



# City of Columbia, Missouri

## Meeting Minutes

### Columbia Community Development Commission

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Wednesday, October 11, 2017

7:00 PM

Regular Meeting

Room 1C, City Hall, 701

E. Broadway, Columbia

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#### I. CALL TO ORDER

MR. FLETCHER: I think it's 7:00 o'clock, so let's get this show on the road here. My name is Mike Fletcher, and this is the October Community Development Commission Meeting, and I'd just like to call the meeting to order.

**Present:** 8 - Michael Fletcher, Pamela Forbes, Mitchell Ritter, Blaine Regan, Michelle Lambert, Paul Whatley, Michael Salanski and Diane Suhler

**Excused:** 1 - Cookie McCray

#### II. INTRODUCTIONS

MR. FLETCHER: Let's start out with introductions. You can go first.

MR. AMELUNKE: Jacob Amelunke; I'm with Community Development, the City.

MR. RITTER: Mitch Ritter, Ward 2.

MR. REGAN: Blaine Regan, 6th Ward.

MR. WHATLEY: Paul Whatley, Member-at-Large.

MR. FLETCHER: Mike Fletcher, Member-at-Large.

MS. LAMBERT: Michelle Lambert, Ward 3.

MS. FORBES: Pam Forbes, Ward 1.

MR. SALANSKI: Michael Salanski, 5th Ward.

MR. ANSPACH: Gary Anspach, City Staff.

MR. FLETCHER: All right. Thank you.

#### III. APPROVAL OF AGENDA

MR. FLETCHER: Let's -- can we get approval of the agenda? Does

anyone have any changes first to the agenda?

MR. RITTER: I don't see any changes. I don't hear any changes. Make a motion to approve the agenda for tonight.

MR. REGAN: I'll second.

MR. FLETCHER: All in favor? (Unanimous voice vote for approval.)

MR. FLETCHER: So we have an approved agenda.

#### IV. APPROVAL OF MINUTES

Approval of June 21, 2017 Meeting Minutes

Approval of August 9, 2017 Meeting Minutes

MR. FLETCHER: Next, we have approval of minutes. It looks like there's meeting minutes from two meetings. Let's just do them together. Does anyone have any comments on either set of meeting minutes? All right. Hearing none, a motion to approve the minutes?

MS. FORBES: I move we approve the minutes.

MR. WHATLEY: I'll second that.

MR. FLETCHER: All in favor?

(Unanimous voice vote for approval.)

MR. FLETCHER: Minutes are approved. Move on to old business.

Approval of June 21, 2017 Minutes

Attachments: [draft CDC minutes 6\\_21\\_17](#)

Approval of August 9, 2017 Meeting Minutes

Attachments: [Draft MeetingMinutes 8-9-17](#)

#### V. OLD BUSINESS

CDC Memo

Attachments: [CDC Memo 10-11-17](#)

MR. FLETCHER: So the CDC Memo. And I can't read that from here. I obviously chose my seat poorly.

MR. RITTER: Do you want to move down?

MS. LAMBERT: It's okay. I came prepared.

FY 2018 CDBG and HOME Budget Update

MR. FLETCHER: Thank you so much. So it looks like -- that's new business, so we're doing old business right now. Right? So Fiscal Year 2018 Budget. The City Council was provided a presentation -- so I made that presentation in August. They made no changes to it. I did hear something on the radio that -- maybe other folks heard that about the City Commission approving the purchase of those properties, and it was going to go into the -- to the --

MR. RITTER: Land trust.

MR. FLETCHER: -- land trust. And they were going to use Community Development funds -- CDBG funds, and so I was going to ask Randy about that -- if that was just our funding, and that's what they were talking about, but he's not here to ask. But I think that's what they were talking about.

MR. RITTER: You know --

MR. FLETCHER: I know --

MR. RITTER: -- we could probably ask for an update on that at the next meeting.

MR. FLETCHER: At the meeting that I did in June, there was some discussion by Randy, that, you know, Job Point had come to us for funding to buy the building that they're in.

MR. RITTER: Uh-huh.

MR. FLETCHER: And they went directly to the Commission [sic] and asked for funds --

MR. RITTER: The Council.

MR. FLETCHER: And so maybe if I turn it over -- it said -- yes, so it says that they did approve those funds. So -- so they were rewarded funds directly from the City Council to take care of that, which is awesome.

MR. SALANSKI: Does anyone know where those -- actually where those funds came from then? I mean, you say City Council.

MR. FLETCHER: It says City surplus here in the -- in the memo, so --

MS. FORBES: Yeah. They have a fund.

MR. SALANSKI: So kind of a little slush fund?

MR. FLETCHER: Yeah.

MS. FORBES: Every year --

MR. FLETCHER: And they did that -- they did that one other time --

MS. FORBES: Uh-huh.

MR. RITTER: For the Veterans --

MR. FLETCHER: -- when we -- yeah, we did --

MR. RITTER: -- Home project.

MR. FLETCHER: -- fund an organization. They gave them -- gave them funding, which is really a good indication that City, you know, supports what we're doing and sees even when there's a greater need, they're willing to --

MR. RITTER: Yeah.

MS. FORBES: CAT TV got some of that money once.

MR. RITTER: Uh-huh.

#### FY 2017 CDBG and HOME Budget Update

MR. FLETCHER: Fiscal Year 2017 Budget. Uncertainty in the budget process delayed the release of the funds. But it says they were finally able to get those.

MR. SALANSKI : I'm sorry, Mike.

MR. FLETCHER: Uh-huh.

MR. SALANSKI: I have a question before you move on --

MR. FLETCHER: Uh-huh.

MR. SALANSKI: -- on the City surplus fund, and perhaps this is a better question for Randy when he -- when he is available at the next -- next meeting, but what makes up those -- that fund? I mean, is that --

MS. KOTTWITZ: I believe it is savings from the previous City budget.

MR. SALANSKI: Okay.

MS. KOTTWITZ: I believe that's where that comes from, and then Council can -- I think half of it can be spent by departments and the other half is at Council's discretion. But Randy can --

MR. FLETCHER: Yeah. I'm sure that like any organization, I keep surplus funds or discretionary funds for jump up stuff, and then at the end of the year, if that's not spent and it carries over, then they can go ahead and budget it and spend it because it's not a contingency fund anymore, it's surplus. So that's probably how they do that. The release signature date was September 27th, so it looks like then the 2017 funds have been released by the staff. And so the key thing for us is it says the CDC should consider the late funding release when it evaluates progress in the spring. So we always get an update. And so, obviously, since some of the organizations are getting the funds later than anticipated, their expenditures -- amount they've spent is more than likely going to be less than what we anticipated. Any other questions on old business?

## VI. NEW BUSINESS

### Election of Officers

MR. FLETCHER: Election of officers. So I'm not sure how this transpires. It would be nice if Randy was here to lead that piece. I am the current Chairman; Blaine is the Vice Chairperson; Pam is the Secretary; and Mitch is the Loan and Grant Liaison. So we can either -- I mean, I don't know -- how does the Commission want to do it? Do you want to go position by position and talk about it?

MR. RITTER: Does anybody -

MR. FLETCHER: Does anyone want to throw their --

MR. RITTER: Give up their position?

MR. FLETCHER: Yeah. First, does anybody who has one of these positions absolutely not want to do it? Is there anybody who is in one of these positions who would not like to continue next year? All right. So

hearing none, so --

MR. REGAN: One comment I'll make.

MR. FLETCHER: Okay.

MR. REGAN: My term is technically up after this month, but I did reapply.

I haven't heard back from City Council yet.

MS. FORBES: Me too.

MR. REGAN: So there's potential --

MR. FLETCHER: Usually --

MR. REGAN: -- that I won't be here next month, but --

MR. FLETCHER: -- that's -- that's --

MR. REGAN: -- I want to be.

MS. FORBES: I doubt that --

MR. FLETCHER: That's usually not -- not a problem.

MR. RITTER: Yeah. Typically the incumbents --

MR. FLETCHER: Yeah.

MR. RITTER: -- usually make it through that process.

MR. REGAN: We have someone at the door.

MS. FORBES: It shouldn't be locked.

MR. FLETCHER: We have a Commissioner hung up outside.

MS. FORBES: Give me your last name so I can --

MS. SUHLER: Suhler.

MS. FORBES: Suhler.

MR. FLETCHER: So is there -- is there anyone who would like to move into one of these spots who is not involved now, who really wants to get involved -- like take over the Chairperson slot or something who wants to experience that? Did you volunteer? Is that what I heard?

(Multiple people talking simultaneously.)

MR. FLETCHER: So hearing none -- so for me, as Chairperson, I'd be happy to go ahead. And I think I do a marginal job, but I'd be glad to continue on doing that. Blaine, are you interested then in continuing on as

the Vice Chairperson?

MR. REGAN: I think I do a decent job the one or two times you're not here.

MR. FLETCHER: I try and make it every time, but, yes, sometimes I'm not able to do the work. And Pam has been the secretary forever.

MS. FORBES: For a while.

MR. FLETCHER: Ever since I've been on the Commission.

MS. FORBES: I'm fine with it.

MR. FLETCHER: And you do a marvelous job, which we truly appreciate that.

MS. FORBES: Thanks.

MR. FLETCHER: And, Mitch, you're okay with staying on that -- the other --

MR. RITTER: Yeah. We've just had a few meetings, so I'm just now getting --

MR. FLETCHER: Kind of starting to figure out what's going on.

MR. RITTER: -- acclimated to what the committee does, so --

MR. FLETCHER: So in order to do the elections, I guess we need a motion.

**MR. RITTER: Make a motion to keep all officer positions with the same individuals from last year carried into the new cycle or new year.**

**MR. SALANSKI: Second the motion.**

**MR. FLETCHER: All in favor?**

**(Unanimous voice vote for approval.)**

Review of Annual Calendar

**Attachments:** [FY2019 CDC Schedule](#)

MR. FLETCHER: I guess we can vote for ourselves. All right. Review of the annual calendar. Can we pull that up?

MR. ANSPACH: Did you want to continue through the information listed here in the memo?

MR. FLETCHER: Well, we're at new business. Right?

MR. RITTER: That's under -- that's after the calendar.

MR. FLETCHER: Election of officers.

MR. ANSPACH: I'm sorry.

MR. FLETCHER: Next was review of annual calendar.

MR. RITTER: Do you have the link to the calendar?

MR. FLETCHER: All right. So I think you've all -- you've all seen this. You've been sent a meeting request for all the meetings. So I think -- does anybody have any questions about it?

MR. RITTER: No.

MR. FLETCHER: Okay. Here's -- I don't -- there's -- we just have to review it. I don't believe that there's a requirement for us to approve that, is there?

MR. RITTER: No. It's usually just the time that if anybody has a major conflict --

MR. FLETCHER: Conflict.

MR. RITTER: -- or we're risking, you know, not having a quorum, it's a good time to recommend a change --

MR. FLETCHER: Okay

MR. RITTER: -- early in the process --

MR. FLETCHER: All right.

MR. RITTER: -- so we won't get too many weeks out.

MR. FLETCHER: Okay.

MR. SALANSKI: I'll just -- I'll just note that January 10th is my birthday. If everybody wants to bring a gift for me on January 10th.

(Multiple people talking simultaneously.)

MR. RITTER: I think it goes the other way around.

MR. SALANSKI: Oh, is that how it works?

(Multiple people talking simultaneously.)

MR. SALANSKI: I will bring some chips and salsa to go with the actual gifts. That will be fantastic.



MR. FLETCHER: We will do that. If you come, we will --

MR. SALANSKI: Didn't want to self-plug, but if you want --

MR. RITTER: If you come on your birthday, we can probably arrange something.

MR. WHATLEY: We'll invite the public too.

MR. SALANSKI: Well, and perhaps -- perhaps we can see how much really surplus funds the City has.

MR. RITTER: It will be open to the whole city.

MR. SALANSKI: Yeah. We can get into that slush fund a little bit more.

MS. LAMBERT: Slushy fund.

MR. SALANSKI: Yeah. There you go.

#### FY 2017 Community Housing Development Organization Proposal Process

MR. FLETCHER: All right. So I think that's enough discussion on the schedule. Fiscal year 2017 Community Housing Development Organization Proposal Process. So maybe we've got some discussion on that. So these -- there's a discussion in the memo on -- on request for proposals. We do 15 percent of its annual HOME allocation on Community Housing Development Organization -- the CHDO. There's a little discussion -- does everybody know what the CHDOs are? Do we need to go over that? There's a discussion of it there. So it appears the staff met with our local CHDOs, which we have the three -- and those are the folks primarily who are building our affordable housing, to discuss the 2017 request for proposal and its \$200,000 in funds allocated. So maybe that was what I was hearing --

MR. RITTER: So is this what you've --

MR. FLETCHER: -- on the radio.

MR. RITTER: That is what you heard about was the --

MR. FLETCHER: Yeah. It probably is.

MR. RITTER: -- collaboration --

MR. FLETCHER: Yeah.

MR. RITTER: -- to bring another proposal for City surplus.

MR. FLETCHER: Okay. And so it sounds like, you know, basically what we have already discussed that the CHDOs will be developing the four homes on the Eighth Street property, and that the City will be engaged with the neighborhood, you know, to start the redevelopment process and find out what their needs are. So our December meeting - it says that they're going to bring the proposal to us for the December meeting, and again, there's a discussion of City surplus funds allocated for that. So you know in the past, we would have a single housing -- house project that we wanted built, we would make all the CHDOs competitively bring a proposal. And now that we have many more opportunities for the low income housing construction, essentially, we can keep them all busy, which I really think is an awesome opportunity, and it keeps them from kind of competing with each other. And where they're working together, I think it leverages a lot more partnership on their part. So any -- any questions on that? So in December it will be an important meeting because we will be approving funding, so -- and it will be the holidays. So keep that in mind.

MS. LAMBERT: Yeah. I may not be able to make that meeting depending on when this happens.

MR. FLETCHER: When is the date of that? We just looked at the calendar.

MS. LAMBERT: December 13th.

## **VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF**

MR. FLETCHER: This is going to be a short meeting. Without Randy here to provide a better explanation of things, it goes pretty quick. Do we have any -- any follow-up comments or questions?

MS. FORBES: Ask this fellow here. Any questions?

MR. GURLEY: Yeah. Actually, while -- I have more individual questions

than anything.

MR. FLETCHER: Okay.

MR. GURLEY: I'd like --

MR. SALANSKI: Hold up for just a second. Do you maybe state your name and come to a mic?

MR. GURLEY: Oh, sorry. Yeah, absolutely.

MS. FORBES: There you go.

MR. GURLEY: Sorry.

MR. FLETCHER: We're being rather informal this evening. Usually we are more formal.

MR. GURLEY: My name is Davis Gurley, a journalism student at the University of Missouri. That's why I'm here. I'm just doing a report right now. It's a 24-hour story. Got to -- got to find a story in this meeting and come up with one. So mostly what I was going to go ahead and try to --

MR. SALANSKI : My birthday is January 10th.

MR. GURLEY: January 10th. I've got that. Mostly what I was going to -- Randy, I think his name was. I don't -- I'm not exactly sure who that is.

MR. RITTER: You mean Randy Cole.

MR. GURLEY: Randy. I'm going to write that down really quick before I forget it. Randy Cole. And I understand him not being here is a problem. But I just would like to ask just a couple of questions for like the people who were re-elected. I just kind of was curious like what -- what you guys -- I mean why you guys hold your positions, I guess. That would be the easiest way for me to write a story -- if that's possible. I mean, I understand -- and it doesn't have to be in the middle of the meeting. If everybody wants to leave, that's fine.

MR. FLETCHER: Right.

MR. GURLEY: I just - I --

MR. FLETCHER: That's normally -- normally then what we will do, so we know you want to discuss that with some of the members.

MR. GURLEY: Yeah.

MR. FLETCHER: And we'll -- we'll be available after the meeting.

MR. GURLEY: Okay. Perfect. Yeah. That's -- that's really all I have. I don't -- nothing really for the entire group.

MR. FLETCHER: Okay.

MR. GURLEY: I appreciate the thoughts though. Thank you.

MR. FLETCHER: We appreciate you coming and being interested though. Thank you.

MR. GURLEY: Oh, absolutely.

MR. FLETCHER: Anything else?

#### **VIII. NEXT MEETING DATE**

November 8, 2017

#### **IX. ADJOURNMENT**

MR. FLETCHER: And it looks like we can be adjourned. Do we have a motion?

MR. REGAN: I'll motion to adjourn.

MR. WHATLEY: Second.

MR. FLETCHER: All in favor?

(Unanimous voice vote for approval.)

MR. FLETCHER: Meeting adjourned.

(The meeting adjourned at 7:20 p.m.)