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*** * * MEETING MINUTES * * ***

Minutes of the July 12, 2024, Virtual Housing Committee Meeting

Trustees/Committee Members	Web meeting
Terrell Carter, Chair	X
Janice Thomas	Absent
Phil Minden, Sterling Bank	X
Jerry Burka, Old Orchard Consulting	X
Matt Nordmann, Gershman Mortgage	X

Others Attending:

Matt McBride, Board Counsel
Cassandra Kaufman, Executive Director
Alicia Lee, Executive Assistant
Dave Haasis, Director of Clinical Partnerships

Call to Order – The meeting of the MHB Housing Committee was called to order at 12:02 PM by Committee Chair, Terrell Carter.

Approve minutes April 12, 2024, Housing Committee meeting –Terrell Carter made the motion to approve the April 12, 2024, minutes, seconded by Matt Nordmann. The minutes were approved unanimously.

Letter of Intent for Tiny Home PSH Community from Horizon Housing Development Company and Gateway Housing First – The Committee reviewed the letter of intent and budget provided by Horizon Housing Development Company and Gateway Housing First. The Committee has \$500K available to fund one or more projects in FY25. Members asked if environmental and market studies had been conducted for the project site.

MHB will consider serving as a pre-development lender of last resort, provided Horizon and GHF have exhausted all other options for funding. The Committee suggested a two-part process 1) MHB would pay for half the costs of the market research/environmental study with DD Resources agreeing to pay the other half of the cost and if those results are approved by the Committee, 2) to release the remainder of funding requested for the pre-development costs.

- Horizon Housing Development Company and Gateway Housing First agreed to the regular 10-year forgivable loan, provided all other aspects are met.

- The Committee will evaluate pre-development requests on a case-by-case basis and MHB funding would be the funder of last resort.
- Executive Director Cassandra Kaufman and Director of Clinical Partnerships Dave Haasis will reach out to Horizon Housing Development Company and Gateway Housing First for answers to the Committee's questions (Have they done a market research and environmental study?; Have they exhausted other funding resources, if not, why haven't they reached out or if they have, can we have confirmation of a turndown?). DD Resources will be asked if they are willing to pay for the other half of the market research and environmental study.

Other Business – There was no other business the Committee wished to discuss.

Adjournment – The motion to adjourn was made by Committee Chair Terrell Carter, seconded by Jerry Burka and passed unanimously. The meeting of the Saint Louis MHB Housing Committee adjourned at 12:45 PM.