

Minutes

Columbia Community Land Trust Organization Board

Room 1A/1B, City Hall

701 E. Broadway, Columbia MO

December 7, 2022

BOARD MEMBERS PRESENT

Shirley Rhoades
Alex LaBrunerie
Tracey Bush-Cook
Anthony Stanton
Linda Head
Scott Cristal
Susan Maze
Jeremy Trotter
Pat Fowler, Council Liaison, Non-Voting

BOARD MEMBERS ABSENT

None

CITY STAFF

Timothy Teddy
Jennifer Deaver
Jacob Amelunke
Molly Fair

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 LaBrunerie, Bush-Cook, Stanton, Head, Cristal, Maze, and Trotter. Fowler attended via Zoom. City staff Timothy Teddy, Jennifer Deaver, Jacob Amelunke, and Molly Fair were also in attendance.

III. APPROVAL OF THE AGENDA

Motion to approve the agenda: Stanton
Motion to 2nd: Cristal
Not voting: Rhoades
Motion passes: 7:0

IV. APPROVAL OF THE MINUTES

Motion to approve the draft November 2, 2022 Minutes: Stanton
Motion to 2nd: Trotter
Not voting: Rhoades
Motion passes: 7:0

V. SPECIAL ITEMS

Acceptance of City Council Appointments: Fair shared that City Council has reappointed Stanton as the CDBG Neighborhood Representative, Head as the Homeowner Representative, and LaBrunerie as the Business Leader Representative for the CCLT Board.

Motion to accept the City Council appointments to the CCLT: Maze

Motion to 2nd: Stanton

Not voting: Rhoades

Motion passes: 7:0

Election of Officers: Fair shared that the board will need to appoint a President, Vice President, Treasurer, and Secretary.

Motion to nominate Maze for President: Head

Motion to 2nd: Stanton

Motion to nominate Stanton for President: Stanton

Motion to 2nd: Maze

Maze and Stanton both spoke to their qualifications for the President position.

Cristal requested a secret written ballot. Staff collected and tallied written votes.

Motion to nominate Maze for President:

Yes: 3

No: 4

Not voting: Rhoades

Motion fails: 3:4

Motion to nominate Stanton for President:

Yes: 4

No: 3

Not voting: Rhoades

Motion passes: 4:3

Motion to nominate Maze for Vice President: Cristal

Motion to 2nd: Stanton

Maze declined nomination, motion did not proceed to a vote.

Motion to nominate Cristal for Vice President: Stanton

Motion to 2nd: Trotter:

Roll call vote:

LaBrunerie: Yes

Bush-Cook: Yes

Stanton: Yes

Head: Yes

Cristal: Abstain

Maze: Yes

Trotter: Yes

Not voting: Rhoades

Motion passes: 6:0

Motion to nominate LaBrunerie for Treasurer: Head

Motion to 2nd: Stanton

Roll call vote:

LaBrunerie: Abstain

Bush-Cook: Yes

Stanton: Yes

Head: Yes

Cristal: Yes

Maze: Yes

Trotter: Yes

Not voting: Rhoades

Motion passes: 6:0

Motion to nominate Head for Secretary: Stanton

Motion to 2nd: Cristal

Roll call vote:

LaBrunerie: Yes

Bush-Cook: Yes

Stanton: Yes

Head: Yes

Cristal: Yes

Maze: Yes

Trotter: Yes

Not voting: Rhoades

Motion passes: 7:0

FY 2023 Proposed Budget: Fair spoke to the proposed budget, and shared that the \$400 for membership dues and subscriptions will need to be increased to \$425 if the Board would like to renew their Grounded Solutions Network membership, as the cost of the membership has increased. Fair also clarified that the \$15,000 for professional fees is the amount the CCLT paid to the City of Columbia when the agreement between them was extended last year. Based on how much of that has been spent so far this year, staff is estimating approximately \$7,800 will remain at the end of the year. Once staff has the final dollar amount of what remains, staff will work with the CCLT accountant to amend the professional fees line item to reflect that.

Trotter and Fowler inquired if the \$100,000 in government grants is what the City allocated to the CCLT for acquisition of the property at the end of the Cullimore Cottages. Teddy shared that is correct but that the property was purchased by the Columbia Housing Authority over the summer. Maze asked if those funds would be able to be used for acquisition of another property. Fowler shared that she will inquire further about those funds from the City Manager's office.

Motion to accept the budget as amended: Cristal

Motion to 2nd: Stanton

Not voting: Rhoades

Motion passes: 7:0

FY 2023 Meeting Calendar: Stanton requested that the calendar be amended to include a meeting in March and May, so that the CCLT meets monthly until at least June. Staff will look into room availability and present an amended calendar at the next meeting.

Motion to accept the current calendar subject to discussion at the next meeting: Maze

Motion to 2nd: Stanton

Not voting: Rhoades
Motion passes: 7:0

VI. REPORTS

Treasurer's Report – October 2022 Financials: LaBrunerie shared that the October financials were normal, and that one of the Cullimore Cottages is closing this week.

Motion to accept the October 2022 Financials: Stanton

Motion to 2nd: Head

Not Voting: Rhoades

Motion passes: 7:0

VII. OLD BUSINESS

Amendment to Agreement with City: Teddy shared that on December 19th City Council will take action on an ordinance that extends the CCLT's agreement with the City for another year until December 31, 2023.

7:16pm Rhoades arrived at the meeting.

CCLT Transition Discussion: LaBrunerie shared that he received an email from the CCLT lawyer that the Columbia Housing Authority responded to the CCLT's Letter of Intent, but CHA did not agree to bringing all members of the CCLT Board over to CHA. LaBrunerie did not distribute the written response from CHA due to concerns about attorney-client privilege. The CCLT is not planning to close discussion with CHA at this time, LaBrunerie will discuss how to proceed with the lawyer.

Cristal shared that he and Maze met with the City Manager, De'Carlton Seewood, who indicated he would be open to meeting with the CCLT to discuss its future relationship with the City. Cristal and Maze would like to schedule a work session with the City Council sometime in early 2023, ideally February. Teddy can reserve a work session with Council as soon as the CCLT lets him know a date.

Maze shared marketing material from the Land Trust conference she attended earlier this year, and suggested that the CCLT create similar material to present to City Council and other groups. The Board will work on drafting marketing material before the next meeting. Maze also shared that there was a speaker at that conference who she will reach out to to see if he would be available to speak at a future CCLT meeting.

Stanton proposed a retreat for the CCLT sometime in February to discuss the purpose and goals of the CCLT. He suggested planning the retreat at the upcoming February 1 meeting. He also discussed hiring a consultant after the retreat and a digital convening of other Land Trusts from nearby areas.

Cristal shared a document he created outlining some ideas for discussion of CCLT goals and outcomes.

VIII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Trotter shared that the excessive weekend night traffic on Rear Coats has evolved to a possible illegal parking issue as well. Teddy stated he would share this with Public Works staff and look into what can be done about the parking issue.

Stanton shared that during his work on the Planning and Zoning Commission to address Short Term Rentals, it was brought to his attention that a CCLT home is being advertised as a STR,

which is likely a violation of the ground lease, but would need to be verified with the CCLT lawyer. Stanton did not wish to disclose the address of the STR to avoid penalizing the homeowner. Stanton proposed the lawyer draft a cease and desist letter to send to the homeowner, as well as amending the current ground leases and any future ground leases to explicitly prohibit use of CCLT properties for STR. Maze shared her concerns with prohibiting STR entirely in cases of the owner occupying the home but renting out a spare room for additional income. Teddy suggested that the language of the ground lease be reviewed at a future meeting. LaBrunerie stated he could reach out to the lawyer about that.

Motion for the CCLT lawyer to review the ground lease as it relates to subleasing, renting, or short term rental of CCLT property: Stanton

Motion to 2nd: Cristal

Abstain: Maze

Motion passes: 7:0

IX. NEXT MEETING DATE

February 1, 2023

X. ADJOURNMENT

Motion to adjourn: Cristal

Motion to 2nd: Maze

Motion passes: 8:0

The meeting was adjourned at 8:19pm.