

Crawford-Sebastian Community Development Council, Inc.



"A COMMUNITY ACTION AGENCY"
4831 ARMOUR STREET • P. O. BOX 4069
FORT SMITH, ARKANSAS 72914-4069
PHONE 479-785-2303 • FAX 479-785-2341

C-SCDC BOARD OF DIRECTORS MEETING MINUTES February 26, 2015

The C-SCDC Board of Directors met February 26, 2015. A quorum was present. Chairperson Tim Hodges called the meeting to order. Dr. Bryan Bishop, James Ross with NeighborWorks and Brent Lacefield with Strategic Realty were introduced as guests. Tim Hodges gave the invocation and everyone had dinner.

When the meeting resumed, Tim asked for approval of the meeting minutes from the January 22, 2015 meeting. Elaine Stanfield made the motion to approve. Kevin Nickson seconded. Motion carried.

Dr. Bryan Bishop introduced himself to the Board. Tim asked for approval to seat Dr. Bishop as a C-SCDC Board member. Gene Bell made the motion to approve. Patricia Free seconded. Motion carried.

Karen Phillips and Brent Lacefield gave a presentation on a partnership opportunity. C-SCDC and Strategic Realty would partner to construct 41 single family rental houses on Kibler Road in Van Buren. C-SCDC would be the manager of the project once completed and with Board approval. An application for tax credits would be submitted to ADFA. Gene Bell made the motion to approve the tax credit application. Chris Keith seconded. Motion carried. Elaine Stanfield made the motion to approve C-SCDC as the manager of the project. Gene Bell seconded. Motion carried. The Board held a lengthy discussion on the project with many questions being asked.

The second project is a 54 duplex rental unit in Siloam Springs. An LLC would be formed between Strategic Realty and C-SCDC. An application would be sent to ADFA for tax credits on this project as well. C-SCDC would not be the manager of this project. Duane Moore made the motion to approve the submission of the application for tax credits. Ginny Wright seconded. Motion carried. Elaine Stanfield

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made a motion to approve the formation of the LLC. Kevin Nickson seconded. Motion carried.

James Ross gave an overview of the next visit in 2016 and new items NeighborWorks would be requiring. James said the next monitor visit would be in 2017. James also mentioned C-SCDC would be receiving more funds from the Organizational Underwriting than we did last year.

Karen told the Board the Executive Committee had met to approve an application to the City of Fort Smith Outside Agency funding for the food bank. Approval of the application was to be placed on the September agenda but was left off. This was discovered when the application was turned in. The review committee met and voted to allow us to correct the problem. Elaine Stanfield made the motion to approve the actions taken by the Executive Committee. Kevin Nickson seconded. Motion carried.

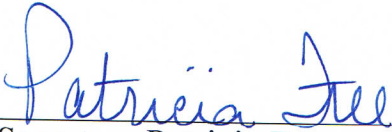
The slate of officers and committee members for 2015 was presented to the Board for approval. Ginny Wright made the motion to approve the selection. Chris Keith seconded. Motion carried.


Tim read a resignation letter from Ling Ling Moorman.

Darlene Hill gave the monthly financial report. Darlene debuted the latest version of the financial report. Darlene explained the new format and showed how it could be cross-referenced with the actual reports printed from the accounting software. Darlene presented the balance sheet and financial report for February. Helen Fox pointed out a mistake on the balance sheet; Darlene said she would figure out what happened. Darlene also presented the In-Kind report. Patricia Free made the motion to approve the report pending corrections. Ginny Wright seconded. Motion carried.

Karen presented a lease proposal for the 2920 Zero property. There were a number of questions Karen could not answer so the decision to lease the building was tabled to a later date so more information could be gathered.

Meeting adjourned.


Secretary Patricia Free


Date

BOARD PRESENT

1. Becky Prescott
2. Gene Bell
3. Kevin Nickson
4. Delmi Sanabria
5. Tim Hodges
6. Tricia Watson
7. Duane Moore
8. Patricia Free
9. Elaine Stanfield
10. Chris Keith
11. Bryan Bishop
12. Helen Fox
13. Charolette Tidwell
14. Ginny Wright

BOARD ABSENT

1. Judge David Hudson
2. Shirley Fort Lee
3. Abigail Taylor Cox

STAFF PRESENT

1. Karen Phillips
2. Kim Turner
3. Gina Slusher
4. Darlene Hill

GUESTS PRESENT

1. LaToya Campbell
2. James Ross