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June 2, 2026 Special Board Meeting Minutes

Date/Time: **Tuesday June 2nd**, 5:30 - 7:30pm
Meeting Location: Seattle City Hall, RM L280
Online option: https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1

5:31pm	**Call to Order** The special meeting of the Seattle Social Housing Developer Board of Directors was called to order by Board Chair ChrisTiana ObeySumner at 5:31pm. **Roll Call:** Board Members Present: ● Ryan Driscoll ● Leah Salerno ● Becca Book ● Carl Nelson ● ChrisTiana ObeySumner ● Tom Barnard ● Olivia Butkowski ● Josh Park ● Thomas Geffner Absent: Josh Nadel (excused), Kaileah Baldwin (excused), Karen Estevenin (unexcused) **A quorum was established** **SSHD Staff or Affiliated Personnel Present:** ● Tiffani McCoy ● James Mayton ● Abesha Shiferaw ● Bulent Ozdemir ● nikkita oliver	ChrisTiana ObeySumner (Chair)

5:34 **5:34** **5:36**	Leah moved to amend the agenda to add approval of the May 21st Meeting Minutes to the June 2nd agenda. **Leah moved to approve the June 2nd meeting agenda with the amendment of the vote on the approval of May 21st Meeting Minutes added.** Carl Seconded. 9 yes, 0 no, 0 abstain **Motion Passes.** **Leah moved to approve the May 21st Meeting Minutes with the amendment of correcting the vote totals for Vice Chair vote.** Tom Seconded. 7 yes, 0 no, 2 abstain (Thomas G. and Becca) **Motion Passes.**	ChrisTiana ObeySumner, (Chair)
5:38	**Public Testimony** The Chair called for public testimony. No public comments were offered.	ChrisTiana ObeySumner (Chair)
5:39	**The Interim CEO, Tiffani, paused to welcome Thomas Geffner to the SSHD Board. His appointment was approved at the City Council meeting on June 2, 2026.**	
5:41 **5:57**	**In The Works** Tiffani McCoy provided updates on the board consultant process, the draft proposed scope of work by In The Works, led a discussion, and answered questions. **Tom B. moved to approve the contract proposal and to provide SSHD staff with the approval and authority to enter into a contract with In The Works for the proposed consulting services for a contract amount not to exceed $90K.** Leah Seconded. 9 yes, 0 no, 0 abstain **Motion Passes.**	Tiffani McCoy

5:59	**Break Timing** **Tom B. moved to take a five-minute break.** Josh P. seconded. 4 yes, 0 no, 5 abstain (Leah, Carl, Olivia, ChrisTiana, and Ryan) **Motion passes.**	
6:01	**BREAK** Chair announces a 5-minute break and meeting will resume at 6:06.	
6:06 6:30	**Code of Ethics** Executive Committee Recommended for Approval Resolution 2026-10 Andrew Lewis, counsel to SSHD, presented SSHD's Code of Ethics Policy proposal and led a discussion. The board reviewed the policy and resolution draft. Tiffani McCoy noted that the Executive Committee recommended the approval of this policy. **Carl moved to adopt the SSHD Resolution No. 2026-10. Adopting a Code of Ethics.** Olivia Seconded. 9 yes, 0 no, 0 abstain **Motion Passes.**	Andrew Lewis, SSHD Attorney, Van Ness Feldman LLP
6:31	**Property Management** James Mayton presented to the board about the Property Management Company selection and contract agreement process. SSHD intends to award Thrive and Arboreal Management the contract. James also provided an overview of the Elara lottery to lease process. James provided opportunities for feedback and questions and answers.	James Mayton, SSHD Director of Acquisitions
7:22	**Tom B. moved to extend the meeting by 20 mins to end by 7:50.** Carl Seconded. 9 yes, 0 no, 0 abstain **Motion Passes.**	ChrisTiana ObeySumner (Chair)
7:30	Ryan and Thomas G. left the meeting at 7:30. Quorum was not affected	

7:33 **7:41**	**Travel and Reimbursement Policy** Bulent Ozdemir presented the expense reimbursement policy, led a discussion, and answered questions. **Carl moved to adopt the SSHD Resolution No. 2026-11.** Leah Seconded. 7 yes, 0 no, 0 abstain **Motion Passes.**	Bulent Ozdemir, SSHD CFO
7:42 **7:43**	Final announcements were made. **Adjourn** With all business on the agenda concluded, the Board Chair adjourned the meeting at 7:43pm.	ChrisTiana ObeySumner (Chair)