



# City of Columbia, Missouri

## Meeting Minutes

### Community Land Trust Organization Board

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Tuesday, August 13, 2019

6:30 PM

Regular Meeting

Room 1C, City Hall

701 E. Broadway  
Columbia

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#### I. CALL TO ORDER

The meeting was called to order by Mendenhall at 6:34 pm.

#### II. INTRODUCTIONS

Present at the start of the meeting were board members Maze, Rhoads, Head, Mendenhall and LaBrunerie. Homeowner and City Staff Sara Ferrill and family as well as ABC 17 news and city staff Cole and Clark were also present at the start of the meeting.

**Present:** 6 - Shirley Rhoades, Anthony Stanton, Alexander LaBrunerie, Susan Maze, Richard Mendenhall and Linda Head

**Excused:** 2 - Paul Prevo and Michael Trapp

#### III. APPROVAL OF AGENDA

**Motion to approve the Agenda:** LaBrunerie

**Motion to 2nd:** Rhoades

**Not Voting:** Prevo, Maze and Stanton

**Motion Passes:** 4:0

#### IV. APPROVAL OF MINUTES

Draft July 9, 2019 CCLT Joint Meeting Minutes

**Attachments:** [Draft 7.9.19 CCLT HCDC Joint Meeting Minutes.pdf](#)

**Motion to approve the Minutes:** LaBrunerie

**Motion to 2nd:** Rhoades

**Not Voting:** Prevo, Maze, Stanton

**Motion Passes:** 4:0

#### V. OLD BUSINESS

N. 8th Street Update

Cole shares that there are comments currently about storm water and details still being worked through.

3rd Avenue Update

Cole shares that the agreements were approved at the last meeting and work will begin soon. Cole shares that Rev. Ballenger, the CCLT realtor is already working with individuals who are potentially interested in the property.

#### VI. SPECIAL ITEMS

Annual Secretary of State Filing

Cole shares that this is a required annual filing. It will include directors and officers, but not the council liaison on the filing. The cost is \$11.25 with service fee.

**Motion to approve the Annual Secretary of State Filing: LaBrunerie**

**Motion to Second: Rhoades**

**Not Voting: Prevo, Maze and Stanton**

**Motion Passes: 4:0**

Investment Connections

**Attachments:** [Investment Connections Information.pdf](#)

*Anthony Stanton arrives at 6:39 pm*

Cole shares that this was an event with City, United Way, Housing Authority, and the Federal Reserve Bank. Cole shares that they have a process by which you can apply for upcoming affordable housing and community development projects. It is not necessarily a pool of grant funds but it is connecting banks to community development efforts. Cole submitted the Cullimore Cottages Project.

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

Stanton shared that he was injured prior to the meeting and wanted to make sure there was a quorum. Prior to his departure from the meeting Stanton wanted to discuss the City of Columbia budget meeting. Stanton shares that his impression was that the new City Manager was looking to no longer focus on the three strategic areas and felt that they were stabilized. Stanton shares that he strongly disagrees. Cole shares that the efforts of the community policing benefited those areas and there is discussion to take community policing city wide. Stanton wants to be sure that these three areas are still focused on as he believes these three areas are not stabilized. Ferrill shares that in her office she has records that he may look at with maintenance concerns. Cole shares that there will be opportunity for community input in the fall for the city wide strategic plan. Ferrill shares that not having these three strategic areas as a priority will be a detriment to the citizens. She shares that she works pretty exclusively in the North side and transportation and many other services are needed there.

*Maze arrives at 6:47 pm. Stanton Leaves at 6:48 pm.*

Questions were had about the tree that fell on one of the Lynn Street homes and it has not completed repair. The board appreciates that the issue was brought up and will check in with that homeowner.

## **CCLT Bylaw and Authorizing Ordinance Homeowner Definition**

Cole shares that the city authorizing ordinance and the CCLT bylaws to not match for their board member definition. The ordinance says "occupant" and the bylaws say "homeowner" meaning the legal owner of record. Cole shares that the city and CCLT lawyers do not agree on which definition to use. The board may decide if the individual must own the home, or just occupy it. There is extensive discussion and homeowner Ferrill and spouse Damon Ferlazzo were present at the meeting. Ferlazzo applied to be on the CCLT board and would like to be a board member. Ferlazzo resides at 105 Lynn although he is not currently on the Deed and Promissory note. Ferrill shares that Ferlazzo will be on a beneficiary deed for the property. The board decides to direct city staff to speak to the CCLT lawyer regarding any implications of allowing an occupant rather than the homeowner be on the board. The board expresses support for an occupant be on the board but would like more information from the CCLT Lawyer and does not make a vote at this time.

CCLT Mission, Vision and Values

**Attachments:** [CCLT Vision, Mission, Values.pdf](#)

Cole shares the document and requests that the board review prior to the next meeting so that the CCLT can review it on August 24.

## VII. REPORTS

### Treasurer's Report

**Attachments:** [July Financials.PDF](#)  
[Budget vs. Actuals.pdf](#)

Discussion is had about the Treasurer's Report and the in kind donation of land from the 3rd Avenue purchase as well as other donations throughout the month.

**Motion to accept the Treasurer's Report: Maze**

**Motion to 2nd: Head**

**Not Voting: Prevo, Stanton**

**Motion Passes: 5:0**

## VIII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Maze shares that the Community Foundation has opened their \$1,500 grant up and is must be submitted in August. The form is online. Discussion is had at applying for closing fees for a CCLT home.

**Motion to direct Susan Maze to work with Randy to fill out the form: LaBrunerie**

**Motion to 2nd: Head**

**Not Voting: Prevo, Stanton**

**Motion Passes: 5:0**

## GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Maze shares that the Solid Waste department apartment building may be up for sale and purchased it for \$700,000. Maze asks if the CCLT may be interested in the property or being in the discussion. The group expresses interest in being part of the discussion. Ferlazzo and Ferrill express their opinions that the CCLT bylaws change to not require a homeowner but a resident who lives in the home at least 10 months out of the year. The board shares their support but will discuss the change with their lawyer.

## IX. NEXT MEETING DATE

September 10, 2019

## X. ADJOURNMENT

The meeting adjourned at 7:17 pm.

**Motion to adjourn: Mendenhall**

**Motion to 2nd: Head**

**Not voting: Prevo, Stanton**

**Motion Passes: 5:0**