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Seattle Social Housing Developer

Special Board Meeting Minutes

February 9, 2026

(regular meetings 3rd Thursday every month)

<p>Date/Time: Monday February 9, 5:30 - 7:30pm Meeting Location: Seattle City Hall, rm L280 Online option: https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1</p>		
<p>Reference Materials for this meeting: - Today's Agenda</p>		
5:30pm	<p>Call to Order The special meeting of the Seattle Social Housing Developer Board of Directors was called to order by Acting Chair Kaileah Baldwin at 5:30 pm</p>	Kaileah Baldwin (acting chair)
5:30 pm	<p>Roll Call Board Members Present:</p> <ul style="list-style-type: none"> • Kaileah Baldwin • Becca Book • ChrisTiana ObeySumner • Karen Estevenin • Katie LeBret • Ryan Driscoll • Tom Barnard • Carl Nelson • Leah Salerno • Josh Nadel <p>SSHD Staff Present:</p> <ul style="list-style-type: none"> • Tiffani McCoy • Ginger Segel • Mizan Howard • Mike Eliason • Lilly Flower <p>Public Attendance:</p> <ul style="list-style-type: none"> • Sam Wolfson • Lydia [last name not provided] 	

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	<ul style="list-style-type: none"> • Jason Skipper • Darryl B. • Emery Pugh • Darryl B. • Emery Pugh • Ben Ferlo • Alex T. • Alex B. • Alex H. • Brian Abeel <p>A quorum was established.</p>	
5:32	<p>REVIEW AND APPROVAL OF AGENDA Acting Chair Baldwin reviewed the agenda for the Special Board Meeting.</p> <ul style="list-style-type: none"> • Motion: To approve the agenda as presented. • Moved by: Carl Nelson • Seconded by: Josh Nadel • Vote: Motion passed. 	Kaileah Baldwin (Acting Chair)
5:32	<p>NO PUBLIC TESTIMONY No public testimony was offered.</p>	
5:36	<p>INTRODUCTION OF SSH STAFF Tiffani McCoy was formally introduced as Interim Chief Executive Officer. Ms. McCoy shared brief remarks regarding her background, initial priorities, and commitment to advancing SSHD's mission.</p>	Tiffani McCoy
5:44	<p>STATE OF SSH Interim CEO McCoy and Chief Real Estate Development Officer Ginger Segel presented an overview of the current state of SSHD in preparation for the February 11, 2026 presentation to the Seattle City Council Housing Committee.</p> <p><u>Topics included:</u></p> <ul style="list-style-type: none"> • Real Estate: Acquisition and new construction strategies, production goals, and development 	Tiffani McCoy and Ginger Segel

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	<p>timelines</p> <ul style="list-style-type: none"> • Finance & Operations: Funding assumptions, including anticipated Social Housing Payroll Tax revenue and long-term financing considerations • Staffing: Recent hires and near-term organizational needs • Board: Governance transitions and upcoming priorities <p><u>Additional updates shared included:</u></p> <ul style="list-style-type: none"> • Confirmation of SSHD staff, including Ginger Segel, Lilly Fowler, James Mayton, Mike Eliason, Mizan Howard, and Interim CFO Koll Husemoen • Acquisition of temporary office space in Pioneer Square for SSHD staff • Reminder that the City Council Housing Committee meeting would take place on February 11, 2026, at 2:00 pm <p>The Board asked clarifying questions and discussed next steps related to housing production strategy and external communications.</p>	
6:18	<p>INTERIM CEO ONBOARDING PLAN AND COMPENSATION</p> <p>Acting Chair Baldwin reviewed the draft Interim CEO Onboarding Plan developed in collaboration with Karen Estevenin. The plan is intended for full Board input over approximately ten days, with a vote anticipated at the regular Board meeting on February 19, 2026.</p> <p>Item for Approval: Interim CEO starting salary of \$230,000, effective January 16, 2026.</p> <p>Motion: To PRA approve the Interim CEO starting salary as presented.</p> <ul style="list-style-type: none"> • Moved by: Kaileah Baldwin • Seconded by: Josh Nadel • Vote: Zero nays, zero abstentions. Motion passe 	Kaileah Baldwin (Acting Chair)



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6:30	<p>EXECUTIVE COMMITTEE Acting Chair Baldwin reviewed current Executive Committee vacancies and the officer roles to be filled.</p> <p>Board Chair: Christiana ObeySumner self-nominated.</p> <ul style="list-style-type: none"> • Abstentions: Tom Barnard, Christiana ObeySumner • Vote Outcome: Christiana ObeySumner elected Board Chair. <p>Treasurer: Josh Nadel self-nominated and abstained from voting.</p> <ul style="list-style-type: none"> • Vote Outcome: Zero nays. Josh Nadel elected Treasurer. <p>Secretary: Leah Salerno self-nominated and abstained from voting.</p> <ul style="list-style-type: none"> • Vote Outcome: Zero nays. Leah Salerno elected Secretary. <p>Board Committee & Member Liaison: Carl Nelson and Ryan Driscoll self-nominated. Votes were cast as follows:</p> <ul style="list-style-type: none"> • Ryan Driscoll: abstained • Carl Nelson: Carl • Leah Salerno: Ryan • Christiana ObeySumner: Ryan • Josh Nadel: Carl • Kaileah Baldwin: Ryan • Tom Barnard: Ryan • Katie LeBret: Ryan • Karen Estevenin: Ryan • Becca Book: Ryan <p>Vote Outcome: Ryan Driscoll elected Board Committee & Member Liaison.</p>	Kaileah Baldwin (Acting Chair)
6:57	REMINDERS AND ANNOUNCEMENTS	Kaileah Baldwin



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	Board leadership shared reminders regarding upcoming meetings, deadlines for feedback on the Interim CEO Onboarding Plan, and the February 11, 2026 City Council Housing Committee presentation.	(Acting Chair)
6:58	ADJOURNMENT There being no further business, the meeting was adjourned at 6:58 pm.	Kaileah Baldwin (Acting Chair)