TN Development Corporation

Board of Directors Meeting

AGENDA

Tuesday, April 5, 2016
1225 Lady Street, Suite 201
(Immediately Following R-LCOA's Board Meeting)

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Public Notice of this meeting was properly posted at the Board office and provided to any requesting persons, organizations, or news media in compliance with Section 30-4-80 of the S.C. Freedom of Information Act.

I.	**CALL TO ORDER, WELCOME, OVERVIEW OF AGENDA**	**Mr. Kevin A. Werner, Chair**
II.	**MINUTES – February 2, 2016**	**Mr. Kevin A. Werner, Chair**
III.	**AUDIT REPORT**	**Mr. Louis "Bud" Addison, Audit Senior Manager WebsterRogers, LLP**
IV.	**FINANCIAL REPORT** **a. R-LCOA/TNDC**	**Derricks, Stubbs & Stith, LLC**
V.	**REPORT OF THE EXECUTIVE DIRECTOR** **a. Update on Properties** **b. Pinehurst Community Meeting**	
VI.	**ADJOURNMENT**	

TN Development Corporation

MINUTES
Of The
BOARD OF DIRECTORS
Tuesday, February 2, 2016
(Immediately following R-LCOA's 12:00p Board Meeting)

BOARD MEMBERS PRESENT
Kevin Werner
Kyle Michel
Wilhemina Kimpson
Brenda Oliver
Taleshia Stewart

OTHERS PRESENT
Gloria J. Saeed
Marsheika G. Martin
Madelon Scott
Chuck Statler, Derrick, Stubbs & Sitth, LLC
Ken Whitted with Brownstone

WELCOME AND CALL TO ORDER – The meeting was called to order at approximately 12:17 p.m.

ADOPTION OF AGENDA – Mrs. Kimpson moved, seconded Ms. Stewart, to adopt the agenda as submitted. The vote in favor was unanimous.

APPROVAL OF MINUTES – November 3, 2015– Mrs. Kimpson moved, seconded by Ms. Stewart to approve the minutes as submitted. The vote in favor was unanimous.

REPORT OF THE EXECUTIVE DIRECTOR - The following report was given:

UPDATE ON PROPERTIES - Ms. Madelon Scott, Housing District Manager, gave the following report as of January, 2016:

	Occupancy	Delinquencies
Ensor Forest	98%	$1,653
Arbor Hill	93%	$333
Byrnes Place	100%	$0
Forest Oak	96%	$0
Oak Hill	93%	$50
Waters Crest	100%	$0

APPROVAL OF 2016 MEETING DATES – Mr. Michel moved, seconded by Ms. Oliver, to approve the meeting dates for 2016. The vote in favor was unanimous.

APPROVAL OF NEW BOARD MEMBER: Ms. Gloria Saeed, Executive Director, briefed the board on Mr. John F. Verreault's professional background.

Mr. Michel moved, seconded by Ms. Stewart, to accept Mr. John F. Verreault as TNDC's newest board member. The vote in favor was unanimous.

COMMUNITY IMPACT FUND (CIF) GRANT – Ms. Saeed reported that TNDC applied for a grant through the South Carolina Association of Community & Economic Development (SCACED) in partnership with the City of Columbia's Community Development Department. An $8,000 grant was awarded to assist with the FreshStart program, a financial literacy program offered to the citizens of the City of Columbia. With the partnership, training will be held at Forest Oaks Apartments for TNDC residents who may be interested in participating. TNDC's only role; however, is to serve as the funder to assist with outreach and costs. The program will be run by the Community Development Department.

APPROVAL OF RESOLUTION – PINEHURST PROJECT – Ms. Saeed stated that funders will want to see that a resolution is in place authorizing her to sign financial documents related to the project.

Ms. Oliver moved, seconded by Ms. Stewart, to approve the Resolution authorizing the Executive Director to conduct all business on the board's behalf associated with the project. The vote in favor was unanimous.

POINT OF PERSONAL PRIVILEDGE – As requested by Ms. Saeed, Ms. Oliver gave the board her professional and personal background history.

PINEHURST'S REVISED SITE LAYOUT (BROWNSTONE) – Mr. Ken Whitted, Architect with Brownstone, gave a presentation of the revised site layout for the project. The board reviewed the plan and a brief discussion took place regarding the new proposed development which will consist of 60 garden-style units with 1,350 square feet on 3.69 acres.

A detailed discussion took place about the easement, parking and the adjoining property owned by TNDC. Mr. Whitted will go back and make revisions to parts of the plan as suggested and bring back to the board for review and further discussion.

FINANCIAL REPORT - The financial report was given by Mr. Chuck Statler, of Derrick, Stubbs and Stith for the month ending November 30, 2015 for R-LCOA and TNDC.

The financial report was accepted with no exceptions.

ADJOURNMENT – It was moved and seconded to adjourn the meeting at approximately 1:53 p.m.

Submitted by,

Jeff Palen
Secretary/Treasurer

The minutes were taken by Marsheika G. Martin