



**MEETING MINUTES  
LARADON HALL SOCIETY<sup>1</sup>  
BOARD OF DIRECTORS MEETING**

February 26, 2019  
4:00 p.m. – 6:00 p.m.

**Members Present:** Jacque Montgomery, Larry Burgess, Brent Pick, Alice Hilzer, Peter Droege, Sarah Batt, Bill Mitchell, Susan Ruhl, Scott Pusey, Peter Frank, Jim Garcia, via phone Emily McKissick-Diaz

**Members Absent:** Rachel DeWitt; absent member Jason Adams that sent his proxy vote to Larry Burgess

**Board Candidates:** Steve Blazek, Jean Lawhead, Joyce Joransen, Wayne Rogers

**Laradon Staff:** Doug McNeill, Corey Kala, Angela Rotello, Heather Kijanka, Paul Durack, Matt Switzer

**Guests:** Kimball Crangle, Gorman & Co.; Ed Briscoe, Weave Social Finance; Chad Holtzinger, Bart Harris, Stacey Twig, Rieko Ishiwata, Shopworks Architects; Doug Miller, IPL Services; Joe Gallion, Aaron Rieger, Calcon Constructors

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**I. PRELIMINARY**

**A. CALL TO ORDER:** Larry Burgess called the meeting to order at 4:00 p.m. A quorum was present.

**II. APPROVAL OF MINUTES**

**A. SOCIETY BOARD MINUTES:** Larry Burgess stated that the BOD would dispense the reading of the Laradon Society Board Meeting minutes for the December 11, 2018. Alice Hilzer made a MOTION to accept the December minutes; Jacque Montgomery seconded the motion. All voted in favor.

**III. INTRODUCTION OF THE CONSTRUCTION PARTNERS**

**A.** Doug McNeill introduced and expressed his appreciation for the construction partners who have worked on The Laradon School, the LaSalle building mechanical upgrades and the Calabrese Youth Center renovation to the Board. The construction partners introduced were, Chad Holtzinger, Bart Harris, Stacey Twigg, Rieko Ishiwata, Shopworks Architects; Doug Miller, IPL Services; Joe Gallion, Aaron Rieger, Calcon Constructors.

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<sup>1</sup> These minutes are the confidential proceedings of the Laradon Hall Society Board of Directors. Directors are advised to use good judgment and common sense in discussing obviously sensitive matters. These minutes are not to be distributed beyond the Board of Directors without the approval of the Board Chairman.

#### **IV. ELECTIONS**

- A. BOARD CANDIDATES:** Larry Burgess shared that the Nominating Committee met and interviewed candidates Steve Blazek, Joyce Joransen, Jean Lawhead and Wayne Rogers. It is the recommendation of the Nominating Committee to have these candidates join the Laradon Society Board.
- a. Jacque Montgomery made a MOTION to nominate the four candidates to join the Laradon Society Board; Sarah Batt made the SECOND. All voted and approved.
- B. BOARD TERM RENEWAL AND OFFICERS:** The following Board Members have their first term expire February 2019, Emily McKissick-Diaz, Jacque Montgomery and Susan Ruhl. Also, the Officer positions need to be re-elected, Larry Burgess, Board Chair; Rachel DeWitt, Secretary; Jason Adams, Treasurer. After discussion about the open Vice Chair position, it was decided that the Nominating Committee would hold a meeting to determine the Vice Chair candidate.
- a. Sarah Batt made a MOTION to re-elect members with expired term and the Offices of Chair, Secretary and Treasurer; Peter Frank made the SECOND. All voted and approved.
- C. APPOINTMENT OF COMMITTEES:**
- a. **Executive Committee:** Larry Burgess, Committee Chair; TBD, Vice Chair; Jason Adams, Treasurer; Rachel DeWitt, Secretary; Jacque Montgomery, Brent Pick, Alice Hilzer, Susan Ruhl
  - b. **Nominating Committee:** Larry Burgess, Committee Chair, Jacque Montgomery, Joyce Joransen, Alice Hilzer, Peter Droege, Jean Lawhead
  - c. **Budget and Finance Committee:** Jason Adams, Committee Chair, Larry Burgess, Sarah Batt, Steve Blazek, Scott Pusey, Wayne Rogers
  - d. Wayne Rogers made a MOTION to appoint all listed members to the Executive Committee, Nominating Committee along with the Budget and Finance Committee; Joyce Joransen made the SECOND. All voted and approved

#### **V. FINANCIAL REPORT**

- A. FINANCIAL REPORTS:**
- a. Corey reviewed the Consolidated Financial Statements and Laradon's Financial Statements ending January 31, 2019.
    - i. For January, Laradon's revenue was \$1,313,255, with expenses of \$1,221,263, showing an operating net of \$60,455 after depreciation.
    - ii. Sarah Batt made a MOTION to approve the January Financials; Jacque Montgomery made the second. All voted and approved.
- B. REVISED BUDGET:**
- a. Corey presented the revised budget with the addition of the new children's program, the Calabrese Youth Center. Corey is asking the Board to approve the revised budget with revenue of \$15,282,692, (difference of \$1,032,470) and expenses of \$14,820,799 (difference of \$83,036), with a budgeted net income of \$98,214.
  - b. Sarah Batt made a MOTION to approve the revised BUDGET with the addition of the Calabrese Youth Center; Joyce Joransen made the SECOND. All voted and approved.

## VI. CEO REPORT

- A. NEW MARKET TAX CREDIT:** Guest Ed Briscoe, Weave Social Finance presented the New Market Tax Credit project to help with funding of \$1.5M for the fit out of the new Adult Program space on the ground floor Elisabetta. Doug has asked the Board to approve the agreement between Laradon and Weave Social Finance and for Weave Social Finance to pursue on Laradon's behalf a CDE agreement.
- a. Joyce Joransen made a MOTION to approve the agreement with Weave Social Finance; Wayne Rogers made the SECOND. All voted and approved.
  - b. Wayne Rogers made a MOTION giving Board approval for Weave Social Finance to pursue a CDE agreement on Laradon's behalf; Jacque Montgomery made a SECOND. All voted and approved.
- B. ELISABETTA II:** Kimball Crangle, Gorman & Co, presented to the Board an update on Elisabetta I housing complex, sharing the rental information and qualifications. Kimball also discussed the proposed Elisabetta II project application for Housing Vouchers and Tax Credits. Gorman and Laradon are still looking for a ground floor community partner for Elisabetta II. Gorman is hoping to break ground in December 2019 on the Elisabetta II complex.
- C. HABITAT FOR HUMANITY:** The Board was sent the Ground Lease and Development Agreement for the seven-townhouse development for Habitat for Humanity of Metro Denver for their review prior to the Board meeting. Doug has asked the Board to approve the Ground Lease for \$300,000 and Development agreement for the project to close in March and break ground in the fall of 2019.
- a. After discussion, the Board has asked Doug to consult with Holland and Hart to see if Habitat for Humanity could re-develop this project in the future.
  - b. Peter Droege made a MOTION for the approval of the Ground Lease and the Development Agreement with Habitat for Humanity of Metro Denver, subject to verification that the project cannot be re-developed; Steve Blazek made a SECOND. All Voted and approved
- D. CALABRESE YOUTH CENTER:** The CYC has accepted the first child; the next child will be arriving in two to three weeks. We anticipate a new child arriving every two to three weeks until the CYC reaches capacity of 10 children. We are continuing to hire and train staff for the CYC. We will have around 35 full time staff
- E. SEWALL SCHOOL:** We are still working with the Sewall School, with hopes a fall 2019 opening.
- F. ADULT STAFF MINIMUM HOURLY RATE:** In the current job market, Laradon is finding it more difficult to recruit, hire and retain staff. Recently, Laradon raised the minimum hourly rate of the school employees to \$15/hr. In the budgeting process for the next fiscal year, Laradon will be working on a plan to raise the adult staff minimum hourly rate to \$15/hr.

## VII. LARADON FOUNDATION REPORT

### **A. LARADON FOUNDATION:**

- a. Bill Mitchell shared that members of the Campaign Steering Committee have joined the Foundation Board at their Board meeting earlier in the month. The Foundation Board is expanding the members from seven members up to 15 members. Jennifer and Doug are still recruiting new Board Members. Bill also advised the Society Board of the officers for the Foundation Board for 2019.

- b. Bill Mitchell shared now that the Capital Campaign has raised \$4,528,025 of the \$6M goal.

**VIII. OLD BUSINESS: None**

**IX. NEW BUSINESS: None**

**X. ADJOURNMENT**

- A. The meeting adjourned at 6:07 pm.

Submitted by: Alice Hugo, Society Secretary Date: April 23, 2019