



City of Columbia, Missouri

Meeting Minutes - Draft

Community Land Trust Organization Board

Wednesday, February 4, 2026
6:30 PM

Regular Meeting

City Hall Conference
Room 1A/1B, 701 E
Broadway

I. CALL TO ORDER

The meeting was called to order at 6:30 pm by Stanton.

II. INTRODUCTIONS

Present at the start of the meeting were board members Jaye Trotter, Douglas Hunt, Rikki Ascani, Linda Head, Alex LaBrunerie, and Anthony Stanton. City staff Tiffani Wiesehan, Jacob Amelunke, Molly Fair, Kevin Gorsage, and Cari Schlottach were also in attendance.

Present: 7 - Anthony Stanton, Alexander LaBrunerie, Linda Head, Jeremy Trotter, Tracey Bush-Cook, Douglas Hunt and Rikki Ascani

Excused: 2 - Sabra Mitchell and Diamond Tabron

Non-Voting: 1 - Valerie Carroll

III. APPROVAL OF AGENDA

The CCLT's realtor was in attendance for closed session. Amelunke suggested moving the Treasurer's report to before new business to move the closed session up.

Motion to move the Treasurer's report to before new business and after special item: Stanton

Not Voting: Bush-Cook, Tabron and Mitchell

Motion passed: 6:0

IV. APPROVAL OF MINUTES

Approval of January 7, 2026 Meeting Minutes

Attachments: [CCLT Meeting Minutes 1.7.26 - Draft](#)
[CCLT Meeting Audio 1.7.26](#)

Motion to approve January 7, 2026 meeting minutes: Head

Motion to 2nd: Stanton

Not Voting: Bush-Cook, Tabron and Mitchell

Motion passed: 6:0

V. SPECIAL ITEMS

Board Member Recognition

Shirley Rhoades was recognized for her time on the CCLT board. Ms. Rhoades been on the board since the beginning of the CCLT. Randy Cole spoke on her achievements and thanked her for her hard work. Ms. Rhoades was presented a certificate by Stanton and Amelunke. Ms. Rhoades gave some words on unity of Lynn St and being proud of the CCLT.

VII. 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 by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.

Attachments: [CCLT Closed Meeting Notice 2.4.26](#)

Went into closed session at 6:44pm.

Tracey Bush-Cook arrived at 6:46pm.

Motion to go into closed session pursuant to RSMo 610.021 (2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor:

LaBrunerie

Motion to 2nd: Stanton

Roll Call Vote:

Jaye Trotter: Yes

Douglas Hunt: Yes

Rikki Ascani: Yes

Linda Head: Yes

Alex LaBrunerie: Yes

Anthony Stanton: Yes

Not Voting: Bush-Cook, Tabron and Mitchell

Motion passed: 6:0

Yes: 6 - Stanton, LaBrunerie, Head, Trotter, Hunt and Ascani

Excused: 3 - Bush-Cook, Mitchell and Tabron

Non-Voting: 1 - Carroll

Came out of closed session at 8:17pm.

Motion to go into closed session pursuant to RSMo 610.021 (2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor:

LaBrunerie

Motion to 2nd: Stanton

Roll Call Vote:

Jaye Trotter: Yes

Douglas Hunt: Yes

Rikki Ascani: Yes

Linda Head: Yes

Alex LaBrunerie: Yes

Anthony Stanton: Yes

Not Voting: Tabron and Mitchell

Motion passed: 7:0

Yes: 7 - Stanton, LaBrunerie, Head, Trotter, Bush-Cook, Hunt and Ascani

Excused: 2 - Mitchell and Tabron

Non-Voting: 1 - Carroll

VI. REPORTS

Treasurer's Report

Attachments: [CCLT December '25 Financial Notes](#)
[CCLT December '25 Financial Statements](#)

According to the December report, the CCLT has just under \$708,000 in total assets. There was \$23,650 in restricted donations that came in for the month of December and just under \$141,000 for all of fiscal year 2025. Trotter suggest looking into COMO Gives as a partner for another source of funding.

Motion to approve treasurer's report: LaBrunerie

Motion to 2nd: Head

Not Voting: Tabron and Mitchell

Motion passed: 7:0

Administrative Services

Attachments: [Land Trust Time - January 2026](#)

Stanton thanked board for the itemize report for January. The attachment is there for informational purpose.

VIII. NEW BUSINESS

2026 Budget

Staff being reviewing the budget. On paper the CCLT looks pretty good, but most of the funds are restricted with either ARPA or specifically for the purchase of a home. ARPA has cost a lot of money with staffing costs along with everything else. Due to this, it's causing the budget to become very tight for 2026 and will eventually run out of funds if something doesn't change. Hunt set up a meeting with the De'Carlon Seewood, the City Manager, about the Chain of Houses and ways the CCLT has brought houses in. During the meeting, Amelunke brought up the City covering staffing cost instead of the CCLT and was told to bring the idea to city council for approval. This would help the CCLT for the 2027 budget but not make it where it will be affordable the whole time. Staff discussed other ideas such as raising ground lease fees, cutting back on unnecessary expenses, not renewing some subscriptions, and cutting back on the process to cut checks so the CCLT can support the items they have to have.

Stanton did not like that he was not part of the meeting and the executive board should have been made aware of it. Stanton told the board that not seen a legal document about the special account for ARPA or has seen an official document on guidance on how the APRA money can be used post sale. According to Stanton, ARPA has always been a living process and a document. There were a lot of things that were changed and manipulated in the process of getting these funds. He argued that the money that came from the sale of the home is no longer APRA money and has been cleaned as there is no direct relationship between APRA and that money as the money comes from the bank. Amelunke told Stanton that was incorrect. Stanton explained how he believes the CCLT is going backwards from previous years due to not being able to receive the proceeds from the sale of the home due to APRA and having to ask the City for money.

Stanton proposed that the CCLT forward an invoice to the city based on their fees it cost to execute the ARPA plans and get the money back in fees or we charge a negotiable 5-10% developer fee. Stanton plans to talk with the City Manager along and possibly the CCLT lawyer. Stanton expressed his frustration about not knowing about the meeting with the City Manager and how it will not happen again. Head notated as well that the whole

executive board should have at least known about the meeting. With City budget coming up right now, Amelunke asked Stanton if he still wanted us to move forward with asking the City for help and was told yes but the conversation needs to be different. Ascani proposed bring up the development fees, along with City covering staffing cost and how the CCLT can become independent.

Douglas Hunt left the meeting at 8:50pm.

Motion to let Jacob Amelunke move forward on a proposal oppose using city funds on to staff CCLT staff in parallel having a conversation with De'Carlton about development fees and ARPA funding: Stanton

Motion to 2nd: Head

Not Voting: Hunt, Tabron and Mitchell

Motion passed 6:0

Extending Driveway at 109 Lynn

Attachments: [Christopher Ross Driveway](#)

Mr. Ross wants the CCLT or the CCLT and him to widen his driveway because his car got hit while being parked on the street. He is currently parking his suburban right up against his house in a grassy area that is not meant to be a double driveway so he wants to fill that grassy area in with concrete. Where Mr. Ross is parking his suburban currently is a violation to City ordinance as you cannot park on grass in the City limits. His current driveway is being used to store his boat and grills. The boat is currently encroaching on the shared driveway. The board decided that Mr. Ross needs to fix his violations first before they address the extra parking. Stanton suggest sending Mr. Ross a letter or email letting him know the violations, have him review the city ordinances, give him a timeframe to fix the issue and we can put him back on the agenda for next month meeting.

Motion to allow staff to formulate an email/written document explaining to Chris to review his compliance with city ordinance as it relates to vehicles parking and parking on grass by next board meeting: Stanton

Motion to 2nd: Trotter

Not Voting: Hunt, Tabron and Mitchell

Motion passed: 6:0

Marketing

Did not discussed during meeting.

IX. OLD BUSINESS

Mailboxes at Cullimore Cottages

Wiesehan sent the email out to the homeowners at Cullimore to see if they wanted the mail to be delivered to the mailboxes on their home or at the cluster mailboxes. All but three homeowners responded back and they all wanted their mail to be delivered to the mailboxes on their homes. It was suggested in a previous meeting to just remove the cluster mailboxes. Board discussed going back to the post office to let their staff know the homeowners prefer at home delivery and see how much heads up that they need before it was removed. Stanton asked Trotter if they and Mitchell could handle it and to come back to the board if they need support.

X. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

A member of the public asked about the budget. The question was asked to what magnitude/extent will those internal issues affect the people they service and will it be felt

by them soon or within the next year. Stanton responded by letting them know that homeowners do pay a ground lease fee and that will continue. If the worst-case scenario happens and they are unable to solve the problem as a board, there may be legal issues that will have to be addressed but the board and staff will figure this issue out.

No comment from board.

No comment from staff.

XI. NEXT MEETING DATE

March 4, 2026

XII. ADJOURNMENT

The meeting was adjourned at 9:17pm.

Motion to adjourn: Stanton

Motion to 2nd: Head

Not Voting: Hunt, Tabron and Mitchell

Motion passed: 6:0