

Minutes
Community Development
Affordable Housing Advisory Board Meeting
Downtown Library, Meeting Room A
Wednesday, October 28, 2015, 3:30 p.m.

Members Present: Jon Carroll, Annie Brokenleg, Frank Adams, Langu O'kall, Shawn Pritchett, and Gayleen Riedemann

Members Absent: Robin Burgard, Aaron Rietsema, Robert Hodgson III, and Kate Parker, ex-officio member

Also Present: Laurie Knutson (EmBe), Karla Johnson (EmBe), Patty Kuglitsch (Simpson Center), Julie Becker (St. Francis House), Ben Soukup (Simpson Center), Rick Norris (InterpreCorp), Les Kinstad, Al Roettger, Bruce Smidt, Brent Tucker, and Hanna Rehome (Augustana University student intern), Community Development staff

Agenda:

1. **Call to Order:** Jon Carroll called the meeting to order at 3:35 p.m.
2. **Additions or Deletions to the Agenda:** There were no additions or deletions to the agenda.
3. **Approval of the Minutes for the Meeting of May 27, 2015:** Upon motion by Gayleen Riedemann, seconded by Annie Brokenleg, the Board approved the minutes of the, May 27, 2015, Community Development Affordable Housing Advisory Board meeting as emailed. Motion carried unanimously.
4. **Old Business:** There was no old business to discuss.
5. **New Business:** Review of pending funding requests are as follows:
 - a. **St. Francis House—Sherman House Women's Dorm Space.** Julie Becker, St. Francis House executive director, distributed St. Francis House newsletters for the Board's review while explaining the reason for the application submitted for a funding request to expand the Sherman House Women's Dorm Space. Julie explained that one of reasons why the St. Francis House is different than other homeless facilities is because they are a zero-tolerance facility. Zero tolerance meaning nobody can be drinking or using illegal or nonprescribed medications while in the St. Francis House facility. Other requirements for guests are: obtain and maintain employment, save money, debt reduction, set goals, and volunteer time. The goal of this project is to address issues from a housing and insurance inspection on the

property located at 212 North Sherman Avenue. The plan is to install a handrail leading into the basement, electrical and lighting boxes in the basement, and proper drainage for the washing machine. In addition, the plan is to have an egress window installed and create a bedroom in the basement for two additional single beds. This will require insulating a crawl space, installing framing/sheetrock, painting, and flooring. The single beds have been filled at 100 percent occupancy since opening this home to the community. Application for funds will increase their services by two beds. This will increase services at this house from eight to ten beds and allow these individuals to have a place to live and begin a new life.

b. Simpson Center, Inc. Ben Soukup, president of Simpson Center, Inc., told the group he recently retired after 40 years from Communication Services for the Deaf. Communication Services for the Deaf (CSD) had been in South Dakota for 38 years but made the decision to relocate their entire organization to Austin, TX. Ben indicated there is still a very viable population of deaf and hard of hearing people, and they are not getting the same level of service they were getting just a few years ago. The goals of services are to increase opportunities for deaf and hard of hearing individuals, to provide greater access with our community, and to improve the quality of lives through programs and activities. Services are essential in increasing greater opportunities for positive, productive, and fully integrated lives. Ben then asked the Board for any questions about his application for funding.

Gayleen questioned whether this project would provide any type of affordable housing. Ben stated this project would not provide any type of housing.

Shawn asked Ben to explain who InterpreCorps, LLC is. Ben explained InterpreCorps is a fairly new interpreting agency. When CSD left the region, this left a gap of provisions of interpreting services in the community and the interpreter who is interpreting for me today, Rick Norris, is the owner of InterpreCorps and is providing interpreting services for the deaf and hard of hearing population in the State of South Dakota and the City of Sioux Falls. The goal is for him to offer his services through this building, as well as other deaf-oriented programs and services so people will know where to go for certain services.

Shawn asked if there has been discussion of who might be leasing the remaining two vacant available sites. Ben responded that they do have entities interested in the sites; however, no commitments.

Frank asked if a written plan was in place for the direction of the Simpson Center project. Ben answered yes and explained the goal primarily is to have a place where the deaf community can gather, as well as, the general population in one location to collaborate and get the necessary services they need.

c. EmBe—Egress Window and Drainage Tile Project. Laurie Knutson, CEO of EmBe and Karla Johnson, Business Development Director of EmBe, presented their proposal request to the Board explaining their request for drainage tile and egress windows needed at their facility.

Karla explained EmBe currently has eight child care classrooms with four of them located in a windowless lower level of the building, which houses 80 of the 2-, 3-, 4-, and 5-year-old preschool children. Karla went on to explain to the Board the importance of light to a child's development. Proper lighting affects everything from growth, mood, hormone levels, as well as tooth decay. Laurie explained that unfortunately, due to past building renovations that did not address certain issues, they are unable to relocate these classrooms. This funding request would address giving every child in their care the opportunity for growth and advancement. This funding would definitely have a long-term impact; in addition, it would be addressing a water issue in the southeast corner of the basement.

Karla said with an investment of \$41,000.00, the community will have years of impact by enhancing children's development coming through EmBe's classrooms.

Gayleen questioned if families using EmBe child care receive subsidies or discounts. Laurie said many of the families receive state assistance and in addition, EmBe has funding that scholarships parents as well.

Over half of the children served in this facility are at least 80 percent median family income.

Frank questioned how many children are being served currently. Karla responded that 111 children are currently being served.

Les stated the Community Development staff is supportive of all of the applications presented today. However, the final decision is made by the Mayor. Les also voiced a concern with the nature of financing the Simpson Center project. Community Development would be in second position behind the financial institution financing the Simpson Center.

It was mentioned that previous nonprofit entities that have asked Community Development for revenue to fund neighborhood improvement type of projects were asked to match 50 percent of the funds being provided by Community Development.

Annie inquired about the deadline to utilize these funds. Les replied the deadline is November 2016.

Upon motion by Frank Adams, seconded by Gayleen Riedemann the Board recommended approving the St. Francis House/Sherman House application for funding. Motion carried unanimously.

After a brief group discussion, the Board thought there needs to be more work that needs to be done before approving the funding request by the Simpson Center. Upon motion by Shawn Pritchett, seconded by Annie Brokenleg, the Board recommended denying the funding for the Simpson Center subject to restructuring the project to reduce the debt plan and have stronger commitments or memorandum of understandings for lease agreements to reduce the risk. Motion carried unanimously.

Gayleen Riedemann made a motion to propose Community Development provide 50 percent of the requested funding amount and EmBe provide a matching 50 percent for their proposed projects. Langu O'call seconded the motion. Shawn Pritchett wanted to clarify the motion for the application funding to be provided by Community Development is \$23,000.00. Motion carried unanimously.

Les wanted to remind the Board that the federal CDBG funds Community Development receives is not exclusively intended for affordable housing. The funds may also be used for community projects and organizations, but we, as a community, have the demand for another 300 units of affordable housing.

d. Public hearing to receive comments on proposed 2016 Annual Action Plan. Al Roettger asked all in attendance for opportunities to comment on the 2016 Annual Action Plan as published in the *Argus Leader*. There were no comments received at today's meeting.

6. Other Business. There was no other business.

7. Adjourn. Meeting adjourned at 5 p.m.

Secretary