

GREATER GOLDEN HILL COMMUNITY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
MINUTES DATE (NOVEMBER 20, 2014)

The directors of the GREATER GOLDEN HILL COMMUNITY DEVELOPMENT CORPORATION, constituting the board of directors of this corporation, held a meeting at the time, on the day and the place set forth as follows:

Time: 6:30pm

Date: November 20, 2014

Place: Golden Hill Recreation Center, 2600 Golf Course Drive, San Diego, CA 92102

PARTICIPANTS:

Board Members Present: Blair Ward, David Sawicki, Ethel Sims, Pastor Thomas Sims, Ann Nelson

Board Members Absent: Peter Schrock, Jon Huckins

Guests Attending: Susan

CALL TO ORDER

The meeting was called to order and David Sawicki read the mission statement.

AGENDA ADDITIONS OR DELETIONS

- Announcement of Douglas Holbrook's death. He was the president of Activist San Diego and a host on KNSJ radio. He hosted GHCDC mixers and was active in the community.
- Paul Broadway, the former GHCDC president, is trying to get his own radio show. He's in the process now.
- A radio station contacted the GHCDC regarding printing some T-shirts with the GHCDC logo and radio logo on either side. They mentioned starting a radio collaboration with the GHCDC.

- There's a garden mixer on December 7th that the GHCDC could partner with.

APPROVAL OF MINUTES

No minutes.

PUBLIC COMMENT

Susan – Works in mortgage industry, is looking to start a new business in the neighborhood. She wants to open a barre studio (pilates, yoga, ballet) and is looking for a space.

GENERAL BUSINESS

Housing Committee Report:

Eighteen months ago, the CDC was behind on payments for the duplex. In 2013 a compliance report was filled out. This year, the CDC paid \$9,603 to improve the housing position. There was an inspection of the duplex back in October, but there hasn't been any news of the results yet. The CDC is setting aside \$3,000 per duplex, and will re-file for 3% for thirty years.

BOARD BUSINESS

GHCDC Management Team Financial Achievements:

The CDC is still refinancing the new loan amounts. \$24,000 is still owed, which is significantly lower compared to the \$94,000 previously owed. The CDC's debt went down around 60-70%.

The city had owed \$4500 to the CDC for about two years, which was finally mailed in.

Blair was in the process of chasing down the refund check.

Treasurer's Report:

The Old House Fair debt of \$5760 has been paid off, and a nice card was sent to the CDC thanking for their cooperation and dedication.

There's only one debt amount left, owed to the SDAF.

Concerning the \$7,000 of debt to be paid off, the LISC dropped the \$32,000 owed and is expecting \$7,000 now. Additionally, they allowed the CDC to attend \$4,000 towards the housing development “boot camp”, which may help preserve the CDC’s relationship with the LISC.

“Things That Still Need to Happen”:

The CDC will talk to Anna, the general manager of one of the duplexes. The CDC pays her around \$20,000 per year and she has her own office, though her labor has not yet been put to use regarding CDC matters. The CDC may include her in the admin and assign her some duties. Her labor will be reallocated to this staff. The CDC needs to review her contract so that in January and February her labor can be utilized to accomplish some things.

ACTION ITEMS

Street Fair Planning:

The street fair is also being called the “festival.” It is underway and will take place on April 18th.

Reforms and Draft Resolutions:

Ethel put together a Board Resolution draft for review. It addresses the name of the GHCDC, which may be changed to Greater Golden Hill CDC rather than Greater Golden Hill Community Development Corporation, which is too long. The draft also outlines the purposes of the CDC, which include affordable housing, youth development, historical preservation and arts, and community outreach.

The CDC doesn’t qualify for tax credits, but can be a housing partner or fiscal project under the Department of Treasury.

The money is in the projects, since it doesn’t cost the CDC to start projects. The CDC is an organization/CDE.

Eventually, the CDC will need to start paying individuals for employment to help get things done within the organization, since it is difficult to do it solely relying on volunteers.

Ethel proposes that the CDC starts acting more like a business despite being an organization. The CDC would be like a social enterprise.

The board voted all in favor of moving forward with the Board Resolution draft to review it and continue to develop it. The Board will review it again in January.

ANNOUNCEMENTS:

There will be no meeting in December, the next is the third Thursday in January.

ADJOURNMENT

Meeting was adjourned at 8:25pm.