



Clipper City Co-op Board Meeting

Minutes

Date: October 16, 2019 6 PM - 8:00 PM

Location: First Presbyterian Church

Present: Naomi Raddatz, Tony Fodden, John Ellerman, Pat Koppa, Lori Hagenow
Ryan Sullivan, Leann Swartz, Scott Retzak

Absent: Beth Steimle

Also in attendance: Jill Iverson, James Iverson, and Dayna Kennedy

Topic	Discussion/Notes	Decision
Read Vow	6:06 Called to order and read vow.	
Author Event review/Thank you/Quote	6:09 smaller attendance than desired at event. About 20. Naomi mentioned some of his key points. Will use material from the book in our press materials going forward.	
Approve 10/02 minutes.		TR moved ,SR second and approved.
Treasurer's Report	John presented the 3 rd quarter report. 57 new owners in 2019, but are also collecting receivables. Over cost on Intern and under on the ownership coordinator. Profit/Loss and Balance Sheet- there is one error that John is having trouble correcting. Leanne and Lori will assist.	
Conference call from Attorney re: 501(c)3 legalities. (Come with questions)	Attorney David Sparer called in. Introduction and preliminary information. Turned over questions to Naomi. Can we get grants even though we are not tax-exempt? not as a 501(c)3 but some grants would not require that status. Of	

	<p>course we can take a donation without the donor getting a deduction.</p> <p>Mentioned allowable use of funds received as tax-exempt... could fund low income memberships. Need to partner with someone to manage the \$ of this project... we could not manage on our own under our current status. "neighborhood association" model.</p> <p>To use for our building etc would need to demonstrate that we are serving the low income population. The "Free lunch" figures would be one of the factors in showing this. (Leann found and at 50%, not low enough community wide)</p> <p>Atty Sparer emphasised - Don't give up on finding resources that do not require the status.</p> <p>"Fiscal sponsorship" donate to the sponsor who then can give it to us... but our activity must then be within their approved "charitable" purpose.</p> <p>If we go to creating our own entity we must recognize that it will take time. Explained limits to education designation. Charitable requires being tied to the low-income limits, etc.</p> <p>Suggested use of bonds... Willy Street uses this method. Provided only offered to Wis. residents... no securities laws issue. This is different than the usual owner loans in that there isn't a repayment.</p> <p>Moved on to other questions... residence in Wisconsin - is it needed for the electronic notice? John found a reference in electronic application; need to determine why it was there. Also will look at preferred shares under ch. 193 organization. David will research.</p> <p>Finally asked about the Letters of Intent. David will be happy to review. Discussed having more than one, terms of ongoing negotiations and notice etc.</p>	<p>Jill and James arrived about 7 pm.</p>
Ownership Report	<p>Number continues to grow. 562. Discussed the Art Slam participation. Holla event was not well attended and will look at alternative formats.</p>	

	<p>Asked for the talking points and some specifics to work on getting a letter or talking points for the 750 and buying as holiday gifts.</p> <p>Ideas were shared with Dayna.</p> <p>Talked about the newsletter; Dayna thinks it will be a good fit as she needs to have articles for other media as well.</p>	
<p>Calendar Check/ Grow it forward Board meet and Greet</p>	<p>Naomi provided a review of the relationship with Grow It Forward including some thoughts of others.</p> <p>Dayna has had a conversation with Amber. She would teach a class at GIF but make it a CCC event. This would also include a discount for CCC owners</p> <p>Meet & Greet not intended as a negotiating session but just a feel good get to know one another event to keep communication open.</p>	<p>Formal motion...</p> <p>Dayna teach a class at GIF as a prominent CCC event.</p> <p>PK moved, second by TF. to permit Dayna to teach a class at GIF under CCC banner. All approved.</p>
<p>Downtown office proposal</p>	<p>Board previously agreed to explore this idea.</p> <p>Jill Iverson explained her plan. Jason Prigge is giving some space on Franklin Street. This would be a “do something new” activity. Jill has 3 months to devote to the Co-op. Will set up regular office hours... daytime and one evening. After one month move to a new location. Very energetic. Lots of ideas.</p> <p>Include a sale of product?</p> <p>(Jill was a manager at Outlook.)</p> <p>Jason would also do a weekly video. No additional cost.</p> <p>There will be a payment to the building owners to cover the utilities... \$200 per month or less.</p>	<p>JE moved to authorize up to \$250/month for use of space & utilities, second by SR. All voted in favor.</p> <p>TF moved to authorize creation of a banner at cost of up to \$200. LH seconded motion. All approved.</p> <p>Tony will sit down with Jill to discuss the message to be</p>

		delivered in discussions.
	Dayna has some specific ideas of tasks for Jill and the other volunteers. There are contacts to be made. Will conduct mailings, make phone calls. Leanne and Lori suggested using this opportunity to work with the YP group of the chamber.	
Site Selection Report	Tony is working on the letter of intent. And will finish within the next week or so.	Present to lawyer and/or Board for 11-6 meeting.
Other items	1. Leann will contact Debbie Dean of WHEDA (Wisconsin Housing and Economic Development Authority)	
	2. Pat suggested using 10/30 for an extra meeting to share and discuss information received about 501(c)3 options and sites.	Motion by RS, second by SR to meet on 10/30. Approved unanimously... though several indicated not available.
Adjourn	Motion by LH second by TF	ADJOURNED -8:11

	Parking Lot Items
1.	Bylaws Revision - Board Policy creation and revision Activity at Retreat Sept 14
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?
	October Co-op Month... need to start that planning in August or earlier.

Calendar of Events

Date	
October 25	Ribbon cutting At Capital Civic Center... Board to attend
October 30	
November 5	Meet & Greet with GIF Board, Shoreline Credit Union 6 pm
November 6	Board Meeting
November 8 & 9	Holiday Extravaganza
November 10	Co-op Board Training event. to be moved
November 20	
Dec 4	
Dec 18	
Jan 1 ???	
January 15 January 29 (a 5th Wed)	
Feb 5	
April ????	Annual Meeting/ Election

