



**Oakridge Neighborhood
February Board Meeting
February 28, 2024
Hybrid Meeting – Oakridge Neighborhood**

Attendance:

Carol Bodensteiner; Dr. Andrea McGuire Joyce McDanel; Diana Dubuisson; Skylar Mayberry-Mayes;

Remote Attendance:

Albert Farr; Jessica Feeney; Nalo Johnson, PhD; Mary Johnson; Matt Haney; Michael A. Hutney; Emily LeMay; Jamie Buel; Sharon Gaddy-Hanna; Marcy Baker; Kuuku Saah; Mark Wiltse; Martine Olson-Daniel; Marcy Baker; Erin Kuhl;

Board Not In Attendance:

Peter Ngo; Timothy V Haight; Rona Berinobis; Kent Kramer;

Staff Attendance:

Pat Palmer; Kristin Arnold; Kristin Clayton; Kristin Littlejohn; Almardi Abdalla; Chris Irvine; Sheri Fitzpatrick;

I. Call to Order

- a) Dr. Andrea McGuire called the February 2024 Oakridge Board Meeting to order at 7:40 a.m.

II. Mission Moment

- a) Joyce McDanel, Vice President of Human Resources & Education at Unity Point, Des Moines spoke briefly on neighbors that are business partners and the relationships built between Unity Point and Oakridge staff and tenants.

III. Consent Agenda Approval

- a) Dr. Andrea McGuire presented the following items for approval:
- Board Meeting Minutes – December 2023
 - 2023 Audits

Move: Jaime Buel **Second:** Carol Bodensteiner **Status:** Passed

IV. Finance Committee Report

- a) Mark Wiltse presented an update of the Finance Committee meeting.
- Running right at budget
 - Tuition revenue low due to staff shortage in Oak Academy
 - Finance Committee will take a deeper dive at the committee level
 - Draw on line of credit
 - 3 Housing Audits completed – clean audits

- Finalized February 28th

V. Housing HLI

Housing HLI(s)	Description of progress activity and funding
Property Management	<ul style="list-style-type: none"> - Adding Royal View would expand the property management, maintenance, and security teams and services - Application for RFP submitted 1/23, next step will be meeting with the City of DSM 3/19
Expansion of Campus Footprint	<ul style="list-style-type: none"> - Adding Royal View would extend the footprint of Oakridge Neighborhood
Change Composition of Units	<ul style="list-style-type: none"> - Still an option to change/enlarge current units to create more 5-bedroom units. Below items have taken priority, will revisit this option after below items are resolved - Oakridge needs to replace furnaces and water heaters which will require some unit closets to be rebuilt to meet current code guidelines - GRRP funding option through HUD for green updates to furnaces, water heaters, and second floor windows - Working on GRRP proposal and quotes with MidAmerican Energy, Mitsubishi Electric, Dayton Heating and Cooling, and City of DSM Inspector - FHLB funding for washers and dryers and other identified housing needs as of time of application

Timeline for applications / funding opportunities:

- January 23: RFP to City of DSM for Royal View (submitted)
- February 28: 3rd GRRP deadline (still need quotes, not ready to apply)
- April 1 – May 5: FHLB
- May 30: 4th and final GRRP deadline

Kuuku Saah suggested we look into green energy tax credits.

VI. Adjourn

- a) Meeting adjourned at 8:54 a.m.

Please contact Sheri FitzPatrick at sfitzpatrick@oakridgeneighborhood.org if you have any questions, corrections, or additions to this document.