



City of Columbia, Missouri

Meeting Minutes - Draft

Community Land Trust Organization Board

Wednesday, August 6, 2025

6:30 PM

Regular Meeting

City Hall
Conference Room
1A/1B
701 E. Broadway
Columbia, MO.

I. CALL TO ORDER

The meeting was called to order at 6:30pm by Stanton.

II. INTRODUCTIONS

Present at the start of the meeting were board members Anthony Stanton, Jaye Trotter, Douglas Hunt, Linda Head, Rikki Ascani and Valerie Carroll. City staff Kevin Gorsage, Jake Amelunke, Tiffani Wiesehan, Cari McConnell-Schlottach and Molly Fair were also in attendance.

Present: 7 - Shirley Rhoades, Anthony Stanton, Linda Head, Jeremy Trotter, Douglas Hunt, Rikki Ascani and Valerie Carroll

Excused: 3 - Alexander LaBrunerie, Tracey Bush-Cook and Sabra Mitchell

III. APPROVAL OF AGENDA

Motion to approve the agenda: Stanton

Motion to 2nd: Head

Not Voting: Rhoades, LaBrunerie, Bush-Cook, Mitchell

Motion passed: 5:0

IV. APPROVAL OF MINUTES

Approval of July 9, 2025 Meeting Minutes

Attachments: [CCLT 7.9.25 Meeting Minutes - Draft](#)

[CCLT Meeting Audio 7.9.25](#)

Shirley Rhoades arrived at 6:35pm.

Motion to approve the July 9, 2025 meeting minutes: Stanton

Motion to 2nd: Trotter

Not Voting: Rhoades, LaBrunerie, Bush-Cook, Mitchell

Motion passed: 5:0

V. REPORTS

Treasurer's Report

Attachments: [CCLT June '25 Financial Statement](#)
[CCLT June Financials Notes](#)
[CCLT July '25 Financial Statement](#)
[CCLT July Financial Notes](#)

Liked that Landon with Convergence Accounting is sending emails summarizing important parts. Currently have \$1900 in account receivable -needing to get more information on this. Net revenue for July is \$39,347.30. With meeting falling at the first of the month, Wiesehan will not always be able to have last month financials ready for the next meeting. Going to leave the arrangement with Landon the way it is, but if something important comes up, Wiesehan will get information to the board. Discussed bringing house keeping items, such as land leases, overdue payments and mowing/snow removal to the next board meetings. Discuss sending a reminder to homeowners about maintenance to their property.

Motion to accept the treasurer's report: Stanton
Motion to 2nd: Head
Not Voting: LaBrunerie, Bush-Cook, Mitchell
Motion passed: 6:0

VI. NEW BUSINESS

ARPA Funds

Grove Construction has now gotten all their needed documents in for the draws they have asked for. They have recently gotten back to work but their contract runs out on August 10th. Amelunke been trying to contact Grove to extend the contract, but have not had any luck so far. Amelunke been talking with the city legal department about the contract extension as well. Amelunke also been in contact with Geoff Jones about getting photos of the inside of the homes for when they list the homes for sale but currently on hold since the homes are not finished. Amelunke brought up the idea of purchasing a home that already been built to spend the rest of the APRA money and subsidize it. The homes would be something that is move in ready with or with little repairs. Unable to pay more than appraised value for the home. The board discussed possible locations throughout the city limits and the age of the home. Stanton asked about CCLT ARPA bank account. Going to look over contract again about the different line items and fees.

Motion to allow the CCLT realtor to look for properties in the Columbia city limits for under \$270,000 that are in good to pristine condition and newer than 1978: Stanton
Motion to 2nd: Trotter
Not Voting: LaBrunerie, Bush-Cook, Mitchell
Motion passed: 6:0

Motion to allow the president, vice president, secretary or treasurer to approve a desirable deal and allow escrow to be paid from CLT account: Stanton
Motion to 2nd: Head
Not Voting: LaBrunerie, Bush-Cook, Mitchell
Motion passed: 6:0

Chain of Houses Initiative

Attachments: [Chain of Houses Initiative](#)

Hunt spoke on this topic. This is a way to get the public/donors involved. The CCLT would purchase a home and then sell the home. The money they would get from the sale would

go towards purchasing the next home to keep the chain going. Donors would be able to point out which house their donation went towards. Vanguard Charitable is willing to match 2:1 for the first home purchase by March 31, 2026. Currently have a list of potential donors from the Ragtag fundraising event that could be used to help get individuals/private donors involved. Vanguard Charitable Fund has multiple stakeholders and Hunt is one of the advisors. He has spoken to all the other advisors/interested parties and they are for it. A strong priority the charitable partners have would be to preserve older neighborhoods so they would prefer the first home be purchased in Central Columbia. Amelunke been taking with other CLTs looking into what the price range would be for purchasing an existing home. The board discussed possibly opening up another donor account that is specific to what the donor wants the money to go towards.

Motion to allow the CCLT to support the Chain of Houses Initiative and authorize the board to solicit donation for said program: Stanton

Motion to 2nd: Trotter

Not Voting: LaBrunerie, Bush-Cook, Mitchell

Motion passed: 6:0

How Do You ADU

Attachments: [2025-07-12 HOW DO YOU ADU](#)

Trotter spoke on this topic. Could be a detached second unit or could be internal, such as over the garage. There are currently 16 ADU (accessory dwelling unit) in Columbia. Including the 6 Fourth Ave lot, there are 8 land trust properties that are zoned R2. There would have to be an amendment to the bylaws in order for a Land Trust home to have an ADU due to rental restrictions. Currently not an option for the CCLT but something to keep in mind for the future. Would look into doing rentals before doing an ADU.

Review of Homebuyer Selection Policies

Attachments: [Homebuyer Selection Policy-Updated 8.4.25](#)

[Dispursed at 8.6.25 Meeting - Homebuyer Selection Policy of the Lawrence Community Land Trust](#)

Was an update of the current policy. Need to update the header on the AMI chart to make it clearer. The document still needs to go to legal for review. Stanton has a problem with appendix 3 as he wants to expand to include workforce housing. Unable to do so due to city guidelines and HUD. Could not do so with HOME funds due to the 80% AMI. Discussed making possible amendments to the homebuyer selection policy at the next meeting.

Motion that pending review of the CCLT attorney, the we accept the new homebuyer selection guidelines: Trotter

Motion to 2nd: Stanton

Not Voting: LaBrunerie, Bush-Cook, Mitchell

Motion passed: 6:0

VII. OLD BUSINESS

115 Lynn

Got the bids back from 3 different contractors for the rehab process. DAS Services had the best prices for all the repairs that is needed. Gorsage currently has a contract with CCLT attorney to look over and approve. Once the contract been approved, he able to notify all bidders who won and get work starting on it. The bid did include the change to the sidewalk situation.

Donation of Land By Homeowner

Donation policy is on the website now

Strategic Plan

Needs to be a priority and not a topic at the end of the meeting. Discussed moving the topic to the beginning of new business for the next meeting. Last meeting was very productive. Stanton been messing with different AI platforms and asking questions that we had from the previous meeting. Will send Wiesehan the answers to be passed out to the board.

VIII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Pat Fowler recommend having senior home share as an agenda item to discuss in the future for people who are aging in place. No comments from the board or staff.

IX. NEXT MEETING DATE

September 10, 2025

X. ADJOURNMENT

The meeting was adjourned at 8:17pm.

Motion to adjourn: Stanton

Motion to 2nd: Head

Not Voting: LaBrunerie, Bush-Cook, Mitchell

Motion passed: 6:0