

Minutes of the Board of Directors Meeting

Thursday, October 13, 2018, in the
Parish Hall at Saint Theresa Church
1041 Lyons Avenue, South Lake Tahoe, California 96150

Board Members Present: Francie Alling, Lyn Barnett, Allan Bisbee, MaryAnne Brand, Karen Fink and Jesse Walker

Absent: Chaplain Monsignor Wallace

Staff: Cathy Kope, C. Rosburg

Item 1. Opening Prayer. Opening prayer was led by President Barnett.

Item 2. Call to Order and Approval of Agenda. President Barnett called the meeting to order at 5:35 p.m. President Barnett indicated he would like to amend the agenda to add an Executive Session and to move the action items 9 (f) and 12 forward on the agenda. Motion to amend the agenda was made by Alling. The motion passed unanimously.

Item 3. Roll Call of Board Members and Determination of Board Quorum

Item 4. Open Floor (*The President invites members and guests to comment on any item not listed on the agenda. Please limit comments to three minutes.*)

Item 5. Review and Approval of Minutes from the BOD Meeting on September 13, 2018. President Barnett asked if there were any changes to the minutes of September 13, 2018 and Bisbee pointed out a typo within section 6, Part a. where the word "really" should instead be "ready". Walker made a motion to approve the minutes with the amendment above which was seconded by Alling. Motion unanimously approved.

President Barnett proposed that in following up on the discussion of Sierra Garden personnel that we talked about at our last meeting that we amend the agenda to include an Executive Session. Motion to approve the amendment of the agenda to include an Executive Session was made by Bisbee and seconded by Alling. The motion passed unanimously.

This portion of the regular Meeting of the Board of Directors was adjourned at 5:39 p.m. in order to convene in Executive Session (per Article III.J.2 of the SJCLT Bylaws).

The regular Meeting of the Board of Directors reconvened at 5:46 p.m.

Item 9. f. Resolution to Adopt Financial Policies. In the last meeting we adopted the financial policies, but we decided we wanted to have a resolution to make it official. The financial policies were officially adopted last meeting. Kope read the resolution titled "Adoption of the Saint Joseph Community Land Trust, Inc. Financial Policies" into the record. Fink made a motion to adopt the proposed resolution and Bisbee seconded this motion. Motion passed unanimously.

Item 12. Resolution to Adopt a Change in the Expiration of Annual Membership Dues Paid by New Members on or after December 1st of Each and Every Calendar Year. Kope reported that within the bylaws there is some context about how a membership cannot be prorated. This was set up for present members, not new members. Our membership dues are usually paid to coincide with our fiscal year (July 1st to June 30th). This resolution is an effort to accommodate the membership drive that is slated to

begin in January of next year, and not have new members charged a full year of dues when joining late in our fiscal year. The resolution allows for new first-time members paying their dues after December 1st of each year, to have their membership payment apply through July 1st and into the next fiscal year. They are essentially getting about a year and a half for the price of one year. President Barnett emphasized that this was only for new members and that anybody else turning in a late membership would not be prorated. Kope read the resolution titled, "Calculation of Annual Membership Dues Paid by New Members" into the record. President Barnett requested a motion to approve the resolution. Motion to approve was made by Alling, and seconded by Brand. Motion passed unanimously. President Barnett specified that this is not an amendment to the bylaws and it is just a resolution.

Item 6. Presentation and Discussion on the Request for Proposal (RFP) by Placer County for the Housing Mixed-Use Project at 3205/3225 North Lake Tahoe Boulevard, Tahoe City, CA. President Barnett described the housing project that is in Placer County. The Pacific Development Group (PDG) team is working hard to submit a proposal for this project. Kope read a letter sent by Dave Michael from PDG regarding this project known as the Nahas Propriety. It states on September 4, 2018, Placer County issued an RFP to develop a mixed-use project at 3205 and 3225 North Lake Tahoe Blvd. in Tahoe City in the Dollar Hill area. PDG after discussions with Lyn Barnett has embarked in responding to the RFP. PDG is proposing to develop 5 different aspects of the property, including affordable tax qualified rental units, workforce achievable rental units, achievable for-sale homes, a commercial center with neighborhood grocery store and delicatessen and other elements. The most highly qualified firm will be chosen for an interview with Placer County on November 16th. PDG requested in their letter that representatives from Saint Joseph Community Land Trust join us on that day President Barnett stated that he had told Dave he would get the interest of the board in this project and let him know tomorrow if there was an objection. After discussion amongst the board it was agreed that they are in support of this RFP partnership.

Item 7. Update on Sierra Garden Apartments. Dave Michaels of Pacific Development Group sent a document that is included with each board member's packet. Kope summarized the memo, stating that it mentions the repaving, and the certificate of occupancy as well as the open house agenda. The invitations have been mailed out. President Barnett will be speaking as well as John Bacigalupi, the Mayor and Jacob Wahlenmaier from Hunt Capital Partners. President Barnett mentioned that there is talk that assigned parking is going to happen at Sierra Garden Apartments, and that we should follow up on this in the next few months because there have been some issues with some of the residents about parking. He also indicated that we are still without the cash projections from Sierra Garden Apartments that we need to start building our budget next year. Kope indicated that Dave Michaels had said he will get that to us soon.

Item 8. Update on Barton Health Project. Once the MOU is in place, President Barnett and any board members who would like to join him are going to speak to the Barton Board to get their approval. Once the approval is given funds will be raised by approaching various foundations, benefit organizations and doctors to raise the \$50,000 for our first project. El Dorado Community Foundation has the SJCLT check for \$50,000 in a fund account for this project and Kope shared that Bill Roby sent a thank you letter indicating that the El Dorado Community Foundation was very excited to be working with us on this project. Once their board approves this program their graphic department will create brochures and a website and the hospital will be adopting this as an employee benefit program.

President Barnett shared efforts that he and SJCLT steering committee member Jim Baetge are taking in trying to get TRPA to consider the emissions fees reductions to help in funding the program if we can demonstrate that we are moving employees who live off the hill back into Tahoe and in the process cutting

down on vehicle miles, travel and improving air quality benefits. We are going to come up with a proposal that shows that our program will hopefully mitigate the environmental impacts. Jim Baetge is taking the lead on this and we are trying to crunch out the numbers right now.

Item 9. Finances. Treasurer Brand reviewed the financial reports and indicated that because we had just held a board meeting a couple weeks before there was not a whole lot to report. The payments that had been received from the Motel to Housing Program were an improvement over previous month. The \$50,000 check for the EASE Home Program had been written but is not reflected in the reports as it had not yet gone through. Fink inquired about the application form from the California Community Land Trust Network (CCLTN) and it was determined by all that it would be good to join this membership organization. Kope discussed how Sean Windlinder from the CCHD Grant Specialist had indicated that a membership with the California Community Land Trust Network would add points and improve our application standing for grant funds. Brand suggested an adjustment to the Budget to pay for the CCLTN membership fees be made to Office Supplies. A motion to accept the financials and vary the budget by reducing the office supplies by \$150 dollars and to increase Dues and Subscriptions by \$150 made by Brand. Walker seconded the motion. The motion passed unanimously.

Walker departed meeting at 6:34 p.m.

Item 10. Update from Membership Committee on Advertising and Planning Annual Spaghetti Dinner. Fink will write a press release advertising the Spaghetti Dinner. Steve Harness from the radio station KRLT is also working on a PSA to help promote the dinner. Brand suggested that the membership committee meet and help with some of the tasks needed to put the dinner together. President Barnett mentioned how he typically will introduce the SJCLT Board and give a brief update on our achievements.

Item 11. Update on 2018/19 Membership Drive. Fink and President Barnett met with Steve Harness of KRLT FM, and he has agreed to produce a PSA for the membership drive. Barnett interjected that the PSA would be a 30-second announcement that would be voiced by Maddie Bowman as the spokesperson. Steve Harness indicated that he was making progress and Fink will check in with him later this week to see how the PSA is coming along. Fink also said there had been discussion about being interviewed by Howie Nave. Brand mentioned that the Tri-Fold Brochure mock-up had been submitted. President Barnett indicated he wanted to see more photographs that included people. Saint Joseph Community Land Trust was mentioned in the candidate's forums with a question that was submitted regarding affordable housing.

Item 13. Selection of the Location and Time for the Board of Directors Meeting on December 5, 2018. The next Board of Directors Meeting is to be held on Wednesday, December 5, 2018 at Our Lady of Tahoe Catholic Church meeting room.

Item 14. Adjournment and Closing Prayer. Alling led the Board of Directors in the closing prayer. President Barnett adjourned the meeting at 6:57 p.m. Alling shared a closing prayer.

Respectfully submitted,



Karen Fink, Secretary