

- 5:30 - **Greetings**
 - ○ Board Members Present: Ryan A, Wallace, Joe, Liz, Burt, Marie, Jim P, Melissa M (via phone)
 - ○ Board Members Absent: Doreen and Muhammed (sick) Ryan V out of town
 - ○ Also Present: James Murphy, Shane
- ● 5:35 - Update and Approval of January Minutes
- ○ See CityRootsCLT.org (documents section)
 - ● 5:40 - Discussion of St. Joe's Loan Fund w/ James Murphy
 - James Murphy
 - St. Joe's wants to understand why pledge of 10K is necessary when we have raised 15K on youcaring fundraiser.
 - If pledge wasn't there what would funds be used for? What is City Roots Motive for wanting to use 10K pledge from St. Joe's
 - If there is a tie with the money that more of the money goes to Liz that a way be found to get around the thorny situation
 - Joe
 - originally board approved paying for 5K land value before we realized it was 5,900
 - decided to raise a fundraiser and from it pay 5,900
 - at committee meeting we decided we would do a joint fundraiser for CLT and for Liz. Didn't work out how to make it really clear what would happen if we raised more than what we'd pledged to Liz
 - Jim
 - mistake number one was the joint fundraiser
 - also fundraiser for a board member is a major problem that shouldn't have happened
 - Law NY made us aware of conflict of interest and law
 - Thinks we should consider reaching out to everybody asking if people want their money back so they can directly donate to Liz so that Liz will benefit more
 - Burt
 - I had red flags from the beginning because the fundraiser was a joint fundraiser and process was rushed
 - in favor of text saying CLT has paid for purchase of property and one time costs of closing fees, unfortunately we cannot give more of the money to Liz directly so Liz can take less of a
 - Joe
 - youcaring page was set up by a committee member in a way that indicated funds would be just for Liz, Joe edited it to make it clear fundraiser was for both.
 - 10K wasn't enough to close the deal and neither was 5,900 so as a board we approved we would approve all one time costs associated

with the sale

- CLT then put up around 8,700 dollars
- 18,700 ended up being final closing price because Liz's lawyers wanted taxes paid for the year
- Liz has borrowed 10k from Genesee Coop
- conflict of interest with giving all money from fundraiser to a board member
- proposes we offer to refund donations to members of St. Joe's community
- may be possible to find a non for profit attorney to help us give all the money to Liz as a grant or something that protects the CLT
- Would someone be willing to draft some text that we could email to people who donated
- Ryan
 - biggest thing is this was a major success and Liz got her house back and we want to do what is best for Liz
- Melissa
 - doesn't think it is necessary to contact all donors and see if they want 100% their money back
 - maybe give 4 options, 50/50, all to Liz, or all to CLT, No Preference
- Marie
 - why don't we get a non for profit lawyer pro bono and then proceed
 - Jim
 - Law NY was working for us but when they found out about fundraiser rescinded.
 - Jim could reach out to Law NY and try to explain what actually happened so we can reacquire their services and allay their fears
 - realistically chances of us getting in trouble with state are very small according to Jim's conversations with colleagues
 - Ryan A
 - will procure the list of names and emails of 92 donors
 - Melissa has an attorney who can offer pro bono services (was at ESL)
 - Does anybody oppose us asking individual asks to larger donors that we think would be open to this discussion, as an initial piece
 - Jim
 - why would we do it to just larger donors and not to anybody? Simplicity?
- Ryan A- Motion
 - motion to reach out to largger donors who were donating only with the impression they were giving all funds to liz not CLT we could ask if they are willing to donate that money to liz

- Burt
 - we know there's expectation that some of Money would go to Liz, but we are unable to do this and you could help Liz by letting us refund your donation and directly donating it to Liz non tax deductably
- ● 5:55 - Update on Liz's Home (Liz / Jim / Melissa / Joe)
- ○ **Liz's resignation**
 - she sent out a letter of resignation to the board
 - the board has accepted her resignation
- ○ Closing date
- ○ CLT contribution
- ○ Ground lease
- ● 6:10 - Treasurer Report (Joe)
- ○ Account Balance
- ● **6:15 - Fundraising & Donations Committee Update (Marie)**
 - ○ ESL grant (Joe)
 - ○ Realtors grants (Marie / Teresa)
 - ○ Banquet Fundraiser (Marie)
 - for sometime in fall
 - ● **6:20 - Annual Meeting**
 - needs to be by the end of March (within end of first quarter)
 - ○ Date, location, flyers, refreshments, membership fee, board
 - nominations/slate, any proposed changes to bylaws
 - potential nominations
 - Sandra Anderson
 - Dr. Rev Cynthia Cole
- ● 6:35 - Business Plan (rough draft) & Strategic Plan w/ SWOT Analysis (rough draft) - see attached (Joe / Teresa)
 - out in email
 - are rough drafts
- ● **6:40 - MOU with NCS - see attached (Joe / Liz / Muhammad)**
 - Jim
 - only concern is #3 on page 2 that land trust will finance any and all costs of rehabilitation that are not covered by the acquisition of rehabilitation grant funds
 - Joe
 - this is referring to grants where houses are already habitable
 - no major safety violations
 - functional kitchen and bathroom
 - houses would be identified by CLT
 - maybe copper is stolen but we would need to help get funds to fix that
 - we would have choice in houses though

- NCS is applying for a bunch of grants so language about allocation of houses is related to this
- Want to clarify housing allocation to not being in a specific neighborhood
- don't want such restrictive neighborhood
- plan is to work out strategic plan then bring it to NEAD
- #5 on second page
 - retain net proceeds from sale of their completed houses to qualified first time homebuyers previously identified for participation in CLT
 - Eileen is banking on CLT giving her grant the edge
 - **Joe wants to clarify this is really clear**
 - they are getting entirety of administrative fee because we would get any net proceeds of sale
 - if we buy 40K house using 10K from their grant funding we should be able to retain that 10K as ours or does it have to be passed on to home buyer. This allows our capital fund to grow. This needs to be clarified.
- **Action for Joe: will clarify with Eileen we don't want to be restricted to one neighborhood, any reference to beechwood or CRCLT neighborhood**
 - **want to make sure for #5 that it is up to 9 houses.**

***Motion to move forward with MOU made by Wallace, Seconded by Jim all in favor**

motion is so moved

- Ryan
 - why does it only say beechwood
 - can we clarify this language
 - prepurchasers class would be from established agencies like Neighborworks.
 - Jim
 - we don't have to find home buyers that qualify they will figure it out
 - we will be doing outreach for 9 people but they may or may not qualify
- Melissa
 - concern about number of houses
 - up to 9 houses
 - MOU doesn't indicate
 - Burt is in support of adopting MOU
- ● 6:50 - Community Outreach Committee Update (Shane)
- ○ Catholic Courier (Joe / Ryan)
- ○ RMAPI (Liz / Melissa / Wallace / Ryan / Joe)

- ○ **Mike Patterson, Dana Miller (Melissa / Liz / Wallace / Joe)**
 - went well going to try and link us up with funding
 - want to see model legislation
 - very supportive
 - policy meeting happened on 540 W Main
- ○ **540 W. Main (Shane)**
 - We discussed March 17 or 24
 - I'm thinking 10-2 PM?
 - ○ **Dorraine Kirkmire (Shane / Joe)**
 - come to meeting on February 8th at New City Cafe at 5:30
 - ○ **Housing Justice Town Hall (Ryan / Liz)**
 - ○ **Rochester Democratic Socialists (Joe)**
- ○ **PLEX**
 - ○ **People Centered Housing Options (Joe / Katie)**
- CCHD wants to continue with grant
- ● 7:00 - New Business
 - Ryan has 2 house on Dewey that may be possibility for CLT
 - Jim:
 - closing date for Liz's land is pending with Jean-Pierre at Nixon Peobody
 - they are going through our ground lease to confirm it all
 - Jim will let us as know as soon as we have a date
 - clarify at closing that all land