

**Rocky Mountain Development Council, Inc.**  
**Board of Directors' Meeting**  
**May 28, 2020, 3:30 p.m.**  
**via Zoom Conference Call**

**Members present:** Bruce Day, Mike Delger, Trever Kirkland, Jerry Loendorf, Bob Mullen, Maria Pace, Mary Pat Penley, Daniel Pocha, Lois Steinbeck, Paula Wright, Mark Young

**Members absent:** Ashley Calhoun, Dannai Clayborn, Jim McCormick

**Others present:** Gale Anderson, Rod Applegate, Jonathan Ballew, Mindy Diehl, Shawna Donaldson, Tommy Driscoll, Diane Edgar, Taya Hovan, Chrisy Ireys, Lori Ladas, Samara Lynde, Jim Marks, Kathy Marks, Liz Mogstad

The meeting was called to order at 3:30 p.m. Roll call was taken and a quorum was present.

### **Approval of Minutes**

**Lois Steinbeck made the motion to approve the April 30, 2020 Board of Directors' meeting minutes. Bruce Day seconded and the motion passed unanimously.**

**Lois Steinbeck made the motion to approve the February 27, 2020 Finance Committee meeting minutes. Paula Wright seconded and the motion passed unanimously.**

**Bruce Day made the motion to approve the April 28, 2020, and May 12, 2020 Personnel Committee meeting minutes. Lois Steinbeck seconded and the motion passed unanimously.**

### **Director's Report – Lori Ladas**

Lori reminded the Board members that Board surveys were e-mailed to them by Diane Edgar this week. These surveys are part of the state's monitoring process. Rocky will be monitored the week of June 15. Lori asked that the surveys be completed and submitted in a timely manner.

Lori then provided updates on several Rocky properties. The Jackson Street Center has been listed with Andy Cottrell, and he has been working with interested buyer Eric Gilmore. At this time, he does not qualify to purchase the building. The Board also decided not to post any signage about the sale on the building at this time. The future of the Drop-In Center at the Jackson Street location was mentioned as a consideration in the potential sale.

The City of Helena recently kicked off their Cruse Ave visioning project. Three planning options were provided, and in all three the Neighborhood Center is gone and replaced by a park area. Rocky was unaware of these plans before they were made public. In discussions after the plans were released, Lori learned that the city had received comments inquiring about the Neighborhood Center's future if these plans were finalized, noting that it provides important community services and needs to be protected. Discussion continued about potential next steps if the Neighborhood Center building would be demolished as part of this project, including the possibility of remodeling the Jackson Street Center to accommodate more Rocky staff. Mark Young confirmed that the project is just in planning stages, and that any impact on the future of the Neighborhood Center would not be immediate. More public meetings will be held as feedback is reviewed. Mark also suggested getting an estimate on remodeling the Jackson Street Center to use for comparison when making decisions in the future.

Lori also mentioned that the Salvation Army contacted Rocky recently regarding the Jan Shaw group home. They are interested in using the building for adult rehab services. There is currently a deed restriction on the building requiring that it be used as a facility for youth in need of assistance, but there is a possibility the restriction could be modified. Executive Director Skip Rosenthal plans to re-connect with his Board members to discuss the property next week. There was also discussion about the possibility of selling two small lots next to the building to Rocky. The Board discussed the benefit of working with the Salvation Army to change the deed restriction and to sell the property, as it would put a good service in the community and provide cash to Rocky to assist with future plans. Lori will gather more information from the Salvation Army and when needed, will call a committee meeting with the Jackson Street Committee to discuss and provide recommendation to the Board.

Lori referenced the Strategic Plan Update included in the Board packets and asked if there were any questions. She noted the completion of the Chopped fundraising event as a highlight of the Strategic Plan progress.

### **Finance Report Update**

#### **a. Finance Committee Summary Report – Chrisy Irely**

Chrisy reported that the Finance Committee did not meet this month. Next month, both the committee and the Board will be reviewing FY20 budget projections and FY21 budgets, and audit RFP's. Cash balance is \$634,786, and Accounts Payable is \$22,246.

### **Red Alder Update – Liz Mogstad**

Liz reported that she is trying to have applications for Red Alder ready and on the website by July 15. Liz was on-site yesterday and said the site is looking good. The first couple apartments are nearly done, just needing appliances installed. A small developer fee was received on the 9% side of the project in May, and another small one will be received in June. The next large developer fee payment will be received when the project is at 100% completion. Liz also noted that landscaping should be done by the end of summer.

### **Energy Services Program Presentation – Jonathan Ballew**

Jonathan provided data regarding the various components of the Energy Services program. The Weatherization Program weatherized 56 dwellings in the 2019 calendar year. The average cost per project was \$6,907.47, and the average annual savings per project was \$545.67. Jonathan noted that compared to the state, Rocky insulated considerably more walls and attics, and replaced fewer doors and windows. The insulation provides greater savings. Along with Energy Services employee Robert Marsh, Jonathan developed a program to analyze a client's energy use. It's called the Baseload and Energy Assessment Summary Tool (BEAST) and it helps clients understand how they can make improvements in their energy use. The tool has been presented nationally and been requested by professionals in numerous states. Since the tool was developed with federal grants, it is free for organizations to use, though it cannot be used to make a profit. The program hires 2 subcontractors to complete weatherization tasks. The LIEAP program processed 1,925 applications and made heating assistance payments totaling \$1,017,768. The program also assisted with 236 no-heat emergency situations. The final component of Energy Services is Energy Share, which assists in situations when the LIEAP and Weatherization programs cannot. In calendar year 2019, 284 households received Energy Share assistance, totaling \$130,623.89 in expenses.

### **Other Business**

Gale Anderson acknowledged that today is Executive Director Lori Ladas's 7-year employment anniversary with Rocky.

Trever Kirkland asked for any public comment. The meeting went into closed session to discuss the Executive Director's performance appraisal at 4:26 p.m.

Respectfully Submitted,



Diane Edgar  
Executive Assistant

\* Approved by Board of Directors via Zoom Conference Call on 6/25/2020.

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