

Tuesday, February 13, 2007
LIFE General Board Meeting
CCS/ISN Building, Salem, Oregon

Board members present: April Waters, Nancy Humpert, John Morgan, Curtis Zeisler, Mary Lozano, Shirley Wimer, Lanora Blake, Bonnie Terhaar and Mike Layman

The minutes of the Wednesday, January 10, 2007 meeting were approved.

Lanora gave the treasurer's report:
\$1954.06 in current account (plus \$150.00 additional received tonight)
For ease of record keeping, it was moved and approved to change the policy so annual membership dues be in by March 1st.

The Board approved Nancy Simmons to replace Cathy Ferguson as Secretary to LIFE after her recent resignation.

April shared with the group the follow-up findings after the last meeting with Sheryldene Rogers, grant writer from Goodale & Barbieri Company, regarding pursuing an 811 HUD grant for the Pringle Creek site.

- The Pringle site would not be the best site for the grant because it is in the city and eligible for less funding dollars. (Approximately \$100,000 for the city allocation) The Pringle project is a "green" project which does not work as well with HUD. It was recommended a second property at 4455 Silverton Rd, which is county property, and therefore eligible for more funding, be the site on which to pursue the HUD grant. Complex would anticipate 15 units: 14 tenants and one for on-site manager 24/7.
- April reported the owner of the Pringle Creek site is considering financing and proceeding with an 8-10 unit building for more independent individuals, (no 24/7 care). The Pringle site would be owned, developed, and rented by the property developers. Brokerage Services and a strong group of parents would provide supports for the renters. April welcomed input as she will be meeting with Don Myer later in the week with further discussion on the project.
- It was proposed the group work on both, the Pringle Creek and Silverton Rd projects. April will continue to pursue the Pringle Creek site and the following members volunteered to work on the HUD project committee: John Morgan, Bonnie Terhaar, Dick Walker, Shirley Wimer, Lanora Blake, Nancy Simmons, Mike Layman, Don MacIsaac and Kaye Burden.

The following discussion was then held with Sheryldene Rogers via a conference call to the group regarding moving forward with the process towards applying for a HUD 811 grant for the Silverton Rd property.

- Upfront costs of a retainer of \$10,000 and up to \$15,000 (not including \$ for site control) is needed.
- Upfront costs would be reimbursed once HUD accepts/funds grant.
- Need qualified sponsor. April will talk with and request sponsorship with CCS. Suggested memorandum of understanding with LIFE and CCS.
- Need to pay Environmental Engineer for phase 1.
- Enterprise has pre-development loan, \$25,000. They are a community development consortium, nationally based.
- Sheryldene will email April specifics and send Enterprise address.
- LIFE can't be a co-sponsor until they are a 501C3. No letter has been received from the IRS to say they have received our application. John Morgan will follow-up and can also request the process be expedited.
- Get application to Sheryldene in April.
- Should get notice of funding in late 2007, construction to most likely start early 2009.
- Sheryldene needs the money by April. Her two biggest concerns are sponsor entity and "ground."

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- Richard "Dick" Walker volunteered to loan money to LIFE.

It was recommended to ask Nancy Keim, from FULFIL, to come and explain "how the grant works" at the next meeting.

Other business

Renewal of the LIFE Website was approved for another year. (\$108.00/year) Curtis Zeisler will add a "log-in" available to LIFE members, to protect privacy on the site.

Kaye Burden reported on fundraising. She has solicited the help of Kate Tarter, from RCO, to provide resources and assistance with grant applications.

Nancy Humpert discussed the need for bylaw changes at the annual meeting regarding board member attendance requirements.

A report was given on recent visits and communication with legislators by April, Nancy H., Mike Layman and Lanora. We are awaiting letters of their support of the 811 HUD grant.

The next meeting will be held March 7th, at 6:00 pm.

Minutes recorded by
Nancy Simmons
Secretary

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