

Minutes
Columbia Community Land Trust Organization Board
City Hall
701 E. Broadway, Columbia MO
October 8, 2019

BOARD MEMBERS PRESENT

Susan Maze
Paul Prevo
Anthony Stanton
Linda Head
Richard Mendenhall
Shirley Rhoades

BOARD MEMBERS ABSENT

Alex LaBrunerie

CITY STAFF

Randy Cole
Darcie Clark

I. CALL TO ORDER

The meeting was called to order at 6:33 pm.

II. INTRODUCTIONS

Present at the start of the meeting were board members Shirley Rhoades, Paul Prevo, Susan Maze, Anthony Stanton, city staff Tim Teddy, Randy Cole and Darcie Clark, and member of the public Damon Ferlazzo.

III. APPROVAL OF THE AGENDA

Motion to approve the Agenda: Prevo

Motion to 2nd: Maze

Not Voting: Labrunerie and Mendenhall

Motion passes: 5:0

IV. APPROVAL OF THE MINUTES

Motion to approve the Minutes: Prevo

Motion to 2nd: Rhoades

Not Voting: Labrunerie and Mendenhall

Motion passes: 5:0

V. REPORTS

Treasurer's Report: Cole gives the treasurer's report. The expenditures are the same each month but there was a large draw for 19 Third Avenue. The CCLT is still under their normal operating budget for the year.

Motion to approve the Treasurer's Report: Prevo

Motion to 2nd: Rhoades

Not Voting: Labrunerie and Mendenhall

Motion passes: 5:0

Cullimore Cottages/N. 8th Street Update: Cole shares that additional comments on the final plat

have been made to. Staff met with Crockett Engineering and have discussed adjustments. Staff plans to meet with the North Central Neighborhood Association on October 27th to discuss the plans for the development with the Architect, Nick Peckham, present.

VI. OLD BUSINESS

CCLT Homeowner Bylaw Amendment: Cole shares that this bylaw amendment is an important item on the agenda. Cole shared that staff reached out to other Land Trust was told that other CCLT's have a 50/50 split in whether board members are required to be homeowners or occupants and are equally successful and not successful either way. The board has extensive discussion the benefits and potential issues in allowing occupants serve on the board or only allowing the homeowner or "owner of record".

Mendenhall arrives at 6:41 pm.

Mendenhall shared that he spoke to Mayor Treece briefly and got the impression that the mayor would like a chance to look at the issue further and felt that the board should wait before making a decision. The board continues to discuss criteria that they would like for members of the board. Stanton makes a motion to vote on the bylaw amendment. Maze shared that she is for changing the bylaw to "occupant" to limit barriers for those living in the homes to participate. Head shares that she is as well as long as the minimum age is 21. Cole recommends the CCLT attorney look into demographics and criteria at a later date. Mendenhall shares that he felt the mayor was very sincere in wanting to look at this and figure out what he felt was right from the city point of view and will be voting against the motion.

Motion to approve bylaw amendment, changing from "homeowner" to "occupant":

Stanton

Motion to 2nd: Prevo

Not Voting: LaBrunerie

Motion fails: 2:4

The bylaws do not change from "homeowner" to occupant". Mendenhall shares with Cole that he would ask that Cole reach out to the mayor and share how the vote went and the discussion in the meeting. Cole shares that he spoke to the City Clerk Sheela Amin and the board is the point where they request a council liaison. A report is to be done 30 days out from the December meeting and Cole shares that in the report there will be a report about the decision that the board came to as well as the council liaison report. The mayor and council will have an opportunity to discuss. Cole invites the board to council meeting.

Investment Connections Event Summary: Cole, LaBrunerie, and Mendenhall attended the event. Cole shared that several banks shared their interest and Hawthorne Bank informally shared that they would be interested in giving \$5,000 to the Cullimore Cottages Project.

National Conference Summary: Cole shared that he gathered a lot of information from the conference and found that the homes that are built in the CCLT are close to the averages. He shares that Lynn Street was on the higher side. Key takeaways from the event were to look through two lenses at the social justice and economic development sides and how those two worlds blend. The conference will be in Minneapolis next year. Stanton shares that he spoke to people about inclusionary zoning and the policies they have in Atlanta.

VII. GENERAL COMMENTS BY PUBLIC, MEMBER AND STAFF

Maze recommends an attendance policy for board members. Cole shares he would be happy to look into other policies for other boards and commissions and bring a proposal at the next metng.

Rhoades asks about one of the homeowners grounds lease activity and the status of other homes in the neighborhood.

Ferlazzo shares that he would like the Council to make the final decision in the requirements and believes that having occupants on the board would help with quorum issues. Ferlazzo shares that

the council makes decisions for many different boards and many different commissions and we should put our trust in that. He shares an example that the U.S. Constitution does not have requirements to serve on the supreme court but trust is put in the President and Senate to make decisions. Ferlazzo shares that he thinks the trust should be put in the council.

VIII. NEXT MEETING DATE
November 12, 2019

ADJOURNMENT

Motion to adjourn: Prevo

Motion to 2nd: Mendenhall

Not Voting: LaBrunerie

Motion fails: 6:0

The meeting adjourns at 7:32 pm.