

Agenda

FFE Board of Directors

Kalamazoo Foundation for Excellence

Tuesday, February 16, 2021

2:00 PM

This meeting will be streamed live on the City's Facebook page (<https://www.facebook.com/KalamazooCity/>) and YouTube Channel (<https://www.youtube.com/channel/UCIgXSSXLSDxThVaaiRMsR5Q>). Commenting instructions are contained in the public meeting notice.

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Approval of October 12, 2020, Minutes.

C. REPORTS AND COMMUNICATIONS

1. City Diversity, Equity, and Inclusion Initiative Updates
2. COVID-19 Relief Work Updates and Follow-Up
3. Communications and Development Updates

D. PUBLIC COMMENTS

E. BOARD MEMBER COMMENTS

F. ADJOURNMENT

KALAMAZOO FOUNDATION OF EXCELLENCE**PUBLIC COMMENT RULES**

1. Persons attending a regular or special meeting of the Board of Directors of the Kalamazoo Foundation for Excellence shall be permitted to address the Board in conformity with this rule and the Michigan Open Meetings Act.
2. An individual wishing to address the Board shall wait to be recognized by the presiding officer.
3. A person addressing the Board shall provide their name and whether they are a resident of the City.
4. Remarks by a speaker shall be confined to matters within the preview of the Board and KFFE.
5. The chairperson of the meeting or a majority of the Board in attendance may permit individuals to speak once, for up to four (4) minutes, on specific matters being considered on the meeting agenda of the Board, except no comment is permitted on secondary or procedural motions to a main motion.
6. A speaker is permitted to address the Board once during the Public Comment portion of the meeting for up to four (4) minutes.
7. A speaker is not permitted to yield any unused portion of speaking time to other speakers.
8. A speaker may be ruled out of order for conduct that interrupts or disrupts the meeting.

KALAMAZOO FOUNDATION FOR EXCELLENCE BOARD OF DIRECTORS

MINUTES

Meeting of October 12, 2020

A meeting of the Kalamazoo Foundation of Excellence (KFFE) Board on September 14, 2020 held by video conference in accordance with the Governor Whitmer's Executive Order No. 2020-154 was called to order by President Graham-Williams at 2:05 pm.

Board members present: Graham-Williams, Ritsema, Anderson, Hess, Urban, Calderon-Huezo, Carrel, Dannison, Hoffman, Lonberg, Miller, C. Taylor, Washington, and Hopewell.

Board members absent: McFarlin and A. Taylor were absent.

Also present were Legal Counsel/Recording Secretary Clyde J. Robinson, Deputy City Manager Laura Lam, FFE Manager Steve Brown, City Chief Financial Officer Steve Vicenzi, and Community Planning and Economic Development Director Rebekah Kik.

The minutes of the Board Meeting held September 14, 2020, as corrected were moved for approval by Director Washington and seconded by Director C. Taylor. There being no further discussion, the motion was approved by unanimous voice vote.

Reports and Communications were received regarding Affordable Housing. Director Hoffman as the Board representative of the Housing Sector presented an overview and history of the Open Doors program, which began 50 years ago as the Kalamazoo Youth Ministries as a drop-in program for school-aged boys. The program was innovative since it approached the issues faced by teens using a relational basis, rather than a top-down methodology. The program expanded to offer shelter to its guests (not clients) from 18-35 years of age. The program focusses on 1) employment, 2) money management, and 3) sobriety. Since 2004 the Open Doors program has also assisted person re-entering the community from incarceration, since housing is a key component to reducing/eliminating recidivism. The program has grown from 16 units to 104 units providing housing for 140 individuals, of whom 35% are 18 years old or younger. The program does not conduct criminal background checks, but does not tolerate continued substance abuse, including marijuana. In 2011, it acquired the Cooper Apartments located at Lovell and Pearl Streets and there is a desire to expand the program into Portage and Kalamazoo Township. It will be adding 92 units of affordable housing in the next 12-18 months. The goal of the program is to provide its clients home ownership, but this can take from 3-5 years as clients attempting to find housing often must also address childcare and transportation needs. Unfortunately, there are approximately 700 homeless persons at any one time of which a disproportional number are persons of color. It is hoped that voter approval of the millage question on the November 2020 ballot will provide much needed additional resources. Board members offered their appreciation for the report by Director Hoffman and her continuing efforts to address the issue of housing.

Deputy City Manager Lam and CPED Director Kik provided updates on City/FFE efforts to address the issue of Affordable Housing. DCM Lam highlighted the initiatives that have been funded in whole or in part with FFE money, particularly the City partnership with the Local Initiative Support Corporation (LISC) and the Continuum of Care. The City is using a portfolio approach to maximize its efforts and attempt a variety of programs to determine what works best in addressing the various

challenges facing the constituencies confronting homelessness. Consistent with the presentation by Director Hoffman, the City is using a people-oriented approach—meeting individuals where they are and providing a solution that best meets their needs—recognizing that a one-size fits all approach doesn't work. The City has also, through the adoption of a Fair Housing ordinance, attempted to remove or lower barriers faced by persons seeking housing, but who can't afford a security deposit and other fees associated with rental dwellings.

CPED Director Kik presented an overview of the work in her department and the change in approach to assist in a grass-roots, bottom-up effort to grow wealth through home-ownership. The City is embarking on reviewing its 2005 zoning code which applied a suburban approach to an urban setting whose residential lot sizes from the 19th and early 20th century were smaller and more dense. Reconfiguring the zoning code to city neighborhoods. The zoning code was skewed toward single family residences on large lots, which to less density and a lower tax base, making 70% of the lots in the Northside, Eastside and Edison neighborhoods unbuildable in the event of destruction of the home due to fire or storm. In-fill housing and the use of duplexes as a means to build wealth is reflective of the approach being taken by the City. The City through FFE grant money has also assisted families that have occupied the same home over several generations in clearing clouds on the title of the property which provides the ability to get a loan to rehabilitate the property, build equity, and keep the home in the family. Board members expressed concerns that approaches outlined should be used to benefit residents and not lead to gentrification of older neighborhoods and the displacement of residents.

Following the reports and discussion on Affordable Housing the Regular Agenda items were addressed. Upon motion of Director Anderson and seconded by Director Ritsema, the calendar of 2021 FFE Board meetings was approved:

2021 Schedule of the FFE Board and Committees

	<u>Finance Committee</u>	<u>Executive Committee</u>	<u>Board of Directors</u>
Monday, February 1	2:00 p.m.	3:00 p.m.	
Monday, February 16			2:00 p.m. Work Session
Monday, April 12	2:00 p.m.	3:00 p.m.	
Monday, April 26			2:00 p.m. Annual
Monday, August 30	2:00 p.m.	3:00 p.m.	
Monday, September 13			2:00 p.m.
Business			
Monday, October 11	2:00 p.m.	3:00 p.m.	
Monday, October 25			2:00 p.m. Business
Monday, December 13	2:00 p.m.	3:00 p.m.	

The following Directors whose terms are expiring in 2021 all expressed a willingness to continue to serve:

1. Nathan Dannison, At Large City Director
2. Dr. Angela Graham-Williams, Healthcare Stakeholder Director
3. Barbara Miller, Neighborhood Director for Oakland/Winchell
4. Von Washington Jr., Education Director

Mr. Brown indicated that this information will be shared with the Kalamazoo Community Foundation which will communicate it with the affected shareholder groups and recommendation to the City Commission in accordance with the FFE bylaws. Director Hopewell questioned whether the

process might work better if the shareholder groups were contacted first before ascertaining the intentions of sitting Board members. General discussion of the proposition ensued with a commitment by Mr. Brown to explore the possibility.

Mr. Brown presented the proposed 2021 FFE budget recommendation to the transmitted to the City Commission. He provided an overview of both past programs and those new and continuing program for 2021. He noted that the FFE was approaching a milestone, as over \$95 million in FFE funds have been granted to the City in the period of 2017-20 and another \$25 million is budgeted for 2021. Director Hoffman moved and Director Hess seconded that the Transmittal Memo to the City Commission reflecting the FFE 2021 budget recommendation be approved. Upon voice vote the motion was unanimously approved.

President Graham-Williams inquired as to whether any Public Comments had been received; she was informed that there were none. President Graham-Williams asked if there were any Board Member Comments.

Director Miller voiced support for City leadership over what has been a difficult year.

Director Anderson indicated that this 2 ¼ hour meeting while exhausting, was nevertheless uplifting.

Director Calderon-Huezo urged that the Board continue the conversation on how the programs funded by the FFE can make an impact on addressing the issues of diversity, equity and inclusion in our community.

President Graham-Williams stated her respect for her fellow board members, their input, willingness to constructively engage with one another and her heartfelt thanks to for their efforts.

Upon the motion by Director Miller, seconded by Director C. Taylor the meeting was adjourned by President Graham-Williams at 4:21 pm.

Minutes Drafted: October 20, 2020

Minutes Approved: _____

Clyde J. Robinson, Recording Secretary