

Montcalm County Habitat for Humanity Board Meeting Minutes: 12.7.2023

Present: Ken, John, Mike, Dave, Olivia, Eva, Susan, Michael, Missi
Absent: Jayme, Jon, Bob, Nancy

Ken started the meeting with prayer and in the spirit of Thanksgiving asked everyone in attendance to share something they're thankful for.

Minutes from October mtg. Dave moved, and Mike supported approval. Unanimously approved.

ReStore sales report by Missi: October sales were \$27,095 vs \$28,012 from the previous year; November sales were \$22,800 vs \$30,800 from prior year. Flooring sales have been down. Still have a stable base of volunteers. Michael reported that the Mecosta County Habitat affiliate gifted us a high-lift pallet jack – valued around \$4k. Will thank them appropriately. We partner with the Mecosta County Habitat in ordering flooring, and we deliver to the Mecosta ReStore. Not planning on having Santa at ReStore this year.

Family Selection: Update on two families waiting in the wings for future builds. One has had a change in employment and one who thought they may have property donated for a build is in Kent County, so that property wouldn't qualify. We'll continue to monitor eligibility going forward.

Community Relations: We decided to pass on the Daily News Giving Tuesday section this year based on low results. We had an ad in today's Value Clipper. Michael and Laney are prepping the year-end letter/card with thanks again to St. Charles School for providing the holiday cards.

Executive Director: The build is going very well with one more volunteer day planned for upcoming Saturday and then will turn over to contractors. Michael shared a video of the house showing progress and status of the home. Electrical, plumbing, insulation, HVAC and drywall is next. Will have a 4-week delay with HVAC due to delay in getting the furnace. We'll finish by painting and installing flooring, trim, cabinets and countertops.

Financials: Dave will look into moving some cash from our checking account to an interest-bearing account. The financials did not include our recent MSHDA \$25,000 gift from the non-profit relief fund. After reviewing the financials, moved by John, supported by Mike to approve. Unanimously approved. Additional discussion about Habitat 2.0 funding changes coming in 2025. Will not be a hardship for our affiliate.

New Business:

Home purchase. Discussed at length the opportunity to purchase the small house to the West behind the ReStore. The home is 3 bedrooms, 1 bath with 1159 square feet. The appraised value is \$120k, with an SEV from the city of \$67,600 putting the market value at \$135,200. Back taxes owed is \$4,609.37. Options discussed in using the property include transitional housing for upcoming partner families, or parking or we could make some repairs and resell it at a profit. Owning the home also gives us the opportunity to fix the easement issue that has caused challenges with the next house to the North. Dave moved and Mike supported offering the homeowner up to \$129,000, which includes paying the back taxes and closing costs. Motion supported, unanimously.

AIM Conference: Comments about appreciating survey results. At the housing conference Senator Rick Outman plugged our affiliate at the conference as an economic developer of housing in the county.

Other: Mike moved, and Ken supported paying holiday bonuses again this year of \$500 to Michael and \$250 each to Missi and Ken B.

Next meeting: February 1 at 6 p.m.