**Minutes for the PRIDE Board of Directors Meeting held on May 4, 2023**

PRIDE Board members present: Stuart Baker, Allison Kaupelis, Nick Fitzgerald, Tom Schaffer and Jim Monty.

Staff present: PRIDE Executive Director Nicole Justice Green and Housing Program Specialist Jeanene Wilson.

Board President Stuart Baker called the meeting to order at 6:07pm.

A motion was made by Tom Schaffer and seconded by Allison Kaupelis to accept the minutes as printed from the Board meeting held on March 30th. It was noted by Nick Fitzgerald that the title used in the minutes for the Development and Engagement Committee should be changed from Development Committee to Development and Engagement Committee. The motion was passed with that correction made to the minutes unanimously.

The Board was formally introduced to Jim Monty with each Board member giving a brief description of his/her role on the Board and a little about their personal lives.

Nicole stated that she wanted to go through her Executive Director Report in detail for the benefit of Jim Monty. The highlights from the Executive Director Report:

1. The **2022 RESTORE/HOME** grant has been closed out. Of the eight Home projects, 4 have been completed and five homes have been restored in less than 9 months.
2. As for the **2024 RESTORE** grant, the first project which is in Putnam has been identified and construction is set to begin on May 15th.
3. It was stated that most PRIDE administrative income will be coming from the **Fuller CDBG** and **Essex County CDBG** grants. These programs are working well and reaching all demographics. The goal is to complete six home projects.
4. The goal for the **Essex County Land Bank** is to complete three to five homes per year. There is a Rural Housing push to start land banks at the county level. Jim Monty said that Governor Hochul has ruled that profits from the sale of a land bank house must be passed on to the original owner. This was a disappointment to the Land Bank.
5. **NHN** fund has been used to assist 13 homes with varying emergency repairs since October. Roto-Router and septic issues were the most common.
6. **Home Mobile Home Replacement** will be applied for in the Fall.
7. The **NY Main Street** **Project** to restore the LaChute Ventures, LLC at 117 Burgoyne Rd to restaurant use will be done by the middle of June and the restaurant operational.
8. The current **Sawmill project** grant has been closed out.
9. **CVNHP project** is still waiting for signs to be placed along the Lachute trail. Grant Spalding is ready to install them when they arrive.
10. Nicole and Stu have been appointed to the LPC and have begun **DRI** management training.
11. It was reported that the new Admin employee, Fallon, whose job is partially funded by the **Adirondack Foundation Generous Acts** isdoing well. Nicole is very please with how fast she is picking up on the tasks at hand. She is creating and organizing both membership and donor databases as well as getting set up with the Wine and Swine email distribution lists. She has taken over webmaster duties for the PRIDE website.
12. Other items of interest:
    1. Nicole stated that the PRIDE Board of Directors may have to sign the DRI 2023 Conflict of Interest Forms.
    2. There will be a Wine and Swine Committee meeting soon.
    3. Champlain Roofing completed the repairs on the PRIDE building roof.
    4. Jeanene has been appointed to the TMSP Design Committee.
    5. Nicole stated that she is happy with the work that Out of the Box has done for her to date.
13. **Bank Balances** were included in the packet. No discussion.
14. **Financial Report** was included in the packet. No discussion.
15. The first draft of 2023-2024 budget was briefly discussed. Many expense line items were increased by 6.5% due to the current inflation rate.

A Motion to Adjourn was made by Stuart and seconded by Nick. Meeting was adjourned at 8:03pm.

Respectfully submitted,

Tom Schaffer