A. Call to Order

The meeting was called to order at 9:08am MT.

B. Approval of Agenda

A motion was entered to approve the proposed Agenda.
1st Motion: Beau
2nd Motion: Genevieve
Approval: Unanimous

C. Approval of May 28, 2019 Meeting Minutes – Phone Call Meeting

May 28, 2019 phone call meeting minutes taken by Ana Catches and were not available for review and approval.

A motion was entered to table May call meeting minutes.
1st Motion: Genevieve
2nd Motion: Trenton
Approval: Unanimous
D. Procurement Policy

Tatewin with update:
- Board Members were giving a draft copy of a procurement policy that has been around for a long time.
- Asked Kimberly to provide updates to it specific for our construction and the regenerative community.
- She's expanding those pieces about bidding out projects that are over a certain dollar threshold but making sure that it's not adding unnecessary layers of approval for the construction.
- Because right now there's a thousand-dollar threshold and if that was the case everything we bought or did on the construction side would require public bidding.
- She's working on updating that so by the August in person meeting, the Board will have a copy of a new draft to review for approval.

A motion was entered to approve
1st Motion: Genevieve
2nd Motion: Harold
Approval: Unanimous

E. TVCDC Design Standards Guidelines & Procedures

Tatewin- Kaziah worked on prior to her leaving the organization. Some are guidelines and some are policies, more formal. When any kind of development is happening on site, Engineers and Architects, anyone doing development follow guidelines. In large part because Oglala Sioux Tribe does not have building codes.

Kaziah started them and worked with Willi, he formalized and made them look nice. Need them to be looked over and approved because they need to be signed by Board President.

Genevieve to Tatewin: what do they use for the basis, universal building code? Yes.

A motion was entered to approve Design Standards Guidelines & Procedures
1st Motion: Genevieve
2nd Motion: Beau
Approval: Unanimous
Brett- any opposition?? None

F. TVCDC Featured in Book – Vote

Tatewin: Synopsis is in Board paq about what their process is and who the researchers are they want us to be highlighted or a case study in their book.
Jennifer had commented on the email strain as long as we're doing it from a way that we're comfortable with not as she put it the “poverty porn” angle which you know, we've always really been strong on that point.

Tatewin had a conversation with them and thinks it's important that we are a part of things like this because individual indigenous communities are so invisible. So, the fact that they want to highlight the work is important for a broader audience to understand. What positive things are happening, the more positive stories and information the broader audience gets from this experience, the better.

Their work is about, co-facilitation and our process of how we go about designing and planning. They're relying on us too, as sort of providers for other communities that they're working with, on how we've gone about Community engagement, how we've refined our design process for our community development.

Thinks it's something we should be a part of and we all have the ability to review any drafts before it goes to final print so if we're not comfortable with it, then we can change things.

Genevieve: That was my question just to make sure that we could see what the final prints going to be and make sure it's in line with what we.

Beau: Are we part of this book? We are not the book?

Tatewin: No, we aren’t the book we are a part of it.

Beau: Do you know of any other organizations included in the book?

Tatewin: No, we're the only Indigenous Community.

The only request Tatewin asked of them is to not just interview herself and Jen, to tell the story. They will need varied perspectives as possible from Founders, from board members, from people on the ground here at the organization so it's that holistic story and not just about Executive Director and Thunder Valley. Their whole book is on the co-creative process.

A motion was entered to approve TVCDC being featured in a Book.

1st Motion: Harold
2nd Motion: Amanda
Approval: Unanimous

**G. Executive Directors Report**

Tatewin’s Updates:

On Board Paq –
- Lot cost and construction summary spreadsheet
- Housing and homeownership info that we gave to the investors that do our monthly calls for the 14 homes
- Pipeline of potential homeowners - these are people that have engaged with our housing and homeownership team as either financial literacy classes, in the home buyer classes throughout these different years. Some are at different points in that process of actually being homeowner ready.
On phone call with investor, we were very transparent with the two investors about the reality of the homebuyer Pipeline and the cost of it and the gaps that we have in subsidy and construction costs.

Looking for a plan B if not able to sell homes, Lot 8 (which is first of the next 14 homes) should be done beginning of October if remaining supplies come in on schedule. Every month or every three weeks to a month, there will be another house finished.

This is the timeline our housing and homeownership team has to work with on selling them. The possibility of finding 17 more homeowners in a year, is a tremendous challenge, not going to say impossible because you never know.

Genevieve: Can we rent out the properties to IHS traveling nurses, doctors, etc. Is there a consideration we can reach out to IHS or BIA to have them rent in our homes?

Tatewin: IHS, BIA, Schools purchase home for staff idea was told to investors, it was difficult for them at first because they invested on the premise that the homes were for low income families, but they were not opposed. That’s the question -- would the board be comfortable with selling/renting to IHS, BIA, and Schools? Because that is different from what was envisioned for the start of this community. It was a vision for families that are here, so it would change that a bit. Tatewin wanted to make sure that the board is comfortable with that if we started to pursue those options.

Beau: the original plan was homes for families, where are the families though? We need to fill those homes.

Genevieve: are the homes finished being used? Homes not being used for so long will go to waste and start breaking down.

Brett: Possible Rentals to Lakota families over IHS families.

Genevieve: Can we make them into section 8 homes, she can do the research for that and bring it back.

Harold: Agrees with Emily and Genevieve but there are so many factors to rent them out. Maybe section 8, have to meet with the funders, would it be feasible, Tatewin?

Tatewin: can be but has concerns about dynamics of community, bigger picture for her is making sure they are being lived in and used and able to pay off the loans to the investors because they are such short time periods.

Lot 6, no loan on it, fronted $240,000,000. Airbnb to generate income to it. In our covenants, it states we can’t Airbnb the homes to homeowners, we would need the homeownership association to provide an exception to Thunder Valley CDC to Airbnb that home. Needs the Boards’ approval.
Bunkhouses also going on Airbnb not filled this summer and they need to be. Stressing to Social
Enterprise, needing marketing plan for brochures to set up at Ranger Station and Pine Ridge
Chamber of Commerce.

Thoughts on Airbnb:
Beau, Amanda, Emily, Genevieve and Harold like the idea.
Brett whatever plan you would want to do, the board will give support.

Harold: Can Little Wound School use for staff?
Genevieve: Can the schools utilize us, Rockyford School is nearby.
Tatwin: OLC

Genevieve: can't we rent to families until they can pay off?
Brett: they can’t pay off fast enough is the only real issue

Brett: We want Indian Families with Indian Community. Families to rent which would mean to
finance some loans as forgiven or extend a long time.

Tatwin: Good idea Brett, to extend the loans. Composing loan-grant option to help with their
home investment, can add on subsidy as grant to us to make a loan-grant package.

Brett: Heard rumors that only Thunder Valley people get the houses and that only employees and
their families get them. Maybe marketing can address that.

Tatwin: Figured that would happen with the apartments also which is why the application
process was so public. Part of the funding was Northwest Area Foundation which was designated
for staff, staff are community members also.

Emily: Can’t discount that if you are coming to work there, you would want a place to live there
also. Does not have a problem with employees living there.

Tatwin Other community update:

Urgency of the Solar Installation on the apartments, remainder of SDHDA money will not be
drawn down until solar system is producing at certain output. Set aside $30,000 in proforma to
install now to install $70,000 to $80,000, deficient $50,000 to $60,000. Not getting maximum
benefit/return because no battery storage, install with solar system, increase $150,000 to
$160,000 and $120,000 short.

Solutions Project - $25,000 Grant fronting to us that would have been given in the Fall, write
grant in the fall to them.

Emily: Adam Bad Wound with Grid Alternatives, grant from Wells Fargo last year for Tribal
Solar Development. Will reach out for support.

Tatwin: Grant money comes from Wells Fargo, we divested from them because of their
involvement and support of non-renewable energy extraction. Would need boards support on if
they can take the grant.

More Updates:

Fundraising/Advancement: Our associate director, Kyle White has started you'll be able to meet him and our director Lynn Cuny will start July 15th. Kyle has hit the ground running, he is learning about every initiative and already helping with grants and letters of interest. Really grateful for having those positions filled now.

Youth Leadership: Finished our first youth summer intern program, a three-week experience that most enjoyed. They were kept busy with our diverse staff and were able to find areas of interest. Next is our Leadership Academy for High School, a three-week program learning about leadership skills and incorporating culture and language and financial literacy. To finish the summer off we will have Middle School Culture Camp which is a week-long camp in the Black Hills. They will see sacred site and receive cultural teachings from various community members.

MIMI Fund: Applied for but was unsure of what they needed. Coming back from Sundance and a check for 100,000 to Youth Leadership – Excited because 4th of July Fireworks show was not going to happen. A lot of community members look forward to it and it will happen last minute now, 4th of July 7pm-BBQ 9pm-firework show.

Budget IDC/AUDITOR: Andrew will be here 3 days with new audit company before he leaves the organization.
- IDC(indirect costs) - runs at a deficit, TM not comfortable with this, want to be comfortable with IDC funds and looking into fundraising.
- What is the #? What is the timeline? Giving 3 months deadline = 380,000 IDC
- Lots 1, 3, 6, 7 = need to be sold because we are fronting the money from other grants.
- Emily: board needs this information on why Andrew is not or hasn't given where we are at IDC.
- Genevieve: set up hour meeting with accountant Nicki to tell us show us where we are at with IDC.
- Emily: knows the stress of Tate, and how can the board support in any way.
- Tate: just any support, forms of donors, giving.
- Harold: need to set up a time to meet with Genevieve to look over

LLI Peace Making:
LLI seen as separate from TVCDC
Beau: thinks some of LLI are only using TVCDC for the money and talk negative about it.
Genevieve: wasn't aware the immersion classroom was TVCDC, branding needs to happen
Emily: if problems are happening, need to address it
Tatewin: feels the same as Emily, we need to have it, there’s tension between us two, needs to be talked about.
Brett: we are the employer, need to stop the toxicity. Strategizing this with other board members Beau will be in it, will talk about including LLI.
Amanda: parent of LLI student, she doesn't see it when at Red Cloud, she doesn't feel or witness any divide.

A motion was entered to approve Executive Directors Report
1st Motion: Beau
2nd Motion: Trenton, Genevieve
Approval: Unanimous

H. Executive Session

@ 11:04

I. Next Meeting – August 5, 2019 – In Person

J. Adjourn

A motion was entered to approve
1st Motion: Genevieve
2nd Motion: Trenton
Approval: Unanimous