



City of Columbia, Missouri

Meeting Minutes

Columbia Community Development Commission

Wednesday, June 1, 2016
7:00 PM

Regular

City Council Chambers

I. CALL TO ORDER

Mr. Fletcher called the meeting to order.

II. INTRODUCTIONS

MR. FLETCHER: I would like to start first with introductions of the Commission from -- starting from my right, please.

MR. REGAN: Blaine Regan, Ward 6.

MR. GIROUARD: Paul Girouard, At-Large.

MR. SCHEPERS: Jim Schepers, At-Large.

MR. FLETCHER: I'm Mike Fletcher, Member-at-Large.

MS. FORBES: Pam Forbes. I represent the 1st Ward.

MR. JONES: Mark Jones, Human Services Commission Representative.

MR. FLETCHER: Thank you.

III. APPROVAL OF AGENDA

Mr. Schepers made a motion to approve the agenda; second by Mr. Girouard; the motion passed by a unanimous voice vote.

IV. APPROVAL OF MINUTES

Mr. Jones made a motion to approve the May 11, 2016 minutes; second by Mr. Schepers; the motion passed by a unanimous voice vote.

5/11/16 CDC minutes

V. REPORTS

MR. COLE: All right. Thanks. I got a reminder from the court reporter earlier just to remind the Commissioners to make your best attempt to try not to talk over each other and just talk one at a time so we can get the minutes recorded well. Also, I wanted to raise the issue that O.U. Ukoha, the former board chairperson, is not here tonight, and he has actually resigned. It is pretty standard practice. The organization he was with -- he is actually with or on the board of an organization that applied for funding tonight. So per the ordinances, he needed to resign, and that has come up from time to time, I think at least twice since I've worked here. But it is pretty standard practice. So he had to step down. I wanted to reiterate what the total request for funds are, and CDBG is about \$1.8 million; HOME is about \$415 -- or, yeah, \$415,000. We have \$835,000 available for CDBG, so you're going to have to cut well over \$900,000. HOME funding is a little less competitive. There is \$400,000 available, so there will be a little less for you to cut. So you have your work cut out for you. So tonight is an important night. I also wanted to point out some intentions of the memo -- the staff memo I sent out. It's meant to provide just a brief background of each proposal for the Commissioners. It talks about the strength of each proposal as well as any -- what I have labelled as concerns, suggested questions that the Commission might want to address, and just general staff comments. So I made it aware to each applicant at the meeting where people come and learn how to apply for funds that I do this memo, so that way they have the opportunity -- if I raise up a concern or an issue that I see, they have every opportunity to either demonstrate that that issue has been addressed or correct me if I have a misunderstanding of their proposal or some other organizational information. One comment specifically that I would like to address right off was on the Services for Independent Living comment. I had a concern on that I would like to clarify my thoughts on. The proposal, I have included \$4,000 in admin costs within the budget, and that it is not eligible. Looking back, it looked like they had included this in their proposals in the past; it just was not something that I caught. But I would not let it impact too much of your view of their proposal. It's merely semantics on what HUD allows of what is to be called admin versus what we have funded them for many years for. Basically, we pay for their direct project staff costs of going and doing their ramp projects. But after talking with Tec a little further, I think it is something that we can just clarify easily. So I wouldn't really label it as a strong concern.

MR. SCHEPERS: Randy, may I ask, so the \$4,076 in administration is not eligible?

MR. COLE: What would not be eligible is if we were to pay their HR, their -- the heating of their building, that type of cost. But what we can pay for, and what we do, and what we have in the past that is completely eligible is pay for Scout's time and their staff time to go out and do inspections for these projects, work write-ups, so the staff costs associated with the projects. But we don't pay for general overhead. But it is just a little confusing on where to put the money in the right buckets.

MR. SCHEPERS: Thank you.

MR. FLETCHER: Is that it?

MR. COLE: That's it.

MR. FLETCHER: Thank you, Randy. Just some administrative things. We're going to give each organization ten minutes to give their presentation to give everybody ample opportunity this evening. Would you mind keeping the timing?

MR. SCHEPERS: Not at all.

MR. FLETCHER: So when he gives some indication your time is up, if you would go ahead and wrap it up at that point. Would everyone make sure that their beepers, pagers, and other things are turned off to be respectful to the presenters? Also, please introduce yourselves when you stand up to speak and speak into the microphone clearly so that we can record you well as part of your presentation. We're going to hold all of our questions until each presenter is finished. And I think about halfway through we will probably take a five-minute, ten-minute break. So -- and if -- also in the audience, if you need to have a discussion or conversation, I would ask that you please step out and have that out in the hallway and not do it in the room. So with that, the first presenters are Welcome Home, so please come forward.

Staff memo

VI. PUBLIC HEARINGS

Welcome Home

MR. ROBERTS: Good evening, my name is Terry Roberts. I'm the president of the board of directors for Welcome Home. I am also a Marine Corps veteran and I'm a Columbia native. This specific project in which I'm making a request for is Welcome Home Inc., Columbia's only veteran-specific emergency shelter and supportive services center development initiative that is also known as Welcome Home, a Community for Veterans. The reason why we are pursuing this endeavor is because Welcome Home's current facility does not meet the requirements of our day-to-day operations, needed capacity, or most importantly, our veterans who are in dire need. We have to turn away two to three veterans every week due to capacity restraints. We have ten beds, but we have up to 12 veterans sleeping there each night, and they are just on extra sofas. We cannot accept female veterans; we cannot accept veterans with children. We are not ADA compliant; the basement floods when it rains. And the list goes on. So about two years ago, we declared that we would ignite a campaign right here in Columbia that this community has never seen before, but at the same time, have people ask why didn't we do this years ago? This campaign is known as No One Left Behind because our mission is to reduce veteran homelessness by providing services and resources to meet the basic needs and improve the overall quality of life for the veterans that we are serving. We can't meet this mission by turning away 100-plus homeless veterans every single year. That is why we declared to build a new two-story, 20,000-square foot, 32-room facility that will welcome female veterans, and veterans with children, and be ADA compliant. In addition, the new facility will include an administrative services building, staff offices, counseling rooms, training rooms, computer lab, and a multi-purpose dining hall with the supportive commercial-grade kitchen, and we will do all of this and complete it and be debt free when we do it. We realize that we still have approximately \$168,000 left from 2015 CDBG funds that are pending to be released. That is because all of the work is about to get started. Over the course of this next week, we will be submitting finalized plans to the City for review, as well as publishing requests for bids with the intent to start construction early next month -- as early as July 5th. The highlighted plan is to start site work and basic construction in July, start pouring concrete and framing in August, with exterior going up in December, and finish carpentry in February, which will give us a solid two months of wrapping up loose ends so that we can receive an occupancy permit in May and move our veterans in by Memorial Day 2017. To date, we have spent about \$373,000. And based on the

previous slide which highlighted the timeline, we will spend another \$735,000 by third quarter of this year. So there is no doubt whatsoever that we will have invoices to draw down the remaining 2015 CDBG funds, as well as at least 50 percent of any additional CDBG funds that are awarded to Welcome Home for 2016-17. Our original estimated total cost for this project was about \$3.1 million, and tonight I am proud to report that in less than two years, we've raised nearly \$2.8 million of that amount. That gives us a gap of about \$300,000, which leads me to the ask. We are requesting \$200,000 in CDBG funds to Welcome Home to close the gap, \$100,000 of which will be applied to the original building plans which will be spent by the end of the third quarter of 2016, and then the other \$100,000 will be spent on installing solar thermal and solar electric components which will result in an immediate annual return of approximately \$5,000, which will positively impact our bottom line each year. The board and building committee, with our general contractor and architect recently concluded that installing the solar option would be either now or never. And the installation and savings will consist of the solar thermal component, six solar thermal panels mounted on the roof facing west, with a 325 storage preheated tank feeding 80-plus 100 gallon tanks, with an estimated offset of 41 percent of water heating costs annually. To install this, with labor and components, will be approximately \$31,000. The solar electric portion will provide 31 kilowatts on roof-mounted flashings and rails that will be facing west as well, with an estimated production of 38 kilowatt hours annually, incurring the cost of about \$66,000 upon receiving a \$15,500 City rebate. Both systems are also eligible for 30 percent tax credits, which will total about \$28,000; however, it will need to be sold to third parties. Lastly, the solar system will be installed and managed by Dogwood Solar's owner and mid-Missouri resident, Dan Shifley, who is here in the audience, to ensure the system will meet and or exceed any and all NEC and respective local codes. All of this comes with a 25-year power production warranty. So the goal -- we need \$3.1 million. \$2.8 million has been raised so far, so our gap is \$300,000. With an additional \$200,000 CDBG award, this gap will be reduced to \$200,000. \$100,000 of the solar was not included in the original plans, which is why the gap would go from \$300,000 to \$200,000 instead of \$300,000 to \$100,000. However, Welcome Home, its staff, board members and community veteran supporters have helped establish an extremely reliable external fundraising campaign that we are confident will help us secure that remaining \$200,000 by the end of this year. Examples of fundraising efforts that will happen between now and the end of the year are already pledged purchases for

existing AHAP tax credits of \$26,000; Flooring America in-kind materials donations of \$60,000; AP Green Foundation; Stafford Family Foundation; MFA Foundation; Central Missouri Chapter of Ex-POW; combined federal campaign; we will host our first annual Welcome Home Inc. fundraiser this fall on Veteran's Day; and various third-party fundraisers such as CoMo Gives; Tigers on the Prowl; Jersey Mikes; and many five Ks, most of which are proven contributors to help Welcome Home. They have last year. They have already started doing that this year, and are reliable for us. And we've got no doubt if we are able to get that gap to \$200,000, we'll close it.

Thank you.

MR. FLETCHER: Thank you, Terry. Any questions from the Commission?

MR. SCHEPERS: I might ask one. Are you familiar with the staff's comments concerning your proposal?

MR. ROBERTS: No,

MR. SCHEPERS: Okay. They indicate that your narrative on -- for the cost is \$112,494, but your budget request is for \$200,000. And this solar contractor's quote included a reduction of the City Water and Light rebate of \$15,500 for a total price of \$96,994. Do you have any clarification for that?

MR. ROBERTS: Yes. I believe the \$96,994 was the total cost for both the thermal -- solar thermal and electric. The other \$112,000 was going to be put towards the existing plans.

MR. SCHEPERS: Thank you.

MR. ROBERTS: Yes, sir.

MR. JONES: Just real quick, you say that you'll have -- when you -- actually, two questions. So why is it now or never for the solar according to your contractor?

MR. ROBERTS: One of the most recent discoveries and decisions that we made was instead of building around the existing facility was to take down to the -- at least to the basement, and the -- it's going to be an additional cost. And if we have the opportunity to seek CDBG funds to make this happen now and start realizing that \$5,000 operational savings year after year now, not to mention the savings that we would get from putting it in now versus in five or ten years from now, we look at it as the option is now or never.

MR. JONES: But there is not a structural reason on site that it couldn't be installed in a year or two?

MR. ROBERTS: It could be.

MR. JONES: Other than some inconvenience?

MR. ROBERTS: It could be, but the downside to it is that it would probably prompt us to request for more funds to make that happen.

MR. JONES: Sure. And I think you just answered my other question in your answer, but I just want to make sure. So you say you have a 41 percent offset on your heating costs, but it sounded like in your answer you assume about a \$5,000 a year savings on your heating and electrical with this build in?

MR. ROBERTS: Yes. The 41 percent off cost was for the water heating.

MR. JONES: Right.

MR. ROBERTS: It wasn't for the --

MR. JONES: Not for the whole thing.

MR. ROBERTS: Yes.

MR. JONES: But do you -- so -- but your entire utility -- electrical and water heating, you estimate saving about \$5,000 a year with this?

MR. ROBERTS: Yes, sir.

MR. JONES: Thank you.

MR. ROBERTS: Yes, sir.

MR. FLETCHER: Mitch, would you introduce yourself since you just came in?

MR. RITTER: Yes. I'm Mitch Ritter; Ward 2, now present due to traffic in St. Louis.

MR. FLETCHER: Any other questions from the Commission? All right. Thank you, Terry.

MR. ROBERTS: Thank you for your time and consideration.

MR. FLETCHER: Next on the agenda is Services for Independent Living.

Services for Independent Living (SIL)

MR. CHAPMAN: Good evening, my name is Tec Chapman. I'm the executive director of Services for Independent Living, and Scout Merry, who is our --

MR. FLETCHER: Could you repeat your name, please?

MR. CHAPMAN: Tec, T-e-c, Chapman, C-h-a-p-m-a-n, and Scout Merry, who is the access services manager at SIL as well. We really appreciate the opportunity to come before you tonight. Thank you all also for your ongoing support over the years for our home repairs, modifications, as well as ramps to increase the opportunity for individuals with disabilities, low income seniors and veterans to continue to live independently in their own home. I think it is important to note that the individuals that we serve, these are owner-occupied homes, and so we are ensuring that people continue to stay in their homes. A significant majority of the people that we serve are in the first and second ward with this program as well -- as we also have in the third as well. You see this year that we asked for \$108,000 to meet the needs of 50 individuals and 40 homes over the next 12 months. A couple of things in here to note: Before I said that we would be somewhere around \$40,000 around April 22nd of 2016. I'm pleased to report at this point all we have expended -- we have obligated over \$45,000, so we have not only met, but we have exceeded that 50 percent threshold that was requested by the Commission and the City staff. I think one of the pieces too when we look at this is about the outcomes, and 100 percent of the people who are surveyed -- and I think it is important to note that this is an independent survey that is actually done by the State that we are required to do every year for our operations of our company. But 100 percent of the people who are interviewed and had an interaction with the Columbia Neighborhoods Services report satisfaction and that their needs were addressed, and the City also reports that as well. I think it is also important to note that 86 percent of the seniors served had increased feelings of home safety and were no longer at risk for falls, and most of the time that is because we've done a home modification, specifically usually in the bathroom or getting in and out of the home with a ramp, and what have you. I think it is also important to note that 89 percent of the individuals report that their quality of life has improved. And what we typically see in those situations is the individuals are able to actually go visit family and friends. They are actually able to get out of their home and get to their doctor's appointments, so they are able to maintain their health. That's there. I think that it is also important to note that in the 2015-2019 Consolidated Plan, and I know you guys are very familiar with that, but I think it is

important to note that the affordable housing, objective in preserving existing housing, code enforcement, rehab and repairs, those are four key areas. And this project each and every year continues to help meet that City goal to do those things. I really -- you know, any questions that you have or really an opportunity for Scout maybe to share with you one or two of the projects and some of the outcomes and what that has meant for folks MR. MERRY: Are there any questions at this point or do you want me to --

MR. FLETCHER: Questions from the Commission?

MR. SCHEPERS: With the funding, how many individuals do you think you will impact?

MR. CHAPMAN: Fifty.

MR. SCHEPERS: Fifty.

MR. CHAPMAN: Fifty individuals. Yeah.

MR. MERRY: So I do projects all over town, and a couple of them that I wanted to just share with you are -- is a couple where his health was declining and his wife was taking care of him. And I was actually able through another program that I oversee to get him a power chair. And I told him I would help him get a ramp. So I agreed to build him a ramp. And while we were in process, his wife took a fall and it significantly impacted her mobility. And about a week after her fall, the ramp was built. And, you know, for her -- she knew it was going to help her husband, but she never had any idea how much it would help her. He still could walk. He just had significant difficulty. Shortly after we built the ramp, he actually tried to go out his -- and we built the ramp out the back and he tried to go out his front door to get his mail, which is something that he has done, you know, his whole life. He took a fall, and I went and saw him shortly afterwards, and he was, like, You know what? I'm done. This ramp is awesome. It -- it totally meets our needs for both us kind of unexpectedly. And, you know, he can get to his car and, you know, he was just -- they were both just really incredibly happy. Another woman that we helped in the first ward came to me with a very minor repair. She had leaky faucets. And she didn't really want anything else, but I talked to her and asked lots more questions, and she finally kind of disclosed more of the plumbing issues that a single older women -- that she had been ignoring for a long time. We were able to get somebody in there to -- to fix the entire problem, not just one of the symptoms. It was under \$1,000 because we got to it in a timely fashion, but it could have really jeopardized her -- her small home that she's -- that, you know -- that she owns. So those are

some of the things that we are doing.

MR. FLETCHER: Go ahead.

MR. JONES: Just real quick. You note in your proposal that you have 16 projects in the queue right now. Do you have a sense of what the cost on those projects will be?

MR. CHAPMAN: On average, we are averaging about \$2,800 per project right now.

MR. JONES: So for those -- but do you have an exact cost on what those 16 would be or are you just kind of doing the averages right now?

MR. CHAPMAN: I'm doing the averages. I mean, we do know the exact cost of each project. I don't have it on the top of my head.

MR. JONES: No problem.

MR. CHAPMAN: But I can tell you that we've got 22 of those that have either been completed or completely obligated as of today.

MR. JONES: All right. And just one last one. Do you have a sense of -- in going through your proposal, there was quite a fluctuation, partially in our funding to you every year over year, but even in the cost per project year over year. Do you have -- is that part of a strategy that when you get a certain budget or is it just --

MR. MERRY: I'll tell you, ramps vary widely. You know, the scenario that I just told you with the couple, they had a very small rise. A very short ramp was all they needed. Some people need a 40 to 50 foot ramp, and we build to ADA, so there is no getting around the length of ramp once you commit. So that makes the projects just vary widely.

MR. JONES: Okay. Thank you.

MR. CHAPMAN: Mr. Jones, I think also one of the things that we highlight in our proposal too was that the volunteer component that we did with Lowes, and, you know, we try the best that we can to always look for volunteers and other partners. And Lowes this last year was an excellent partner. And something that probably would have been \$5,000 or \$6,000 in total between labor and other materials, we were actually able to do with \$1,000 of CDBG funding.

MR. JONES: Okay. Thank you.

MR. FLETCHER: That's it. Thank you very much Tec and Scout.

MR. CHAPMAN: Thank you.

MR. FLETCHER: Next on the agenda is JES Development Company.

JES Dev Co, Inc.

MR. KIMES: Good evening. Thank you for letting us present here. Let's pull it up. All right. I'm Brian Kimes with Jeffrey Smith Companies. This is Jill Lafferty with Jeffrey Smith Companies. We're here to talk about Southampton Estates. All right. Southampton Estates in our discussion on - request for \$100,000 of City HOME funds. The location of it is near some of our other senior facilities in the city of Columbia. Southampton and Sinclair, so just a site location to help you visualize the location of this independent senior living development. Again, a site map showing the location of the proposed development. So a little bit of info on the development. It is a 40-unit apartment development for ages 62 and up, located, again, at Southampton and Sinclair, all two-bedroom units. We found through our developments in Columbia and throughout, really the country, two-bedroom units is - - is in much higher demand for senior than one bedroom apartments. These would all be restricted -- for the most part, all restricted at 60 percent AMI. Obviously, the home units themselves are at 50 percent AMI units -- or AMI levels. And that is two restricted units for the HOME fund as part of the HOME fund guidelines. There will be some conventional units within this development as well, so non-rent, non-AMI income restricted. Again, a three-story -- just some basic information so you can visualize the development. A three-story senior resident -- senior residential building, 12,000 square feet of common space, and it is about 30 percent of common space. And we try and keep that ratio the same really in all of our developments. It is more costly to do so, but the seniors having this common space really is beneficial for them -- the exercise area, the dining area, the gathering rooms, computer library, et cetera, so it just gives them a space, especially in the winter, inside to walk around. We have wider corridors. Instead of six-foot wide corridors, we have eight-foot wide corridors. And so this does help. And we prefer the common space obviously to having -- walking in the development with all units and only 1,500 square foot of common space, for example. So plenty of parking. Our exterior as some of you may or may not know, if you have seen Gentry and some of our like properties in Columbia -- Gentry and Bethel -- or Bethel and Nifong. I'm sorry. They are brick, Hardi -- no vinyl on the developments ever. Thirty year architectural shingles. And so we build a quality product that obviously is -- withstands the test of time. So the estimated cost, again, just you can see the numbers is our cost or construction cost is about -- close to \$6 million, and total development costs for the development is around \$8.3. And this is just an initial

elevation rendering of this proposed development. Again, Hardi, brick, portico for the drop off. And inside is the -- obviously the common space. This development is Gentry Estates One, which looks similar to the Bethel, so again, a similar product, just so you can see the outcome of what is being proposed. Inside, we will have very similar to what we currently have, which is 10-foot ceilings, which is preferred on the first level. A nine-foot throughout. Plank flooring -- vinyl plank flooring with nice furniture fixtures, and obviously, throughout the development. Again, 40-unit development. The units, themselves, will be roughly 800 to 900 square feet. On average, 825 square feet. Rents will range -- the affordable rents in the range of \$520 to \$615, fully appliance kitchens, and unit washer and dryers that we provide, mini blinds, ceiling fans. This is just a -- the next slide is a unit layout so you can see -- this is a two-bedroom, one bath unit. It's pretty typical in the design that we have. And again, inside the unit, you can see the Hardi plank, which we started using this a handful of years ago. And really, you do not have to go and replace it, and so the vinyl plank -- it's not Hardi plank, I'm sorry -- vinyl plank flooring is -- withstands the test of time through the wear and tear of the residents. Some basic information on our development team, as we said, JES Dev Co; same architect firm we have used -- utilized in the past and utilized for the -- and we've utilized them for the past 20 years, Rosemann & Associates; Fairway Construction, same construction company who has developed -- or built the Bethel and Gentry developments in Columbia; and Fairway Management, which is our affiliated management arm. Just some basic information -- the rest of the slides really is just basic information on, again, who we are with. Through our principal, Jeff Smith, 30 years of experience in multi-family developments, over 200 apartment communities, with well over 4,000 units combined. With our investments, we are at over 20,000 units combined. Jeff Smith, as I mentioned, is the principal and owner of our developments, and will be the principal and owner of this development. Architectural firm, as I mentioned, just again some basic info for you all -- very experienced in the affordable housing world and experienced and with us in our likes and wants, so easy to work with, and we have a good working relationship. Fairway Construction, the general construction firm, again affiliate of ours, so we kind of hold their -- keep their feet to the ground, so plenty of experience in affordable housing. Again, the principal owner is Jeff Smith. And the management company, which they have done a great job, and we've maintained full occupancy, definitely in Columbia, with a full wait list. The current development under construction is already preleased with a

wait list on that, so we continue to -- if you build it, they will come, and it's -- it's unbelievable, the demand for affordable housing in Columbia -- affordable senior housing in Columbia. So again, just some facts on the management company. And then this is the proposed sources and uses. So the HOME funds help fill a void, a gap, in the sources and uses, first of all. Second of all, the HOME funds really help prioritize the State funding of the tax credits, which help make the whole development feasible. So appreciate the opportunity and would welcome any questions.

MR. FLETCHER: Do we have any questions?

MR. SCHEPERS: Just one.

MR. KIMES: Uh-huh.

MR. SCHEPERS: You're fortunate that we have HOME funds, but we have a \$15,000 deficit. If it was the Commission's decision to reduce your proposal to \$85,000, how do think that would impact it?

MR. KIMES: We can adjust the sources and uses. We would like to see this set amount, but we can adjust it. We appreciate the partnership with Columbia first off, so any amount, obviously, is appreciated. This amount helps the development. The State likes to see a commitment from the City of not just a nominal amount, but, you know, they really want to see some meat in the deal. The short answer is, you know, we certainly would prefer the amount as shown, but we can adjust it.

MR. SCHEPERS: Thank you.

MR. KIMES: Yeah.

MR. FLETCHER: Did I understand you correctly to say that only two out of the 40 units will fall underneath the HOME program requirements as affordable housing?

MR. KIMES: They're -- all of the units are affordable housing. They are all restricted AMI. HOME units, I think it is \$50,000 -- two units per \$50,000 of HOME funds is how that falls; is that correct?

MS. LAFFERTY: One unit per \$50,000.

MR. KIMES: Or, I'm sorry, one unit per \$50,000.

MS. LAFFERTY: Under your guys -- under your City --

MR. KIMES: Under the City guidelines.

MS. LAFFERTY: -- guidelines.

MR. FLETCHER: Okay.

MR. KIMES: That is just a technicality, but the entire development is affordable --

MR. FLETCHER: Any questions? All right. Brian and Jill, thank you.

MR. KIMES: Thank you all. I appreciate it.

MR. FLETCHER: Next up, it is Central Missouri Community Action, C-M-C-A.

Central Missouri Community Action (CMCA)

MS. GOLDSCHMIDT: Good evening. My name is Lisa Goldschmidt; I am the energy and housing manager for Central Missouri Community Action. So to begin, I want to talk a little bit about CMCA's mission and how this project meets that mission and how it is a true community development project. CMCA's mission is to empower individuals and families to achieve self-reliance. We have three strategic commitments, and this project will help us meet three of those commitments to engage the community and to assure that all people have their basic needs met. So, for example, low income individuals are housed, and housing costs for individuals with low incomes are decreased, and has the capacity to ensure all individuals have life-long learning opportunities -- and I'll talk a little bit about that in our partnership that we have put together for this project -- but that will ensure that the adults are engaged in education, vocation, and/or job readiness skill training. Also, to build community capacity to enhance economic assets -- just basically needing more of quality affordable housing available. As a part of this project, we have also made a commitment to placing the land at the proposed site at 804 King Avenue into the City of Columbia Land Trust, as that becomes available. That will help ensure that this home remains affordable for many years to come. Also, this meets one of our commitments we made as an organization in 2013 to incorporate universal design and energy efficiency into all of our housing projects. Just a little bit about the collaboration on this project. CMCA will be offering project management throughout the project as it is designed and built. The design will be provided by Professor Michael Goldschmidt, who is an architect and teaches at University of Missouri in architectural studies, working with his students. The general contractor, we will partner again with Job Point YouthBuild for the brunt of the work on this, and they will act as our general contractor. We are also partnering with the Healthy Homes Partnership, which is a national organization focused on healthy homes principles and making housing healthier for people to live in. We will also work with our CHDO committee and King Avenue neighbors. So this is a look at the site as it stands today, the existing conditions. This home and land was donated to CMCA in September of 2015. We have applied for demolition funds for this property, and we are waiting notice of award, which we anticipate sometime this month. Just as a side note, the Columbia Fire Department is currently using this home for training exercises, and they have been very thrilled to have some time to go into this home and do some exercises they don't always get to do. So a little bit of background

about the neighborhood, we took a look at all of the homes on King Avenue currently, so what you are seeing here is an aerial photo of King Avenue. And all of the projects -- or all of the homes, rather, that are highlighted are all two-bedroom, one bath homes. For this particular project, we are proposing a two-bedroom, one-and-a-half bath, just to give that little bit of extra space. So currently, eight of the 19 homes on King Avenue or 42 percent are two-bedroom, one bath. The site that we are proposing is currently that as well, so we are just replacing what is there and adding the half bath. Also, we looked at what has been sold in terms of homes in Columbia for the last year, and 62 [sic] bedroom, one-bath homes were sold in Columbia, so we do feel that the demand is there. Next, we have a sample floorplan. The design we currently have is based on a student competition that architectural study students participated in called Race to Zero that is a national design competition that is sponsored by National Association of Home Builders, and it is focused heavily on energy efficiency, and also on universal design. So we will be working with the students to modify this design, bring it down to about 1,000 square feet is what we are proposing. We will also work with our CHDO committee and King Avenue neighbors and the students to hold a charrette, where we all get together and talk about the proposed design in order to get feedback. We want to make sure that we are involving the neighbors in this process. We also will use SIP's construction, which is Structural Insulated Panels. They are very resilient, very strong, highly energy efficient, a good product to use, especially for the energy efficiency aspects. We will meet or exceed the current requirements of the City in terms of the energy efficiency and universal design. Additionally, in terms of healthy homes, we will be incorporating some of those concepts. So for example, no VOC paint will be used; hard surface flooring rather than soft surface; and materials just designed to generally increase occupant safety and enhance health. This is a rendering from the Race to Zero design, just to give an idea of the concept for the interior. So the living area is a pretty open space and very flexible in terms of how furniture can be arranged. Then the bedroom spaces and bath spaces are more private. Some of the design criteria we will include would be passive solar, so taking advantage of the southern exposure to get as much warmth into that space in the winter as possible, which helps reduce heating costs. Also, again, universal design to make sure that anyone with any physical capability can live in this home comfortably or anyone who visits the home as well. Also, again, the natural disaster resistant construction -- and we also want to make sure that we have a home that is in keeping with the current neighborhood

context, so we won't be building anything that would stand out, except for that it is new construction. To give you a little background on what architectural study students have been involved in in terms of projects in the city of Columbia and outside, they participated in the 2009 Solar Decathlon, which is an international competition. They worked on resident signs for Habitat for Humanity, the Transitional Youth Housing Facility for CMCA, the COMO Connect Bus Shelters, and True/False Bus Shelters for the past two years. Also, they provided design work on the house that we currently are working on at 3606 Woodside Drive. The budget for the project, we are looking -- requesting \$40,000 in HOME funds. We will also be putting in \$60,000 from CHDO proceeds from our other projects, with a target sell price of \$95,000. The timeline, as I said earlier, we do anticipate receiving the notice of funding award for demolition, and will bring that house down as soon as we can secure that funding, and have the design complete in May of 2017. So based on an award in July of 2017 to funds committed, we anticipate construction beginning that same month, and then following that timeline, having the home sold and occupied by September of 2018. In terms of project personnel, I would manage the day-to-day project management budget, marketing, documentation, and compliance. Melissa McCain is our chief financial officer. She would provide financial management. As I said earlier, Job Point would be the general contractor for this project, with Glen Crowley providing the construction management. He has many, many years of experience. And then as I indicated earlier, Michael Goldschmidt would oversee the students in terms of their design and seal those construction drawings. Any questions?

MR. FLETCHER: Do you already have funds dedicated for the demolition? Is that what you indicated?

MS. GOLDSCHMIDT: We have applied for funding from the City, and we anticipate that we will be awarded those funds, I think this month from what I've -- understand.

MR. FLETCHER: That's through a different revenue stream --

MS. GOLDSCHMIDT: Yes.

MR. FLETCHER: -- of some type?

MR. COLE: Through our normal demolition program and operations. We are awaiting 2016 funds from HUD, and it will likely be more than 30 days.

MS. GOLDSCHMIDT: Okay. So about as soon as we thought.

MR. COLE: Yeah. They sent a budget correction out that is going to require us to --

MR. FLETCHER: So how much is it going to cost to build the house?

MS. GOLDSCHMIDT: We are anticipating about \$100,000.

MR. FLETCHER: And so there is still a gap of funds there. Where is the other source --

MS. GOLDSCHMIDT: Sixty thousand dollars in CHDO proceeds from the projects that we have had and currently have. We'll just roll it into this project.

MR. FLETCHER: Questions from the Commission?

MS. GOLDSCHMIDT: Okay

MR. FLETCHER: Thank you, Lisa.

MS. GOLDSCHMIDT: Thank you for your consideration.

MR. FLETCHER: Next on the agenda is Job Point.

Job Point

MR. TAYLOR: Good evening. My name is Gary Taylor; I am with Job Point. I am the director of YouthBuild, trades and housing programs. And I guess -- is there anything against the rules of me handing out these? As many of you know, Job Point has been in existence -- we're celebrating 50 years in serving mid-Missouri in employment and training programs. It was started by the Cosmopolitan Luncheon Club 50 years ago, and has expanded services to cover many, many different populations. The project that we are proposing is to continue providing skilled training programs to individuals who are economically disadvantaged or disenfranchised in our community -- to focus strictly on that population. To help move people to -- that often used words self-sufficiency or towards self-sufficiency. To be able to allow them to provide for their families and their future generations. To establish their -- their work legacies. And we are proposing to do that through three programs, our HVAC program, our highway heavy construction training program, and our intermediate construction trades program. These programs we focus on due to information we receive from employers in our community. The employers are stating that many are retiring from those fields and to replace those -- to replace individuals, they are having difficulty doing so. There is high demand for these jobs. Also, we do it in a 16-week structure. In 16 weeks, individuals go through at least 170 classroom hours, as you will see in the right-hand side of your folder there. One hundred and seventy classroom hours, laboratory hours added on to that, and then paid internships in the local community. The funds that we are requesting would actually help pay for all of those things. Individuals will receive certifications -- two national certifications from the National Center for Construction Education and Research; they will receive OSHA 10; they will receive CPR first aid; they will receive EPA 608. EPA 608 is for handling refrigerants and materials such as that. What research has shown us is only about a third of the individuals working in Columbia have that EPA 608 license and many work under the license of their employer, who is supposed to be with them while they are working, but that is not always -- that is beginning to be enforced more and more. So our students will walk out with that certification for this. And I think one of the best ways to show what we have done and how effective this is, is that other sheet that is on your right-hand side. And that is just that this Commission has funded similar programs and programs like this in the past, so you can see the results -- the real results of the work the funding has done. This Commission over the past couple of years has funded 21 individuals to go through

these training programs. Out of those 21 individuals -- we just enrolled the last one in this funding cycle -- seventeen have completed, and three did not complete training. But there is an 85 percent success rate of individual going through and getting these certifications and actually completing. Ninety-five of those got the NCCR, the OSHA 10, the CPR. Eighty percent passed the EPA 608 test, which is not an easy exam, but 80 percent of those did pass that. Eighty-five percent of the participants, as I mentioned, graduated. Seventy percent -- seven out of every ten are employed in the actual HVAC industry with an average wage of \$12.08 starting out. Many have received raises since then as they have gone. The program is effective. It is -- it gives the individuals abilities so their kids wake up every morning and get to see them go to work and establish that pattern of what work is about and what careers are about. It is an industry that takes a lot of the population that we serve -- ex-offenders; individuals with poor work histories; individuals that have -- don't have extensive work histories or may have lacked before entering our program; left high school without graduation, but just received their HiSET, which is formerly their GED here. We're a second-chance program, so working with these populations here, these types of programs, 16 weeks, services a lot of individuals we have that we work with that were not traditionally great students in school, but it allows them to establish a career and actually move toward the -- like I said, self-sufficiency. And I can go on and on, but I'll just open up for questions here in respect of time.

MR. FLETCHER: Does JES Development hire any of your graduates?

MR. TAYLOR: I have not had any graduates hired by JES Development at this time. There -- for these 21 here, these would be local contractors such as Peter's Heating and Air Conditioning. As a matter of fact, I just had two hired last week by Peters. We have six working there right now that are not just CDB graduates. There have been 52 people that have gone through this program over the last two years. You have funded 21 of those, so about 40-some-odd percent of those. These funds are also important -- you just reminded me of something. These funds are important because we use it for seed funding for many other funds to come in and serve more. To see the City of Columbia invested in the program means a lot to our funders. We have an anonymous donor who has over the past two years given us significant amounts for scholarships, but they did it because they saw the City had invested, and realized if the City is committed, they are willing to be committed. The same thing with funding from our local vendors, such as Vocational Rehabilitation and others.

MR. FLETCHER: Is there questions from the Commission?

MR. SCHEPERS: I would just ask, are you familiar with staff's concern? They wanted an update on the 2016 funds that have not yet been --

MR. TAYLOR: That start -- we can't expend those until July 1st.

MR. SCHEPERS: Right.

MR. TAYLOR: And these will not be able to be expended until July 1st of 20-- we are always a year --

MR. SCHEPERS: I understand that, but how many students do you -- are on waiting lists or -- for the 2016 funds? How many participants are going to take place or do you know?

MR. TAYLOR: At this point we don't know until we start recruitment. We will just now start recruitment for that, anticipating those funds starting July 1st --

MR. SCHEPERS: Okay.

MR. TAYLOR: -- is what we will do.

MR. SCHEPERS: I understand.

MR. TAYLOR: Yes. Yes.

MR. FLETCHER: Thank you, Gary.

MR. TAYLOR: No problem. Thank you.

MR. FLETCHER: Number six on the agenda is CATCH Homeless Day Center.

Columbia Alliance to Combat Homelessness (CATCH)

MR. CARSON: Commissioners, I'm Tim Carson and this is Nick Foster. And we are here tonight with one proposal, two organizations, and are pleased that you are willing to hear about this. CIRC, the Columbia Interfaith Source Counsel is the 501(c)(3) under which CATCH operates. CATCH is the Columbia Alliance to Combat Homelessness. And for the last five years, we have been giving shelter to the homeless in the coldest months of the year. So that would be -- usually November through February or December through March. And we shelter up to 50 persons a night, over 300 volunteers a season. This moves around to various church communities, and it has become an essential component of the -- of the effort in Columbia to address homelessness in all of its various levels. And so over time the CATCH board was formed, and the board members include myself -- Tim Carson, I'm the pastor of Broadway Christian Church; Knute Jacobson, the rector of Calvary Episcopal; Clyde Ruffin, Second Baptist Church; Peter Stiepleman from Columbia Schools; Carla London, also from Columbia Schools; Rocky Alden; Janet Schisser; Karla DeSpain; and Alan St. John, who is our consultant from the University. So our sole goal, our only mission is to provide housing of a last resort for the homeless population of Columbia. And what has developed over time is a very focused effort to locate and develop a particular location that would provide emergency shelter as well as a resource center that would be one -- in one location. Nick Foster is with me tonight because he is the executive director of VAC, Voluntary Action Center, and Nick might talk a little bit about the mission of his organization and how we might -- how we are thinking of partnering together.

MR. FOSTER: Good evening. Voluntary Action Center, of course, is already providing a number of services to those who are homeless in our community, and we are working with a number of other agencies in the community also who are offering services to homeless people as well. So we are a great place for people to come when they are initially trying to find their way into services in the community, and then to direct them to those services. So what we see in this is an opportunity for us to expand our mission to -- extend our mission, which is really essentially to bridge the gaps in services that exist in the community. The day center is -- I think you probably know, and has been identified as a high priority issue for the City, is a significant part of the effort to address homelessness in our community. VAC has been a long-time -- for a long time involved in the conversations around this issue in the community, and helping wherever we could with those who are addressing the

issue, in addition to the services that we provide. So we see this as an opportunity to step up our game, I suppose. One of the advantages of our being involved, I think, would be that we would bring these other services to the services that CATCH intends to provide in terms of a day center, which would be a kind of entry way for people into homelessness services in the community.

MR. CARSON: One of the remarkable opportunities is that a perspective donor of a nursing facility commercial center approached us with the intent of donation. I have to say that those conversations continue. They have been deliberative; they have been confidential. They are not yet completed. We had conversations today about that. We are waiting for that particular person to make the final offer, and that is where we actually are tonight. Where we imagine ourselves to be in a very hopeful way is that once that is -- that transaction is completed, we would be prepared to remodel this facility so that it is appropriate to take on this kind of responsibility in our community, both to shelter, both a resource center, both office, and various programs that would address that. Do you have any questions now?

MR. FLETCHER: Nick, in your -- are you going to still maintain your main Voluntary Action Center office or are you going to occupy a space in this new --

MR. FOSTER: Well, because of the nature of the space itself, I think we would actually move into that facility and do all of our services from there. The nice thing about that is it would provide a continuity of services for those who are homeless, and those who -- for whom we -- all these services that we provide, we provide for anyone who lives at or below 200 percent of federal poverty guidelines. That certainly includes those who are homeless. So it would be nice to have that continuity in that place. I can also, by the way, see a place where we might be able to house in this facility other agencies in the area or provide office space -- significant space from which they could work to address the needs of the homeless as well.

MR. CARSON: One of the things we did with Room at the Inn is we had organizations like MedZou come in to provide clinic kind of care. And we imagine those kinds of services being housed and coming in -- counseling services in the space itself.

MR. FLETCHER: For your ongoing funding, how -- you know, obviously we are going to give you some potential funds for the structure and remodeling, but who is going to pay to keep it going?

MR. CARSON: Right. And that would be the private sector. We have a really sizeable base of community support, and also faith-based organizations that have

worked with us. And we would have ongoing campaigns in the same way that VAC does now, and we would expand that to take care of operational expenses.

MS. FORBES: Is there any plan to -- to ask the City for some funding beyond this Commission because of the land that was donated before that is not deemed to be a good site now? Are they going to compensate in some other way?

MR. CARSON: I think no kind of commitment like that has been made. One of the first things we would -- that we would do in terms of funding is, of course, secure the services of a professional architect and prepare a full and complete plan with all breakdowns of expenses to convert this facility. We're really hopeful because the facility is already functioning and already under code in terms of a commercial building that is providing services right now. So it's an easy -- it would be a relative easy transition.

MR. FLETCHER: So would you say your focus is more overnight shelter or -- or a day center?

MR. CARSON: It is both. One of the priorities of the City has been a warming and cooling center, so that would be like a drop-in center, and also a resource center. So other agencies right now that are doing really great stuff with job training could be folded into that, and, yes, emergency housing and shelter in the coldest and probably the hottest months of the year, with, of course, the goal to transition people into permanent housing and transitional housing as possible.

MR. FLETCHER: So if men, women --

MR. CARSON: Now presently, we shelter both men and women, carefully supervised with staff. We would have to carefully design structures with security in mind for families and children, women and men as we did that. We have a -- we're really for the initiatives of Patriot Place and Welcome Home because we have been serving a number of veterans the last five years because they haven't had the kind of support. This would complete that now with the Veterans programs themselves.

MR. JONES: So if I understand from your presentation, you're hoping for a donation of the site from a person or entity or whatever. So you don't -- right now, that is not 100 percent secured?

MR. CARSON: That is correct.

MR. JONES: Okay. What is the timeline on getting that secured?

MR. CARSON: We think this summer.

MR. JONES: Okay. Is there any sense of -- so the part that is a little hard for us, obviously, is potentially committing a quarter million of funds.

MR. CARSON: Yes.

MR. JONES: And we have had it happen where people with good intentions -- and no one's fault, but just all of a sudden, the deal doesn't work.

MR. CARSON: And we totally understand that. We had to kind of -- since all this negotiation has taken place simultaneously, we kind of had to get ahead of the game. We understand that if for some reason that deal didn't come through, then all bets are off because these would be dedicated for that. And the reasons that -- the reason that that hasn't transpired as of yet is that there are other business things in the works that have to take place first.

MR. JONES: And would this funding go basically for rehabilitation of the facility --

MR. CARSON: Yes.

MR. JONES: -- to bring it up to --

MR. CARSON: Yes.

MR. JONES: Okay.

MR. CARSON: Yes.

MR. JONES: And breaking out your potential clients, how many -- how many would you view -- male, female, families, roughly?

MR. CARSON: The families are a smaller number. There is a large male population and a smaller female population.

MR. JONES: Uh-huh.

MR. CARSON: And we have some specialty facilities in town that deal with some of those specialty groups. Nick, you might want to mention --

MR. FOSTER: Well, you can get those numbers from Turning Point right now. I believe that, you know, they are filling that place. One of the things that we would do in this facility is be able to expand the hours of operation and so forth, so that we would see more of those folks. But I hesitate to give you those exact numbers.

MR. JONES: An estimate based -- I mean, I'm not going to hold your feet to the fire. I'm just curious --

MR. FOSTER: I think they are seeing -- Trevor -- about 70 per week? Yeah. About 70 individual -- unique individuals every week.

MR. JONES: Okay. Thank you.

MR. FLETCHER: Well, do you see this as an overlap then of the Turning Point services --

MR. FOSTER: Well, Turning Point --

MR. FLETCHER: -- that are also funded through the --

MR. FOSTER: It would be if they were -- if they happened at the same time, but Turning Point has filled an important gap themselves over this -- over these past couple of years by being opened when we lost our previous day center. But overall, the intent for Turning Point has been that it would be a stop-gap measure until we could find a more permanent and broader ranging facility to provide those kinds of services. So I'm -- what I understand is that if this were to happen, Turning Point -- and again, you'll need to ask them, of course. But they would move into a different direction and expand their services in a different direction.

MR. FLETCHER: Is there questions from the Commission? Thank you, Tim. Thank you, Nick.

MR. CARSON: Thank you.

MR. FOSTER: Thank you.

MR. FLETCHER: It's 8:00, and I would like to recess for -- how about we start again at ten minutes after 8:00.

Turning Point

MR. REYNOLDS: Good evening. My name is Marcus Reynolds. I am the current director for Turning Point, and I appreciate the opportunity to be before you this evening. This is our location here for Turning Point at Wilkes Boulevard United Methodist Church at the corner of Seventh and Wilkes Boulevard, where we are currently running our Turning Point programs right now. Turning Point's mission is to help bring dignity and hope to Columbia's experiencing homelessness. Turning Point has been providing these services to Columbia's homeless since 2014. We have done this with the full support of the Wilkes' church, along with valued partnerships with individuals throughout the community and organizations throughout the community including Loving, Burrell, Phoenix Program, Veterans' Affair and New Horizons. These partnerships have allowed us to offer an opportunity of case management services to our clients along -- above and beyond our basic needs services, such as food, personal hygiene care, storage opportunities, and mailing services. We are here tonight to ask you to not only help us to continue, but to help us expand and improve our services to Columbia's homeless. Basically this evening, we are looking to move forward in improving our building access; to improve our community and building security; to improve our utility usage; and expand Turning Point's square footage. First of all, we are looking at our building accessibility. Currently, Turning Point is in Wilkes' church. It's a three-story building. None of our entryways give us direct access to any of our floors. You have to come in on steps. And currently we have a platform lift that provides access to the second floor only. Our current platform that we have was installed in 1982, and it also has a weight limit of 200 pounds. And so as the diagram shows, this is the entryway for our platform lift. And I had this set up to kind of show you the situation. If you are an individual who is able to walk up the steps, you're able to walk in and open the door and go ahead and make your way into the building as necessary. However, if you're an individual that will need platform lift assistance, you have to actually go past the left-hand door, go ahead and open the door, and then somehow, somehow make your way into the platform, all while holding the door open itself. And again, having a 200-pound limit is pretty much a big challenge for that. So our path accessibility for our building in the Phase I stage would be an opportunity to add automatic door openers at the platform entrance, so that way they come up and hit the button and the door automatically opens up for them. It is also to replace our current platform with a three-stop platform lift at our entrance. This would get us to our first floor, and

then our second floor, and then the third stop being the entryway to actually access the platform itself. And our community will benefit from this because this new platform lift will give our community access, again, both to the first and second floor, which will give them access to all of the services that are housed within Wilkes church. The next area is our community and building security. We currently have the typical doors where you can actually pull them open or push them open with the little bump mechanism that allows us to -- we actually have to go down and manually unlock the doors -- or lock them once our office hours are closed. We would like to improve our security by installing the Maglock doors as well, as this would allow us to also alarm our site to monitor unauthorized entrance and kind of monitor who is coming in and out and knowing who is in and out, and also the ability to either offer up the key code access, or again, with the Maglocks, putting them on timers that open up the door for entrance. And this, of course, again improves our access for all of our community partners and all of our clients that frequent our site. And also, too, when our building security -- as you can see, we have a picture here that demonstrates pretty much the entire block of Seventh, and then Wilkes, and shows our neighbors. And we're the -- obviously the larger center there. Our plan to help improve our security, we want to add a six-foot fence to the perimeter of the property. This will kind of keep our -- Turning Point and Loaves and Fishes, our clients who frequent our building, kind of keep them from bleeding into our neighbor's yards. Another -- primarily to our south and to our east, a couple of more pictures are close up that that -- yeah, our lower perimeter here. I'm not very good with this I can see. But anyway, the lower corner of our perimeter, we will put the fence along there to keep individuals from bleeding over into our neighbor's yard, which you can see is a pretty tight fit. So being able to put that perimeter fence in kind of helps keep our clients on our property when they are here visiting our site. Also what we would like to do to expand our security for our clients, we currently right now have -- the picture to the left shows our current storage capabilities. This prevents, basically, any kind of opportunity for our clients to put valuables on those shelves because they are pretty much -- in -- it's in our open dayroom where anyone has access to walk up and remove valuables. Our plan, we would love to be able to upgrade with these storage spaces here to the right. With these improvements of our storage spaces, it would give us -- we would like to get 60 storage units that would allow our clients to lock valuables in there which will allow them to lock personal items up, and really for just the continuity of our program, help keep down on some of the theft, which would

create a much calmer climate in that environment and would be an awesome opportunity for us at Turning Point. The next area is we would like to increase our space. The image on the left is our stairway up to the third floor of Turning Point. Currently, there is carpet and asbestos tiles underneath that carpet. We would like to remove that. And then the picture on the right, looking at the left picture to the right, the hallway leads you into this -- the additional room that we've removed the tile, but we would like to now install new tiles in the hallway and in the expanded area to increase our space. And just some numbers, we see anywhere from 60 to 70 individuals each day in our areas, and with this expanded space, this would give us an increase of 40 percent of space to provide more services for our clients who currently come to Turning Point. And then, finally, we're looking to upgrade our boiler system that is -- was installed in 1961, and also has -- the installation is also asbestos. We've had that tested, and it is asbestos. And we would love to have -- to be able to swap that out with a brand new boiler. And since 2012, when Loaves and Fishes -- which is another major ministry there at Wilkes -- since 2012, when they came on, and then in 2014 when Turning Point came to the site, the church has seen a 60 percent increase of their monthly utilities with the washing of dishes for the Loaves and Fishes, and then we also provide the laundry and the showers upstairs. So we -- it would really be a wonderful advantage to the church moving forward to be able to -- to knock down those costs with more updated systems. So that is all I have for you all, and would be more than glad to attempt to field some questions.

MS. FORBES: Do I understand correctly that you hosted Room at the Inn this winter?

MS. HEGEMANN: Not this past winter. I'm Meg Hegemann; I'm the pastor at Wilkes Boulevard United Methodist for about three more days. So we hosted Room at the Inn in the winter of 20-- I think it was early 2012 --

MS. FORBES: Okay.

MS. HEGEMANN: It was that January, February. We hosted it for two full months for all of January and all of February. It was in our first floor, which is the same place where we have Loaves and Fishes.

MS. FORBES: So it was in the eating area?

MS. HEGEMANN: It was in the dining area downstairs. Yeah. And I -- the one thing I would say about that is that the winter prior to that is kind of when we first got involved in this sort of work. The shelter that year was at an old facility on Route 63 - old 63, which is now a barber shop, I think. That winter, we were able to house ten

individuals. When it was at Wilkes Boulevard Church, we housed 35 individuals per night. And so the numbers that they are housing now are -- are larger, and certainly the need is there, but our facility was not large enough. And part of what we see as the success of that winter was that it did inspire other faith communities around Columbia to say, hey, if this little place can do it, maybe we can as well. And so since that time, it has been the rotation model with some of the larger faith communities in town taking a couple of weeks at a time throughout the winter.

MS. FORBES: And what are the major expenditures of Turning Point? What does Turning Point spend money on?

MS. HEGEMANN: Utilities.

MS. FORBES: Utilities?

MS. HEGEMANN: Yeah. I can say our major recent success is the hiring now of Marcus Reynolds, our full-time director. He is the first full-time paid staff member that we have had for Turning Point, and his position is made possible by a generous grant made through the United Way. And so that is a sign of the extensive community support and the work that has happened over the last two years. We do also provide a volunteer incentive program. So until Marcus came on board, for a number of months all of the staffing was provided by volunteers, some client, some middle-class volunteers. And our clients are -- it is possible for them to participate in our volunteer incentive program. And so similar to a Job Point, although on a much smaller scale, we provide people with a sense of ownership. And some of them are here tonight. They can speak to their experience later, if you would like. But they -- they conduct the day-to-day operations of Turning Point, and in return, we can give them up to a total of \$150. So it is -- it is very minor, but it helps people get cell phones or maybe pay for a week at a hotel, maybe help with the utility bill, depending on their housing situation. And we have found that it is one way that we can say thank you for the hours that they put in to operate their Turning Point. But our overwhelming day-to-day operating cost is utilities.

MR. FLETCHER: So you're -- this is a long-term vision for you with these facility upgrades? I guess I heard someone describe as stop-gap, but that is not your vision of the service you provide? MR. REYNOLDS: No. We don't -- we do not see it as a stop-gap measure at all. In fact, moving forward we would like to really see, as I have mentioned with our partnerships in terms of the case management and things of that nature, we would really -- we are really looking to intensify that. And my vision for it moving forward really is to -- it seems to be now a place for individuals to come and

take care of those essentials of the showers and the laundry. But it seems to be a place where they kill a little time before they move on to their next activity. Moving forward, I really want to see Turning Point turn into a place where they feel themselves coming in to really prepare themselves to go out and accomplish goals throughout the day. You know, you come and you get yourself prepared. A perfect example would be come in and get showered and get shaved. For example, certain people now who have employment, we give them access to the building early if they have to be at work at 8:00. We see to it that they can get in, get showered and get themselves prepared to go to work. And if they get off work a little later, we try to accommodate those needs. But really seeing them moving forward to say, hey, this is a place where I can kind of literally turn my life around and really begin to get my head together and connect with the proper resources and individuals that I need to and say, hey, I am -- as the term was used earlier -- able to move forward to self-sufficiency. And that is really what we see Turning Point being. Not a stop gap as much as it is a place for continuing folks to say, hey, this is an opportunity for me to change my life, and it starts right here.

MR. FLETCHER: Do you work with the Voluntary Action Center? Do they --

MS. HEGEMANN: We do regular --

MR. REYNOLDS: Yeah.

MS. HEGEMANN: -- referrals to them.

MR. REYNOLDS: Referrals, processes.

MS. HEGEMANN: I think the stop gap term came from when we opened the center two years ago, it was very much seen as that. We just stepped in to say we could -- we've got a building, something needs to happen, so we stepped in to fill that. Over the last two years, we feel like we have become that community day center. I mean, we already have the five or six different agencies that are at our facility on a weekly basis. We have had free counseling provided by counselors that come. We have contacts with Stephens College and Columbia College to work with their classes, so -- so where we initially opened it as a stop gap, we feel like at this point we're kind of doing it. And now we have garnered enough community support to be able to hire a full-time director, and we feel like we are well positioned now to launch and really enhance what is already being done in that place.

MR. REYNOLDS: And I purposely used words like improved because at Turning Point, we are serving the homeless right now as we speak. And our anticipation is, again, the church's commitment was to bring on someone full-time to move forward

and not just continue to do it, but improve our services.

MR. FLETCHER: I --

MR. HOWARD: My name is Sid Howard. Turning Point turned my life around.

MR. SCHEPERS: Please use the mic.

MR. HOWARD: Excuse me. Turning Point turned my life around. Me and my wife, we was homeless and we know how it is. And we got -- Turning Point then came along where people then came in, we help them find a job, we got people to do this, and we want them not to just come back to Turning Point, but to leave and move on, like me and my wife have. But me and my wife, we volunteer up here every day. It helps everybody out. And by us being homeless, we know. The question is is how some of these people are living out here today, and they've got a place to come to relax, to take a shower, and wash their clothes instead of just toting bags everywhere around the city. And it really is a nice place to be at to come and be able to get on a computer, look up a job with help, get a breakfast meal in you, and just, I don't know --

MR. REYNOLDS: And I would say he is one that was -- before I got there, he and his wife were ones that have really maintained, and even to this point right now. Sid has another job, but he still comes in to Turning Point to make sure everything is set up and opened up and ready to roll, and then he goes to his job. And after that he comes back again. So it is not just -- it is not that he is making a lot, but this place means a lot to him. And so that is why they are here tonight to let you all know that they are very committed.

MR. FLETCHER: Thank you. Commissioners, any --

MR. SCHEPERS: Mr. Chairman, I just want to make sure that the court reporter -- that the reporter got that gentlemen's -- she did not.

MR. FLETCHER: Would you repeat your name, sir?

MR. HOWARD: My name is Sid, S-i-d, Howard.

MR. FLETCHER: Thank you. Are there any other questions from the Commission?

MR. SCHEPERS: I do have several.

MR. REYNOLDS: Okay.

MR. SCHEPERS: Unfortunately, I guess, maybe. In the event -- it looks like you have asked for \$50,000 in CDBG funds, along with the \$43,000 in general revenue. Correct?

MS. HEGEMANN: Correct.

MR. SCHEPERS: Are there other funds earmarked from other agencies to do these

renovations? Because what I'm concerned about -- or not concerned about, but what scares me more than anything is when I read -- see the word asbestos. And you have said it twice. And --

MS. HEGEMANN: It is a historical building.

MR. SCHEPERS: It's an old building, obviously. And there is a lot of money involved in that, and I was concerned, you know, that you had a real good hands-on or estimate on what it is going to take to remove that and replace that.

MS. HEGEMANN: We do have bids in hand from -- and it is not the first time we have dealt with it. So we had asbestos tile in the kitchen that we had to remodel completed on, what, two years ago I think now. And we -- and as he mentioned, in the large room, we have already removed that tile, so -- so as far as the tile is not friable, so it's underneath the carpet. That is a little bit more straightforward to remove. The asbestos insulation around the boiler system is the stuff your nightmares are made of, but that room is also easily contained. So what they do is seal off the doors and then do the work. So -- but we do have those estimates in hand and they are part of the proposal. The other funding that we have, we have letters of intent already out to a couple of small church foundations, The Missouri United Methodist Foundation has helped us with other remodeling projects. We get support from our conference office. Boone Electric Trust Fund has recently helped us out with some building remodel projects. And then one of our biggest assets really is because of the community that works in our facility with the Loaves and Fishes community and about 30 different organizations that work in our building, they see the need and so we were able to raise over \$70,000 for our kitchen remodel project in a relatively short period of time with a tremendous outpouring of support from the community. And we expect that increasing access to the building would have a similar -- similar outpouring of support. So that is what helps us meet the demand and why our request is only for \$50,000 in CDBG funding rather than the total.

MR. SCHEPERS: Thank you. Are you aware that staff had asked whether or not you thought about expanding your hours between 8:00 to 12:00? I don't recall you addressing that.

MS. HEGEMANN: So -- do you want to take that?

MR. REYNOLDS: Well, I was just going to say we're definitely considering expanding our hours. Our primary concern being the issue of security, and being able to improve those things will definitely allow us to consider the expansion of our

hours. Absolutely.

MS. HEGEMANN: Yeah. That's been the biggest hold up.

MR. SCHEPERS: And finally, the previous group had mentioned or started to, actually for lack of a better description, testifying on your behalf -- and I -- and they -- I think I heard the comment that you might go in a different direction if we chose to fund their thing. And so just to kind of clarify, I guess in at least my mind, what is your intent?

MS. HEGEMANN: Our intent is to continue as we are.

MR. SCHEPERS: Thank you.

MS. HEGEMANN: If -- if another program evolved -- it became pretty clear to us within the first few months of operating that if someone else in town provided a day center, there are legitimate needs for smaller segments of the community -- a similar facility for women in particular. We know that there are women in the community who will not come access services at our place because their abusers are part of our clientele. And so there are -- you know, there are -- there's lot of need in the community, but our current intent is to continue serving the community at large as we do right now.

MR. SCHEPERS: Thank you.

MR. FLETCHER: Marcus and Meg, thank you all very much.

MR. REYNOLDS: Thank you all as well.

MS. HEGEMANN: Thank you for your time.

MR. FLETCHER: Next on the list, Urban Empowerment Development Corporation.

Urban Empowerment Development Corporation

MS. WILSON: Good evening, my name is Shannon Wilson, and this is Whittley Jones, and we are from the Urban Empowerment Development Corporation.

MR. FLETCHER: Whitney?

MS. JONES: Whittley, W-h-i-t-t-l-e-y.

MS. WILSON: I am the economic development director, and she is one of our service providers. And we want to share with you our vision and our need for Urban Empowerment Development Corporation. Briefly, we will just talk about our needs, our goals, the service delivery that we do in our community in our great city of Columbia, and the plan that we have. We are seeking \$250,000 in CDBG funds to aid in the transformation of our current facility. We have a facility; it's 2404 North Stadium. Our total need is \$830,000. We have already received a bank loan for \$330,000. We have a capital campaign that we will launch in the fall, and we are seeking other grant opportunities as well. We have three goals. Our main goals are to empower people to impact the community, to bridge the gap between need and access, and to ignite strength in others so that the efforts that we make with individuals are sustained. Our flagship program will be our Spirit of Excellence. It is a cheerleading program for young women, and I'm going to yield the floor so that Ms. Jones can tell you more about it because she is a service delivery provider for that program.

MS. JONES: Yes. So this program under UEDC was started officially in 2012. We are midway through our fifth year of service. What we do is we train young women, young ladies from the ages of four to 17 to be professional athletic all-star cheerleaders. Right now, our current program, they are second in the nation, and this season our smallest squad has ranked fifth in the nation. So with this expansion to our current facility, we will be able to service more youth and we will be able to go ahead to further our certifications and gym permits to hold more equipment and more space that it takes to train the amount of girls that we do for the number of hours that we do.

MS. WILSON: We do have partnerships in the community that -- there are some gyms that allow us to use their facilities presently. However, this would help us to be able to utilize our own facility in the case or instance that those facilities would not be available to us. We have another initiative. It is called TUMI, which stands for The Urban Male Initiative. This program is three years old. It is open to anybody in the community. And with all of our programs that we provide to youth -- all of these are

youth focused -- everything that we provide is free. That includes transportation to the facility, food, any activities, anything that we do we provide that free to the participants. Mostly during the summer we have -- or during every summer we have a program that is called Teen Talk. It is focused on our youth to help them be safe, make safe choices. It gives them a space to come and talk. You know, we have the Columbia Police Department come and tell them about their rights and we talk to them on things -- about -- we talk to them about things like preventing teen dating violence and other such topics. These are really important things for teens, and it is a safe space for them. We also serve our college community here in Columbia. We have a time and space that is specific for college students that they can come. We also have a safe space to talk and -- and we also do Know Your Rights for them. We serve dinner for them during the school year -- or the academic year. Once a month we have dinner -- a hot dinner, which is important when you are away from home. And it is just a safe space for them as well. Another one of our flagship opportunities is our KEK Summer Camp. This is one week in August before school begins. Presently, we hold this at Oakland Middle School because we do not have the space to accommodate the number of children and volunteers that we have. And so if we renovate our facility, this would allow us to hold this camp at our -- our own facility. Again, everything that we provide is free. Here are some of our impact and success: Spirit of Excellence, as was said by Ms. Jones has been in existence since 2012, and we have served approximately 100 young ladies. And to give you a better understanding what this means, you know, there are -- these young ladies come to us with issues in their home, not understanding how to deal with what is going on, they come to us with academic issues, they come to us with self-esteem issues. And we have coaches and staff that assist them with going from where they are and not having the tools to deal with their situation to having the tools to deal with that situation, and in addition, being award winning champions. As was stated, they are first in the nation, and our squad had been considered second in the nation. And we do that without having proper facilities now. Just think what we could do with proper facilities. Our teen talk -- this stat is just for last summer -- we served 15 youth. And for College Connect, over the time that it has been in existence, we've served 200 -- approximately 210 college students. Ms. Serenity Washington is one of our proud -- most proud success stories. She has been in the Spirit of Excellence program for five years. Her GPA has increased. She is a Hickman High School student. She is a leader in community activities, and she is just an all-around star. And a lot of that

is due to the efforts of Ms. Jones. Our plan is to take our current 10,000-foot facility -
- square-foot facility, and remodel the front half of the building so that we have a
proper space for the girls to practice, so that we have classroom space when we
have our KEK camp, so that we have a proper kitchen facility so that we can serve
more students, and provide food for all of the other programs that we -- that we
provide. Are there any questions?

MR. FLETCHER: Is the facility from -- on the right-hand side, is that an auditorium?

MS. WILSON: It is a church.

MR. FLETCHER: Okay. That was what I thought I was seeing. Thank you. If you
got partial funding, would that move forward or is it an all or none?

MS. WILSON: Well, certainly, as you noticed in our plan, we have a plan to have a
capital campaign, so we would increase our capital campaign based upon the funding
that we receive.

MR. RITTER: Where is that facility there? Where is that facility?

MS. WILSON: This facility is 2404 North Stadium. Are there any other questions?

MR. FLETCHER: Questions?

MS. WILSON: Thank you very much.

MR. FLETCHER: Shannon, we thank you very much. It looks like we are done -- oh,
no, it is Phil. Just kidding. Columbia Housing Authority, last but not least.

Columbia Housing Authority

MR. STEINHAUS: Hi. Good evening. I'm Phil Steinhaus, CEO of the Columbia Housing Authority, with offices at 201 Switzler Street. I'm here today to talk about our proposal for CDBG funds to install solar collectors on the roof of Oak Towers. I think probably most of you are familiar with Oak Towers, located at 700 North Garth. It provides housing to elderly and near elderly, 147 units. People pay 30 percent of their adjusted income for rent, and all utilities are provided in the building by the Housing Authority. We're the first Housing Authority to be -- in Missouri to be approved for the HUD Rental Assistance Demonstration Program. It allows us to be competitive for low income housing tax credits which provide a stable -- by providing a stable funding source for revenues for our property. So low income housing tax credits have been awarded to finance renovations to Oak Towers, and it will be a little over a \$15 million total project cost. The renovations will start in October 2016 and be completed by December 2017. We are using -- one of the big things we are doing is increasing energy efficiency by installing a ground source geothermal system that will be connected with heat pumps in each of the apartments. Right now, we have an antiquated hot water system that circulates through radiators in the building, and, of course, when the building was built, they didn't have air conditioning, so it has been retrofitted with window air conditioning units, which are really energy inefficient. When we installed a similar system at Paquin Towers, we saved over \$100,000 a year in utilities. By adding solar collectors to the roof, that will complement the geothermal system, and again, residents don't pay for utilities, so anything we can do to reduce our total overall operational costs is very important to make this project work. In addition, we are installing new energy efficient windows, so they will have new double-paned insulated windows, new energy efficient domestic water -- hot water systems, plumbing upgrades, water saving measures, new energy efficient LED lighting -- as well in the apartments, common areas also emergency and exit lights. So our goal is really to improve the energy efficiency of this building because it is critical for our operation. So additional renovations will include replacing interior doors, new flooring and painting in all common areas and corridors, new appliances and trash shoot renovations -- those appliances will be in all the apartments -- new kitchen cabinet, shower panels, grab bars, paint all the apartments. We'll actually create eight ADA-accessible apartments there, which it does not have any fully ADA-accessible apartments. Elevator upgrades, new drop ceilings in hallways and common areas, hard-wired smoke detectors and pendant style wireless alert system.

We are reducing our request from \$100,000 in CDBG funds to \$50,000. We realize that you have a lot of good projects here and there is a lot of competition for funds, but we can also tell you that our construction bids that came in last week were very favorable for us, so that makes our budget a little bit less tight. There is also a solar electric credit of about \$32,000 that is available for this project. And so with some of our contingency funds, we feel like we can make this project work by only requesting \$50,000 rather than \$100,000, so hopefully that helps a little bit. Here is our electric usage in 2015. You can see we used over 1 million kilowatt hours, paying \$115,000 in electric bill alone. That doesn't count our gas bills, which are even higher than that. So with an average kilowatt cost of 10 cents per kilowatt hour, our annual savings would be about \$4,800, with the system producing over 47,000 kilowatt hours per year. So I would like to introduce Dan Shifley from Dogwood Solar, and he will talk a little bit about the system and how it will be installed at Oak Towers. Thanks, Dan.

MR. SHIFLEY: You bet. How are you guys doing? This is just kind of a brief overview of a potential system layout. One of the challenges with an older building such as this is avoiding the increased structural load for the roof. This is a thin film panel from ESAL, and is -- actually the barrier cover over this is actually built by the 3M plant here in Columbia, so it's kind of a nice tie in to local production facilities as well. This is not ballasted; this is not racking. These are about forty inches wide and eight feet long, and they adhere directly to the EPDM roof. So this roof is fairly new; it is in good shape. It is challenging in terms of a solar layout due to the number of stacks. Those large blue circles are 40-inch exhaust fans. The smaller ones are just vent stacks, and the positioning of all of them make it hard to do a traditional layout with a ballast mount system. So one of the things we went into is we did a solar site analysis, laid everything out, and kind of found out how we could give them the most bang for their buck. And it's a great roof in that it is unshaded and has a lot of potential, but there is just some layout challenges. And so this is just a production estimate from NREL, and just using standard manufactured data. It's shade free; it's at a zero-degree tilt and will produce about five percent of their current use. Again, we expect that to go down with the addition -- the removal of the window units and the addition of geothermal.

MR. FLETCHER: So these panels are kind of glued down, fastened down to the EPDMs?

MR. SHIFLEY: Basically, yeah. There is an adhesive strips applied to the back, and

you clean and prep the roof, and then they just stick down. It is really that simple.

MR. FLETCHER: Is there some kind of -- do you have tests for wind?

MR. SHIFLEY: Uh-huh. Yeah. It's all part of the manufacturer certification. Right now, it's approved for use on TPO roof, which is a white plastic film roof. They are waiting on the UL certification for fire -- for the EPDM roof -- you know, black rubber roof like this. And this is just some of the specifics of the product itself, but there will be three inverters, and then laid out in sections mounted on the rooftop.

MR. SCHEPERS: I see a lot of facts there, but can you just address the life expectancy of those panels?

MR. SHIFLEY: Sure. Its warranted output is ten year -- ten year workmanship. I don't have that sheet here with me.

MR. SCHEPERS: Okay. Here we go.

MR. STEINHAUS: There it is.

MR. SCHEPERS: You know, it's a ten year workmanship, twenty-five year power production. We give it a ten year workmanship guarantee on all of our work. It works really well with the expected life of this roof. Frankly, this roof is a little challenging due to the height, so once it is up there, you don't want to have to take it off to reroof or something like that. So this combined, you would probably see pretty good complimentary end of life with the roof and with the solar panels. Yes.

MR. FLETCHER: Does this say that you're going to -- what was the annual savings?

MR. STEINHAUS: About \$4,800.

MR. FLETCHER: Five thousand dollars times ten years.

MR. RITTER: Twenty-six years.

MR. FLETCHER: He said the panels only last ten years.

MR. SHIFLEY: I'm sorry. There is a 25-year power production -- there is a warranted output of 25 years, but it is just a ten year workmanship warranty.

MR. FLETCHER: Okay.

MR. SHIFLEY: I mean, over that time it is possible that you would have some delamination or something like that and have to address a single panel, but, yeah, they last -- they produce power for quite some time. They really don't --

MR. FLETCHER: Will the roof last that long or will you have to take the roof off in that period of time?

MR. STEIHAUS: We put a new roof on there about four years ago, and it is a 30-year roof. So it should be fine. A note too with the insulation of the ground source geothermal system and the heat pumps, our gas bills will go way down, but

our electric bills will go up a little bit. So, of course, with the other improvements we do with the windows, et cetera, then we improve the overall building, but our electric use will go up a little bit. And we are not using gas to heat the building, but we are using heat pumps to take that heat or cooling out of the ground and circulate it through the building.

MR. SCHEPERS: The good news is that the City is in the electric business.

MR. STEINHAUS: Yeah. But we have been having some discussions with the City about a solar farm and putting some of that -- some CDBG funds into solar panels at their solar farm, and then that would feed back into CDBG designated areas -- low income families. And so this is a great opportunity for us because the roof is not being utilized. If the building is not really high enough for us to really get any cell phone tower leases or other things like that on there -- like that on there, so if we can put these solar panels -- I think Dan came up with a great solution because we don't really want to put a bunch of holes in our roof or add weight to affect the structural integrity. So it's a nice addition to trying to get as close as we can to the most energy efficient building possible.

MR. FLETCHER: Okay. Is there any other questions? All right. Thank you, Phil and Dan.

MR. STEINHAUS: Thank you. And I appreciate your consideration. And I would like to thank all the other presenters who stayed this late to listen -- listen to the rest of the funding requests. Let's turn our attention to the rest of the agenda.

VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

MR. FLETCHER: General comments by the public? So for those who have stayed, if there is any general comments from anyone regarding any of the funding requests, now is the time. If you come forward, please, again, state your name and talk into the microphone. And we would ask that you, you know, keep it somewhat brief.

MS. O'NEILL: Yeah. I'll try to do that. My name is Ruth O'Neill. And one of the hats I wear in this community is that I'm the coordinator for Loaves and Fishes Soup Kitchen. Loaves and Fishes, like the name implies means we do a whole lot with a very little bit of amount of money because we rely on volunteers, we rely on donations, we rely on the generosity of our partners over at Wilkes Church. And I just wanted to very quickly lend my voice in support of the proposals that the Turning Point has made. I think in particular two things that I would like to talk about because they affect me is Loaves and Fishes -- of course, you all probably know this -- we serve an evening meal seven nights a week, 12 months out of the year between 5:00 and 6:15. We don't have any particular economic test, but most of the people that come to eat with us are homeless or housing insecure and food insecure. A lot of our neighbors will join us for meals from time to time throughout the month as it gets farther away from the paycheck or the disability check or the food stamps run out. They come and eat with us maybe -- you know, maybe one week out of the month or maybe five or six times a month. Some people we see every night. We serve between 70 and about 130 people a night. Our average is about 80 to 95 people a night. And those 60 to 70 people they say they see every day at Turning Point, most of those people are regulars at Loaves and Fishes. Two of the things that we think are very important for you to be thinking about as far as the proposals that they made are frankly the things that will improve accessibility to Loaves and Fishes, as you saw from the photos that they showed, there really isn't super-duper accessibility to any of the floors in that building. Right now, the people who come to eat at Loaves and Fishes go down a half flight of steps and then go into the dining room area. We do have -- and we have worked with people who cannot take steps, either temporarily or permanently, folks who are in wheelchairs, folks who just cannot have that mobility in various ways. When we first moved in, that lift in the front was more operational, and we did have people come and take the lift up to the second floor and we would bring them a plate. So having -- not having access to that lift anymore has been a challenge. Putting in a lift that would then also allow folks to come down into that dining room and come to Loaves and Fishes and have that

meal and be able to come in and sit in the dining room with all of the -- all our other guests, that would be a great thing for us as a provider of a service in this community and for our guests who come and eat, so that they can be incorporated with the rest of the community and not sit -- have to sit outside under the awning or, you know, up in a little room in a -- on a different floor. They can be part of the community and eat with the people that they know. So that is a -- that would be a great use of funds that the community has to offer for us and for the folks over at Wilkes. Also, the energy efficiency seems to be a major theme. That is a great theme to have. Replacing that boiler with more efficient units would be so much better on the utilities there because one of the things that we do is we contribute a small percentage of the cost of operations of that building with the stipend that we share with them every month. It is not a very big one, but certainly if that energy and efficiency can be improved and those utility costs come down, that will be helpful for us as we continue to provide that service. I will say that the neighborhood -- because I live in the neighborhood, the neighborhood would be very supportive of all the efforts to improve security issues. Most of our folks who come to eat are not a security problem, but we have a few, you know. And if you have 100 people a night and 10 percent of them are sketchy, the neighbors kind of know which 10 those people are and they don't really want them in their yards. So I think all of the proposals that they have made for use of funds from the City are things that will enhance the ability to provide services not only from Turning Point, but from Loaves and Fishes and from the other operations that are able to partner with that little church right down there by Hickman High School that is doing a whole lot in this community. So thank you.

MR. FLETCHER: Thank you, Ruth. Are there any other members of the public that would like to make a comment? All right. Thank you. Staff, I know you had some additional discussions you wanted to have.

MR. COLE: Yeah. I'll be quick here. I wanted to run through rating sheets. I have had a couple questions from a few different Commissioners. I just want to make sure everybody knows how to do a rating sheet because we want to have these by end of day, June 8th, which is next Wednesday.

MR. FLETCHER: Next Wednesday, yeah.

MR. COLE: That way I can have a spreadsheet with all of your prioritized ratings up for our meeting on the 15th, and mailed out to you all beforehand. So this is the main page here on Apricot, and I am currently logged in as Mike Fletcher, so that way you can see what a Commissioner's viewpoint looks like. But we will just do an

example. We'll take the first one, Central Missouri Community Action. You select that organization, and then you will need to go over here to the right to view folder. This will take you into their document folder that has all of their narrative, their budget, my review, and then also this third item headline down here that says CDC proposal rating sheet. You hover over the actions button and then create new. Then you will go through and select what you want to rate this organization on with the different criteria that we have for management, financial management, past performance. You select low, medium or high for all of these. And these are just random, of course. Select them all until they are all selected, whatever you want them to be. And then you need to hit save. So you'll hit save the record. Now, Mike, you'll want to make sure you go in and change this one to be what you want it to be. So now you have a record that is there.

MR. FLETCHER: Okay.

MR. COLE: And then if you go back to view folder for that project, you can see that the checkmark is green over here on the right side. If you have a red x, that means you missed one of your bubbles on there and you need to go back in and fix it.

MR. FLETCHER: And that is the downside to every -- to it being electronic is place keeping is a little more difficult than us filling it out by hand. It made it easy if you just had a stack and you could go through it.

MR. COLE: Yeah.

MR. FLETCHER: Okay. Honestly, how many people have gone on and done any ratings or looked at these and knows how to use it? Okay. So do we have any other questions? This is our opportunity. I mean, does everybody understand it? Can do it by the 8th. Right?

MS. FORBES: There is no final choice on those?

MR. FLETCHER: Yeah. He compiles all the ratings.

MS. FORBES: Whenever you stop, you are done. Right?

MR. COLE: Uh-huh. Yeah. Unless there is a red x there.

MS. FORBES: Okay.

MR. COLE: So end of day, June 8th -- you know, probably about lunch time on June 8th, I'll run through everybody's ratings and look for the red x's and contact you to go in --

MR. FLETCHER: Thank you. Computer check.

MR. COLE: Check them, yeah. You may -- I want to introduce our new Commissioner too or allow him to introduce himself.

MR. FLETCHER: I'll let you because --

MR. COLE: Okay. You can go ahead, Blaine.

MR. REGAN: All right. My name is Blaine Regan. I'm the representative for the 6th ward. I'm excited to be here and to join you all.

MR. FLETCHER: You picked a great first night.

MR. SCHEPERS: Really.

MS. FORBES: Yeah.

MR. SCHEPERS: Welcome.

MR. RITTER: What a time to start.

MR. FLETCHER: Any other staff comments?

MR. COLE: No. That is all I've got unless you have any questions of me. If you have any problems going through Apricot, send me an email. It will probably be better to work it out over the phone, but we will figure out a time to connect.

MR. FLETCHER: Is there any discussion on O.U.'s position?

MR. COLE: He resigned his position as soon as the application was submitted with the conflict of interest. So he could reapply in the future. If that organization doesn't get funded, he could reapply. That would be an option, and I communicated that to him.

MR. FLETCHER: And the next meeting, June 15, obviously, that is the important one because we will be doing funding discussion, and I will not be available that night. As of right now, I'm scheduled to be out of town.

MR. COLE: So we --

MR. FLETCHER: I can participate via phone, if we can set that up because I would like to, you know, be involved, but I can't physically --

MR. COLE: We can bring a phone with teleconferencing capabilities. But if you don't want to chair the meeting, it would be the next officer, which would be Pam -- you are the secretary. So we could have that stand as it is and work out who the chairperson would be at the next meeting or, you know, you could take that up in September or October if you wanted to. It might be better sooner than later.

Whoever it is, we will have a reelection soon. So you could discuss --

MR. FLETCHER: I am more --

MR. COLE: -- you could discuss it tonight even if you wanted to.

MR. FLETCHER: -- than willing to continue acting as the Chair, if you don't have a problem with that. I just have a conflict with --

MR. COLE: Okay.

MR. FLETCHER: -- the most important meeting that we have. Unfortunately, right now I am scheduled to be out of town.

MR. COLE: You guys could figure out chair, vice chair tonight if you wanted to.

MR. RITTER: Yeah. Could we just take an action item --

MR. COLE: Sure.

MR. RITTER: -- if anybody is -- make a motion? Do we have anybody interested in -- I mean, I can make the motion that Michael take permanent chair --

MR. JONES: I don't like that you are looking at me.

MR. FLETCHER: So tell us the -- what's the formal process that we have to take?

MR. COLE: You know, now that we are discussing and thinking about it, that item was not on the agenda.

MR. RITTER: Yeah. I think we need to --

MR. COLE: Because I worked it out --

MR. RITTER: -- put it on the June 15th agenda.

MR. COLE: I worked it out with O.U. before -- or after the agenda went out. He had to resign.

MR. RITTER: Okay.

MR. COLE: So I think for the purposes of getting it advertised, that that is going to be an agenda item. I think it would be best to take it up --

MR. RITTER: Yeah. Put it on June 15th.

MR. COLE: -- on the next agenda.

MR. FLETCHER: Okay.

MR. COLE: We could do it at the beginning of the meeting just to get it done if --

MR. FLETCHER: Any other Commissioner comments?

MR. SCHEPERS: I have a preference if it comes down to arm wrestling, I would like to see that.

MR. RITTER: Add that?

MR. FLETCHER: We'll take that under advisement. Thank you.

MR. COLE: We could film that.

VIII. NEXT MEETING DATE: JUNE 15, 2016

IX. ADJOURNMENT

Mr. Schepers made a motion to adjourn; second by Mr. Ritter. The motion passed by a unanimous voice vote. The meeting adjourned at 9:04 pm.

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-7214. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.