



**Date: 12/3/19**  
**Item: III.1**

## 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, September 09, 2019

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

Board Members Present: Skip Szymanski, Veronica Loza, Rob Fredericks, Kathleen Baushke, Gary Linker, Zahra Nahar-Moore

*QUORUM MET*

Board Members Absent: Laurel Sykes, Annmarie Cameron

Other Invitees Present: Alice Villarreal Redit, Tim Waaler, Clarissa Montenegro

#### II. Public Comment:

None

#### III. Consideration of Minutes

1. **Subject:** Minutes of the June 10, 2019 Regular Board Meeting

**Recommendation:** That the Board approve Minutes of the Regular Board meeting of June 10, 2019.

MOTION: M/S Fredericks/Nahar-Moore

Ayes: Szymanski, Loza, Baushke, Linker

Nays:

Abstain:

#### IV. Financial Report

1. **Subject:** Financials for the Quarter ended June 30, 2019

**Recommendation:** That the Board review and order filed 2nd Story Associates financials for the Quarter ended June 30, 2019.

Tim Waaler reviewed financials and noted organization in good position.

MOTION: M/S Fredericks/Baushke

Ayes: Szymanski, Loza, Linker, Nahar-Moore

Nays:

Abstain:

2. **Subject:** Review of Grant Balance Sheet as of August 31, 2019

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

Tim Waaler noted Furnishing Hope funds have balance of \$335. Alice Villarreal Redit stated a majority of purchases have been for beds for seniors and disabled clients. Rob Fredericks made motion to allocate \$10,000 from undesignated general funds to Furnishing Hope.

Alice Villarreal Redit noted funds under youth programs that are designated for programs no longer in operation. Funds to be reviewed and update provided to Board with recommendations on youth program funds and how to utilize or reallocate.

MOTION: M/S Fredericks/Baushke

Ayes: Szymanski, Loza, Linker, Nahar-Moore      Nays:                      Abstain:

**V. Communications**

1. **Subject:** None

**VI. Old Business**

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

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

Alice Villarreal Redit provided update on grants and programs.

- Tools for School: Grant from Union Bank
- Literacy Promotor Program: Grant from Assistance League

The Housing Authority is currently working out details of program.

- Healthy Family Food Distribution: Collaboration with Foodbank

Now have official food distribution site at Presidio Springs. Site is open to the community but predominately serves Housing Authority families but open to community. Recently applied for \$15,000 for commercial refrigerator/freezer as many food items receive are perishable.

- Grace Village Apartments: Grant from Grace Housing, Inc.

Received approval from Grace Housing, Inc. to allocate \$17,000 in funds for startup cost associated with kitchen/dining cost for Gardens on Hope

- Emergency Assistance Fund: Grant from Grace Housing, Inc./In-house program
- Youth Opportunity Fund: Grant from Union Bank/In-house program
- Welcome Home kits: In-house program
- Johnson Court Adopt-a-Room: Grant from Santa Barbara Foundation
- Furnishing Hope: In-house program

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

Skip Szymanski reported Gardens on Hope is progressing nicely. All four stories are framed and anticipate completion in February 2020. Johnson Court is fully framed and scheduled to open early 2020.

**VII. New Business**

1. **Subject:** 2nd Story's Admittance as General Partner for 200 North La Cumbre Associates

**Recommendation:** That the Board ratify by resolution 2nd Story's admittance as General Partner in the initial partnership for 200 N. La Cumbre Associates, LP

Skip Szymanski stated the Housing Authority purchased a property at 200 N. La Cumbre which is currently a commercial property that will be developed into affordable housing. The Housing Authority forms partnerships to facilitate the development and pre-development process. Rob Fredericks noted an email sent out to all Board Members for approval and when approval received the partnership was created.

MOTION: M/S Baushke/Nahar-Moore

Ayes: Szymanski, Loza, Fredericks, Linker    Nays:                    Abstain:

**VIII. Adjournment**

Meeting adjourned at 2:55 p.m.

**Minutes Reviewed and Approved:**

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**Skip Szymanski, President**

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**Date**