



City of Columbia, Missouri

Meeting Minutes - Draft

Community Land Trust Organization Board

Wednesday, June 5, 2024
6:30 PM

Regular Meeting

Council Chambers
City Hall, 701 E
Broadway

I. CALL TO ORDER

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

II. INTRODUCTIONS

Present at the start of the meeting were Board members Stanton, LaBrunerie, Head, Trotter, Hunt, and Bush-Cook. City Council liaison, Betsy Peters was present. City staff, Rebecca Thompson, Jennifer Deaver, Jacob Amelunke, Molly Fair, and Tracy Graham were also in attendance.

Present: 6 - Anthony Stanton, Alexander LaBrunerie, Linda Head, Jeremy Trotter, Tracey Bush-Cook and Douglas Hunt

Excused: 1 - Shirley Rhoades

Non-Voting: 1 - Betsy Peters

III. APPROVAL OF AGENDA

Motion to approve the agenda: Stanton

Motion to 2nd: Trotter

Not voting: Rhoades

Motion passes: 6:0

IV. APPROVAL OF MINUTES

Approval of May 1, 2024 Meeting Minutes

Attachments: [05.01.24 CCLT Minutes - DRAFT](#)

[05.01.24 CCLT Meeting Audio](#)

Motion to approve the May 1, 2024 Meeting Minutes: Stanton

Motion to 2nd: Head

Not voting: Rhoades

Motion passes 6:0

V. REPORTS

Treasurer's Report

Attachments: [CCLT Financial Statements February 2024](#)

[CCLT Financial Statements March 2024](#)

LaBrunerie reviewed the February and March financials.

Motion to accept the February 2024 and March 2024 Financial Reports: Stanton

Motion to 2nd: Hunt

Not voting: Rhoades
Motion passes: 6:0

VI. 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 and RSMo 610.021 (11) Specifications for competitive bidding, until either the specifications are officially approved by the public governmental body or the specifications are published for bid.

Attachments: [CCLT Closed Meeting Notice 06.05.2024](#)

Motion made by: Stanton
Motion to 2nd: Head
Not voting: Rhoades
With roll call vote - Motion passes: 6:0

Yes: 6 - Stanton, LaBrunerie, Head, Trotter, Bush-Cook and Hunt

Excused: 1 - Rhoades

Non-Voting: 1 - Peters

The meeting entered closed session at 6:35 p.m.

The meeting returned to open session at 7:02 p.m.

VII. OLD BUSINESS

CCLT Banking Services RFP

LaBrunerie sent the draft CCLT Banking Services RFP to City staff. Jennifer Deaver will review before the July meeting.

External Marketing Materials

Bush-Cook provided an update on her research. The Columbia Community Land Trust has a website and is showing up online. Bush-Cook suggested that the issue is more with people knowing the Trust exists so that they know to search for it. More information will be gathered on this topic and Bush-Cook will solicit assistance from other Board members. An update will be provided at the July 2024 meeting.

General Considerations for CCLT Expenditures of ARPA Funds

The Board discussed processes and options.

Motion made stating that the Board requests the help of City staff in locating other suitable building sites that can be made available to the CCLT at no cost or at costs clearly below market value: Stanton

Motion to 2nd: Hunt
Not voting: Rhoades
With roll call vote - Motion passes: 6:0

Yes: 6 - Stanton, LaBrunerie, Head, Trotter, Bush-Cook and Hunt

Excused: 1 - Rhoades

Non-Voting: 1 - Peters

Motion made stating that if such lots are located and found in suitable by the Board, and if ARPA funding can be used for their acquisition and development, the Board may once again ask for the City to issue RFPs and contracts on the CCLT's behalf: Hunt

Motion to 2nd: Stanton

Not voting: Rhoades

With roll call vote - Motion passes: 6:0

Yes: 6 - Stanton, LaBrunerie, Head, Trotter, Bush-Cook and Hunt

Excused: 1 - Rhoades

Non-Voting: 1 - Peters

Motion made that with regard to the two remaining lots in the Cullimore Cottages development, the Board requests that the City issue RFP and contracts with builders on behalf of the CCLT. It also requests that the City draw down ARPA funds to make payments directly to builders as invoices come in. Out understanding is that after construction, the City will transfer ownership of the land and houses to CCLT: Hunt

Motion to 2nd: Stanton

Not voting: Rhoades

With roll call vote - Motion passes: 6:0

Yes: 6 - Stanton, LaBrunerie, Head, Trotter, Bush-Cook and Hunt

Excused: 1 - Rhoades

Non-Voting: 1 - Peters

RFP for Two Lots at Cullimore Cottages

Stanton said that this item was addressed in closed session.

Amendments to Bylaws

Motion to table "Amendments to Bylaws" to the July 10, 2024 CCLT meeting:

Stanton

Motion to 2nd: Head

Not voting: Rhoades

Motion passes: 6:0

Fundraising Operations

LaBrunerie discussed the need to start fundraising. Suggested to perhaps organize and event for the Fall.

Mowing Concern at Cullimore Cottages

Trotter stated that the mowing issue has been remedied.

VIII. NEW BUSINESS

Banking: Money Transfer for Operations

City staff, Molly Fair, gave an update on the need to transfer money between accounts and their options.

Motion made to transfer \$15,000 from the money market account to bill pay account: Stanton

Motion to 2nd: LaBrunerie

Not voting: Rhoades

Motion passes: 6:0

CHDO Agreement – CMCA 210 and 212 Hickman Avenue

Attachments: [CCLT CHDO Agreement - CMCA 210 and 212 Hickman Ave with Exhibits A,B.&C.](#)

City staff provided an update on this item, information on the CHDO process with these types of items and answered questions from the Board. The Board discussed the agreement.

Motion to accept CHDO agreement from CMCA for 210 and 212 Hickman Avenue:

Stanton

Motion to 2nd: Trotter

Not voting: Rhoades

Motion passes: 6:0

IX. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

City Staff, Jennifer Deaver, mentioned that CHDOs are a good way to do a partnership with CCLT.

Hunt discussed possibilities of acquiring land and process of citizens donating home/land.

Head gave an update stating that the mattresses at the curb are now gone.

Trotter is continuing to keep an eye on someone potentially expanding their property without approval.

Head inquired about the passing of the property tax restrictions for seniors and the potential impact on CCLT homeowners.

X. NEXT MEETING DATE: JULY 10, 2024

XI. ADJOURNMENT

Motion to adjourn: Stanton

Motion to 2nd: Head

Not voting: Rhoades

Motion passes: 6:0

The meeting adjourned at 8:10 p.m.