

Minutes

Columbia Community Land Trust Organization Board

701 East Broadway, Columbia MO

November 13, 2018

BOARD MEMBERS PRESENT

Shirley Rhoades

Alex LaBrunerie

Anthony Stanton

Paul Prevo

Susan Maze

COUNCIL LIASON

Mike Trapp, Non-Voting

CITY STAFF PRESENT

Darcie Clark

Randy Cole

I. CALL TO ORDER

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

II. INTRODUCTIONS

At the start of the meeting, board members Anthony Stanton, Alex LaBrunerie, Shirley Rhoades, and Susan Maze were present, as well as city Staff Randy Cole and Darcie Clark. CCLT homeowner Linda Head was in attendance. Cliff Jarvis with Columbia College, Carrie Gartner with the Business Loop Project and Darin Preis with Central Missouri Community Action were speaking to the board on behalf of their projects.

III. APPROVAL OF THE AGENDA

Motion to approve the Agenda: Stanton

Motion to 2nd: LaBrunerie

Motion Passes: 4:0

IV. APPROVAL OF THE MINUTES

Motion to approve the Minutes: Stanton

Motion to 2nd: LaBrunerie

Motion Passes: 4:0

V. SPECIAL ITEMS

Cliff Jarvis-Columbia College Presentation: Mr. Jarvis shared that he was attending the CCLT meeting to introduce Columbia College to the board. Columbia College is purchasing property north of their campus and are moving towards N. 8th street which is also the future home of the Cullimore Cottages. Jarvis shared that the Cullimore Cottages sparked an interest in the Columbia College because they are neighbors and now fully support the CCLT and owner occupied housing. Jarvis shares that they are hoping to make Rangeline and 8th street a safer place for their students. They intend to clean up some of the homes and leave many of the homes as rentals. Jarvis explains that Rangeline road from Columbia College to Business Loop is a "gateway" to Columbia College. They hope to change the impression of the area so that more students and parents are interested in attending Columbia College and make the area safer. LaBrunerie asks about the rental housing that Columbia College purchased and will be renovating and renting out. Jarvis shares that the housing will be open to everyone, not just students. Stanton asks in regards to the homeless population in the area he asks if Columbia College is hoping to "solve the problem or eradicate it?". Jarvis shares that Columbia College is hoping to help anyway that they can that fits their mission of getting more students to Columbia College. Maze shares that Columbia College shares that most of the changes that Columbia College makes in the neighborhood they are often

positive especially in regards to storm water. Stanton asks if these proposed plans are in the Columbia College master plan. Jarvis said that they are not at this time. Jarvis says that there are no solid plans about how Rangeline will be changed, and it will become public in the future.

Carrie Gartner-Columbia Business Loop Presentation: Gartner shares that there is a 10 year plan to improve the Business Loop and hopes to add sidewalks, manage transportation and improve the infrastructure of the area in addition to many other improvements. Discussion is had about a potential traffic circle at Business Loop and Rangeline. Gartner shares because of the Conely improvements there has been increased traffic at the Rangeline and business loop intersection and it is currently at its peak capacity. Gartner discusses these improvements on Business Loop with the CCLT board because the improvements will impact the traffic on N. 8th Street where the Cullimore Cottages are located. Long term plans are discussed in regards to bringing clean manufacturing and other infrastructure improvements that they hope will improve the neighborhoods near the Cullimore Cottages and limit neighborhood cut through from Business loop to downtown. Gartner shares that she hopes that the Business Loop plans fit with the Cullimore Cottages plan.

Darin Pries-ADU: Darin Pries, the Executive Director of Central Missouri Community Action (CMCA): Pries first gives an update on the homes at 103 Lynn St. and 804 King that CMCA are building that will be included in the CCLT. Pries then proposes and discusses the accessory dwelling unit (ADU) that CMCA has been working with Columbia Public Schools (CPS) on. He shares that the building of the ADU is part of the Geometry Curriculum and the ADU is a 16X20 and 320 square feet. He says that an ADU could offer low rent to an individual and offer income to the homeowner. Pries intends to apply for HOME funds from the City of Columbia to build the primary home and the ADU as a rental opportunity for the homeowner. Cole confirms with Pries that the students will be doing all of the work on the ADU including siding, drywall and plumbing under the supervision of professionals. Stanton shares that he "loves the idea" but in the land trust model, in his opinion, it poses a "sticky" situation. CCLT homeowners own their homes but lease the land. Pries acknowledges that the land lease does complicate the situation. The board has several questions in regards to how this particular situation would work in with the CCLT and the many challenges that could arise with this plan. Prevo shares that he is concerned that individuals should have training about managing a renter so that they are not in a situation with a bad tenant and the homeowner now does not know how to manage. Prevo suggests that this may be a good idea for an existing community member, but maybe not for a CCLT home.

VI. OLD BUSINESS

N. 8th Street Predevelopment: Cole shares that the Cullimore Cottages project predevelopment plan will be on the City Council Agenda on November 19th and it is on consent. Cole shares that the HOA ND guidelines will be on the Council Agenda on November 19th also which will open up additional funds for the land trust as well.

VII. NEW BUSINESS

CCLT Council Liaison Annual Designation: At the November 19 Council meeting a non-voting council member will be appointed to the CCLT Board, Trapp shares that he hopes to stay.

December Annual Meeting Preview: Cole shares that the election of officers will occur, and procedures will be reviewed. Cole will provide annual budget for FY 2019 and go off of goals for year 3. Cole shares that there needs to be equity in each home in the event that the homes don't sell and the CCLT will have to bring this. The plan is \$2,500 per home in development financing. CDBG will be used to provide the storm water improvements in the area. Maze asks if money would need to be raised for this project. Cole

shares that the City is going to be managing the storm water improvements but fundraising, approximately \$50,000 a home, would be helpful to the project. Fundraising is discussed.

VIII. REPORTS

Treasurer's Report: LaBrunerie shares that fundraising needs to be a focus. The Ground Lease payments are continuing to come in.

Motion to approve the Treasurer's Report: Prevo

Motion to 2nd: Stanton

Motion passes: 5:0

Ground Lease Payments Received: Some difficulty with managing the Ground Lease account when future homeowners and new opportunities will need to be explored. Prevo said that set up an ACH so that they could at their preschool submit the request to the individual's bank. Clark shares that she will look into working with the bank. This includes a fee. Cole shares that he will budget what has been collected up until December 2018 and then the account will build overtime. Stanton requests that City Staff start tracking their time. Staff shares that they are doing what they can to track.

CCLT Board Vacancy Update: Discussed that at the November 19 Council meeting the City Council will appoint the next CCLT board member.

IX. 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:
Prevo

Motion to 2nd: Stanton

Roll Call Vote:

Stanton: Yes

Maze: Yes

Prevo: Yes

Rhoades: Yes

LaBrunerie: Yes

Motion to go out Closed Session pursuant to RSMO 610.021 (2) Leasing, purchase or sale of real estate:
Prevo

Motion to 2nd: Maze

Roll Call Vote:

Stanton: Yes

Maze: Yes

Prevo: Yes

Rhoades: Yes

LaBrunerie: Yes

X. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Cole reminds the board of the Event on November 29th and a breakfast the next morning of November 30th. Susan shares that the neighborhood is concerned that Columbia College often lights a lot of their properties up and the neighborhood may not be that excited about that, and some homes may be torn down on properties that they own.

XI. NEXT MEETING DATE

December 11, 2018

XII. ADJOURNMENT

The meeting adjourned at 8:24 pm.