

**MINUTES**

**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION MEETING**

**COLUMBIA CITY HALL**

**701 EAST BROADWAY, COLUMBIA, MO**

**NOVEMBER 15, 2023**

**COMMISSIONERS PRESENT**

**Mr. Tom Rose  
Mr. Mitchell Ritter  
Ms. Rebecca Shaw  
Mr. Ross Kasmann  
Ms. Eric Pefferman  
Ms. Diane Suhler  
Mr. Jay McIntosh**

**COMMISSIONERS ABSENT**

**Ms. Rikki Ascani  
Mr. Michael Fletcher**

**STAFF**

**Ms. Jennifer Deaver  
Mr. Jacob Amelunke  
Ms. Molly Fair**

**I. CALL TO ORDER**

MR. ROSE: We'll go ahead and call our meeting to order tonight.

**II. INTRODUCTIONS**

MR. ROSE: And we'll start off with some introductions, and I'll begin to my right with our new member.

MR. MCINTOSH: Hi. I'm Jay McIntosh. I spent most of my career at --

MR. ROSE: Oh, talk -- yeah. That helps with the --

MR. MACINTOSH: I spent most of my career at Ernst & Young. After I left there, I co-developed and taught a course on foresight at Notre Dame. And since that time, I've done a few things, but mostly it's been volunteer work. I was the president of a non-profit called Chicago Youth Programs for a long time. We worked with at-risk youths in some of the toughest neighborhoods in Chicago.

MR. ROSE: You're representing --

MR. MCINTOSH: Sixth Ward.

MR. ROSE: Sixth Ward, yes. Okay.

MS. SUHLER: Diane Suhler, Human Services Commission.

MS. PEFFERMAN: Erica Pefferman, Ward 4.

MR. KASMANN: Russ Kasmann, Ward 3.

MR. ROSE: Tom Rose, Ward 5.

MR. RITTER: Mitch Ritter, Ward 2.

MS. DEEVER: Jennifer Deaver, City staff.

MS. FAIR: Molly Fair, City staff.

MR. AMELUNKE: Jake Amelunke, City staff

MS. DEEVER: And I do want to remind everyone, and since we have several new members, that everything is being recorded, so be -- and it's very sensitive, so just know that you can hear whispers sometimes in the back.

MR. ROSE: Very good.

### **III. APPROVAL OF AGENDA**

MR. ROSE: So I would entertain a motion for approval of the agenda for today?

MS. PEFFERMAN: So moved.

MR. RITTER: Second.

MR. ROSE: All right. All in favor? Any opposed?

(Unanimous voice vote for approval.)

### **IV. APPROVAL OF MINUTES**

MR. ROSE: We have no minutes to approve at this -- at this meeting, so we'll get those at our next meeting.

### **V. OLD BUSINESS**

MR. ROSE: We'll begin with our old business, and first is an update with the -- or actually not an update, but the CHDO RFP.

MR. AMELUNKE: So Job Point was the only -- we have two CHDOs, Job Point and CMCA. Job Point was the only one that returned an RFP, so this -- their design is based off the 7 and 9 Third Avenue houses. They're a pretty simple design. That's a small lot on 903 North Garth, so this is just a heads up on what's going to be going in over there.

MR. ROSE: Do you need any explanations on what -- although it might be helpful for our new members to give just a quick explanation of the funds that we have available for those organizations.

MR. AMELUNKE: So, yeah. Community Housing Development Organization is what this is, and the HOME funds, we're required to spend -- they're given 15 percent a year, and that's just designated for -- for CHDO. So we have homes and lots, ideas that we -- we put out RFPs, Requests for Proposals, for these projects. And then a lot of times one will bid and then the other, so it's more of an even process for who gets it, but sometimes they can bid against each other.

MR. ROSE: Okay. Thank you.

MR. AMELUNKE: Propose against each other, rather.

MR. MCINTOSH: So is this something -- there's several of these funded in a given year then?

MR. ROSE: Not necessarily, no.

MR. AMELUNKE: No. It's just one -- one per -- well, it depends on when they're released and

whether we have lots and we're ready for them, but generally, we'll put out a CHDO RFP because they -- there are funds given yearly, but there may not be a CHDO RFP house done yearly.

MR. ROSE: And there are very limited organizations that fit this requirement -- I think three.

MR. AMELUNKE: Two, actually. Habitat pulled their stuff.

MR. ROSE: Okay.

MR. AMELUNKE: But it will -- sometimes the organizations don't have the capacity. Like, since we just have two, they're -- neither one may have the capacity to do a CHDO RFP, and we kind of will discuss with them if -- if we think everybody has capacity before, there's no use in putting it out if we're not going to get any proposals back, so --

MR. ROSE: Are we needing to make anything for this evening?

MS. DEEVER: No.

MR. ROSE: No? Okay.

MR. RITTER: Approve it?

MS. DEEVER: I think this was already approved.

MR. ROSE: Yeah.

MS. DEEVER: Correct? Or do we need it?

MR. ROSE: Not for the --

MR. AMELUNKE: I mean, I don't think it was approved --

MS. DEEVER: Okay.

MR. AMELUNKE: -- but I don't know that it -- I don't know. Does it need to be approved? I don't know if you've --

MR. RITTER: I think we need to approve Job Point as the recipient.

MR. ROSE: For Job Point getting the -- yes.

MS. PEFFERMAN: I would put it on record, as well.

MR. ROSE: That's exactly right, yeah. Right. Yeah.

MS. SHAW: I'm sorry. What was that?

MS. PEFFERMAN: I said I would do it as well, make sure it's on record that we approved this.

MS. SHAW: Yeah.

MR. RITTER: I make a motion that we approve Job Point as the organization as the recipient for the FY 2022 CHDO funds.

MS. PEFFERMAN: I second that.

MR. ROSE: Any discussion? All in favor, raise your right hand -- oh, no. We do -- we do prefer a roll count for this. Yes. Roll call.

MS. SHAW: All right. Rebecca Shaw, aye.

MR. RITTER: Mitch Ritter, yes.

MR. ROSE: Tom Rose, yes.

MR. KASMANN: Ross Kasmann, yes.

MS. PEFFERMAN: Erica Pefferman, yes.

MS. SUHLER: Diana Suhler, yes.

MR. MCINTOSH: Jay McIntosh, yes.

MR. ROSE: Okay. Thank you all. Next, we have an update on the Consolidated Plan Needs Survey.

MS. DEEVER: So I wanted to make sure that everybody -- as you all know, and for the new people we have, just to remind you, we are in the middle of working on our Consolidated Plan for the FY '25 to '29 Years. This is required by HUD every five years, and we will submit it to HUD in November of 2024. So we're at the beginning of doing it, and we're going to talk a little bit about some of these updates and what's going on. But I wanted to give everybody an idea, one -- one of the things we're required to do is our needs survey, so the survey is open from October 9th of this year, of 2023, through February 9th of 2024. We currently have 117 returned responses, so we're pleased with where we are at this point, about a month in. The survey is available in Spanish if we have individuals -- we have -- have not had anybody yet, but it is available. So we distribute these surveys on several different places. BeHeard is -- it's on the City's website. The CHA, the Columbia Housing Authority, has distributed to all their residents, listservs, including housing programs listserv. We're also now that we're with the Neighborhood Services, we've been putting it out through their listservs, as well, so all the neighborhoods are getting it. All City employees have received the survey. HCDC and CCLT have received it. We have it out on Peachjar, which is the Columbia Public School District's soft -- that goes out to all of the -- anyone that has a student that has an e-mail will get this. And it's going out each month -- I'm sending it once a month out to try to get it. And then we've also posted flyers. They're posted at the library, the health department, City Hall, and any bulletin board that I can find in this town has a flyer. For the local -- and I've done laundromats, coffee shops, grocery stores, et cetera. And then also the flyers are being distributed at Everybody Eats event, which is Thanksgiving week. We're going to be having those distributed. Our wonderful Rebecca Shaw has found that for us as a great way, and I think that's a great way to be able to distribute. So lots of -- of input with the flyers, with the surveys, and that is out doing that.

MR. ROSE: Of those 117 responses, how many of those would you say were paper versus online?

MS. DEEVER: Those, we've -- at this point, all of them except one have been online.

MR. ROSE: Online. Okay.

MS. DEEVER: And this is the flyer that's being posted out, as you can see, and it does have a QR code which takes you right into the BeHeard website, so that is the survey flyer. And each -- we have a different flyer for each of our events, so we'll kind of go over those, too, as we go through here. The Neighborhood Congress, so different events that we've had so far, we had our Neighborhood

Congress on October 17 of 2023 at the ARC. We had 25 participants come for that event. We did get some good input and that event was our first event that we have. Our next event is actually tomorrow. We have a -- we have a discussion on fair housing. We are doing this in -- in partnership with the Columbia Housing Authority. The event is over at the Kinney Point Housing Resource Center, which is over right by the Housing Authority. It's 5:30 to 6:00. There will be dinner that has been donated by the Columbia Board of Realtors, so we were excited that they did that, as we know HUD will not allow us to purchase food, so that was nice that they've done that. And then from 6:00 to 8:00, there's Professor Rigel Oliveri with the University of Missouri will be presenting. She's a fair housing expert. She'll be presenting and then there will be a discussion afterwards about fair housing at -- broken out into tables. So we're very excited for our next event. We already have 49 RSVPs, so we're excited about that -- and I think there will be more. I think some -- those were just for food, so hopefully, there will be people that attend that didn't -- that weren't necessarily eating, as well. So you are all invited to be there for that. The next event we have after that is in December. We have a conversation about economic development. We're doing this in partnership with REDI, and this is going to be at their facility on December 6th, and we're actually going to do it during the afternoon -- the late afternoon, from 3:30 to 5:00, and it will be conversation about economic development in the city of Columbia, and how the -- it relates to our funds. So any questions on any of things with the Consolidated Plan? Anything that we're going to be deep -- starting in spring, deep into writing. There will be two more events that will be in the - - in the January, February, and I'm still in the process of planning those, so those will -- I'll get you more information as we get into those. Questions?

MR. ROSE: Questions? All right.

MS. SUHLER: Can you -- can you give us some idea about what you -- what the topics will be under economic development, or what types of issues you're going to be looking at?

MS. DEEVER: We're still processing all of that with REDI, but really, what all of the -- the main question is that we're trying to get out and it -- and having all of these different events and having all of this open forum for people to come is to try to get public input about how the funds should be spent. So everything relates back to that. Everything with -- with our -- and our fair housing -- or our first event, the Neighborhood Congress, touched on all of our different events. Now we're having one separate event for each area. So it's really trying to get public input on how they feel we should be spending the funds.

MS. PEFFERMAN: I do believe that they are currently having conversations about the intersection of workforce development and stable housing, and so that's probably the angle that they're coming at from it is not necessarily economic development from attracting business, but how to provide workforce to businesses and ensuring that they have stable housing.

MS. SUHLER: Thank you.

MR. KASMANN: So aside from distributing surveys, how can we help?

MS. DEEVER: I mean, at this point, really it is just a matter of trying to spread the word out to as

many groups as we can. And I'm also meeting with quite a few individuals in the community. I have a list of about 60 or 70 meetings that I'm having individually with people around. HUD requires us to -- to just have touch on so many different areas, and so it's trying to do that. For instance, one of the big things that they've been interested in is Wi-Fi and how communities are -- are having Wi-Fi, so that's -- those are places where I'm trying to go out and meet with -- I haven't met with them yet, but Wi-Fi providers are on my list. You know, just every different topic that you can try to come up with, it would -- would try to bring in the community. So I'm -- I'm meeting slowly, but surely, with lots of different groups to try to bring them in and get input in, you know. And that's really just where we are at this point, is so much of it is just pounding the pavement and doing all of these meetings, doing all of this, you know, groups, and things like that to try to bring as much input in as we can from the community. That's really the main thing -- like Rebecca's idea of bringing these -- the flyers for the survey to the Everybody Eats is a huge thing. That's a great idea of a way to get out a lot of flyers and have contact with a lot of people. Any other questions?

MR. ROSE: Okay. Very good.

MS. DEEVER: Okay.

## **VI. SPECIAL ITEMS**

MR. ROSE: Next, we have a special items discussion on the potential RFP for the reallocation of funds.

MS. DEEVER: I did want to give everybody an idea of where we are. We are in the process right now, we posted -- so with the last three that we did for the -- and I'm roughing that at around 441,000. It was between -- funds split between Woodhaven, Job Point, and the Food Bank. The posting went up. This is -- it should -- will be in the paper tomorrow. We have to post that for 15 days. It will go back. I'm -- we're in the process of the agreements going to the City Council on the next City Council meeting, which I think is the 20th -- 19th.

MS. FAIR: Uh-huh.

MS. DEEVER: It's next week or two weeks. But -- but anyway, once those are all through that, then we go back to HUD and we have to get final approval to release the funds. And so we're still in the process of doing that. So knowing, and just so -- just a heads up on that. There was -- Job Point will not be posted in the paper this time because we had to get a historical review for them for whatever reason. It was being required. So they are still in the process of getting their funds. And I've spoken with Job Point, there is not a problem with that. It's -- it's nothing on them, it's strictly just a step that we have to take. As soon as we get that historical review back, I will push them through to get their funds. We did write the agreement so that they could spend the funds through March, so that they do have time to get them spent. Our main concern is that the funds are spent, and that will give them time to all do that. I've confirmed with all three groups that they'll be able to do that by then. So where we are now with potential RFP versus reallocation of funds, we're in the process of determining exactly how much

funds we still have that need to be reallocated and redone. One of the things that is a special challenge that you have with these funds is, we can go through, and it's kind of what happened this year. We can go through and have all of our funds and think of where we're going to put them, but then if you get any programming come back from, for instance, when Phoenix programs sold, that we got quite a bit of funds back from them. You also -- so you have to spend that money first. So what it does is it puts -- you can't go spend your CDBG money, you've got to spend the PI first. So that's one of the things that we're doing. We are trying to determine whether or not there would be a -- we're looking at several different possibilities of ways that we may not have to put out an RFP, that we can redistribute funds amongst the people that applied for those funds, and that's kind of where we are at this process. It is a -- what I -- and we've talked about this. And this -- I've just come up on my first year, so on the 7th it was my one-year anniversary. Can believe it has all gone so fast. But one of the things that I've learned is it just does not move fast. It -- everything is putting in post notices, it's -- which is wonderful. We want to be open and with the public, but it just all takes time. And then -- then once you get things into HUD, there's a time factor there, too. So we're moving as quickly as we can to spend the funds. We are looking at the most efficient ways of doing that to impact with staff time, as well as making sure that the funds do get spent and out as quickly as we can. So as soon as we have a -- our official plan and everything moving, we'll be going and doing that. It'll probably -- it will be after the new year that we actually know exactly where we are and how we're going to push that on through.

MS. PEFFERMAN: So are you informing us or asking us about the -- and I brand new, so, you know, I don't know. But the -- a new RFP or reallocation of funds?

MS. DEEVER: So if we end up doing an RFP, you'll approve once the funds have been -- once they have been allocated, once we're getting to that point to allocate those funds. You don't have to approve to put out an RFP --

MS. PEFFERMAN: Since staff gets to decide whether we're going to do a new RFP or whether we're going to do -- okay.

MS. DEEVER: Yeah. We're --

MS. PEFFERMAN: But if I'm hearing you correctly, you -- it sounds like we might prefer the method of just simply reallocating amongst existing proposals?

MS. DEEVER: It's much easier if I can do it that way.

MS. PEFFERMAN: Oh, I would love that, yeah.

MS. DEEVER: Now --

MR. ROSE: And we've already approved those things --

MS. DEEVER: Correct.

MS. PEFFERMAN: Yeah. Yeah.

MR. RITTER: It's just we couldn't fully fund a lot --

MR. ROSE: Yeah.

MS. DEEVER: Everybody, yeah.

MR. RITTER: Like, if we apply for \$100,000, we can only allocate \$50,000 because we're funding all these other projects.

MS. DEEVER: Right.

MR. RITTER: We can go back and say, well, now we've got 400 coming back. We can give them their additional 50, give this other one the additional 30.

MS. PEFFERMAN: Sounds great. Yeah.

MR. RITTER: That -- I would prefer to do it that way.

MS. PEFFERMAN: Yes.

MR. RITTER: That way you fully fund all the applications that we've already reviewed, versus going through a whole new process.

MS. PEFFERMAN: Correct.

MS. DEEVER: Correct. And where we are -- where we are for FY 23, Fun City has returned their money. That was \$175,000, and then VAC was another 100. So we know that we have at least \$275,000, and that's what I'm looking at trying to reallocate. It will be higher than that, though, because, like I said, if the program income that we get randomly through the year -- and you don't really know. One strategy that we've talked about that I think has been done in previous years or in -- before me was that when you find out you're getting X amount of program income, you put out an RFP for that amount right then, or you have projects in your hopper that you could possibly go back and try to put that money into. Again, it's just a long process. Either way that I do it, because the FY 2023 annual action plan has been approved by HUD, we will have to amend it the same way we just did with the FY 21 and 22. So it's just what it is. So the -- the -- and the fact that VAC has pulled out for their FY 2024 funds, right now we know that. The positive there is that we have not written that -- I have not done that annual action plan yet, so I can work that into the new action plan, and we can allot that money back to -- again, to other agencies that might be -- that might be willing to get it. What I have learned is, and I think that it's just something that happens on -- it's just part of this job but is the amending the annual action plans is a huge -- huge undertaking in every single step of it that we have to do, but it's -- it's how we will -- we have to let HUD know how we're spending our funds. They want to know, obviously. We need to have it be public to the -- open to the public that we've changed the way we were going to allot our funds. Ultimately, we make -- we make recommendations, and then the City Council is the one that actually approves them, so --

MS. PEFFERMAN: Thank you.

MS. DEEVER: So, yeah. So that's kind of where we are. As soon as we know anything, I will let you know, and we'll hopefully have better ideas of exactly where -- of how much money that's going to be. Questions?

MR. ROSE: Questions?



MS. SHAW: Did I miss why Fun City turned their funds back in?

MS. DEEVER: They do not -- they did not have --

MS. SHAW: Capacity to get done in time?

MS. DEEVER: Capacity. It wasn't capacity. They didn't have --

MR. AMELUNKE: They didn't have a project that was eligible.

MS. DEEVER: They didn't have their project -- they didn't have the building purchased yet.

MR. AMELUNKE: Yeah.

MS. SHAW: Okay.

MS. DEEVER: And -- and that's one of -- and I'm not -- you know, never say never. But that's one of the things that has been consistent as I've been here in the last year and getting these projects back. It's groups that did not have their capacity -- they did not either have the capacity to work them, or another -- but the big one is is that they wanted to build a house, they didn't have a lot yet. That's -- and those -- we brought -- I don't think we brought any to this year's that -- that were in that situation because of that. That's going to be a rule that I'm really holding strict to because of what it does when we're trying to do -- a lot the money.

MR. AMELUNKE: Maybe one potential. That would be the CMCA's because they didn't purchase the -- they wanted to purchase property, and we'll get to that whenever they can or can't, so --

MS. DEEVER: Yeah. So --

MS. SHAW: But if I remember, Fun City was -- they were looking to rent a building. Right? So a rental agreement or something fell through or whatever?

MS. DEEVER: They were in a rental -- and they still are renting a building, and they wanted to purchase that building, and the owners of the building have not wanted to sell the building yet.

MS. SHAW: Got it. Okay.

MS. DEEVER: And it's challenging.

MS. SHAW: It helps whenever we're looking through applications.

MR. AMELUNKE: Their actual original proposal was not that. It was to purchase a building that they were not in.

MS. SHAW: Okay.

MR. AMELUNKE: And then they could not find a building, and they moved to a building that they wanted to purchase, but then -- just to be clear on the process.

MS. SHAW: Yeah. You can't predict the real estate market, so, yeah.

MR. AMELUNKE: Right.

MS. DEEVER: And it's challenging --

MR. RITTER: No. But the proposals -- unfortunately, some of the proposals do try to predict.

MS. DEEVER: Yeah.

MR. RITTER: Like, we're going to be able to find a building for \$200,000. Can you give us

\$50,000 of seed money, and then they never can find one for \$200,000, and then the \$50,000 goes unused.

MS. DEEVER: And it's challenging because you don't know what's going -- you know, you're doing -- you're trying -- everyone is trying to read their magic ball a year and a half, two years out on getting the money. So you just approved this year the 2024 funds, and I'll write agreements for them this time next year, so think of -- it's a -- it's a long way away, and things change.

MS. SUHLER: If we do the -- if we do the reallocation of funds, we left enough projects unfunded that it'll absorb all of the monies that are freed up?

MS. DEEVER: Potentially. I don't know that we'll be able to do all of it, and that's why we made still have --

MS. PEFFERMAN: There's enough to absorb the extra money.

MS. SUHLER: No. (Inaudible.)

MS. DEEVER: I don't think that -- I think -- I believe that there will be money left over after.

MS. PEFFERMAN: Oh.

MS. DEEVER: So we may still have to an RFP, and that's kind of what we're trying to determine. And again, whatever -- it may not have had anything to do with the way that money distributed out. If we get programming come in, then we have to spend that first. And that stops us from being able to spend funds that may have been allotted to an agency because instead of spending \$50,000 from this pot, I've got to pull it from the program income pot.

MR. RITTER: So will we know by the January 24th meeting?

MS. DEEVER: I'm going to do my best.

MR. RITTER: Because after that, I think it goes into a whole another month, and February --

MS. DEEVER: And part of -- another strategy is to try to wait until we're doing an RFP again -- the big RFP again that we do every year, to do it all at once again like we did last year. But it's -- really what my main goal right now is trying to spend funds as quickly as we can and allotting them and getting groups going on it that when they can go, they can go, and I don't -- and we're not starting and stopping with them again.

MS. SHAW: I think that crunches their time line, as well as yours, if we --

MS. DEEVER: Right. Right. And that was a lesson that was learned this year. It just takes a long time to get it through, so the less that we're having to do that, the better, and try to move them when we can and get agencies going when they can.

MR. ROSE: Any other questions? Okay.

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

MR. ROSE: Do we have any comments from the public? No. No comments out there? Okay.

MS. DEEVER: I do have a staff update.

MR. ROSE: Yes.

MS. DEEVER: We have hired somebody to take Molly's previous position as the administrative services tech, so we're -- so or not -- no. Administrative Tech II. So they're -- our new person starts the Monday after Thanksgiving, so we are very happy. Molly has gone above and beyond what any one person could do to do two jobs at least, is what she's been doing. So she will start training that person to be taking over some of these duties and you'll get to meet her at the next meeting. And that's very big.

MR. ROSE: And your -- your staff, you have moved to your new location?

MS. DEEVER: We also are in our new location. We are at 11 North 7th, so if you just go right across the street, out of this -- or right across from where you pay your utility bill in the City Building, we are just right across the street in an old law building, so --

MS. SHAW: Congratulations.

MS. DEEVER: Yeah. And are now -- we are now the housing --housing office. Housing --

MS. FAIR: Housing and Neighborhood Services.

MS. DEEVER: Services. Yes. So we are a different department entirely from community development. Tim is still acting at this point as overseeing us, but that -- that position has been also -- was out to be interviewed for whenever they do that.

MR. ROSE: What position?

MS. DEEVER: It'll be a director that will be, like, Tim's position over this division.

MR. ROSE: Oh. But Tim will still have his position?

MS. DEEVER: They created a new division -- the City, yeah.

MR. ROSE: Yeah. Still be -- okay. (Inaudible.)

MR. KASMANN: Yeah.

MR. ROSE: Okay. I thought you were indicating he was leaving or something like that.

MS. DEEVER: No. No. Tim is still -- he'll be over community development.

MR. ROSE: Right. Right.

MS. SUHLER: And the housing position hasn't been filled yet, that --

MS. DEEVER: The director?

MS. SUHLER: Uh-huh.

MS. DEEVER: No, it is not.

MR. AMELUNKE: No.

MS. DEEVER: But not as -- not -- as far as I know, it is not.

MS. SUHLER: Can you give us some idea of kind the requisites or the qualifications they're looking for?

MS. DEEVER: It's really running the City -- the question was what do we know about the qualifications for that position. It's really about having -- I think it's having the neighborhood services having CDBG and HOME, an understanding of HUD programs, as well as the community land trust will

fall under that, as well. It is still posted, if you want to get on the City's HR website, the job listing is out there to -- to see.

MR. ROSE: Comments from the Committee -- Commission?

MR. MCINTOSH: I just have a question. Are most of you going tomorrow night? Is this something we should be attending? Can we --

MS. DEEVER: The meetings aren't mandatory, but anytime that we can have representation from, you know, our -- any of our boards and commissions, that always is wonderful to have. Again, you know, you're representing your ward. It's not required, though. The -- and we do have to be careful that that you're not having a quorum, that there's no agenda for you specifically and that you're not discussing anything that's related to the HCDC topics, but we've kind of determined that for these bigger meetings, that if there were more than a quorum there, that it wouldn't hurt anything because you're -- as long as you're not discussing anything related.

MS. SHAW: To answer more directly, I'm going to be facilitating a table tomorrow evening. I did help with the other one that was earlier, and it was helpful for me because the people that were at my table, we had a director of, you know, REDI, and so that was nice to have his information kind of directly, so it can be -- it can be helpful to kind of get information from the public.

MR. ROSE: I'm encouraged that tomorrow night you're going to have a greater turnout and more of the --

MS. DEEVER: We're encouraged that we already have 40 -- you bring food and people show up. So we have 45 people already have RSVP'd. I do feel -- Randy Cole and I both feel that there's going to be a higher number there, but, yes, and that will be wonderful.

MR. ROSE: All right. Any other?

MS. PEFFERMAN: I do have one thing. I've been doing a little traveling lately and talking about community development in different cities. And, Jennifer, if I send you DEX from projects in other cities, is that something you can share with the Commission members about just examples of work that's being done? Because we just toured and got a chance to look at Delmar Divine in St. Louis, and then not too long ago, I think I talked to you about, we did the same thing in Kansas City. There are some different community development projects that I thought were really interesting.

MS. DEEVER: Yes. Absolutely.

MS. PEFFERMAN: For their -- from their approach at different things, so -- okay. I'll send those to you, and you can distribute.

MS. DEEVER: Thank you.

MS. PEFFERMAN: Thank you.

MR. ROSE: They're greatly appreciated to expand what we can do.

MS. PEFFERMAN: Yeah. They're very interesting.

MR. ROSE: Okay.

**VIII. NEXT MEETING DATE**

MR. ROSE: I think our next meeting then will be January 24th. Look to all -- have a wonderful holiday time, hopefully, and see you all then.

**IX. ADJOURNMENT**

MR. ROSE: I entertain a motion then to adjourn.

MR. KASMANN: So moved.

MS. PEFFERMAN: Second.

MR. ROSE: All in favor?

(Unanimous voice vote for approval).

MR. ROSE: Okay. Thank you all.

(The meeting adjourned at 7:30 p.m.)

(Off the record.)