https://seattlesocialhousing.org/

PRA Requests - https://seattlesocialhousing.org/public-records-request/

September 17, 2026 Board Meeting Minutes

Date/Time: Thursday **September 17th, 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 5:30 pm. Roll Call: *Roll Call included one-word check-in from board members* Board Members Present: • Ryan Driscoll • Leah Salerno • ChrisTiana ObeySumner • Joshua Nadel • Tom Barnard • Karen Estevenin • Thomas Geffner • Carl Nelson • Nina Olivier • Becca Book • Olivia Butkowski • Josh Seller Park Absent: Kaileah Baldwin (excused) A quorum was established SSHD Staff or Affiliated Personnel Present: • Tiffani McCoy • Jenéa Jackson • Ginger Segel • Bulent Ozdemir • Lilly Fowler • Abesha Shiferaw • Cameron Mason	ChrisTiana ObeySumner (Chair)

5:34	Becca moved to approve the September 17th agenda. Josh N. seconded 12 yes, 0 no, 0 abstain Motion passes.	
5:35	Carl moved to approve the August 20th meeting minutes. Ryan seconded. 12 yes, 0 no, 0 abstain Motion passes.	
5:35	The Chair called for public testimony. No public comments are offered.	ChrisTiana ObeySunmer, (Chair)
5:37 6:05 6:06 6:08 6:18	**CEO Hiring Committee Update** The Chair announced that the Board was entering Executive Session pursuant to RCW 42.30.110(1)(i) "*To discuss with legal counsel representing the agency matters relating to agency enforcement actions*" **The Chair announced that the Executive Session would last 20 minutes, and the Board would return to the open meeting at 6:05pm.** **The Chair announced that the session is back to open session, and that there was a suggestion to extend and re-enter the executive session.** **Ryan moved to extend the Executive Session by 10 minutes and to return at 6:18.** **Carl seconded.** 12 yeses, 0 no, 0 abstain **Motion passed.** **The Board announced that the Executive Session was extended and that the Board would re-enter Executive session for 10 minutes and return to open session at 6:18** **Chair called meeting back to open session.**	Andrew Lewis, SSHD Legal Counsel BJ Davis & Sarah Dunn, CEO Search Consultants

6:19 6:23	**CEO Hiring Committee Update** Thomas Geffner provided updates regarding the CEO Hiring process. In coordination with the CEO search firm ZRG, the Hiring Committee is working on the position profile and leadership values and attributes. Thomas opened the floor for feedback and input from the Board. Thomas G. moved to ratify the CEO Search Timeline to have ZRG lead the position description. Leah seconded. 12 yeses, 0 no, 0 abstain Motion passed	Thomas Geffner, Chair of CEO Hiring Committee
6:24 6:45	**Discussion of Potential Land Site** The Chair announced that the Board was entering into 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 announced that the Executive Session would last 20 minutes, and the Board would return to the open meeting at 6:45pm.** The Chair called the meeting back to open session.	Cameron Mason, SSHD Housing Developer
6:46	**Break** The Chair announced a 5-minute break from 6:46 - 6:52pm. Becca arrived back from break at 6:57. No quorum was affected.	ChrisTiana ObeySumner (Chair)
6:54	**Development Pipeline Budget Review** Ginger Segel, SSHD CREDO, presented on the SSHD Development Pipeline Budget projections. Ginger provided an overview of sites under evaluation, noting that sites move in and out of the pipeline. Ginger explained that site analysis varied across City Council Districts and shared the current projected plans for site	Ginger Segel, SSHD CREDO

	purchases. Ginger then opened the floor for feedback and input.	
7:01 7:09	Finance Report • Bulent Ozdemir, SSHD CFO, provided updates regarding SSHD Elara at the Market property financials including August 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 Agency August statements of income and expenses which compared budgeted expenditures to actual expenditures for the entire agency. The Board also reviewed the balance sheets for August 2026. • Josh N. noted that the Finance Committee has recommended the approval of the August 2026 financials. Josh N. moved to approve the August 2026 financial statements. Ryan seconded. 12 yes, 0 no, 0 abstain Motion passes. August 2026 financials are approved.	Bulent Ozdemir, SSHD CFO
7:10	**2026 Revised Budget & 2027 Budget** Bulent Ozdemir, SSHD CFO, presented the revised 2026 Budget and the proposed 2027 Budget. Presentation included key Agency assumptions regarding personnel, compensation analysis, tax revenue forecast, projected bond issuance contingent on the board's approval, land and new construction plans, existing assets (Elara), and projected acquisitions. Bulent opened the floor for board discussion and debate and provided responses as needed.	Bulent Ozdemir, SSHD CFO
7:44	**Prepaid Expense Policy** Resolution 2026-19	Bulent Ozdemir, SSHD CFO

7:48	Bulent Ozdemir, SSHD CFO, presented on the proposed Prepaid Expense Policy. The purpose of this policy is to create a process for consistent recognition, measurement, amortization, and reporting of prepaid expenses. This process simplifies accounting operations. Bulent opened the floor for board feedback and input and provided responses as needed. Josh N. moved to approve the Prepaid Expense Policy Resolution 2026-19. Becca Seconded. 12 yes. 0 no. 0 abstain Motion passes. Resolution 2026-19 is adopted.	
7:48 7:52	**Revenue Recognition Policy** Resolution 2026-20 Bulent Ozdemir, SSHD CFO, presented on the proposed Revenue Recognition Policy. This policy establishes how SSHD recognizes revenues in its financial statements. Bulent opened the floor for board feedback and input and provided responses as needed. Josh N. moved to approve the **Revenue Recognition Policy** Resolution 2026-20. Becca Seconded. 12 yes. 0 no. 0 abstain Motion passes. Resolution 2026-20 is adopted.	Bulent Ozdemir, SSHD CFO
7:53 8:02	**Committee Charter Updates** Ryan Driscoll presented the proposed Ethics Committee Charter explaining the purpose of this committee, the membership, terms, and meeting cadence. Ryan opened the space for final Board input and feedback. Chair motioned to the time and extending the meeting by 15 minutes. **Carl moved to extend the meeting to 8:20** **Becca seconded.**	Ryan Driscoll, Board Liaison

8:07	12 yeses, 0 no, 0 abstain Ryan moved to approve the assignment of Nina Olivier to the membership of the Board Development and Resident Governance Committees Leah seconded. 12 yeses, 0 no, 0 abstain Motion passed.	
8:07 8:09	**Updated Procurement Procedures Policy** Resolution 2026-21 Ginger Segel, SSHD CREDO, presented on the updated procurement procedures policy. The Board previously approved the Procurement policy earlier in the year, adopted from the Seattle Housing Authority (SHA), however SHA updated the policy in July. The request is to approve the updated July SHA Procurement Procedures Policy. Becca moved to approve the updated Procurement Procedures Policy Resolution 2026-21. Josh P. Seconded. 11 yes. 0 no. 1 abstain (Josh N.) Motion passes. Resolution 2026-21 is adopted.	Ginger Segel, SSHD CREDO
8:11pm	**Adjourned** The Chair provided final announcements. Tiffani McCoy, Interim CEO, provided a quick overview of the policies that will be brought to the Board for approval through the end of the year. With all business on the agenda concluded, the Board Chair adjourned the meeting at 8:11 pm.	ChrisTiana ObeySumner (Chair)