

1440 Advisory Group Meeting Minutes
Thursday, September 26, 2019 2:00pm-4:00pm
First United Methodist Church of Boulder
1421 Spruce St. Boulder, CO

In Attendance: Anne Shusterman, Bill Spencer, Nate Fristoe, Susan Dawson, Melody Lynn, Chris Nelson, Ashley Langley,
Absent: Brooke Atkins, Heather Dudok, Carey Weinheimer, Sarah Silver, Mark Grassman, Judy Nogg, Anne Schwarting, Michael Moran, Kristine Edwards, Elly Johnson

Format:

-old business or new business

-reporting item, discussion item, decision/action item

1. 2:05-2:15 (old business, action item)

a. Approve attached minutes from August 22, 2019 meeting

- Melody Lynn's name is wrong.
- No other comments regarding minutes.

Signage Comment:

- A large sign could be seen as a draw for predators, don't want a big sign for labeling purposes as to who lives in these apartments.
- There will be a little sign indicating where the Attention Homes Administrative Office is located.
- Currently, the address itself is the name of the building. However there is a price tag attached for a donor to have naming rights by donating into an endowment fund. Ex: "The Anne Shusterman Apartments"
- There will be "no big ta da" when it comes to a sign.

2. 2:15-2:20 (new business, action item)

a. Confirm meeting dates for the remainder of 2019

b. Oct 21, 10am-noon, and Dec 16, noon-2pm

- Confirmed with all members present.

3. 2:20-2:30 (old, discussion & action)

a. Vote to finalize name for this group (Chris)

- Bill & Chris spoke about this.
 - The conclusion was to not worry about the name.
- Board or committee, Nate would prefer not to be a Board.

- Final decision for the name is “1440 Advisory Group”

4. 2:30-2:40 (old, reporting)

a. Report from Chris re: attorney’s perspective on this group’s potential liability

- No liability associated with this group whatsoever
- Attorney insurance and board are not concerned about any liability issues
 - (Bill wants contact info.)

5. 2:40-3:00 (old, reporting, discussion and action)

New format for old, new, reporting, discussion action etc.

a. Discuss group size and composition

i. Report on prospective new members for this group (All)

ii. Update from Chris re: potential roles to be filled (“sticky note” exercise)

iii. Discuss (and approve)

- Chris and Bill spoke about this.
 - If we get to the point where it is one side or the other, it would be nice to be able to come to a consensus as a group.
 - Not necessary to completely codify the seats, votes required, etc.
 - Keep it less formal.
- Anne-Don/t know the needs of this group yet as far as members.
- Bill-If it becomes clear some perspective is missing, we can adjust accordingly.
- Chris-Carey is currently the interim Chief of Police and may not have time to commit. Would like to continue participating.
- Susan- If we see a hole, let’s fill it.
 - Continue to think about what it is that we will need. It can be difficult to have a member join late because they will have missed a lot of background.
 - Let’s continue to work on filling the gaps.
 - Boulder County Health and Human Services (BCHHS), Boulder Valley School District (BVSD).
- Anne-Bring in someone who is always involved.
- Chris- There was a large group. Kristen Heiser. Kurt Ferhiber. Could invite people ad hoc or decide if we want someone here regularly. Felt a little push back with staff capacity for BCHHS.
- Susan- Communication, liaison group. Questions, needs, etc.
 - Law enforcement makes the most sense to have regularly.
- Anne- Might be a good idea to have after the new City Council gets put into place.

- Chris- Current council has been supportive of this work and have asked to be updated regularly. Decided that they would not participate. Keeping that line of communication open. Holds us accountable to public engagement.
- Meet and greet?
- Chris has reached out to Carey to see who will replace him if needed.
- Downtown Business Leader
 - Pedestrian shops- Zoey Polk
 - Chip with partnership could help facilitate.
 - Art Source - George or daughter?
 - Nate is happy to talk with Zoey- Chris will pass off if she says yes.
 - Reach out to George if Zoey is not interested.
 - Boulder Bookstore?

6. 3:00-3:10 (new, reporting)

a. Update from AH on timing and status of construction, staffing and tenant selection (Chris)

- Social Enterprise
 - First priority is leasing up the building.
 - This space could potentially be used for life skills training, small events, etc.
 - We want to create employment opportunities for the youth who live there.
 - Frankly, this is currently on the backburner.
 - Question about partnering with Bridge House programming.
 - Attention Homes is intentional about staying out of the adult homeless population realm for a number of reasons.
 - Susan thought that months and months ago it was decided that it would be a training space and not a restaurant.
 - Attention Homes has never committed to it not being a public retail space.
 - 3 spaces - commercial training kitchen, storage/life skills, retail space.
 - Currently not in the place to make decisions about partnerships.
 - It is to be used as a life skills and professional training space.
 - Will this group be involved?
 - Chris - Yes, sure, if it's important.

- Susan - This was a real point of contention (“flash point”) with the community/neighborhood.
 - Retail coming into the neighborhood from downtown is alarming for some folks.
- Trying to lease and staff the new building is a top priority.
- Not taking any action on this right now.
- Chris- we want to be responsive to every need.
- This will be discussed further as the time comes.
- Certificate of Occupancy (CO) date of Oct 25th.
 - There was a short period of time when things were not moving very fast.
 - Got all of the sub contractors stacked.
 - So far, timelines are being met.
 - Frankly, Chris would be surprised if we get this CO date.
- In early to mid November we will start leasing up.
- Requested a Temporary CO - Parking garage for FUMC congregation and Administrative office because Out Boulder wants into our current space ASAP.
 - This was denied for this project.
- The historic house next door is wrapped into the project and will not be done by the 25th of Oct.
 - Minor risk that they will include this in the CO.
 - Might need to be up to code before CO.
- AH is sole staffer
 - Security company - 3rd party
 - For in and outside of the building.
 - How can we use something like this on the whole block?
 - FUMC or prop manager to pay.
 - Might contract a 3rd party to do it just for the witching hours.
 - Just for the garage?
 - We have turnover for the overnight hours (we currently have high turnover in program staff).
 - We will see what the flow of the building is to decide where we will have a second person.
 - We have the ability to lock down building, people can get out but not in.
 - Will always will be a person there.
 - Working with Ross to see if maybe cover front desk for weekend shift?

- Residents will buzz in through the front door.
 - Keep it on lock.
 - May be a little more free flowing as time passes.
 - The idea is to come in hot and tight and loosen up when it feels right.
 - Could come and go as they please.
 - Program manager, Transition Specialist x2 case manager
 - Clinician has been identified.
 - We have 15 names.
 - 2 background checks submitted as of Tuesday.
 - Mental Health Partner (MHP) application.
 - Ross Property Management application.
 - We have 7 names from Boulder County.
 - They are at the third stage of four stages.
 - About half. 85% of people experiencing homelessness will self resolve.
 - People on our list will inevitably disappear between the time that they are selected and when they can actually move in.

7. 3:10-3:30 (new, discussion)

a. Discuss orientation for this group (Bill & Chris)

i. Goal is to educate us on tenant population, in general

ii. Propose we go through the orientation that new AH volunteers complete (on a modified schedule) OR schedule training individually through AH website

- Members are technically volunteering to be in this group, go through the AH volunteer orientation to start.
 - Can form better understanding
 - Provides very clear boundaries about processes and intervening.
 - Attention Homes has existing processes and we will plug folks into that.
 - You have to go through that to volunteer at our programs.
 - Could potentially turn into an ongoing volunteer opportunity.
 - Clean and efficient way to inform 1440 Pine group members about who we are and what we are doing.
 - Get familiar with the population that we serve.
 - On the website but we will share the information with this group.
 - Everyone in the group is encouraged to do this because, “We don’t know what we don’t know.”
 - TASK: AH will follow up with instructions to this group.

8. 3:30-3:45 (new, discussion)

- a. **Discuss observation of AH Board meetings (Michael)**
 - b. **Goal is to deepen our understanding of AH without duplicating communication mechanisms**
 - c. **Propose 2 seats be available at Board meetings to enable our group members to attend and observe**
 - d. Chris to discuss at next AH Board meeting
 - Bill, Susan and Mike met
 - How to have a broader view of AH and how they integrate with the neighborhood.
 - Mike suggested to have this happen if a there is a seat is available.
 - Not participate, just observe the meeting.
 - Bill and Chris
 - Iterative processes
 - 1. We have a lot of business going on right now, closing FY, new members, closing fundraising season. (not appropriate at this time).
 - 2. A couple of people
 - Have a dialogue and observe.
 - Invite that Chirs will work through with the BOD.
- 9. 3:45-4:00 (new) questions next steps and wrap-up**
- Looking forward to working through things together other than process.
 - **Next meeting is Oct 21 10am-12pm Location TBD**
 - If there is something to put on agenda email ASAP Bill and Susan. Ideally in the next couple of weeks.