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Seattle Social Housing Developer

July 16, 2026 Board Meeting Minutes

(regular meetings 3rd Thursday every month)

Date/Time: Thursday July 16, 5:30 - 7:30pm Meeting Location: Seattle City Hall, rm L280 | Online option: https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1		
5:30pm	Call to Order The regular meeting of the Seattle Social Housing Developer Board of Directors was called to order by Board Chair ChrisTiana ObeySumner at 5:30pm. Roll Call: *Roll Call included one-word check-in from board members* Board Members Present: • Ryan Driscoll • Leah Salerno • ChrisTiana ObeySumner • Joshua Nadel • Kaileah Baldwin • Tom Barnard • Olivia Butkowski • Karen Estevenin • Josh Park • Becca Book • Thomas Geffner • Carl Nelson • Nina Olivier A quorum was established SSHD Staff or Affiliated Personnel Present: • Tiffani McCoy • Ginger Segel • Bernard Troyer • Bulent Ozdemir • nikkita oliver	ChrisTiana ObeySumner, (Chair)

	• Jenéa Jackson • Abesha Shiferaw • Amy Besunder • Lilly Fowler	
5:34	Josh N. moved to approve the July 16th agenda with an understanding that the meeting would go until 8pm. Leah seconded 12 yes, 0 no, 1 abstain (Nina O.) Motion passes.	
5:35	Olivia moved to approve the June 18th meeting minutes. Josh N. seconded. 12 yes, 0 no, 0 abstain Motion passes.	
5:37	Public Comment The Chair called for public testimony. Public comment was provided by Jeff Paul.	ChrisTiana ObeySumner, (Chair)
5:37 5:49	Finance Report • Bulent Ozdemir, SSHD CFO, provided updates regarding SSHD Elara at the Market property financials including partial June income statement, balance sheet, profit and loss, and combined agency and Elara income statement. • Bulent also presented on the SSHD agency June financials and answered Board questions as they arose. • The Board reviewed the SSHD June statements of income and expenses which compared budgeted expenditures to actual expenditures for the entire agency. The Board also reviewed the balance sheets for June 2026. • Josh N. noted that the Finance Committee has recommended the approval of the June 2026 financials. Josh N. moved to approve the June 2026 financial statements. Kaileah seconded. 12 yes, 0 no, 1 abstain (Nina O.)	Bulent Ozdemir, SSHD CFO

	Motion passes. June 2026 financials are approved.	
5:50	Permanent CEO Search Update Leah Salerno and Ryan Driscoll provided updates on the CEO Search process and plan. New changes included the addition of an RFP to select a search firm. They also provided an overview of the proposed permanent CEO Compensation Range, Hiring Committee Charter, and Committee Members for board approval. They opened the space for final Board input and feedback.	Leah Salerno, Vice Chair
6:01	Kaileah moved to approve the CEO Hiring Plan with the amendment of approval of the salary range for job posting/recruitment at the July meeting. Leah seconded. 12 yes, 0 no, 1 abstain (Nina O.) Motion passes.	
6:07	Tom moved to approve the CEO Hiring Committee Charter Becca seconded. 12 yes, 0 no, 1 abstain (Nina O.) Motion passes.	
6:09	Leah moved to approve the CEO Hiring Committee Membership Roster, which is as follows: Leah S. Olivia B., Tom B., Thomas G., Kaileah B., Karen E., Janéa J., Ginger S., and Cameron M. Carl seconded. 11 yes, 0 no, 2 abstain (Tom B. and Nina O.) Motion passes.	
6:28	Kaileah moved to amend the CEO Compensation range minimum from $300,000 to $285,000. The full salary range would be $285,000 - $365,000. Josh N. seconded. 9 yes, 1 no (Tom B), 3 abstains (Becca, ChrisTiana, and Nina O.) Motion passes.	

6:31	Ryan moved to adopt the Permanent CEO Compensation Philosophy and Range with the amendment of lowering the starting number and a final range of $285,000 to $365,000. Carl seconded. 12 yes, 0 no, 1 abstain (Nina O.) Motion passes.	
6:32	Break The Chair announced a 7-minute break from 6:32-6:39pm.	
6:39 6:40 6:42	Committee Charter Updates Ryan Driscol presented the proposed Board Development Committee Charter, the updated Finance Committee Charter, and named changes to each respective charter. Ryan moved to approve the amended Board Development Committee Charter. Kaileah seconded. 12 yes, 0 no, 1 abstain (Nina O.) Motion passes. Josh N. moved to approve the amended Finance and Audit Committee Charter. Tom B. second 12 yes, 0 no, 1 abstain (Nina O.) Motion passes.	Ryan Driscoll
6:44	Gift Card Policy Resolution 2026-12 Janéa Jackson, SSHD COO, presented on the proposed Gift Card and Orca Card Policy and provided an overview of the legal authority on how gift cards are used, managed, and tracked. Janea opened the floor for board feedback and input and provided responses as needed.	Janéa Jackson, SSHD COO

6:59	Leah moved to approve the Gift Card Policy Resolution 2026-12. Tom B. seconded. 12 yes. 0 no. 1 abstain (Nina O.) Motion passes. Resolution 2026-12 is adopted.	
7:02 7:35	Land Purchase Agreements Executive Session The Chair announced that the Board was entering Executive Session pursuant to RCW 42.30.110(1)(b) "to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price;" The Chair also announced that the Executive session would last 33 minutes, and the Board would return to an open public meeting at 7:35pm. The executive session ended, and the public was allowed to return to the Board meeting at 7:35 p.m.	Ginger Segel, SSHD CREDO
7:37 7:38	Tom B. moved to remove the second break scheduled in the agenda and continue the meeting in the interest of time. Becca seconded 9 yes, 1 no (Leah S.), 3 abstain (Kaileah, Karen, Nina O.) Motion passes. The Chair announced that the meeting will continue. Leah left the room briefly. This did not affect quorum nor did it affect any votes or final action of the Board.	
7:39	New Construction Approval Process Resolution 2026-13 • Ginger Segel presented SSHD's New Construction Approval Process Policy to establish criteria to guide the design and development of New Construction and the authority delegated to the CEO to execute such development. Ginger also noted any changes	Ginger Segel, SSHD CREDO

7:54	and opened the floor for board discussion and input. Leah moved to approve the adoption of the New Construction Approval Process Policy Resolution 2026-13. Josh N. seconded. 12 yes. 0 no. 1 abstain (Nina O.) Motion passes. Resolution 2026-13 is adopted.	
7:54	Creation of LLC Discussion • Bulent Ozdemir, SSHD CFO, presented on transferring SSHD properties into their respective LLCs, noting this approach is already stated in the SSHD Charter and that a resolution will be brought to the board for approval in the near future. Bulent outlined the benefits of this approach, which include liability isolation, clearer accounting separation, and alignment with lender preferences. Bulent opened the floor for board discussion and feedback.	Bulent Ozdemir, SSHD CFO
8:03pm	Adjourn The Chair provided final announcements, including reminding all attendees that there is a new SSHD job posting available on the website. With all business on the agenda concluded, the Board Chair adjourned the meeting at 8:03pm.	