



Clipper City Co-op Board Meeting

Minutes

Date: October 30, 2019 6PM - 7:45

Location: First Presbyterian Church

Present: Naomi Raddatz, John Ellerman, Pat Koppa, Lori Hagenow
Ryan Sullivan, Beth Steimle

Absent: Scott Retzak, Leann Swartz, Tony Fodden

Note: This was a special meeting of the Board, a third meeting for the month of October.

Topic	Discussion/Notes	Decision	Date
Welcome			
Approve minutes from 10/16 board meeting		LH moved to approve, JE seconded. All in favor.	
Review four cornerstones in three stages	<p>Pat/Naomi</p> <p>Pat provided a short summary document describing the 4 Cornerstones: Vision, Talent, Capital and Systems as well as the 3 stages: Organizing, Feasibility and Planning, Implementation.</p> <p>We have our Vision set forth in the Strategic Plan, (board members are urged to review) we have been gathering Talent and some systems but need to move further on the Capital.</p> <p>Pat provided a section of the timeline with the incomplete Stage 2 tasks brought to date along with the original owner numbers projected for doing those tasks. As growth has been slower, the delay should not be viewed as a negative. However, given current</p>	<p>PK, JE motion to accept Cedar Collaborative (Mary Maurer) offer to manage our capital campaign pursuant to the proposal. Passed this motion.</p> <p>Naomi discussed proposal with Katie Novak, who noted differences between a capital campaign for a non-profit and a co-op campaign with the owner loans.</p> <p>Motion by LH with second by JE authorizing up to 5 hours consultation between Mary Maurer and Katie Novak including such time as needed (if any) with Atty. Sparer to create</p>	<p>Pat will check conditions for use of Bowers fund grant to see if it could be applied to training from Katie Novak.</p>

	ownership level, momentum and potentially viable sites, it is time to work on the Capital cornerstone.	a plan for Capital Campaign. Vote... approved. Beth volunteered to sit in on meetings as Board Representative.	
Discuss the Timeline from FCI	See notes below		
Discuss the items on the Parking Lot from October 16th meeting	Discussed the Bylaw provision needed to change provision regarding election of officers by the board members	Pat will draft proposed changes to allow election of officers at a later date with orientation period for board members. Works if the terms remain July 1 but annual meeting is moved to spring.	Pat's draft to be presented in time for vote at annual meeting.
Review the proposal from Cedar Collaborative to help with the capital campaign	Discussed part of the Capital cornerstone.		
Open discussion regarding timeline/downtown office/calendar	<p>Naomi explained Yacht Club Chili event and proposal by Jan Van Eyck. There are 44 overlapping members so opportunity for growth of ownership and volunteer pool.</p> <p>Naomi asked again about the Evergleem tree program for in the roving office. No interest.</p> <p>Lori mentioned the Visitor's Guide; there could be just the logo and some verbage.</p>	<p>Motion by JE, RS to support the Yacht Club Chili night at \$200 sponsorship. Approved</p> <p>JE moved to put in an ad at cost of \$150 include "grocery" and "coming soon". RS seconded. Approved.</p>	
Site Selection procedures	<p>Naomi found a checklist for site selection. Asked board to review. There is a book of the sites already viewed. Should get that for Board review as well.</p> <p>Discussed sending a letter asking committee to look at two more sites.</p>	Motion to send proposed letter to the site selection committee asking for review of two additional sites made by JE, second by RS. Approved	
	Discussed Low income family outreach by getting grants etc to start an endowment to support their ownership		John will work on proposal,

	and ultimately shopping. Several possible partnerships come to mind.		look for grants.
Donations	Discussed the Cooperative Development Fund of CDS. Have the updated documents to review. Will have CDS call into one of our next meetings to discuss assistance with any grants that do require 501(c)3 recipient.	Phone call with Kevin E needed.	Naomi will let us know which meeting.
Wrap up	Adjourn PK, RS at 7:50		

	Parking Lot Items
1.	Board Policy creation
2.	Reduced cost to purchase ownership for low income families? Board has authority to create. Consider question at annual meeting.
3.	Business sponsored ownerships. Board has authority to create.
4.	Formation of Capital Campaign Committee
5.	Formation of Committee to write grants
6.	Revisit Annual meeting discussion in Oct/Nov. HOLD earlier in year?

Date	Event
November 5	Meet & Greet with GIF Board, SHIPBUILDERS Credit Union located at 200 North Rapids Rd 6 pm
November 6	Downtown Manitowoc 4 - 5 meeting at Library. 5 pm Social at Courthouse Pub 6 pm Board Meeting, First Presbyterian
November 8 & 9	Holiday Extravaganza: Volunteers needed. Check with Dayna
November 10	Co-op Board Training event. To be rescheduled
November 12	7:30 am Mayor's Roundtable @ Capital 10 am Meet with Deby Dehn (WHEDA)
November 13	Aspire Anniversary Party 5 - 7:30
November 20	Board Meeting
December 4	Board Meeting
December 10	4:30 pm Timeout - Chamber Holiday Reception

	http://manitowoc.chambermaster.com/events/details/chamber-holiday-reception-14825
December 11	Downtown Manitowoc meeting
December 18	Board Meeting (if Community Christmas dinner night- meet at Aspire)
January 15	Board meeting
January 22	Yacht Club Chili Night. CCC participation hosted by Jan VanEyck; asking 44 owners who belong to YC to bring a friend, volunteer
TBD	Steimle House Party
January 29 (a 5th Wed)	Board meeting (2d regular Jan mtg)
Feb 5	Board meeting
April ????	Annual Meeting/ Election