

Minutes

Columbia Community Land Trust Organization Board

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

December 4, 2024

BOARD MEMBERS PRESENT

Tracey Bush-Cook
Anthony Stanton
Rikki Ascani
Douglas Hunt
Alex LaBrunerie
Linda Head
Valerie Carroll, Council Liaison, Non-Voting

BOARD MEMBERS ABSENT

Shirley Rhoades
Jeremy Trotter

CITY STAFF

Jennifer Deaver
Molly Fair
Jacob Amelunke
Rebecca Thompson

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 Stanton, Ascani, Hunt, LaBrunerie, and Head. City staff Jennifer Deaver, Molly Fair, Jacob Amelunke, and Rebecca Thompson were also in attendance.

III. APPROVAL OF THE AGENDA

Motion to approve the agenda: Stanton
Motion to 2nd: LaBrunerie
Not Voting: Rhoades, Trotter, Bush-Cook
Motion passed: 5:0

IV. APPROVAL OF THE MINUTES

Motion to approve the November 6, 2024 Meeting Minutes: Stanton
Motion to 2nd: Head
Not Voting: Rhoades, Trotter, Bush-Cook
Motion passed: 5:0

6:34pm Valerie Carroll arrived at the meeting.

V. SPECIAL ITEMS

Election of Officers: The board opted to return to this agenda item when more board members arrived at the meeting.

Approval of 2025 Budget: Staff reviewed the proposed 2025 budget.

Motion to approve the 2025 budget: Stanton

Motion to 2nd: LaBrunerie

Not Voting: Rhoades, Trotter, Bush-Cook

Motion passed: 5:0

Approval of 2025 Meeting Calendar: The board discussed the meeting calendar. Head shared that she will not be able to attend the January 8th meeting.

Motion to approve the 2025 meeting calendar: Stanton

Motion to 2nd: Head

Not Voting: Rhoades, Trotter, Bush-Cook

Motion passed: 5:0

Review of Bylaws and Conflict of Interest Policy: Staff reviewed the bylaw review policy and the conflict of interest policy. Staff asked any board members who have not signed the conflict of interest policy form to submit a signed form to staff. The board discussed updating the meeting attendance policy for board members. Becky Thompson suggested the following language be implemented in Article II, Section 8 of the bylaws: "When a Director has five unexcused absences in a calendar year, or has failed to attend three consecutive meetings, whether excused or unexcused, the President shall notify..." as well as defining unexcused absences as "The President of the Board of Directors is authorized to excuse any member from attendance at a meeting, provided that the member requested to be excused before the meeting." Staff will bring the updated policy to the next meeting.

Motion to accept the changes to the attendance policy per Becky Thompson's modifications:

Stanton

Motion to 2nd: LaBrunerie

Not Voting: Rhoades, Trotter, Bush-Cook

Motion passed: 5:0

VI. OLD BUSINESS

CCLT Banking Services: LaBrunerie shared that he is waiting on additional proposals, but hopes to have all information ready to present at the next meeting.

RFP Amendments: The board discussed an RFP for a realtor and asked that staff reach out to the Columbia Board of Realtors to have any interested realtors submit their proposals to staff, who will then share the proposals with the board. Additionally, the board may want to speak to the candidates at a future board meeting.

Motion to allow staff to create a note to the Board of Realtors soliciting real estates services for the CCLT in 2025: Stanton

Motion to 2nd: Ascani

Not Voting: Rhoades, Trotter, Bush-Cook

Motion passed: 5:0

Fundraising Operations: The board discussed having a fundraising event at Rag Tag Cinema in late Spring.

7:12pm Tracey Bush-Cook arrived at the meeting.

External Marketing Materials: The board discussed marketing strategies for the Spring fundraising event. Ascani will bring additional information about a marketing proposal to the next meeting.

CCLT Expenditures of ARPA Funds: The board discussed the CCLT projects that are currently planned to expend ARPA funds. Stanton shared that he needs to update Apricot (the system through which ARPA funds were applied for) with the status of the projects.

VII. SPECIAL ITEMS

Election of Officers:

Motion to nominate Anthony Stanton for President: LaBrunerie

Motion to 2nd: Ascani

Stanton accepted the nomination.

ROLL CALL VOTE:

Alex LaBrunerie: Yes

Tracey Bush-Cook: Yes

Anthony Stanton: Yes

Linda Head: Yes

Rikki Ascani: Yes

Douglas Hunt: Abstain

Not Voting: Rhoades and Trotter

Motion passes: 5:0

Motion to nominate Douglas Hunt for Vice President: Stanton

Hunt declined the nomination.

Motion failed for lack of 2nd.

Motion to nominate Linda Head for Vice President: Stanton

Motion to 2nd: LaBrunerie

Head accepted the nomination.

ROLL CALL VOTE:

Alex LaBrunerie: Yes

Tracey Bush-Cook: Yes

Anthony Stanton: Yes

Linda Head: Yes

Rikki Ascani: Yes

Douglas Hunt: Yes

Not Voting: Rhoades and Trotter

Motion passes: 6:0

Motion to nominate Jeremy Trotter for Secretary: LaBrunerie

Motion to 2nd: Bush-Cook

Trotter was absent, but LaBrunerie indicated he had spoken to Trotter prior to the meeting and

Trotter had stated he would accept the nomination, if nominated.

ROLL CALL VOTE:

Alex LaBrunerie: Yes

Tracey Bush-Cook: Yes

Anthony Stanton: Yes

Linda Head: Yes

Rikki Ascani: Yes

Douglas Hunt: Yes

Not Voting: Rhoades and Trotter

Motion passes: 6:0

Motion to nominate Alex LaBrunerie for Treasurer: Stanton

Motion to 2nd: Bush-Cook

LaBrunerie accepted the nomination.

ROLL CALL VOTE:

Alex LaBrunerie: Yes

Tracey Bush-Cook: Yes

Anthony Stanton: Yes

Linda Head: Yes

Rikki Ascani: Yes

Douglas Hunt: Yes

Not Voting: Rhoades and Trotter

Motion passes: 6:0

VIII. NEW BUSINESS

Grounded Solutions Network Renewal: Stanton explained the network of land trusts available for resources through this membership, staff shared that the renewal cost this year is \$430.

Motion to approve renewing Grounded Solutions Network membership: Stanton

Motion to 2nd: Ascani

Not Voting: Rhoades and Trotter

Motion passed: 6:0

Development of 6 Fourth Ave: Amelunke discussed the status of this project, and the results of his discussions with Pat Zenner in the City Planning department. The board discussed surveying the lot to determine next steps.

Motion to put out an RFP to survey 6 Fourth Ave: Stanton

Motion 2nd: LaBrunerie

Not Voting: Rhoades and Trotter

Motion passed: 6:0

IX. MOTION TO GO INTO CLOSED SESSION

Motion to go into closed session pursuant to RSMo 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys and RSMo 610.021 (2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.: LaBrunerie

Motion to 2nd: Stanton

ROLL CALL VOTE:

Alex LaBrunerie: Yes

Tracey Bush-Cook: Yes

Anthony Stanton: Yes

Linda Head: Yes

Rikki Ascani: Yes

Douglas Hunt: Yes

Not Voting: Rhoades and Trotter

Motion passes: 6:0

The meeting entered closed session at 7:53pm.

Motion to come out of closed session pursuant to RSMo 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys and

RSMo 610.021 (2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.:

LaBrunerie

Motion to 2nd: Stanton

ROLL CALL VOTE:

Alex LaBrunerie: Yes

Tracey Bush-Cook: Yes

Anthony Stanton: Yes

Linda Head: Yes

Rikki Ascani: Yes

Douglas Hunt: Yes

Not Voting: Rhoades and Trotter

Motion passes: 6:0

The meeting came out of closed session at 8:06pm.

X. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Deaver shared that the 2025 CCLT/City Administrative Services Agreement has been fully executed.

Thompson suggested discussing a new strategic plan for the CCLT at the next meeting.

XI. NEXT MEETING DATE

January 8, 2025

XII. ADJOURNMENT

Motion to adjourn: Stanton

Motion to 2nd: LaBrunerie

Not Voting: Rhoades and Trotter

Motion passed: 6:0

The meeting was adjourned at 8:09pm.