

STRATEGIC PLANNING COMMITTEE

Regular Meeting Minutes

March 26, 2018

Present Phil Rockefeller, Helen Stoll, Alan Crain, Carol Hoffman, Lynette Ladenburg, Chris Vernon-Cole and Jennifer Bailey

Call to Order

Called to order at 3:37PM.

Agenda Changes

No agenda changes.

Approval of Meeting Minutes

MOTION – Approve the February 19, 2018 Strategic Planning Committee Regular Meeting Minutes. The motion carried.

Business

Phil Rockefeller introduced Dan Frein, Martin Yanushev, Kurt Bennion, representatives of CliftonLarsonAllen (CLA), who addressed questions and provided guidance regarding the East Land Project (ELP), as well as non-profit compliance and tax regulations with regards to the property. The committee had an extensive and thorough discussion on these topics.

Dan Frien also provided the committee with a detailed overview of CLA's proposed Market Analysis for the ELP, including what components would be included in the final report. The committee and staff agreed to move forward with CLA's proposal for the Market Analysis, which is anticipated to begin in May 2018.

Kurt Binnion discussed exemption rules and our tax status with the committee. It was explained that at least 50% of the residents at The Ebenezer must qualify as low-income to maintain property tax exemption status. Currently 80% of The Ebenezer's residents qualify as so. The ELP could be blended with The Ebenezer as a sole entity for tax purposes, but property tax exemption would be lost if less than 50% of residents living at both properties were not low-income qualified.

Lastly, CLA presented an overview of their Intuition product, highlighting the benefits of this prediction tool to make strategic business decisions. The committee agreed that Intuition would be beneficial to support the development of new building projects and operations within all services lines.

Next Meeting

Monday, April 23 at 3:30PM.

Adjournment

Meeting adjourned at 4:50PM