

Minutes

Columbia Community Land Trust Board Meeting

Columbia City Hall

701 East Broadway, Columbia MO

May 8, 2018

BOARD MEMBERS

PRESENT

Mr. Jerry Dowell

Ms. Susan Maze

Mr. Anthony Stanton

Mr. Paul Prevo

Ms. Shirley Rhoades

Mr. Alex LaBrunerie

COUNCIL LIASON

Mr. Mike Trapp

CITY STAFF

Mr. Randy Cole

Ms. Darcie Clark

I. CALL TO ORDER

The meeting was called to order by Dowell at 6:30p.

II. INTRODUCTIONS

At the start of the meeting Dowell, Maze, LaBrunerie and Rhoades were present as well as a representative from ABC 17 news reporting on the meeting.

III. APPROVAL AGENDA

Staff memo was discussed throughout the course of the meeting.

Motion to approve the Agenda: Dowell

Motion to 2nd: LaBrunerie

Not Voting: Prevo and Stanton

Motion passed: 4-0

IV. APPROVAL OF THE MINUTES

Motion to approve the Minutes for April 26th Ribbon Cutting and April 26th meeting at 5:00 pm. : Dowell

Motion to 2nd: Rhoades

Not voting: Prevo and Stanton

Motion passed: 4-0

V. SPECIAL ITEMS

None.

VI. OLD BUSINESS

Ribbon Cutting Recap: Cole showed pictures of the Ribbon Cutting to the group and shared that he felt it went well. Cole stated that there were approximately 92 attendees and three reporters at the event.

Lynn Cottages Fencing: Cole says that he has talked to the builder regarding putting in a fence behind the Lynn Cottages. He provided the pricing for the fences for the board's information and will have dimensions for the material at a later date. Cole recommends the black aluminum fence in the hopes that the material will last much longer than the others. With the hope of the having funds donated or a grant to pay for it. The board hopes to have a better idea of dimensions, look and the process of getting the fence and plans to revisit the conversation at the next meeting.

Fundraising-Jerry Dowell: Dowell discusses that he would like to discuss fundraising for more homes. Dowell says that the plan is to move forward with 12 homes after the purchase of the N. Eighth Street property. The board has discussion about the need for funds to supplement what the City provides to continue to grow. Cole goes into further detail about the future of the CCLT and that there needs to be great plan for if the Trust moves away from the City. Dowell hopes to consider employment for a CCLT staffer to free up City staff time and resources. Cole shares with the board that he plans to meet with many of the partners to discuss the project and what can be done in the future when the land trust acts as the developer, Cole does not recommend that the CCLT looking at staff now may not be ideal, but sometime in the future. Cole hopes to make changes for the next process. Maze makes the point that the CCLT needs to make a plan or outline to show potential funders what the CCLT can handle in regards to budget and capacity. Cole shares that he is on board with being the developer.

VII. NEW BUSINESS

Ground Lease Language: Cole shares that at the closing of the first two homes, the buyers and their lawyer expressed that they did not like a part of the language used in the ground lease and recommended changing or eliminating a section that states "would otherwise be unable to afford homeownership". Cole said that the homeowners expressed that this opportunity with a home of that quality would likely not be available to them without the subsidy, but the language was not preferred. Cole mentioned that it could potentially sound patronizing. The board has some general discussion about the wording and any potential issues with changing it. Cole proposes that the homeowners put their work in to be able to purchase this home, and the board discusses removing that line.

Motion to remove the line on Page four of the Ground Lease "who would otherwise be unable to afford homeownership": Stanton
Motion to 2nd: LaBrunerie
Motion Passes 5:1

Bank Account and Ground Lease Fees: Cole shares that he has discussed with providence bank about opening a separate bank account to collect the

ground lease fees with the hope of having a direct payment for homeowners to that account. Discussion is had and Cole shares City staff regularly takes payment from citizens utilizing programs and it would likely not be an issue if a homeowner preferred to pay with a check.

Motion to open a bank account for ground lease fees: Dowell

Motion to 2nd: Stanton

Motion Passes 6:0

CCLT Homeowner Board Members: Cole offers the option to the board to include the homeowners early on the board. He shares that all four of the new homeowners on Lynn Street have shared their interest in participating on the board with three of them very excited to potentially be on the board. This would be earlier than proposed as it was intended to occur when there were seven homeowners. The home on Oak St. would be the seventh house. Cole shares that he feels it would be better to bring the homeowners on sooner to "bring them up to speed" and have their perspective. The board has some discussion about this proposition. The belief would be serving on staggered terms, but Cole does not think that the terms were spelled out yet.

Dowell motions to table so that there is a larger pool to pull from and have a more diverse group.

No 2nd

Stanton shares that he does not want to pull from one area and feels that there is too many from that area and the group would not be diverse. He proposes that they pick one member from the homeowners at this time. Cole says that the first seven homes will trigger the need for board members and the members will be pulled from there anyway. The board continues to have discussion and Trapp discusses how the board was created originally with three members from each group and the diversity of the neighborhoods was not considered when the bylaws were created. Trapp shares the importance of staggered terms for the homeowners as well and proposes to invite the homeowners to the meetings.

Stanton motions to table the discussion to table the homeowners on the board

Trapp makes the point that staggered terms would be a better idea than bringing homeowners on one at a time.

Liability Insurance: Cole shares that we have an insurance bill for \$728 from The Insurance Group, liability insurance including the properties owned. Will own in the future.

Motion to approve the liability insurance: Dowell
Motion to 2nd: Stanton
Motion Passes: 6:0

VIII. REPORTS

Treasures Report: LaBrunerie shares that it is great that the houses are selling. The report at the meeting was a draft and does not reflect deposits that came from the first closings. The board plans to talk about the report at a later date when it is finalized.

IX. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

None.

X. MOTION TO GO INTO CLOSED SESSION

Motion to go into closed session pursuant to RSMO 610.021 (2) Leasing, purchase or sale of real estate.

XI. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

LaBrunerie and the board discuss that he plans to figure out the donation receipts.

Dowell requests that the meetings be posted on the City website for the rest of the year. Clark shares that she can have that done the following day.

XII. NEXT MEETING DATE

June 12, 2018

XIII. ADJOURNMENT

The meeting was adjourned by Stanton at 7:24 p.m.