



City of Columbia, Missouri

Meeting Minutes

Community Land Trust Organization Board

Tuesday, June 16, 2020

6:00 PM

Regular

Room 1A/1B, City Hall

701 E. Broadway
Columbia

I. CALL TO ORDER

The meeting was called to order by Stanton at 6:02 pm.

II. INTRODUCTIONS

Present at the start of the meeting were board members Stanton, Ferlazzo, Labrunerie, Head, Ross, Rhoades, Cristal, Maze and Mendenhall. Council liaison Fowler listened in via video chat. CCLT homeowner, Sara Ferrill and city staff Cole and Clark were also in attendance.

Present: 9 - Shirley Rhoades, Anthony Stanton, Alexander LaBrunerie, Susan Maze, Richard Mendenhall, Linda Head, Scott Cristal, Damon Ferlazzo and Christopher Ross

Non-Voting: 1 - Pat Fowler

III. APPROVAL OF AGENDA

Staff Memo

Attachments: [CCLT Staff Memo 6-16-20.pdf](#)

Staff memo discussed throughout the course of the meeting.

Motion to approve the Agenda: Cristal

Motion to 2nd: Mendenhall

Motion Passes: 9:0

IV. APPROVAL OF MINUTES

Approval of February 11, 2020 Minutes

Attachments: [Draft February 11, 2020 CCLT Minutes2.pdf](#)

Motion to approve the draft February 11, 2020 minutes: Maze

Motion to 2nd: Head

Motion Passes: 9:0

V. SPECIAL ITEMS

Appointment of New CCLT Board Member

Christopher Ross of 109 Lynn Street was appointed as a homeowner representative.

VI. REPORTS

Treasurer's Report

Attachments: [February Financials.PDF](#)
[March Financials.PDF](#)
[April Financials.PDF](#)
[May Financials.PDF](#)

LaBrunerie shared that he was in contact with the CCLT accountant and the most notable occurrence was the sale of 19 Third Avenue in March. There were also donations that added to the CCLT finances.

Motion to accept the February, March, April and May financials: Mendenhall

Motion to 2nd: Cristal

Motion passes: 9:0

Donations received

The board reviews the received donations noting that there was a \$20,000 donation received from the same anonymous donor that had previously donated \$10,000.

Miles Manner

Cole shares that the anonymous donor requested to highlight an African American leader in the community. Cole and the donor decided to ask Barbara Harrell if she would be interested in being featured. Barbara recommended Clara Miles. Miles would be recognized for her work in fair housing specifically for the Miles Manor neighborhood built in Columbia in the 60's. The anonymous donor requested a plaque recognizing the work of Miles be put in the miles manor neighborhood. Cole shared that he reached out to Jim Whitt with REDI to ask if there is funding to also support this plaque.

Cole shares that homeowners Ferrill and Ferlazzo requested that they donate to another CCLT homeowner for 3 months of their ground lease. Cole shares that staff will accept the donation and vote on the donation at the next meeting.

Insurance Coverage Audit for Contractors

Cole shared that the General liability insurance renewal is due, the board signed checks at the meeting for the renewal. The price had been locked in for three years during the 2019 renewal. Cole shares the insurance audited for contractor insurance. Clark shared that she spoke to the insurance company and the audit was completed.

VII. OLD BUSINESS

Cullimore Cottages Builder Agreement Update

Cole shares that the city procured Taos for the stormwater improvements and rough grade for the Cullimore Cottages site. Cole shared that there is currently some back and forth with the builder and the CCLT lawyer finalizing the agreement prior to the signing.

Cullimore Cottages CHDO Agreements Attorney Review

Cole requests that CCLT approve Cole reaching out the CCLT attorney to remove a portion of the agreement that states the architect is a consultant for the project and to draft the agreements for the building by CHDO's. Two homes are to be built by Job Point and one home is to be built by Central Missouri Community Action.

Motion to approve the Attorney Review the Cullimore Cottages CHDO Agreements: Mendenhall

Motion to 2nd: Maze
Motion passes: 9:0

VIII. NEW BUSINESS

Resale Process within Ground Lease

Cole shares the resale process for a CCLT home as outlines in the ground lease signed by each homeowner. Cole shares an example of how the calculation would work that he created.

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.

Attachments: [CCLT_Closed Meeting Notice 6.16.2020.pdf](#)

The board enters closed session at 6:35 pm, board member Ferlazzo leaves the discussion after entering closed session at 6:38 pm.

Motion to go into closed session pursuant to RSMO 610.021 (2) Leasing purchase or sale of real estate: Cristal

Motion to 2nd: Mendenhall

Roll Call Vote:

Stanton: Yes

Ferlazzo: Yes

LaBrunerie: Yes

Ross: Yes

Head: Yes

Rhoades: Yes

Cristal: Yes

Maze: Yes

Mendenhall: Yes

Yes: 9 - Rhoades, Stanton, LaBrunerie, Maze, Mendenhall, Head, Cristal, Ferlazzo and Ross

Non-Voting: 1 - Fowler

The board leaves closed session at 6:55 pm.

Motion to go out closed session pursuant to RSMO 610.021 (2) Leasing purchase or sale of real estate: Mendenhall

Motion to 2nd: Head

Roll Call Vote:

Stanton: Yes

LaBrunerie: Yes

Ross: Yes

Head: Yes

Rhoades: Yes

Cristal: Yes

Maze: Yes

Mendenhall: Yes

Yes: 8 - Rhoades, Stanton, LaBrunerie, Maze, Mendenhall, Head, Cristal and Ross

Excused: 1 - Ferlazzo

Non-Voting: 1 - Fowler

X. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Rhoades proposes a neighborhood watch for Lynn Street and shares she is not sure how to get that started. Stanton shares that he knows who to assist with that. Rhoades shares that there is a pipe in front of one of the properties on Lynn Street and it is an eyesore. Cole shares that he will get that taken care of.

Ross shared that there is some damage on 111 Lynn. Clark shared that she will reach out to the family to ask if they are aware.

Head shared that the builder is not responsive to calls. She also shared that the motherboard on her solar system went out but spoke to Dogwood solar and it was replaced and was under warranty.

Ferrill shared that Dogwood Solar has an extended warranty that can be purchased for the solar panels for future maintenance.

Ferlazzo and Ferrill express concerns with their neighbors. Discussions are had about those concerns. Mendenhall shares that the discussed concerns could happen in any neighborhood and because the CCLT board is not a homeowners association this is not an issue of this board. Mendenhall recommends to adjourn the meeting.

XI. NEXT MEETING DATE

July 14, 2020

XII. ADJOURNMENT

The meeting adjourns at 7:16 pm.

Motion to adjourn the meeting: Stanton

Motion to 2nd: Mendenhall

Motion Passes: 9:0