

Meeting Minutes

Columbia Community Land Trust Organization Board

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

June 4, 2025

BOARD MEMBERS PRESENT

Shirley Rhoades
Anthony Stanton
Jeremy (Jaye) Trotter
Douglas Hung
Tracy Bush-Cook

BOARD MEMBERS ABSENT

Alex LaBrunerie
Linda Head
Rikki Ascani
Sabra Mitchell
Valerie Carroll, Council Liaison, Non-Voting

CITY STAFF

Jacob Amelunke
Tiffani Wiesehan
Kevin Gorsage
Leigh Kottwitz

I. **CALL TO ORDER**

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

II. **INTRODUCTIONS**

Present at the start of the meeting were board members Shirley Rhoades, Anthony Stanton, Jeremy Trotter, Douglas Hunt and Tracey Bush-Cook. City staff Kevin Gorsage, Jake Amelunke, Tiffani Wiesehan and Leigh Kottwitz were also in attendance.

III. **APPROVAL OF THE AGENDA**

Motion to approve the agenda: Bush-Cook
Motion to 2nd: Stanton
Not Voting: LaBrunerie, Head, Ascani, Mitchell
Motion passed: 5:0

IV. **APPROVAL OF THE MINTUES**

Motion to approve the May 7, 2025 minutes: Hunt
Motion to 2nd: Stanton
Not Voting: LaBrunerie, Head, Ascani, Mitchell
Motion passed: 5:0

V. **REPORTS**

Treasurer's Report: Board took a couple minutes to look over the April '25 Financial Statements. Currently have \$34,837 in the bank account.

Motion to approve the treasurer's report: Stanton

Motion to 2nd: Trotter
Not Voting: LaBrunerie, Head, Ascani, Mitchell
Motion passed: 5:0

VI. OLD BUSINESS

Lawn Care & maintenance: We are currently under contract for the rest of the year on mowing and can discuss the renewal at the next contract date. Not all CCLT homes are getting mowed just part of the Lynn St development, and a small portion of the bioretention in the Cullimore Cottages. When reviewing documents, housing staff noticed we were supposed to review lawncare and Maintenance after the first couple years but never did and just kept on mowing those properties. Once the home changed hands, they were no longer grandfathered in on the mowing services. By cutting back on mowing services this will cut down some of the fees but there will still be some with the snow removal that is needed and the mowing of the biorientation/common areas. Stanton wants to keep the mowing services for this year due to exposure reasons. Discussed sending out a letter to the homeowners whose properties are mowed making them aware that they will no longer be receiving mowing services after this mowing season.

Motion to allow the grass mowing contract to expire for this contract cycle, modify contract for only biorientation and renew snow removal contract in addition to sending termination notice to all a residence by September of this mowing cycle: Stanton

Motion to 2nd: Hunt
Not Voting: LaBrunerie, Head, Ascani, Mitchell
Motion passed: 5:0

115 Lynn: By Monday morning (June 9th), the home should be purchased. Gorsage will be dropping off the paperwork and check at Boone- Central Title tomorrow. Mobile notary will be meeting with the sellers at 10am on June 5th and the documents will be overnighted to Boone- Central Title. Documents should be recorded early Friday morning.

VII. SPECIAL ITEMS

Donation of Land by a Homeowner (Pat Fowler): Ms. Fowler is currently at the meeting to make sure that when she passes her home will remain permanently affordable in her neighborhood. Fowler grew up in a Land Trust model community in Greenbelt. She currently lives in the north central area where the Cullimore Cottages are and been a residence of the 1st ward since 2009. There was a meeting at the Wilkes Blvd Church on May 3rd to discuss the future of the church when Turning Point moves to the opportunity campus. This was an alarm for her to start making her home permanently affordable now. She is currently on a two-year timeline to complete the renovations of her home. Fowler explained the changes/renovations that she has already completed and showed photos of home her from the 1970s to now. She knows there will be continued maintenance on her home and is prepared to keep up with those. Along with the renovations to the outside, she plans to work on the inside as well.

Fowler wants to start a conversation with the CCLT first on how they can make her home permanently affordable and who to speak with. Her goal is permanent affordability wither it's with the Columbia Community Land Trust or another Land Trust. According to Stanton, this topic has already been brought up before and we would have to look in the archives to see what has been done in the past. This topic has also been brought to our attention here recently by a family in the Benton-Stephen area upon death. The process for donation, would be determined by how Ms. Fowler wants to donate her land.

VIII. OLD BUSINESS

Strategic Plan: There are two version of the strategic plan in the works, one created by Hunt and the other by Stanton. Stanton changed the language on his version to match the current language being used by state funding and explained the differences between his and Hunt version. Stanton wants to agree upon as a board the primary outcomes. Once the board established the primary, then can discuss the outcomes/outcome measures for 2025 only. It's important the CCLT refine their relationship with the city, county, local banks and donors due to the CCLT growing over the years and have not revisited them. According to Stanton, it is unclear wither the CCLT is an independent 501c3 with a strong partnership with the city or a city program. Stanton and Amelunke discussed the relationship the CCLT have with the city. Attempt to discuss the processes that have to be taken when trying to apply for outside funds/non-government money while using city staff. Discussed a possible change to the bylaws to see if we need to admin the process to make applying and getting approved for grants faster. Goal for next meeting is to agree on the primary objectives and walk through what we need to get done for 2025.

Motion to begin renegotiating of the contract between the Columbia Community Land Trust and the city of Columbia for services provided: Trotter

Motion to 2nd: Stanton

Abstain: Hunt

Not Voting: LaBrunerie, Head, Ascani, Mitchell

Motion passed: 4:0

IX. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

No comment from the public. Wiesehan stated for recording purposes to speak up and to not talk over each other as it makes it's hard to do the minutes. Hunt stated that he will be talking with the Springfield Land Trust on June 12th and will be talking with the Lawrence Land Trust as well. Hunt will find a way to pass on the information he learned. He also suggested to adding a video that explained the CLT on their website. Stanton stated that the DC Conference was great and very busy. He was able to meet with our senator staff about housing.

X. NEXT MEETING DATE

July 9, 2025

XI. ADJOURNMENT

Motion to adjourn: Stanton

Motion to 2nd: Trotter

Not Voting: LaBrunerie, Head, Ascani, Mitchell

Motion passed: 5:0

The meeting was adjourned at 8:41pm.