



City of Columbia, Missouri

Meeting Minutes

Housing and Community Development Commission

Tuesday, July 9, 2019
6:30 PM

Joint Meeting

Room 1B, City Hall
701 E. Broadway
Columbia

I. CALL TO ORDER

The meeting was called to order at 6:40 pm by Anthony Stanton, President of the Columbia Community Land Trust and Michael Salanski Vice President of the Housing and Community Development Commission and 6:40 pm.

II. INTRODUCTIONS

Maze, Prevo, Rhoads, Stanton were present representing the CCLT, Mitch Ritter, Hannah Fisher, Michael Fletcher, Michael Salanski and Diane Suhler were present representing the HCDC. Members of the public were also present.

Present: 5 - Michael Fletcher, Mitchell Ritter, Michael Salanski, Diane Suhler and Hannah Fisher

Excused: 4 - Blaine Regan, Paul Whatley, Ross Kasmann and Nicholas Knoth

III. APPROVAL OF AGENDA

Motion to approve the Agenda: Ritter
Motion to 2nd: Fletcher
Not Voting: Regan, Whatley, Kasmann, Knoth
Motion Passes: 5:0

IV. APPROVAL OF MINUTES

Approval of June 19, 2019 Housing & Community Development Commission (HCDC) Minutes

Attachments: [June 19, 2019 HCDC Minutes.pdf](#)

Motion to approve the Minutes: Salanski
Motion to 2nd: Ritter
Not Voting: Regan, Whatley, Kasmann, Knoth
Motion Passes: 5:0

Approval of June 11, 2019 Columbia Community Land Trust (CCLT) Minutes

Attachments: [Draft 6.11.19 Minutes.pdf](#)

The CCLT voted on their minutes.

V. SPECIAL ITEMS

Overview of HCDC and CCLT Roles

Cole reviews the roles that the HCDC and the CCLT have and how City staff supports

each. City staff administers the grants and implements the programs. The HCDC sets goals and monitors the performance of internal programs and external partners and set the five year plans. The CCLT oversees the development and stewardship of affordable housing. The development of affordable housing is an overlapping goal of both groups and with CHDO funding coming up in the fall and the development of N. 8th Street coming up, both organizations will be working together.

VI. OLD BUSINESS

FY 2020-2024 CDBG and HOME Council Policy Resolution-HCDC

Attachments: [Council Policy Resolution CDBG-HOME 2020-2024 7-9.pdf](#)

The HCDC shared that they had reviewed and agreed. Ritter shares grammatical changes. Fletcher shares his concerns about not wanting to prioritize one organization. The commission decides to leave the wording as is, as the Cities should support to the Housing Authority and the wording came out of a HUD training that Cole attended. Discussion is had about reviewing the document each year.

Motion to approve FY 2020-2024 CDBG and HOME Council Policy Resolution as is with grammar corrected: Salanski

Motion to 2nd: Ritter

Not Voting: Regan, Whatley, Kasmann, Knoth

Motion Passes: 5:0

Columbia Gadget Works Robotics Event-HCDC

Cole shared that Columbia Gadget Works Robotic Event presented at the hearing for public projects at but was not included in the CDBG and HOME allocation meeting because their project was better suited for General Revenue funds. \$37,500 was returned from a CMCA and the funding for Columbia Gadget Works was to come out of that pot of funds. The group discusses it and express support. The HCDC votes in favor of the project with the preface that 51% of those funds go to low income participants.

Motion to recommend funding for the project with the preface that 51% of those funds go to low income participants: Ritter

Motion to 2nd: Fletcher

Not Voting: Regan, Whatley, Kasmann, Knoth

Motion Passes: 5:0

VII. NEW BUSINESS

N 8th Street Cullimore Cottages CHDO and CCLT Project Overview

Cole shares that the Cullimore Cottages will be 10 owner occupied homes on N. 8th Street. The project is currently in the final plat and design process. 6 homes are planned to be built by CHDO's and 4 homes are planned to be built by the CCLT with a private developer. Cole shares the history of the name Cullimore because of former CCLT founding member Dan Cullimore. Cole discusses key design features that were requested by the neighborhood. The estimated costs of the project are also discussed showing increases due to the storm water needs and the cost of building materials on the rise. The HOA ND funds and set aside funds will be utilized to fund the project. Fletcher asks if the remaining funds that were recommended to Columbia Gadget Works go to the CCLT for the Cullimore Cottages project. Cole shares that the group may vote to recommend that to Council. Council will ultimately decide where those funds should go but HCDC support would help. HCDC votes to recommend that the remaining \$34,650 go to the Cullimore Cottages project.

Motion to recommend that the remaining \$34,650 go to the Cullimore Cottages project: Salanski
Motion to 2nd: Fletcher
Not Voting: Regan, Whatley, Kasmann, Knoth
Motion Passes: 5:0

VIII. SPECIAL ITEMS

FY 2020-2022 Strategic Planning Date-CCLT

The CCLT has yet to pick a Saturday morning time that all members can attend for the Strategic Planning Date. The group decides to send out another Doodle Poll with times, likely August 24th.

Bylaw Amendment-Caleb Colbert

Attachments: [Resolution Amending Bylaws.pdf](#)

The board previously reviewed the attached amendment, Prevo shares that he read it and it is perfect. The CCLT votes.

IX. REPORTS

Monthly Financial Report-CCLT

Attachments: [June Financials.PDF](#)

Cole shares there have been few changes with the financials including the donation of the land at 700 Oak St following the sale. The CCLT votes to approve their financials.

19 Third Avenue and 6 Fourth Avenue Update

Cole shares that there will be a report to Council for two homes, one on 19 Third Avenue and one on 6 Fourth Avenue. Council will consider the subsidy of \$49,000, the gap that was necessary to fill to make the homes affordable.

X. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Fletcher asks the progress at CMCA's Worley Head Start Parking lot. Cole says that there has been contact and CMCA has shared that they have a contract executed and will start work soon. Funds must be expended so that thresholds will not be exceeded. Discussions will continue to be had to make sure that the project is completed.

Trapp thanks the group for putting TBRA back in for those that are in need and homeless because there are not enough vouchers to serve that need.

XI. NEXT MEETING DATE

August 13, 2019

XII. ADJOURNMENT

Meeting adjourns 7:54pm.

Motion to adjourn: Fisher
Motion to 2nd: Fletcher

Not voting: Regan, Whatley, Kasmann, Knoth
Motion Passes: 5:0