

The Lord's Place
Housing & Facilities Committee Meeting
July 29th, 2021 at 4 pm

Minutes

Present: James Kukla, Kerry Diaz, Bill Proctor, Scott Witzel, Mike Stevens, Cornie Thornburgh, Diana Stanley, Keith Hardy, Wes Lang, Mike Diaz

Not Present: Calvin Philips & Bob Mcdonough

Guests: N/A

1. The meeting started at 4:01 pm.
2. Approval of Minutes from June 10, 2021: Motion to approve the minutes was made by Mike S. seconded by Bill P., all in favor, motion passed.
3. 2808 Australian Update:
 - a. The demolition permit is complete and demolition should start at the end of August 2nd week.
 - b. 2808 items that were not included in the budget.
 - i. A 100KW generator and will cost \$75,000
 1. The entire building would have power, especially be able to feed the clients after a hurricane and other instanced that power may be lost.
 2. The entire committee agrees that this is an item that should be included.
 - c. Anderson Moore meeting. (update given by Jim K)
 - i. They went to 3-5 contractors for each building component.
 - ii. They are confident if they went for the GMP everything would be on budget.
 - iii. Birse Thomas will give the drawings on August 2nd.
 - iv. The price currently does not include in-kind contributions and sales tax savings
 - d. Australian Ave would need to be dug up, we should be able to keep one lane open at a time and work can be done parallel to the timeline.
 - e. The timeline is on track at the current moment and should take about a year.
 - f. The kitchen budget was coming in higher but it will be set at \$350,000

- i. Waiting on Chenny Brothers possible gift.
 - ii. The chef will be looking at in-kind donations and gently used equipment
 - g. The IT came in much higher at \$430,000 - \$450,000 (previously at \$175,000)
 - i. The emergency response program costs \$100,000 and we will not know if it will be needed until after the building is complete.
 - ii. Safety is a big issue and the committee was in agreement that this area needs to be a priority for staff and clients.
 - iii. Some items are cheaper if installed when the building is being built.
 - iv. All cables will be cat 6 throughout the new building.
 - h. AMC is going to facilitate some donations of in-kind items.
 - i. RFP for the furniture suppliers
 - i. They will provide the interior design work that will help lower cost
4. Burckle Place 3
- a. On Planning & Zoning agenda on August 4th at 6pm.
 - b. Staff report came out and they are recommended with conditions
 - i. Mayor was requesting if the staff was recommending the project.
5. 7600 Thrift store
- a. Scheduled to open August 9th
 - b. The canopy and paving in the back are the only two items that are not completed but it will not affect the store opening.
 - c. The air conditioners have been installed and two beams needed to be installed.
 - d. \$10,000 over budget overall.
 - e. All merchandise was put back the same as the day of the fire.
6. Cap X Project
- a. Family campus and Mann Place need to be painted
7. Park Ave Kitchen
- a. Zoning has been approved.
 - b. Some wiring needs to be improved
 - c. Fire and health inspection and county business tax need be completed
 - d. Joshua Deli will be the street front name.
 - i. Catering will be different and will continue to transfer meals to Café Joshua.
 - e. It is a 2-year lease with options.

8. Command Center/ Food Truck
 - a. A gift from GL Homes and operate it for 8 months and will most likely continue to support it.
 - b. The front is the seating, the middle will be a kitchen with a service window, and the back would be for engagement.
 - c. There is a backlog to get the service window and kitchen installed.
9. Mann Place
 - a. Community space will be built at the campus.
10. A grant was submitted for women's housing to be painted.
11. It was announced that Dan Reichard is the new CFO.
12. The meeting adjourned at 4:49 pm.

Action Items:

Kerry will email out a picture or video of the command center.

Kerry will email an updated cash flow document to the Finance committee.

Kerry will email the information about the meeting on Planning & Zoning for Wednesday 8/4 at 6 pm.

Minutes completed by Susan LaRocca