

DudleyVentures

DVCI Advisory Board Meeting

December 1, 2023

Table of Contents

Agenda	1
DVCI Advisory Board Meeting Minutes (October 20, 2023)	2
· Internal	
· Public	
Neighborhood Health Project Overview	3
DVCI 2023 NMTC Application - Pipeline	4

DudleyVentures

DVCI Advisory Board Meeting Agenda

December 1, 2023

11:00 am PT/12:00pm MT/1:00 pm CT/2:00pm

ET <https://valley.zoom.us/j/8453115715>

JDH – Call Meeting to Order

Roll Call:

Alex Stillpass
Chimeka Gladney
Tomas Duran
Jim Klein

James D. Howard, Jr.
Dale Royal
Leah Rogan

Robert Jenkins
Tara Krebbs
Carlos Sanchez

Cannot attend – Monica Edwards

Introduce others present at the meeting: Jake Lewis – Chief Compliance Officer at Dudley Ventures

Instruct board members to speak one at a time and introduce themselves prior to speaking.

Agenda

1. Approval of Minutes (Advisory Board Call – October 20, 2023) (JDH)
2. Neighborhood Health Project Review & Approval (Brief overview of project) (Jake)
 - a. Brief overview of the project (Jake)
 - b. Closing anticipated in Q4 2023 – DVCI \$4MM
 - c. Site visit November 2023 – Jake Lewis & Alex Stillpass attended – feedback?
 - d. Request board feedback on project (JDH)
 - e. Vote on project at the end
3. DVCI 2023 NMTC Application – Pipeline Review & Approval (JDH)
 - a. Brief overview of pipeline
 - Over \$3B in total projects considered (400+ projects)
 - Pipeline list shown (25 projects) is ~\$964M in project costs (seeking ~\$566MM QEI)
 - Of those, we have focused on a smaller priority group (13 projects):
 - Avg unemployment: 10.67%, or ~1.98x the national average
 - Avg poverty rate: 28.68%
 - 35% Non-metro (app commitment is 35%)
 - 35% Underserved States (app commitment is 35%)
 - Request board feedback on projects and any other project referrals.
 - Request motion to approve the pipeline of projects.
 - Confirm who made the motion. Confirm who seconded.

4. All in favor? Opposed? Confirm the motion was passed.
5. Open Dialogue (JDH)
 - a. We have accepted David Adame's resignation
 - b. We will hold the seat open for the next CPLC CEO
6. Adjourn the meeting – Request motion to adjourn. Confirm who seconded the motion.
“All in favor?” “Opposed?” Confirm the meeting is adjourned.

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DV Community Investment, LLC

Advisory Board Meeting Minutes

October 20, 2023

I. CALL TO ORDER

With the consent of the Board, Robert K. Jenkins, Jr., Chairman, called to order the DV Community Investment, LLC (“DVCI”) Advisory Board Meeting at 10:05 a.m. MST.

II. ROLL CALL

Members present (all attending via video conference):

Tomas Duran (TD) (LIC Rep)

James D. Howard, Jr. (JH)

Robert K. Jenkins, Jr. (RJ) (LIC Rep)

James Klein (JK)

Tara Krebbs (TK)

Leah Rogan (LR) (LIC Rep)

Dale Royal (DR) (LIC Rep)

Carlos N. Sanchez (CS) (LIC Rep)

Alex Stillpass (AS) (LIC Rep)

Others present:

Jake Lewis (JL) – Chief of Compliance, Dudley Ventures

75% (9/12) of Board members were present. 67% (6/9) of the Board members in attendance were low-income community representatives.

III. GENERAL MATTERS

JH presented the minutes of the June 7, 2023, Board meeting for discussion and approval. JK moved to approve the June 7, 2023, meeting minutes. LR seconded. JH requested a vote on the motion. ALL in favor. NONE opposed.

JH noted the allocation award and thanked the Board for its contributions and continued service to DVCI.

IV. PROJECT REVIEW AND APPROVAL

1. Visions Building Innovations

JL introduced the Visions Building Innovations project located in Canton, Mississippi. Visions will convert an abandoned commercial bakery into a 130,000 square-foot facility where Visions will manufacture pre-fabricated roof truss, interior and exterior wall paneling, and floor truss, replacing traditional on-site stick framing. The process is more efficient and cost effective than traditional on-site building methods, stimulating much-needed residential construction, including in the Canton area. The project will create 300 jobs, the majority of which are entry-level, accessible jobs. Visions will work with the WIN Job Center for job placement and will participate in the First Chance program for previously incarcerated individuals. Visions will work with local HBCUs to recruit candidates for skilled, technical jobs in the design department. All jobs will be quality jobs, with starting wages of \$18.50/hour, which is a significant wage in the Canton area. Additional information is included in the project summary attached hereto as Exhibit A. Additional indirect job growth is expected as Visions' materials stimulate residential and other development.

DR added his thoughts from the site visit. The sponsor is a black-led team with significant experience, including developing a similar facility in Tennessee. The project is a significant job creator, making Visions one of the largest employers in the area. The sponsor has a strong vision for how the project can accelerate development through its efficient fabrication process.

CS moved to approve the Visions Building Innovations project. LR seconded the motion. JH opened the matter for additional discussion.

CS asked about indirect jobs. JL noted that high construction costs have discouraged the development of workforce housing. Visions' process will reduce construction time and cost, encouraging developers to fill the significant need for residential construction.

CS asked about the safety of the materials. JL confirmed that the materials are the same as would be used in traditional construction, with the same fire safety features and subject to the same inspection process.

LR requested that we provide additional details regarding the capital stack going forward. She commended the project for providing strong community impact and accessible job creation, especially considering the size of the project.

JH discussed setting up a file sharing portal to provide additional project details.

JH requested a vote on the motion to approve the Visions Building Innovations project. ALL in favor. NONE opposed.

V. BRIEF PROJECT REVIEW

1. The Encore

JH provided a brief overview of the Encore project, a commercial real estate project in Tampa, Florida. The Encore includes a ground floor 24,000 square-foot, minority-woman-locally-owned grocer and pharmacy, a 30,000 SF Federally Qualified Health Center (“FQHC”) and a 10,000 SF medical office building. The project will create 130 new jobs and serve 48,600 individuals annually at the FQHC. Additional information is included in the project summary attached hereto as Exhibit B. Board approval is not requested at this time.

2. Neighborhood Health FQHC

JH also provided a brief overview of the Neighborhood Health FQHC project in Fort Wayne, Indiana. Neighborhood Health will redevelop a vacant 40,000 square-foot building into an FQHC providing comprehensive care to the low-income community. The project will create 56 new jobs and serve 8,500 low-income people annually. Additional information is included in the project summary attached hereto as Exhibit C. Board approval is not requested at this time.

JL added that the community surrounding the project has infant mortality rates 80% higher than the national average, and 200% higher than the national average for minorities. Neighborhood Health specifically designed this facility with a focus on prenatal care and other health outcomes to address the community’s medical needs. A site visit is being scheduled for November.

VI. CONCLUDING ITEMS, OPEN DISCUSSION AND ADJOURNMENT

JH opened the meeting for additional discussion. There was none.

Meeting adjourned.

James D. Howard, Jr.
President

Attest:

Tara Krebbs
Secretary

Exhibit A

Visions Building Innovations

Canton, Mississippi



Allocation	\$9,000,000	Total Project Costs	\$18,400,000
Census Tract	28089030600	Poverty Rate	45.3%
Median Family Income	54.44%		

Summary

Visions Building Innovations (“Visions” or the “Project”), a minority-owned business, will create a manufacturing facility for large-scale prefabricated housing, repurposing a vacant former bakery facility. Visions manufactures pre-fabricated roof truss, interior and exterior wall paneling, and floor truss, replacing traditional on-site stick framing and addressing the current shortage of affordable housing and student housing. Upon completion, Visions will occupy a 131,000 square foot manufacturing facility with a separate 4,000 square foot stand-alone training facility. The Project funding will primarily include the purchase of equipment and the renovation of the existing building.

The Project will create approximately 300 permanent full-time quality jobs and 120 construction jobs. 100% of the jobs created will be accessible to residents of the low-income community, a majority of which are African American. Visions will work directly with WIN Job Center and Canton’s Chamber of Commerce to ensure its hiring practices focus on the local community. Visions will also create strategic partnerships with local Historically Black Colleges and Universities (“HBCUs”). Jackson State University, Tougaloo College, Valley State University and Alcorn State University are all candidates for recruitment to Visions’ software design department. Utilizing students from HBCUs will help to alleviate the current lack of minority participation in construction technology and development.

In addition, working with the Minority Contractors Association, Visions is committed to using minority contractors throughout the construction process, as well as in ongoing operations. In other ventures Visions has a demonstrated

commitment to criminal justice reform and has recruited, trained and hired formerly incarcerated individuals. Visions has signed the Fair Chance Business Pledge, a program enacted in 2016 in response to the over 70 million Americans with some sort of criminal background which makes it difficult to secure living wage employment.

Community Impacts

JOB CREATION

- 300 New FTE Jobs
- 120 Construction Jobs

QUALITY OF JOBS

- All full-time jobs created are quality jobs receiving a range of benefits including Medical, Vision, Dental, Life Insurance, 401(k) and other worksite benefits.
- 100% of all full-time positions will pay above the area's average living wage.
- The Project will include an on-site employee assistance counselor to assist all employees with work related and/or personal issues.

JOBS ACCESSIBLE TO LIC RESIDENTS AND OPPORTUNITIES FOR TRAINING & ADVANCEMENT

- 100% of jobs created are anticipated to be filled by low-income persons or residents of the surrounding low-income community which is comprised of 73% African American residents.
- The Sponsor will work with local agencies, including the Mississippi Department of Corrections to provide employment to recently released inmates and provide job training with lasting gainful employment.
- The Project is working with several HBCUs to hire newly graduated students to fill available positions with starting pay well above the living wage.
- All employees will have the opportunity for training and skills development at the Project's 4,000 square foot on-site training center that will provide employees with the opportunity for career advancement.

COMMUNITY SUPPORT

- The City of Canton has provided significant support for this project including deeding the land and facility to Visions.
- Mississippi Department of Corrections is supporting and will work closely with Project to assist with recently released inmates obtaining gainful employment with the Project.

- Project has support from several HBCUs in the community including Jackson State University, Tougaloo College, Valley State University and Alcorn State University.
- Project has received letter of support from the USDA which indicates this endeavor will create an economic boost in the City of Canton.

ENVIRONMENTALLY SUSTAINABLE OUTCOMES

- Visions wall paneling products are assembled in a controlled environment ensuring optimal quality and precision and reducing waste by over 90%.
- The products are manufactured utilizing green construction techniques, reducing energy consumption and waste in the manufacturing process, and enabling the end user to qualify for LEED certification.
- The Project will use 75% less lumber than in the standard manufacturing process, saving thousands of trees. Visions will utilize energy efficient materials in its product lines and purchases raw materials from LEED certified suppliers.
- The panels will be manufactured with energy efficient robotic equipment.

Exhibit B

The Encore

Tampa, Florida



Allocation	\$4,000,000	Total Project Costs	\$35,144,067
Census Tract	12057004000	Poverty Rate	88.8%
Unemployment Rate	47.6%, 5.73x		

Summary

Located in a USDA designated Food Desert, The Encore will be a 239,000 SF mixed-use commercial real estate development, including a ground floor 24,000 SF minority woman locally owned grocer and pharmacy, a 30,000 SF Federally Qualified Health Center (“FQHC”) and a 10,000 SF medical office building located in Tampa, Florida (the “Project”). The Project will increase access to healthy food and medical access to low-income people and residents of the low-income community.

The Sponsor will partner with The Institute of Graduate Medical Education, a local 501(c)(3) non-profit, dedicated to providing continuing medical education and whose mission is to partner collaboratively with hospitals and other health care providers to improve health care and population health by advancing the quality of resident physicians’ education.

The Project is a part of a larger community development, ENCORE!, a mixed-use site being redeveloped by a minority-led group. Spanning 12 city blocks, ENCORE! is a catalyst for change between Tampa’s Central Business District, and Ybor City, Tampa Heights, and other neighborhoods. ENCORE! is a sustainable, transit-oriented master plan that blends multi-family, retail, office, hotel, medical

facilities, gardens, and a grocery store into a new downtown neighborhood. ENCORE! and the surrounding neighborhood have a long and important history in the economic and cultural realities of an African American enclave, which still evokes inspiration and pride within the community.

Community Impacts

JOB CREATION

- 130 New Quality Full-Time Jobs
- 400 Construction Jobs

QUALITY OF JOBS

- At least 50% of the FTE jobs created will be filled by low-income persons or residents of the low-income community.
- 100% of jobs created by the grocery store will be directed to residents of the low-income community.
- 100% of FTEs will have a comprehensive benefit package that includes healthcare and retirement plans.
- 100% of FTEs will pay above the area's MIT living wage.

CATALYTIC IMPACT

- ENCORE! will reconnect the street grid, formerly interrupted with the construction of Central Park Village in 1954 and will link the Project with the Central Business District.
- ENOCRE! is a public-private partnership between the Sponsor, Bank of America Community Development Corporation ("BACDC") and The Tampa Housing Authority ("THA"), who together are committed to the revitalization of distressed neighborhoods within the Tampa District.

COMMUNITY GOODS AND SERVICES TO LICs

- Located in a USDA designated Food Desert, the Project will secure the long-term tenancy of a local minority woman owned grocery store and pharmacy that will create a needed offering to an otherwise underserved community. An anticipated 8,500 individuals will utilize the grocery store annually.
- The FQHC will serve approximately 48,600 individuals will annually.
- The GME residency programs help to increase future supply of physicians in the community, potentially decrease lengths of stay for hospitalized patients, decrease patient costs (up to \$617/hospitalization) and increase patient satisfaction scores.

ENVIRONMENTALLY RESPONSIBLE DEVELOPMENT

- ENCORE! is strategically located near bus stops and a future planned hyper-rail transit system.
- The building will be LEED certified.
- Encore Lot 12 and every other project within the ENCORE! Development is committed to LEED® certified development.
- Through green development and construction standards, the green initiative at ENCORE! efficiently uses energy, water, and other resources as well as reduces waste and environmental pollution.

COMMUNITY SUPPORT

- ENCORE! Development and Encore Lot 12 are strongly supported by the Mayor of Tampa and the Tampa Housing Authority.

Exhibit C

Neighborhood Health FQHC

Fort Wayne, Indiana



Allocation	\$3,000,000	Total Project Costs	\$19,000,000
Census Tract	18003004400	Poverty Rate	55.5%
Median Family Income	42.21%	Unemployment Rate	16.10%; 1.94x nat'l avg

Summary

Founded in 1969, Neighborhood Health Clinics (“Sponsor” or “NHC”) is a federally qualified health center that provides comprehensive medical, dental, optometry, and integrated behavioral health services to the people of Fort Wayne, Indiana. NHC operates two health centers in Fort Wayne and additionally provides services to women, infants, and children (WIC) at three other locations in neighboring counties. NHC acquired a 40,000 SF abandoned school building in a severely distressed census tract which it will adaptively reuse into a full-service community health center (the “Project”). The Project will provide comprehensive primary care with an onsite family practice, pediatrics, prenatal immunizations, preventative screening, dental services, nutritional counseling, lab services, and behavioral health services. Additionally, the facility will focus on providing prenatal services and will employ a full prenatal provider team with a wing dedicated to pre- and post-natal nutrition and breastfeeding support.

While much of southeast Fort Wayne is underserved, the area in which the Project is located is particularly distressed. Compared to the state benchmark, this area has a 3x higher rate of people living in poverty (55.5%), a 3x higher rate of people without health insurance (43.6%), and a 4x higher rate of people with limited English proficiency (37.92%). Furthermore, many people do not have access to reliable transportation.

The first floor will include a medical clinic (11,130 SF), the WIC area (1,920 SF), a behavioral health area (764 SF), and a community center (4,077 SF). The second floor of the Project will contain a 5,000 SF dental area and 4,306 SF of office space, in addition to various other support areas.

Community Impacts

JOB CREATION

- 56 Direct FTE Jobs
- 104 FTE Construction Jobs

QUALITY JOBS ACCESSIBLE TO LOW-INCOME PERSONS AND RESIDENTS OF THE LOW-INCOME COMMUNITY

- 26 of these positions will be filled by qualified health care professionals and 32 of these positions will be filled by support staff hired from within the low-income community.
- All FTEs will offer health insurance, retirement plans, training opportunities and advancement opportunities.
- 100% of the jobs will be quality jobs, the average wage for all positions will be \$78,000, and every employee will receive wages that exceed the living wage as defined by MIT's living wage calculator.

JOBS ACCESSIBLE TO LIC RESIDENTS AND OPPORTUNITIES FOR TRAINING AND ADVANCEMENT

- 57% of the jobs will be filled by low-income persons or residents of the low-income community.
- The Sponsor plans to partner with local recruiting agencies for community events, neighborhood association meetings, and various focus groups.

COMMUNITY GOODS AND SERVICES

- The Project is expected to serve approximately 8,500 low-income people per year.
- The new community center will provide a safe environment for mothers in this predominately (74%) minority community to feel welcome - making them more likely to visit the clinic and receive prenatal and neonatal care.
- The community room will be offered free of charge to anyone in the community with a health agenda. Women's Health Workshops, SIDS Education, pre-natal care education and other nonprofit entities will be included.
- This Project is located near public transportation stations and offers extended hours for working parents and those who may work odd hours.
- Translation services will be available onsite for patients who are not comfortable speaking English.

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DV Community Investment, LLC

Advisory Board Meeting Minutes

October 20, 2023

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Others present:

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DR added his thoughts from the site visit. The sponsor is a black-led team with significant experience, including developing a similar facility in Tennessee. The project is a significant job creator, making Visions one of the largest employers in the area. The sponsor has a strong vision for how the project can accelerate development through its efficient fabrication process.

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LR requested that we provide additional details regarding the capital stack going forward. She commended the project for providing strong community impact and accessible job creation, especially considering the size of the project.

JH discussed setting up a file sharing portal to provide additional project details.

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V. BRIEF PROJECT REVIEW

1. The Encore

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2. Neighborhood Health FQHC

JH also provided a brief overview of the Neighborhood Health FQHC project in Fort Wayne, Indiana. Neighborhood Health will redevelop a vacant 40,000 square-foot building into an FQHC providing comprehensive care to the low-income community. The project will create 56 new jobs and serve 8,500 low-income people annually. Additional information is included in the project summary attached hereto as Exhibit C [exhibit redacted from public display]. Board approval is not requested at this time.

JL added that the community surrounding the project has infant mortality rates 80% higher than the national average, and 200% higher than the national average for minorities. Neighborhood Health specifically designed this facility with a focus on prenatal care and other health outcomes to address the community’s medical needs. A site visit is being scheduled for November.

VI. CONCLUDING ITEMS, OPEN DISCUSSION AND ADJOURNMENT

JH opened the meeting for additional discussion. There was none.

Meeting adjourned.

[Signature redacted from public display]

James D. Howard, Jr.
President

Attest:

[Signature redacted from public display]

Tara Krebbs
Secretary

Exhibit A

[Exhibit redacted from public display]

Exhibit B

[Exhibit redacted from public display]

Exhibit C

[Exhibit redacted from public display]

Neighborhood Health FQHC

Fort Wayne, Indiana



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- Translation services will be available onsite for patients who are not comfortable speaking English.

DVCI Round 20 Application Pipeline															
Project Name	Project Type	City	State	Summary	Total Budget	QEI Request	CT	PR 16-20	MFI 16-20	UR 16-20	Natl Avg	Non-Metro 16-20	Underserved State	FTEs	Construction Jobs
EARTH Alabama	Community Facility	Oxnard	AL	EARTH is the adaptive reuse of a former textile mill (125K SF) into a workforce training facility for sustainable agriculture jobs, an entrepreneurship program for emergent industries, and an early learning center to respond to the declining rural industry base. The project will focus on renovating the existing structure to be used as a community facility, along with the construction of a new Early Childhood Center. The renovated building will house Sylacauga Alliance for Family Enhancement's administration and programming, as well as the programming for tenants focused on workforce development in industry clusters such as manufacturing, transportation, healthcare, information technology, energy, regenerative agriculture, and hospitality/culinary arts. In addition, the Early Childhood Center will serve as a lab school to help train future educators and case workers.	48,838,151	30,000,000	1121011800	35.00%	56.00%	6.80%	1.26	1		238	283
Stockton Rescue Mission	Community Facility	Stockton	CA	Stockton Rescue Mission expansion project will build a new 12.4K SF facility which will increase the number of beds for homeless men from 19 to 130. The project will result in measurable annual impacts for the community including hiring case managers and counselors and expanding social services (case management, counseling, tutoring, childcare, employment training, life skills training, education, transportation, legal assistance). Services will be provided to more than 300 residents per year. Health clinic visits will be offered on campus and offsite dental and mental health appointments are projected to increase from 1000 to 1250. The daycare, after school program, and tutoring program will serve more than 64 children. Approximately 100,000 food pantry and clothing items will be distributed per year and the congregate dining program will serve more than 720,000 meals per year.	12,000,000	12,000,000	6077000101	27.40%	52.00%	4.10%	0.76		1	21	84
Kingswood Community Center	Community Facility	Wilmington	DE	Kingswood Community Center (KCC) has outgrown its current 17,494 SF aging facility and plans to construct a new 88,000 SF facility to expand the programs offered and provide new amenities to the community. Modeled as a "purpose built" community, KCC will serve the community with a state-of-the-art Early Learning Academy including before and after school programming, a community space for meetings and a variety of programs, a large commercial kitchen, and an expanded Senior Center with a large lounge area, activity rooms and a covered outdoor porch. KCC will include office and conference rooms where staff can meet with clients, as well as a health resource center providing primary health care services, health screenings, and referrals. The Riverside Community was recently awarded a \$50M CHOICE Neighborhood grant.	54,598,645	40,000,000	10003003002	45.90%	38.00%	8.10%	1.50			158	318
Meta House	Community Facility		WI	Meta House will renovate an existing office and building and construct a new 50K SF inpatient facility to create a centralized, multi-dimensional recovery community that supports the full spectrum of services needed for patients to achieve and thrive in long-lasting recovery. The new facility will include residential treatment for women and children, outpatient treatment and recovery housing. Meta House specializes in treating pregnant, postpartum, and parenting women. Wrap around services include case management, peer specialists, child and family services, and vocation and education training.	30,000,000	30,000,000	55079013300	34.10%	38.00%	7.80%	1.44			18	75
Fresno City Center	Community Facility	Fresno	CA	Fresno City Center is the redevelopment of a \$45 million vacant hospital campus for social services which will include a 25,000 SF recovery program, a food storage and distribution warehouse delivering 800,000 meals per year, a nonprofit hub for at-risk individuals and families, and a school. Phase 2 will include a new building with 292 shelter and transitional beds, an FQHC, Centro La Familia Advocacy Services, Resiliency Center, Fresno Metro Ministry, and a Youth Center with two classrooms.	45,000,000	10,000,000	6019005100	29.70%	46.00%	20.00%	3.70		1	12	80

DVCI Round 20 Application Pipeline

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Village Academy	Education	Chicago	IL	The Village Academy project includes the acquisition and rehabilitation of a Catholic High School hat closed in 2019 into a permanent school building for Village Academy which will bring dislocated students back to Chicago's Bronzeville neighborhood and expanded wrap-around services. Village Academy is a kindergarten through 8th social justice grade school and is a part of the It Takes A Village (ITAV) Family of Schools Learning Pathway. Currently, the school is operating out of a temporary location in Chicago's South Loop.	14,242,767	12,000,000	17031843600	19.40%	78.00%	11.10%	2.06			60	13
Homewood Charter School	Education	Pittsburgh	PA	The Urban Academy, founded in 1998 by African American community leaders and educators, has a rich legacy as the region's oldest charter school. The school has become a model of academic excellence for Black students in the greater Pittsburgh region. Unfortunately, the neighborhood of Homewood has long suffered from high poverty and criminal activity, with a disproportionate impact on young Black men. To help address this issue, the Urban Academy aims to expand their programs at a new campus in Homewood to serve grades 6-12 and create the opportunity for high quality education amongst pre-teens and teenagers in Homewood. The expansion will involve the buildout of new space at the current location for new classrooms, gathering space, and other areas, as well as a new 10,000 SF recreational space. The school aims to support more than 600 new students after the expansion is completed, with more than 80 new educational and administrative jobs being created specifically to serve this part of the school. The students are predominantly Black (90%) and come mostly from low-income households.	12,000,000	10,000,000	42003120900	42.50%	29.00%	14.90%	2.76			80	150
SunLife FQHC	Healthcare	Casa Grande	AZ	Sun Life Family Health Center recently received a \$50MM commitment from the USDA Rural Partners Network for a new 100,000+ SF health care facility in Casa Grande. The new FQHC facility will provide space for primary care, pediatrics, OB/GYN, dentistry, behavioral health, and pharmacy. The facility will house existing physician, nursing, and dentistry residency training programs. At stabilization, the facility is expecting more than 240K patient visits (~84K unique patients) per year in this new facility. This will represent a substantial increase in patient service levels from the 2022 levels of 153K visits (~40K unique patients). To help support this expansion of patient care, Sun Life plans on utilizing its existing 486 staff members, as well as hiring an additional 169 staff members, of which 123 jobs will be accessible to those with no more than a HS Diploma/GED.	62,146,000	40,000,000	4021001407	23.10%	60.00%	15.80%	2.93		1	250	350
Denver Health Westside Clinic	Healthcare	Denver	CO	The redeveloped Denver Health Westside Clinic will be built on the same site as the existing clinic, which will remain open and fully operational during construction to continue providing critical healthcare for the community. The new Westside Family Health Center will be three stories and total 82,500 SF, nearly double the current 45,000 SF size. Once the new clinic is built, the old clinic will be demolished and replaced with a parking deck. In addition to continuing to provide a women's clinic with OBGYN services, the new health center will provide expanded services for both adults and pediatrics in primary care, behavioral health, dental, and substance use disorders, as well as an expanded laboratory and pharmacy.	74,421,000	30,000,000	8031000800	77.90%	21.00%	27.60%	5.11		1	40	150
Minnie Hamilton Health Care Center	Healthcare	Grantsville	WV	The Minnie Hamilton Health Care Center is the renovation of existing 4,800 SF hospital facility and construction of 18,000 SF two-story addition. As the only Critical Access Hospital and Community Health Center serving rural Calhoun and Gilmer Counties in West Virginia, the Hospital provides vital services to an impoverished and medically underserved community. Major renovations to the building are needed as the Center has experienced consistent failures in critical infrastructure over the past five years which negatively impact patient care. MHHS is undertaking the renovation of the facility, including infrastructure upgrades and construction of the new clinic, emergency room, and helicopter landing site.	19,456,066	14,000,000	54013962600	15.50%	77.00%	8.70%	1.61	1	1	10	62
Alivio Medical Center	Healthcare	Chicago	IL	The Alivio Medical Center project is the construction of a three-story, 48K SF FQHC with 24 primary care exam rooms, 5 rooms dedicated to women's health services and 8 triage care rooms. The project will also include third-party health services, pharmacy space, office space, patient management areas and 13K SF of community engagement, nutrition and educational areas. The new facility is anticipated to support 54,000 visits for 15,000 unique individuals annually.	32,000,000	20,000,000	17031560200	15.30%	77.00%	27.60%	5.11			55	65

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Circular SynTech	Innovative Tech	New Madrid	MO	Circular SynTech has acquired 280+ acres of vacant land, previously used for farming, and will construct and equip a new 80K SF production plant to produce renewable carbon-negative chemicals and infinitely recyclable plastics from common waste streams in New Madrid, Missouri. CST utilizes innovative technology to manufacture carbon negative distillates like gasoline and jet fuel from waste streams. Located in a rural area, the project will create 75 new jobs (300 jobs upon scale-up) with 100% of the jobs targeted to unskilled workers who will be offered clear advancement opportunities.	125,000,000	20,000,000	29143960300	19.30%	71.00%	6.20%	1.15	1		75	200
Global Polymer	Innovative Tech	Madison	SD	Global Polymer will retrofit and expand a 110K SF manufacturing facility to produce ultra-high-molecular-weight polyethylene for the production of industrial parts by utilizing an innovative compression molding process. The project will create 100 permanent quality jobs, 81% accessible without a high school degree. All jobs created will pay 54% above MIT Living Wage and provide skills training.	21,000,000	21,000,000	46079960201	31.20%	79.00%	5.90%	1.09	1		100	100
Midwest Foods	Manufacturing	Rockford	IL	Midwest Foods will construct, own, and operate a new Manufacturing and Distribution Facility to service its growing customer base. The 538,000 SF facility, to be built on approximately 65-85 acres of land, will include manufacturing, cold storage, dry storage, and office space. Initially the facility will include one manufacturing line with the opportunity to expand the space to accommodate additional production lines.	75,000,000	25,000,000	17201002200	23.90%	54.00%	8.10%	1.50			550	233
Trendco	Manufacturing	Tuskegee	AL	Trendco, LLC, a minority-owned manufacturer of nitrile gloves, will adaptively re-use and equip a 170K SF manufacturing facility utilizing NMTCs to offset the costs to onshore the production of 440 billion gloves per year which will be substantially less expensive than imports. Located in a rural area, Trendco will create 200 new permanent quality jobs, 75% accessible to those with only a high-school degree (98% LIPs). Tuskegee University, an HBCU nearby, will operate an on-site training facility. The facility will include a two-level office buildout with Trendco's offices on the first floor and Tuskegee University's) research and development lab on the second floor, which will create a research and workforce development partnership with Tuskegee's materials science engineering program.	20,000,000	20,000,000	1087231500	20.30%	75.00%	6.30%	1.17	1		200	67
Ponomo Products	Manufacturing	Gainesville	TX	Ponomo Products is constructing a USDA food-grade, 250,000 SF state-of-the-art food processing and production facility and purchasing equipment. The new facility will include food production and blending operation space along with packaging, warehousing and distribution space. Ponomo will create 250 new permanent jobs with benefits, and will provide internal job training, as well with the Texas Workforce Commission partnered with North Central Texas College. Jobs will be accessible to low-income workers (low barriers to entry for education, training, experience, language skills) and offer advancement opportunities.	50,000,000	40,000,000	48097000400	13.30%	62.00%	7.70%	1.43	1	1	250	290
ZenniHome	Manufacturing	Page	AZ	ZenniHome is renovating an existing 70,000 SF abandoned coal plant and constructing an additional 300,000 SF expansion for a manufacturing plant of prefabricated, stackable homes designed for affordable housing on the site of the demolished Navajo Generating Station. The closure of the prior coal plant resulted in the loss of 1,000 jobs in the community. Zenni is particularly responsive to the highest needs of the community, creating over 125 full-time quality jobs, with many jobs rehired from the coal plant closure anticipated when fully staffed.	45,000,000	30,000,000	4005942202	32.20%	67.00%	26.30%	4.87		1	305	270

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PJ Woodlands	Manufacturing	Three Rivers	TX	PJ Woodlands is the acquisition and installation of equipment and for a new 51,000 SF manufacturing facility. PJ Woodlands has spent years developing a new method of manufacturing wood plastic composite materials using wood fiber instead of wood flour. Working with UNICOR, PJ Woodlands will create 84 direct jobs for current inmates. All of these jobs will pay prevailing wages as set by the Texas Workforce Commission. Seventy-five percent of current inmates do not have a high-school diploma or GED and 90% are minorities (75% Latinx and 15% Black).	28,000,000	27,000,000	48297950100	25.10%	81.00%	2.50%	0.46	1	1	84	120
BLOX	Manufacturing	Bessemer	AL	BLOX is expanding their current manufacturing facility, acquiring 21 acres of adjacent land and making upgrades to the existing manufacturing facility to support continued growth and market demand. BLOX will establish the At-Risk and Prison Entry Program, entering into a contract with Alliance Reentry Centers (Alliance) which operates a reentry facility eight blocks from the BLOX main campus. Alliance will provide all background screening, skills assessments, drug testing, transportation, and temporary housing.	33,564,341	20,000,000	1073010302	52.00%	38.00%	20.40%	3.78	1		200	150
Magnesium Products	Manufacturing	Atoka	OK	Magnesium Products will expand its business by building a new manufacturing plant in rural Oklahoma that will convert high purity sodium chloride to sodium hydroxide and chlorine. Magnesium Products, Inc. is an established chemical manufacturer founded in 1981 in Tulsa, Oklahoma focused on producing compounds and blends containing magnesium, calcium, zinc, and potassium primarily for the food production and pharmaceutical industries. The plant will incorporate green technology by capturing its waste gas and converting it into energy to be reused by the plant thereby reducing the plant's carbon footprint.	33,300,000	30,000,000	40005587700	26.50%	65.00%	5.70%	1.06	1		50	150
KD New York	Manufacturing	Bronx	NY	KD New York is the development of a 15K SF vegan apparel manufacturing facility located in South Bronx. KD Knit Corporation, the parent of KD New York, is a minority-owned corporation dedicated to maintaining the highest standards for environmental sustainability, product and business transparency and employee well-being. Beyond producing its own clothing line for both men and women, KD New York will also supply its patented materials to other fashion houses and manufacturers.	10,000,000	7,000,000	36005009301	39.40%	42.00%	12.60%	2.33			35	60
Lincoln-King	Mixed-use	Racine	WI	Lincoln-King is a 75K SF mixed-use social services campus will provide high-quality primary healthcare and preventative care, educational programs, and social services (e.g. providing 550+ summer lunches daily). Located in a medically underserved area, and with life expectancy 5 years less than the general population, the project will serve 24K low-income persons annually.	68,730,485	35,000,000	55101000400	43.30%	39.00%	15.80%	2.93			200	418
Denby Opportunity Hub	Mixed-use	Detroit	MI	Denby Opportunity Hub is the adaptive reuse of a vacant former Dominican High School and new construction, that will be transformed into a thriving 90K SF multi-faceted and multi-use community resource including an FQHC, workforce development programming and educational advancement programming. 17,800 unique individuals served annually (~90% LIP/LICR and 98% minority) receiving extensive wraparound service support with a primary focus to break the negative cycle of generational poverty and improve social determinants of health, creating a lasting foundation for social support and building an environment of self-reliance.	20,000,000	15,000,000	26163501200	38.50%	36.00%	16.50%	3.06			220	137

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Southern Pines Center	Mixed-use	Southern Pines	NC	South Pines Center is focused on supporting the Black community that has deep roots in West Southern Pines. The project will include 59,000 SF across multiple buildings, including a 450-seat auditorium, gym, cafeteria, library, and classroom buildings, with the 4 parcels also containing space for a community park with playgrounds and sports field, parking, pedestrian access, and a phase of housing. Potential tenants are comprised of a small, Black-owned food services, childcare, and retail businesses, senior services, healthcare and a daycare, local nonprofits, and the local community college system.	22,000,000	20,000,000	37125950801	20.70%	116.00%	8.30%	1.54	1	1	55	75
Calfee Community & Cultural Center	Mixed-Use	Pulaski	VA	The Project will revitalize and repurpose the historic Calfee Training School to establish the 10K SF Calfee Community & Cultural Center (CCCC), a multipurpose community center that will provide space for community oriented organizations and programming to address Pulaski's significant challenges in childcare services, healthy food availability, child and adult computer and digital literacy, and create in-demand job skills. The learning center will serve up to 100 children per year, ages 6 weeks – 12 years (70% LMI). Childcare services will also allow at least 36 low-income adults to enter the workforce. CCCC has partnerships in place with YMCA, Pulaski County Public Schools, New River Community Action, Corbin Advancement Center, and several corporate partners, demonstrating broad community support for this project.	8,000,000	8,000,000	51155210300	10.80%	56.00%	7.20%	1.33		1	30	80