

Minutes of the Meeting of the Board of Directors, SJCLT
Monday, March 20, 2017
Saint Theresa Catholic Church in Globin Hall
1041 Lyons Avenue, South Lake Tahoe, CA 96150

Opening Prayer was led by Monsignor Wallace, Chaplain.

President Barnett called the meeting to order at 5:35PM.

Alling performed roll call and it was determined that a quorum of the Board was in attendance. Board members present: Alling, Barnett, Camacho, Riley, Walker, Wallace.

Open floor: Amorita Bustos, a Sierra Garden Apartments resident, expressed her concern regarding the cigarette smoke at Sierra Garden Apartments, stating her primary concern was the safety and well-being of her young daughter. She said she has a fear of reprisal from her neighbor, a smoker. President Barnett asked Ms. Bustos if she could stay for Item #7 on tonight's agenda, "Sierra Garden Apartments Update", as multiple items would be addressed. She agreed to stay.

Approval of the Minutes: Alling made a motion to approve the minutes of February 2, 2017 and Riley seconded. The minutes were unanimously approved.

Proposal to City of South Lake Tahoe on Possible Affordable Housing Fund Program: President Barnett introduced Bill Roby, Director of El Dorado Community Foundation (EDCF), and stated that EDCF gave SJCLT seed money in 2001 in the amount of \$19,000. Mr. Roby gave a verbal presentation stating EDCF is taking a leadership role in this program; EDCF has established an office in South Lake Tahoe (SLT) and has a cabinet in SLT. They are holding 15 of these types of meetings in South Lake Tahoe. EDCF continues to hear that housing is a problem. He has visited other land trusts and gathered operating data from them. He stated that an ideal way to work towards solving the housing problem would be to create a Land Bank. If approved by City voters, a percentage fee would be assessed on each property sold in the CSLT. The assessment would be collected by El Dorado County and transferred to a fiscal agent who would then make payments to the nonprofit Land Bank Association. The Land Bank would be the fiscal arm and the Land Trust would be the administrative arm. The Land Bank could bank the money and buy motels to convert into affordable housing.

The League to Save Lake Tahoe has said that they will support this. Barnett said that someone needs to engage the City in this process for several reasons and sited that the airport safety limits could affect this program.

Roby said that in 2016 the average cost of a house was \$425,000; however, an average family of four can spend \$325,000-\$350,000 for a house. Fifty percent of the population is renting right now. It is EDCF's proposal to assess the sale of a home 3% and bank

this money. Roby stated that right now we don't know if the percentage would be assessed on the buyer, the seller or the realtor.

Devin Middlebrook suggested replacing mobile home with tiny homes.

Sierra Garden Apartments Update: Barnett synopsised John Bacigalupi's Memorandum to the Board. On Thursday, March 16 two resident meetings were held regarding the relocation process. Several suggestions are being considered to relocate residents. Some ideas for providing laundry facilities during the six to eight-month period that the laundry room would be down were discussed: 1) obtaining portable laundromats from FEMA; 2) having an agreement with a laundromat; 3) providing an allowance for each resident. Day Builders has been selected to replace RDR Builders as the general contractor. Day has seven crews and they could possibly finish an apartment in three days. HUD has to be involved in this process.

Barnett said a groundbreaking ceremony will be held in June or July.

Barnett reported that he wrote a strong letter to IRM that mentioned the smoking, the animal situation, the lack of maintenance. We are renegotiating the contract with IRM. The national trend is to eliminate smoking. We might get a drop in insurance rates if we banned smoking. We are looking at eliminating all BBQs. Each resident will need to sign a new Rules and Regulations and Dave Michael, Barnett and Cat Kope will be looking at the national template requirements.

Barnett said that he wants to talk to Tahoe Transportation District re: bike racks/bike storage.

Barnett said that this project has to be completed this year since tax credits might be eroded. He reported that the City of South Lake Tahoe has no CDBG manager or CDBG programs to assist in the processing of a HOME/CDBG application to the State of California.

Potential Donation of Salary and Other Administrative Costs: Vice President Riley knows of a donor (unnamed at this time) who is willing to potentially donate funds towards the salary of the Interim Executive Director. The donor wishes to make his donation after filing his tax return.

Review and Approve IRS Form 990 Return of Organization Exempt from Income Tax and Authorize Treasurer to Sign: Riley made a motion to approve Form 990 and authorize Treasurer to sign. Monsignor Wallace seconded. The motion carried unanimously.

Financial Reports: A discussion was held regarding the Financial Reports. Treasurer Walker will prepare a budget for 2017/2018 which will include \$115,000 from the sale of SGA and \$250,000 for development fees.

Presentations by Staff:

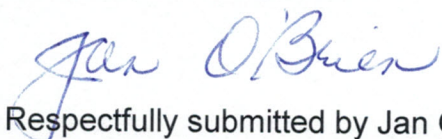
- a) Documents Storage Project: Jan O'Brien reported on the progress staff has made. Staff purchased Dropbox Pro for \$9.99 per month and installed it on the secondary computer. Since last April, Irene Lohmeier has catalogued the contents of three out of four boxes and pulled out any agendas, minutes, and resolutions she found. She has scanned all agendas and minutes from 2010 through the present. She has also compared multiple versions of the Bylaws to determine the most up-to-date version. Office staff can give Board Members, who are interested in viewing any scanned SJCLT document in Dropbox, permission by sending them an invite to view, via email.
- b) Progress on Website Update: O'Brien has submitted the up-to-date information for the current Board of Directors and for the Business Supporters to Mark Chouinard, who created the current website. He is not charging for these support services.

Discussion of Motel to Housing Program. Barnett stated that the Loan Committee wants to change the current loan qualification requirements for this program and will share these at a future Board Meeting. Board Member Paul Camacho suggested looking at San Francisco's program.

Selection of Next Board Meeting: After discussion, it was decided to hold the next meeting on Wednesday, April 5, 2017 in President Barnett's office, to start at 5:30PM. There will be one item on the agenda: a resolution regarding Sierra Garden Apartments recapitalization.

The annual meeting will be held sometime in June.

Adjournment and Closing Prayer: The meeting was adjourned at 7:45PM with Alling saying the closing prayer.

 4/12/17

Respectfully submitted by Jan O'Brien, Office Manager