

Skinker DeBaliviere Community
Housing Corporation
Board Meeting
September 7, 2022

Minutes

Present: Directors; Alice Stanley, Paul Hohmann and Richard Bose; Executive Director Gary Boehnke
The meeting was called to order by President Paul Hohmann, at 6:36 p.m. a ZOOM meeting.

Minutes from the June 1, 2022, meeting were read and **approved**.

Executive Director Report

Items to Note

5896 McPherson Busey Line of Credit – This line of credit renews mid-September. Gary had a conversation with loan officer today; to renew the line of credit this year (it is an annual renewal) Busey’s underwriting department wants an appraisal done. Gary told Busey that we were not going to renew; we have not been using this line of credit. Gary suggested that we consider doing an appraisal after the first of the year and renew the primary loan early. Gary will bring this issue, doing the appraisal and renewing the primary loan, back to the Board in a couple of months.

SDCHC Operation Manual – Gary shared with the Board, on Tuesday before today’s meeting, a draft document. This is a; how, what and when of SDCHC tasks. There is still a lot of work/items that Gary wants to have in it, he will continue working on it.

Project Report

#18002 526 Des Peres Dog Park – There is continued interest in having a dog park, but no one has said that they are willing to chair the SDCC fundraising committee for it. Gary will try again to have a meeting of folks that have shown interest in the dog park, planning to setup a meeting time later this month.

#20002 Delmar-DeBaliviere Form-Based District – The last public meeting is September 28. The Steering committee will meet again after that if there is any major issues/concerns, then it will go through the adoption process with the City.

#20011 Remodel 5906 McPherson 2 West – Plumbers are finished with bathroom rough in and we are moving on to drywall.

#21002 Delmar Main Street – Their Juneteenth event along Delmar went very well. They used our vacant lot at 5900 Delmar. They had wanted to serve liquor on the site and Gary let them know that would require them to have a City Excise license and of course liability insurance for liquor sales. They elected to drop having liquor sales and just supplied us with liability insurance for the event’s use of the lot.

#20001 Donation of 6001 Westminster – Gary continues to be in conversation with the owner of this lot about their desire to donate the vacant lot to SDCHC. The Board continues to be open to the owner’s donation, while waiting for the owner to make a final determination on doing the donation.

#22003 Alanson 2021 Financial Compilation & Tax Returns – Wolff and Taylor have completed the compilation and tax return. Gary has sent the compilation on to the Alanson’s lenders for their file.

Alanson – Gary shared that he has had some concerns with Alanson’s management company. There has been a persistent ceiling leak at a commercial space that maintenance staff have not been able to find/correct for several months. They also changed site staff and location for the site office without notification. There has been an issue with the timeliness of monthly financial reports and tenant file updates.

He is working with a new tenant for the commercial space, 5888 Delmar, that Taylor Made vacated end of June.

There is one tenant that is behind in their rent, and he is working with them to correct that issue.

A capital maintenance project of replacing two commercial front doors and some turnover repairs are in process.

Other Business

Alanson Annual Financial Reports – Gary shared the full report with the Board and reminded them that this was a “compilation” not a review, that is new for the Alanson this year. Noted some items; SDCHC has full ownership of the project, had a net loss after principal payments, Alanson’s net loss goes to SDCHC by a K1 to SDCHC’s books and tax return, loan amounts to AHC, SDCHC & GSB.

Moved to Adjourn 7:38 p.m.