



# City of Columbia, Missouri

## Meeting Minutes

### Community Land Trust Organization Board

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Tuesday, September 10, 2019  
6:30 PM

Regular

Room 1C, City Hall  
701 E. Broadway  
Columbia

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#### I. CALL TO ORDER

The meeting was called to order by Mendenhall at 6:31 pm.

#### II. INTRODUCTIONS

Present at the start of the meeting were board members Mendenhall, Head, Maze, LaBrunerie, Prevo, City Staff Clark and Cole and homeowners Ferril and Ferlazzo.

**Present:** 6 - Anthony Stanton, Alexander LaBrunerie, Paul Prevo, Susan Maze, Richard Mendenhall and Linda Head

**Excused:** 2 - Shirley Rhoades and Michael Trapp

#### III. APPROVAL OF AGENDA

**Motion to Approve the Agenda: Maze**

**Motion to 2nd: Head**

**Not Voting: Rhoades and Stanton**

**Motion Passes: 5:0**

#### IV. APPROVAL OF MINUTES

Approval of the draft July 25, 2019 and draft August 13, 2019 CCLT Minutes

**Attachments:** [August 13 Draft Minutes.pdf](#)

[Draft 7.25.19 Minutes.pdf](#)

**Motion to Approve the Minutes for July 25, 2019 and August 13, 2019: Maze**

**Motion to 2nd: Head**

**Not Voting: Rhoades and Stanton**

**Motion Passes: 5:0**

#### V. REPORTS

Treasurer's Report

**Attachments:** [August Financials.PDF](#)

[Budgets Vs. Actuals.pdf](#)

Labrunerie review the finances.

*Stanton arrives at 6:33 pm.*

The board discusses the donations on the financial statement.

**Motion to Approve the Treasurer's Report: Maze**

**Motion to 2nd: Stanton**

**Not Voting: Rhoades**

**Motion Passes: 6:0**

**Cullimore Cottages/N. 8th Street Update**

Cole shares that the Water and Light Advisory board shared that they intend to support \$50,000 for solar panels for the homes on N. 8th Street. There will need to be an additional \$50,000 to put solar panels on all of the homes. Cole shared that at the Investment Connections Event the CCLT can request and funds for the development. The local community banks will be in attendance and other foundations. LaBrunerie offered to attend to assist in representing the CCLT. Mendenhall shared that framing the conversation as "Matching Funds" to the foundations. Sharing that we have \$50,000 and we need "Matching funds" to complete the project. Mendenhall also offered to attend. Maze shared that she will look at the most recent funds so that the board knows what will be reasonable to ask from each funder. The timeline is discussed about the project start.

**3rd Avenue Update**

Work has begun on the project. Cole shares how the payments are going from the City grant funds to the CCLT bank then through Monarch Title Company.

**VI. OLD BUSINESS**

**CCLT Homeowner Definition Bylaw Amendment**

**Attachments:** [Resolution Amending Bylaws-9-10-19.pdf](#)

Cole shares that he spoke to the CCLT attorney and with one word changed on the Bylaws from homeowner to occupant the bylaws would match the ordinance. Prevo and Stanton express their concern with the definition of "occupant". There is extensive discussion about the definition of the occupant and who is allowed on the board. Stanton shares that he would personally prefer that the person on the Deed and paying the mortgage be the person on the board. Ferrill and Ferlazzo express their concerns about community members with different perspectives not being included. Cole shares that he will check with other land trusts for how this situation has been resolved in the past.

**Motion to table the CCLT Homeowner Bylaw Amendment until the next board meeting: Prevo**

**Motion to 2nd: Mendenhall**

**Not voting: Rhoades**

**Motion passes: 6:0**

**2020-2023 Strategic Planning**

**Attachments:** [Strategic Plan Exercises 9-10-19.pdf](#)

[Group 1 Planning.pdf](#)

[Group 2 Planning.pdf](#)

Cole asks the board to look at the current vision and mission statements and think about what "this thing looks like 10 years from now". The board separates into pairs and fills out the attached documents. The group comes back together and share their thoughts. The Columbia Community Land Trust. A strong community promoting a growing and diverse portfolio for low to moderate income homeowners." The group plans that the Strategic Plan will span five years with the plan revisited in two years. Cole shares that the plan is pretty well planned with the current properties under development with Cullimore Cottages.

**VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF**

Homeowner Ferrill shares that she expresses concern about the CCLT growing too quickly. The board shares that the ground lease has protections in place for homeowners to ensure homeowners protections in the event that there is financial difficulties with the CCLT.

Member of the public and resident Ferlazzo shares that he submitted an application for the CCLT board in July and the bylaws and ordinance share that the CCLT will have three homeowner board members with the sale of seven homes. This has not occurred yet. Ferlazzo recommends that the board allow Council decide and approving the bylaw change. The Board and Staff share that the board is doing its due diligants to ensure that the board and homeowners are being protected.

#### **VIII. NEXT MEETING DATE**

October 8, 2019

#### **IX. ADJOURNMENT**

The meeting was adjourned by Stanton at 8:00 pm.