

1. April 3rd, 2017

1. Attendance: Maria Marcus, Mohammed Gazelle, Teresa, Marie, Doreen Young, Ryan Van Allstyne, Shane Wiegand, Joe DiFiore, James Pergolizzi, Liz McGriff, Wallace Smith, James Murphy (St. Joes)

2. Update of March Meeting Minutes

3.5:40 Election of Officers

1. President-Joe Di Fiore 1 1 1 1 1 1 1 1 8 total votes

2. Vice President- Ryan Van Alystne 1 1 1 1 1 1 1 1 8 total votes

3. Treasurer-Liz McGriff 1 1 1 1 1 1 1 1 8 total votes

4. Secretary-Marie Meza 1 1 1 1 1 5 total votes

5. Secretary- Burt Betchart 1 1 1 3 total votes

6. Total Votes: 1 1 1 1 1 1 1 1 8 Total Board Members Voted

4.5:55 – Treasurer's Report

1. No new business with money in or out

5.6:00 – CLT Mission & Vision

1. Mission: The City Roots Community Land Trust's mission is to permanently preserve housing affordability in Rochester New York through community owned and managed land, to empower neighbors, and bridge socioeconomic divisions.

2. The Board votes unanimous vote to approve the vision

3. Vision: The City Roots Community Land Trust vision is to strengthen the Rochester community by cultivating the perspective that land owned by the community can help make housing a human right and affordable for all. We **are** a collaborative of homeowners, renters, youth, community allies and partners.

1. The Board votes unanimously to adopt the vision

6.6:30 – Regional/Local Relations :

7. Update on ground lease progress

1. Ground Lease Fee

1. Joe Proposes \$10 a month for ground lease fee

2. Melissa Marcus says that through Genesee Co-op the ground lease fee could be included in mortgage payment.

2. How often lease fee can be changed

1. Recommendation was every 2 years

3. Number of months per year for expected occupancy is 10 months per year

4. 49 years is the length of the lease before renewal to avoid tax

5. Resale Formula

1. When you go to sell the house that is on property owned by CLT there are many ways to set it up to preserve the affordability. Essentially it caps how much profit you can make in sale of the house
2. Maria will get ahold of Albany CLT for copy of their lease and resale formula
3. Will have separate meeting on this

8.6:50 – Acquisitions - Catholic Family Center grant update

1. Marie and Teresa are still working on it and hoping to get grant to fund Dorothy Day house for pregnant homeless women. Marie is proposing CLT would own land and house. The grant is for 25,000 min -75,000 max.

9.6:55 – Community Outreach - Invitation to present to Beechwood Neighborhood Coalition on 5/4

1. Marie and Shane interested in presenting

10.7:00 – New Business (additional comments, questions, clarifications, information, etc.)

1. James will email Loretta Scott Copy of Model Lease Draft

11. Next board meeting is May 1st

12. and Resale formula committee will meet at NEAD office next Monday at 5:30 (read article 10 from lease handbook to prepare)