Rob Fredericks expressed support for program and wanted to ensure Union Bank, which provided the Tools for School funds, finds the Youth Opportunity Fund an acceptable use of remaining funds. Alice Villarreal Redit to confirm approval from Union Bank for proposed use of remaining funds for Youth Opportunity Fund.

2. **Subject:** Assistance League of Santa Barbara

**Recommendation:** That the Board receive information regarding grant received from the Assistance League of Santa Barbara.

Charla Bregante shared she was approached by the Assistance League with grant funds to promote early childhood literacy. After meeting with the Assistance League and the Public Library a program was designed where residents will be trained and participate in various Housing Authority events in collaboration with the Public Library to present and provide information on early childhood literacy efforts. Grant funds will be utilized to stipend the residents through the Training Program. Intend to launch as a pilot program this summer.

3. **Subject:** Case Management at Grace Village Apartments

**Recommendation:** That the Board receive an update on ongoing case management at Grace Village Apartments funded by a grant from Grace Housing, Inc.

Alice Villarreal Redit informed grant funds from Grace Housing, Inc. intended to serve residents at Grace Village are being used for onsite service coordination with Family Service Agency and Center for Successful Aging.

Lupita Delgadillo [from Family Service Agency] informed she currently provides service coordination at Grace Village twice a month and has offered case management and assisted with various tasks including insurance paperwork, transportation, translation services, referrals to IHSS, Easylift, and other service providers.

## VIII. Adjournment

Meeting adjourned at 2:58 p.m.

Minutes Reviewed and Approved:

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Skip Szymanski, President

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Date