

Seattle Social Housing Developer

October 2025 Board Meeting Agenda

(regular meetings 3rd Thursday every month)

Roll Call:

- 1) Julie H – Present
- 2) Kaileah B – Present
- 3) Tom B – Present
- 4) Katie L – Present
- 5) Brian A – Present
- 6) Becca B – Present
- 7) Christiana OB – Absent
- 8) Mike E – Absent
- 9) Ryan D – Present
- 10) Karen E – Present

SSHD CEO:

- 1) Roberto Jiminez – Present

Public/Board Guest:

1. Dan – Cushman and Wakefield
2. Alex – Public Guest
3. Daryl B. – Public Guest
4. Judie Messier – Public Guest
5. Jester – Public Guest
6. Anton Dekom – Public Guest
7. Pablo Ringo – Public Guest
8. Zach – Public Guest
9. Ben Ferlo – Public Guest

Date/Time: Thursday September 18, 5:30 - 7:30pm

Meeting Location: Seattle City Hall, rm L280 |

Online option:

<https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1>

Reference Materials for this meeting:

- Today's Agenda
- September 2025 meeting minutes
- September 2025 Cash-Flow & Financial Report

5:30pm (2min)	Call to Order @ 5:39 pm <ul style="list-style-type: none">• Role Call• Review & Approve Agenda <i>Items for Approval:</i> <ul style="list-style-type: none">• Today's Agenda• September Meeting Minutes <ol style="list-style-type: none">1.) Kaileah – I would like to add a minute or 2 having an expectations conversation with our CEO Roberto. Tom – asked Kaileah to elaborate2.) Kaileah – add an item of only 2 minutes of having an expectation resetting conversation, Karen seconds, Ryan I, Katie abstains, Julie Abstains, Becca abstains, Tom Abstains, Brian Abstains, Kaileah I, Karen I, Motion passes with 3 (I) and 5 Abstentions3.) Ryan moved to approve minutes; Becca and Brian abstained, approved unanimously approved with 2 abstentions.	Tom (Chair)
5:32 (5 min)	Public Testimony <ol style="list-style-type: none">1.) No Public Comment.	
5:49 (40 min)	Executive Session <ul style="list-style-type: none">• Pursuant to RCW42.30.110 section 1.b <ol style="list-style-type: none">1.) SSHD Board Moved into a 40 Minute executive session @ 5:49pm2.) SSHD Board Returned to Public session @ 6:29 pm	Roberto
6:29 (5 min)	Real Estate <ul style="list-style-type: none">• Education videos <ol style="list-style-type: none">1.) Julie – gave an overview of the newest videos created to help the Board members understand what we are going through.	Julie
6:34 (10 min)	Finance Report <ul style="list-style-type: none">• Review Monthly Financials	Brian

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	<p><i>Items for Approval:</i></p> <ul style="list-style-type: none">● <i>Monthly financial approval</i>● <i>Monthly transaction report approval</i> <ol style="list-style-type: none">1.) Brian – went through the financial Statements and Broke down the actual versus budget, we are underspending in some areas, and our budget is exceeding.2.) Brian – Broke down the transaction report3.) Kaileah – I have concerns marking down that tax revenue when we aren't receiving even though the city awarded us a loan, having concerns with it looking disingenuous, Brian – we have to accure revenue that we have earned even though we haven't received revenue until next year. Roberto – GAAP Accounting will be what we will be seeing more as we continue, for the outside world we must legally be accruing those expenses, Kaileah – asked if the city has started collecting the tax revenue, Roberto – responded saying not yet some time after next year4.) Ryan – are the consultants that we are being charged for being used and are the invoices coming late? Brian – answered the question.5.) Katie motions to approve monthly financials, tom seconds, Approved unanimously6.) Tom motions to approve transaction report, Katie seconds, Approved unanimously	
6:48	- 10min break -	
6:58 (15min)	<p>Board Policy</p> <ul style="list-style-type: none">● Stipend policy update <ol style="list-style-type: none">1.) Tom – Gave an update on the stipend policy, and moving this item to the next meeting.	Tom, Foster Garvey
6:50 (20 min)	<p>Board Development</p> <ul style="list-style-type: none">● Board Development Consultant Choice● Other issues <ol style="list-style-type: none">1.) Tom – this is a review of the contract of the potential consultant, tom continued to review the contract with the board.	Tom (Chair)

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	<ol style="list-style-type: none">2.) Ryan – Gave positive feedback about the deliverables, formalizing the onboarding for board members coming on to the board, Tom – agreed3.) Karen – around the performance review of the CEO,4.) Kaileah – I actually wanted to echo that part of making sure our board is functioning and working with the CEO, but still having a one-year review5.) Katie – The Board is now going on 2 months over the employment agreement contract we signed with CEO Roberto to hire a compensation consultant.6.) Kaileah – asked when we will be voting. Tom – said the November Meeting.7.) Kaileah – remind me if Kim has experience working with an organization like ours.	
7:10 (5min)	Investigation Update <ol style="list-style-type: none">1.) Ryan – Gave an update on the investigation, getting the final interviews finished, there are anticipating coming present findings at the November2.) Kaileah asked if it will be in an executive session, Katie clarified it's at the discretion of the employee	Ryan
7:15 (12 min)	Communications Committee Update <ul style="list-style-type: none">• Briefing on current work<ul style="list-style-type: none">○ PowerPoint presentation○ Opportunities for Board member participation1.) Ryan – gave a brief update about what the comms committee has been up to, we worked on the comms committee charter, we going to get that charter reviewed by comms members and bring it back to the board in Novembers meeting2.) Roberto – the slide deck's is a work in progress the continued worked on the website, a couple	Ryan, Roberto

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	<p>of those people in the meeting were supporters from the beginning of SSH</p> <p>3.) Tom – gave feedback about the lunch bag Roberto and I hosted and ran through the slide deck.</p> <p>4.) Kaileah - asked if the board members seen the slide deck, Tom – said yes will we be sending that slide deck out.</p>	
7:24 (3min)	<p>Reminders & Announcements</p> <ul style="list-style-type: none">• CEO expectation resetting conversation <ol style="list-style-type: none">1. Kaileah – wants an update on the CEO expectations resetting conversation, Tom – answered saying nothing has happened at this point.2. Reminders: please look at those education videos, reach out if you want to talk with Kim3. Brian – you all should have received a couple emails from Compass Emal, to choose a time to get the security software.	
7:30pm	Adjourn @ 7:29pm	Tom