

**Staunton-Augusta-Waynesboro Habitat for Humanity  
Board of Directors MINUTES  
September 22, 2018 9am-5pm  
Chair: Jennie Hill**

**Attended by: Jennie Hill, Charles Frankfort, Alan Biskey, Laurie Hamilton, Pamela Patrick.**

**Not present: Andy Beasley, LouElla Hill, Rev. Rod Ronneberg, Salome Baugher**

**Minutes:**

Minutes for August meeting were accepted.

Financials for August meeting were not accepted and will be presented at the October meeting.

Anthony Whitehead gave an explanation of our current partner family demographics and the reasoning behind why information given to the Board for accepting a Partner Family is limited.

There was a long discussion regarding the opening of a second ReStore in Waynesboro but a vote was tabled.

Meeting closed at 3pm.

Special Meeting Minutes October 8, 2018 6 pm

Per email request to board on Friday October 5, 2018 there was a 10 am walk through inspection of property located at 246 & 252 Arch Avenue, Waynesboro, VA on Monday October 8 2018, with a special meeting to follow at office at 6 pm to vote on purchase and price of property for second Restore retail and storage space.

Present at walk-through was board members Alan Biskey, Andy Beasley, and Jennie Hill with Realtor, Mr. Hausrath. After both buildings and grounds were viewed we met at 6pm to discuss and decide with additional board member Laurie Thompson. Lance Barton was on speaker phone with proxy vote from Charlie Frankfort.

This property has one low building in flood plain of 3,000 sq foot and one raised building of 5,000 sq foot owned by Salvation Army; city assessment of \$422,000 and asking price of \$425,000. Andy moved we make a 12% lower offer of \$375,000 and be prepared to accept a counter offer up to \$400,000 and Alan seconded.

We discussed rent on Willow Oak store with 10,000 sq foot of retail space would equal that amount in 6 years with no equity; types of financing from VHDA 3% loan, traditional bank loan up to 6%, grants for downtown renewal as possible sources of funding. Income projections were based on figures from rental retail property as well as records from current Restore in Staunton.

All present plus Charlie's proxy voted to accept which gave a 5-4 majority. It was agreed Jennie Hill would give verbal offer to Mr Andersen the Salvation Army representative on same day. Representative has to send offer to Atlanta, GA for approval.

Meeting adjourned at 7:35pm

Jennie Hill, Chair