

Minutes

Columbia Community Land Trust Organization Board

Council Chambers, City Hall

701 E. Broadway, Columbia MO

February 1, 2023

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  
Darcie Clark  
Molly Fair

I. CALL TO ORDER

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

II. INTRODUCTIONS

Present at the start of the meeting were board members LaBrunerie, Rhoades, Bush-Cook, Head, Cristal, Maze, and Trotter. Fowler attended via Zoom. City staff Timothy Teddy, Jennifer Deaver, Jacob Amelunke, Darcie Clark, and Molly Fair were also in attendance.

III. APPROVAL OF THE AGENDA

Motion to approve the agenda: Cristal  
Motion to 2<sup>nd</sup>: Head  
Not voting: Stanton  
Motion passes: 7:0

IV. APPROVAL OF THE MINUTES

Motion to approve the draft December 7, 2022 Minutes: Maze  
Motion to 2<sup>nd</sup>: Head  
Not voting: Stanton  
Motion passes: 7:0

V. REPORTS

Treasurer's Report – November and December 2022 Financials: LaBrunerie shared that the November and December financials were normal.

Motion to accept the November and December 2022 Financials: Trotter

Motion to 2<sup>nd</sup>: Maze

Not Voting: Stanton

Motion passes: 7:0

VI. OLD BUSINESS

FY 2023 Meeting Calendar: Fair shared that two additional meetings were added to the calendar that was approved at the last meeting at the request of Stanton so that the Board meets monthly until June.

Motion to accept the FY 2023 Meeting Calendar: LaBrunerie

Motion to 2<sup>nd</sup>: Head

Not Voting: Stanton

Motion passes: 7:0

*6:42pm Stanton arrived at the meeting.*

CCLT Strategic Retreat: LaBrunerie shared that he and Stanton met with Andrew Beverly who has offered to donate his time to facilitate the retreat. One of the local banks may also serve as a possible venue, but the Board would need to determine a time and date. The Board would like to have the retreat as soon as possible depending on Board, staff, and venue availability.

Discussion was had about working on an application for ARPA funds outside of meeting times in order to meet the application deadline.

Motion to work outside of Board meetings in a non-quorum format to create an application for ARPA funds: Head

Motion to 2<sup>nd</sup>: Bush-Cook

Motion passes: 8:0

Motion to have the CCLT Retreat on February 25<sup>th</sup>: Stanton

Motion to 2<sup>nd</sup>: Bush-Cook

Abstain: Cristal

Motion passes: 7:0

CCLT and Short Term Rentals: Stanton spoke to the letter drafted by the CCLT lawyer. The letter indicates that Short Term Rentals are not allowable under the terms of the ground lease.

Motion to approve the letter and send to CCLT homeowners: Head

Motion to 2<sup>nd</sup>: Bush-Cook

Motion passes: 8:0

CCLT Marketing Material – Website/Facebook, Elevator Pitch, Prospectus: The Board discussed updating past marketing materials and creating additional marketing materials. Clark shared that the CCLT website includes information such as elevator pitch and board member talking points. Clark also shared that she maintains the website and the Facebook page and can update those at Board member request.

VII. NEW BUSINESS

*In the interest of time, the meeting proceeded into New Business ahead of Special Items. Old Business concluded more quickly than anticipated and the speaker included under Special Items was not yet available as he was scheduled for 7:30pm.*

Homeowner Request for Chickens: Chris Ross shared that he is a CCLT homeowner requesting approval to keep 6 chickens. He would build a chicken coop in his already existing dog kennel. Amelunke shared that this could be an issue with the existing lot lines. The existing dog kennel is not technically on Ross's property, given that his home and the others around it are on postage stamp lots. Amelunke requested approval to discuss drawing conventional lot lines with engineers. Stanton suggested that the homeowner request for chickens be discussed after the lot line issue is addressed.

Motion to table the homeowner request for chickens until the March 1 meeting: Cristal

Motion to 2<sup>nd</sup>: Maze

Motion passes: 8:0

After discussion of Homeowner Request for Chickens concluded, LaBrunerie shared that Andrew Beverly will not be available to facilitate the CCLT Retreat on February 25<sup>th</sup> but is available February 11<sup>th</sup> or any time in March.

Motion to move the retreat date to Saturday, February 11<sup>th</sup> between 8:00am and noon: Maze

Motion to 2<sup>nd</sup>: Bush-Cook

Motion passes: 8:0

Discussion of Lot Lines: Amelunke requested that the Board approve him to research the approximate cost of drawing lot lines (as discussed under the agenda item Homeowner Request for Chickens). There may need to be a formal RFP process at a later date.

Motion to allow staff to ask for bids for someone to draw lot lines for the CCLT's existing properties where needed: Maze

Motion to 2<sup>nd</sup>: Head

Motion to amend to allow staff to ask for bids for someone to draw lot lines for the CCLT's Lynn Street properties: Stanton

Motion to amend withdrawn by Stanton

Motion passes: 8:0

#### VIII. SPECIAL ITEMS

Jeff Corey of One Roof Community Housing – Zoom Presentation on Organization Growth and Sustainability: Jeff Corey of One Roof Community Housing appeared over Zoom and gave a presentation on various strategies for growth and success of land trusts. After the presentation he had a question and answer session with the Board.

#### IX. NEW BUSINESS

Homeowner Request for Chickens: Stanton shared that this agenda item was discussed earlier in the meeting and was tabled until lot lines can be addressed.

Discussion of Lot Lines: Stanton shared that this agenda item was discussed earlier in the meeting and that a motion was approved for staff to research cost of having lot lines drawn.

ARPA Funds Application: Stanton shared that the initial application for ARPA funds is due approximately February 17<sup>th</sup>. The Board approved a motion earlier in the meeting to work outside of Board meetings in a non-quorum format to create an application for ARPA funds. Teddy shared that staff could reach out to the staff administering the ARPA funds to inquire if they would give pre-application feedback. Teddy also shared that applications for ARPA funding for housing may be due at a later date, possibly sometime in March.

CDBG and HOME Funds Application: Stanton shared that he and Cristal recently attended and spoke on behalf of the CCLT at the public hearing for community development needs for CDBG and HOME funds. Staff shared that there is a pre-application workshop on March 8 at 6:30pm in

City Hall Room 1A/B, which is an informative meeting for anyone planning to apply for those funds.

Community Partnership with Ragtag Cinema: Stanton shared that there is a possibility that the CCLT could partner with Ragtag Cinema to show films there relevant to the CCLT to raise awareness and funding. LaBrunerie has reached out to Ragtag who would like to discuss further after the True/False film festival.

Keynote Speaker and Elevator Pitch at Breakfast Banking Group & Chamber of Commerce: Stanton shared that he and LaBrunerie met with the President of Hawthorn Bank who volunteered one of their buildings for a potential meeting space for the CCLT retreat. Stanton also shared that there is a breakfast meeting of local bankers that he may be able to present information about the CCLT at.

X. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Randy Cole of the Columbia Housing Authority (CHA) spoke to CHA's final offer to merge CHA and the CCLT. Cole shared that the part of the offer CHA and CCLT have not come to an agreement on is regarding the governance structure of the CCLT. CHA's final offer is for three CCLT Board members to come over to CHA with the CCLT, and that the CCLT would be governed by those three members plus CHA's five board members in perpetuity. CHA is also hiring a new full time employee who, if the CCLT agreed to merge with CHA, would have one quarter of their time dedicated to the CCLT. Cole shared that even if an agreement for a merger is not reached, CHA would still be open to collaboration and partnership opportunities with the CCLT. Stanton clarified that Cole was reiterating information from CHA's last written offer.

Maze inquired if anyone had spoken to the City Manager about a Council work session. Stanton shared he had not but had spoken with Deputy City Manager Mike Griggs and will be meeting with him to discuss opportunities for the CCLT with the City.

Stanton shared that he recently appeared before the City Council and the Boone County Commissioners as an individual to urge that cannabis tax revenue be put towards affordable housing and especially organizations like the CCLT.

XI. NEXT MEETING DATE  
March 1, 2023

XII. ADJOURNMENT  
Motion to adjourn: Head  
Motion to 2<sup>nd</sup>: Maze  
Motion passes: 8:0

The meeting was adjourned at 9:00pm.