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August 20, 2026 Board Meeting Minutes

Date/Time: Thursday **August 20th, 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 5:31 pm. 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 • Karen Estevenin • Josh Park • Thomas Geffner • Carl Nelson • Nina Olivier • Becca Book Absent: Olivia Butkowski (excused) A quorum was established SSHD Staff or Affiliated Personnel Present: • Tiffani McCoy • Jenéa Jackson • Ginger Segel • Bulent Ozdemir • Lilly Fowler • Alison Griffin-Hunter • Abesha Shiferaw	ChrisTiana ObeySumner (Chair)

	The agenda was amended to remove the Land Purchase executive session. Leah moved to amend the agenda with the removal of the Land Purchase executive session agenda item. Thomas G. seconded 12 yes, 0 no, 0 abstain Leah moved to amend the agenda by extending the meeting end time to 7:40pm and to include only one 10 minute break. Becca seconded 12 yes, 0 no, 0 abstain Ryan moved to approve the amended August 20th agenda. Becca seconded 12 yes, 0 no, 0 abstain Motion passes.	
5:40	The Chair noted that this meeting is being recorded to support public transparency, trust, and accountability.	
5:42	Leah moved to approve the July 16th meeting minutes. Kaileah seconded. 12 yes, 0 no, 0 abstain Motion passes.	
5:42	The Chair called for public testimony. No public comments are offered.	ChrisTiana ObeySunmer, (Chair)
5:44	Finance Report • Bulent Ozdemir, SSHD CFO, provided updates regarding SSHD Elara at the Market property financials including July income statement, balance sheet, profit and loss, and combined agency and Elara income statement. Bulent opened the floor discussions 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	Bulent Ozdemir, SSHD CFO

5:57	agency. The Board also reviewed the balance sheets for July 2026. • Josh N. noted that the Finance Committee has recommended the approval of the July 2026 financials. Josh N. moved to approve the July 2026 financial statements. Tom B. seconded. 12 yes, 0 no, 0 abstain Motion passes. July 2026 financials are approved.	
5:59	Ryan moved to amend the agenda order to have the Personal Property Disposition, LGIP Resolution, Capitalization Policy follow the financial reports, and to take a break after. Kaileah seconded. 12 yes, 0 no, 0 abstain Motion passes. Agenda amendment is approved.	
6:01 6:04	**Personal Property Disposition Policy** Resolution 2026-14 Bulent Ozdemir, SSHD CFO, presented the proposed Personal Property Disposition Policy and provided an overview of the process for disposing personal property such as when personal property becomes surplus. Presentation also included approval and Board involvement, how personal properties will be disposed of, and guardrails and documentation. Bulent opened the floor for board feedback and input and provided responses as needed. Josh moved to approve the **Personal Property Disposition Policy** Resolution 2026-14. Tom B. seconded. 12 yes. 0 no. 0 abstain Motion passes. Resolution 2026-14 is adopted.	Bulent Ozdemir, SSHD CFO
6:05	**Capitalization Policy**	Bulent

	Resolution 2026-16 Bulent Ozdemir, SSHD CFO, first provided background and context on the need for capitalization and depreciation of assets. Bulent continued to present on the proposed Capitalization Policy. Bulent opened the floor for board feedback and input and provided responses as needed. 6:12 Josh N. moved to approve the Capitalization Policy Resolution 2026-16. Carl N. seconded. 12 yes. 0 no. 0 abstain Motion passes. Resolution 2026-16 is adopted.	Ozdemir, SSHD CFO
6:13 6:15	**LGIP Investment Resolution** Resolution 2026-15 Bulent Ozdemir, SSHD CFO, presented on the proposed Local Government Investment Pool (LGIP) Resolution. The LGIP Investment is building on the original investment policy passed by the Board and requesting approval to invest specifically to the LGIP. Bulent opened the floor for board feedback and input and provided responses as needed. Josh N. moved to approve the LGIP Investment Resolution 2026-15. Tom B. seconded. 12 yes. 0 no. 0 abstain Motion passes. Resolution 2026-15 is adopted.	Bulent Ozdemir, SSHD CFO
6:15	**Break** The Chair announced a 14-minute break from 6:16-6:30 pm.	ChrisTiana ObeySumner (Chair)
6:30	**CEO Search Update**	Ryan Driscoll, Board Liaison

	Ryan Driscoll provided an overview of the CEO Search Firm process and presented on the Executive Committee's recommendation. The presentation included the Executive Committee's review of five firm applications and interviewed three candidates. The Executive Committee is recommending the Board approve the selection of ZRG Partners as the CEO search firm due to ZRG achieving the highest score according to the evaluation criteria as laid out in the RFP. Ryan opened the space for final Board input and feedback. The Board deliberated the recommendation and moved to vote.	
6:59	Ryan moved to approve the selection of ZRG Partners, as the CEO Search Firm Consultant and authorize the COO to move forward with finalizing a contract. Kaileah seconded. 11 yes, 0 no, 1 abstain (Tom B.) Motion passes. Board selects to hire ZRG Partners as the CEO Search Firm Consultant.	
7:00	**Updated Incentive Policy** Resolution 2026-17 Janéa Jackson, SSHD COO, presented on the Updated Incentive Policy. This policy update rescinds the previous Policy 2026-13 and provides a clearer framework for public participation incentives and stipends. Janéa opened the floor for board feedback and input and provided responses as needed. Leah requested to amend Section 3. Prohibition on Incentives and/or Stipend to clarify Resident Governance Council members instead of Resident Governance Committee.	Janéa Jackson, SSHD COO
7:11	**Leah moved to amend Section 3 to state Resident Governance Council members instead of the Resident Governance Committee.** **Tom B. seconded.** 12 yeses, 0 no, 0 abstain	

7:15	**Motion passed.** Leah moved to approve the Updated Incentive Policy Resolution 2026-17 with the above amendment to Section 3. Tom B. seconded. 12 yes. 0 no. 0 abstain Motion passes. Resolution 2026-17 is adopted.	
7:15 7:19	**Declaration of Certain Uncollectable Claims** Resolution 2026-18 Tiffani McCoy, SSHD Interim CEO, presented on this specific proposed Declaration of Certain Uncollectable Claims. Tiffani clarified that SSHD is working on a broader Uncollectable Claims Policy to bring before the Board in the future. Tiffani opened the floor for board feedback and input and provided responses as needed. Josh N. moved to approve the Declaration of Certain Uncollectable Resolution 2026-18. Tom B. seconded. 12 yes. 0 no. 0 abstain Motion passes. Resolution 2026-18 is adopted.	Tiffani McCoy, SSHD Interim CEO
7:21pm	**Adjourned** The Chair provided final announcements. With all business on the agenda concluded, the Board Chair adjourned the meeting at 7:21pm.	ChrisTiana ObeySumner (Chair)