



January 5th, 2023

**Lake Area Community Development
Corporation (LACDC)**

Open Session Board Meeting

Agenda

Lake Area Community Development Corporation

1/5/2023 Board of Directors Meeting

2:00 PM Via WebEx

1. Roll call
2. Minutes: Approval of 12/1/22 minutes
3. Treasurer's Report
 - a. January Treasurer's Report
 - b. 2023 Budget Review
4. Update from LOCLG
 - a. COLG Permanent Director – Joel Laws
 - b. General Progress – Cleo Bauman
 - c. Marketing Push – How can the Board help create Awareness?
 - d. Credit Counseling Support
5. Qualified Employer Update –
 - a. Affirmative Fair Housing Marketing Plan
6. Board of Directors
 - a. 12/22 Director Term Expirations (Tabled from 12/1/22 Meeting)
7. Open issues
8. Adjournment

December 1st, 2022

Open Session Minutes

LACDC Board Meeting

December 1st, 2022

2:00 p.m.

Meeting held via Zoom

Members Present: Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson, Gerry Murawski, Mark Shellenberg

Absent: Jennifer Hart, April Moore, Joanne Pope, Amber Smith, Steven Dust

Guests: Jeanne Booth, Rachel Baskerville, Ed Thomas, Dave Payne, Lydia Porter, Cleo Baumann

I. Call to Order:

Richard Ross called the meeting to order.

II. Roll Call:

Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson, Gerry Murawski, and Mark Shellenberg.

Introduction of Lydia Porter – interested in what LACDC does – invited by Ron Yarbrough

III. Minutes: Approval of 10/18/2022 Minutes

Motion to approve minutes by Ron Yarbrough, seconded by Roger Corbin.

In Favor: Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson, Gerry Murawski, Mark Shellenberg

Opposed: None

Abstain: Gerry Murawski as he was not present at the October board meeting.

Motion carries.

IV. Financial Report

Only transaction that has cleared since last meeting was LOCLG's second invoice of \$9,971.46. YTD expenses are \$23,062.96, YTD net income is \$226,937.04, and the checking account balance is currently \$238,053.38. All mail should now be going to the new Osage Beach mailing address. Richard will be checking the mailbox regularly.

Motion to approve the financial report by Ron Yarbrough, seconded by Gerry Murawski.

In Favor: Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson, Gerry Murawski, Mark Shellenberg

Opposed: None

Abstain: None

Motion carries.

V. Qualified Employer Update

- a. Affirmative Fair Market Housing Plan – Richard reported there are currently no updates.

VI. Update from LOCLG

- a. The new LOCLG Executive Director is Joel Laws and will start December 5th. The new LOCLG office location will be emailed to the LACDC Board members.
- b. Cleo Baumann talked about potential new housing developments potential coming to the Lake Area. Ms. Baumann is developing a presentation for builders/developers. Missouri Foster and Adoption Agency has reached out to Ms. Baumann about potential new clients. She is also communicating with local realtors and banks. Her goal is to get 5 to 10 USDA 502 applications per month and 4-5 complete/processed USDA 502 applications by the January 2023 LACDC meeting. Brian Thompson requested to set up a meeting with Ms. Baumann and set up meetings in Lebanon with potential stakeholders as well.

VII. Board of Directors

- a. Dave Payne and Ed Thomas have been nominated to serve on the Board of Directors. Dave Payne would represent low-income population due to his residency in a qualified census tract and has been attending meetings for a while now. He plans to be in the area for a while. April Moore and Jennifer Hart terms are expiring at the end of the year. CCDDR will reach out to them to see if they would like to continue participating and be reappointed to the Board of Directors.

Motion to approve Dave Payne's nomination by Gerry Murawski, seconded by Ron Yarbrough

In Favor: Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson, Gerry Murawski, Mark Shellenberg

Opposed: None

Abstain: None

Motion carries.

Motion to approve Ed Thomas's nomination and represent the disability community by Gerry Murawski, seconded by Roger Corbin.

In Favor: Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson, Gerry Murawski, Mark Shellenberg

Opposed: None

Abstain: None

Motion carries.

- b. 12/22 Board of Director Term Expirations

Richard Ross, April Moore, Joanne Pope, Jennifer Hart, and Steve Dust terms are expiring.

Gerry Murawski motioned to reappoint Richard Ross to another term, seconded by Roger Corbin.

In Favor: Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson, Gerry Murawski, Mark Shellenberg
Opposed: None
Abstain: None

Motion carries.

Ron Yarbrough motioned to reappoint Steve Dust to another term, seconded by Gerry Murawski.

In Favor: Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson, Gerry Murawski, Mark Shellenberg
Opposed: None
Abstain: None

Motion carries.

Gerry Murawski recommended that CCDDR contact Joanne Pope, April Moore, and Jennifer Hart to see if they are still interested in serving on the Board of Directors and wait until January Board meeting to further discuss their reappointments. Richard Ross asked if anyone disagreed with that recommendation. Everyone agreed with the recommendation.

c. 2023 Officers

Motion to elect Richard Ross as the Chairperson by Ron Yarbrough, seconded by Gerry Murawski

In Favor: Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson, Gerry Murawski, Mark Shellenberg
Opposed: None
Abstain: None

Motion carries.

Motion to elect Ed Thomas as the Secretary by Gerry Murawski, seconded by Ron Yarbrough.

In Favor: Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson, Gerry Murawski, Mark Shellenberg
Opposed: None
Abstain: None

Motion carries.

VIII. Jefferson City Housing Summit

Ed attended the morning sessions (guest speaker/presenters' portion) of the Jefferson City Housing Conference on October 25th. Rachel Senzee (Neighborhood Services Supervisor for Jefferson City), Wayne Crawford (Executive Director of Missouri Inclusive Housing), and Nate Johnson (President of Real Estate Solutions Group, former President of the St. Louis Realtors, and former President of the Missouri Realtors) were the guest speakers/presenters. Ed has contacted Rachel Senzee so they can meet with Richard Ross if possible. There are many similarities in housing issues Jefferson City and the Lake Area. The Capital City Task Force and presenters did define "workforce housing" as 60%-120% of the area median income, which is something that has not been truly defined before now and is apparently accepted now nationally. There was very good information contained in their

housing study and lots of parallels with the Lake Area housing study. Wayne Crawford described a Madison County project that could serve as a good model for future developments in the Lake Area.

IX. Open Issues

Richard Ross has asked that the City of Osage Beach include the LACDC link on the City's website. David Payne will add the LACDC link to his organization's public portion of its website as well.

X. Adjournment

Motion to adjourn meeting by Gerry Murawski, seconded by Ron Yarbrough.

Motion to elect Ed Thomas as the Secretary by Gerry Murawski, seconded by Ron Yarbrough.

In Favor: Richard Ross, Roger Corbin, Jennifer Presberry, Ron Yarbrough, Brian Thompson,
Gerry Murawski, Mark Shellenberg

Opposed: None

Abstain: None

Motion carries.

The meeting was adjourned.

Treasurer's Report (Unaudited)

**Dec. 2022/2022 Year End
Lake Area CDC Treasurer's Report**

Income	Amount Dec. 2022	Year-To-Date	Annual Budget
Donations	\$0.00	\$0.00	\$30,000.00
Grants	\$0.00	\$250,000.00	\$5,000.00
Miscellaneous	\$0.00	\$0.00	\$10,000.00
Totals:	\$0.00	\$250,000.00	\$45,000.00

Expenses	Amount Dec. 2022	Year-To-Date	Annual Budget
Insurances	\$0.00	\$849.00	\$850.00
Outreach	\$0.00	\$0.00	\$900.00
Website	\$0.00	\$0.00	\$1,200.00
Grant Writing	\$0.00	\$0.00	\$1,000.00
Seminars/Training	\$0.00	\$0.00	\$1,000.00
Professional Accounting Services	\$0.00	\$25.00	\$50.00
Annual Dues & Registrations	\$0.00	\$10.50	\$500.00
Uncategorized Expenses	\$0.00	\$22,178.46	\$39,500.00
Totals:	\$0.00	\$23,062.96	\$45,000.00
Net Income/(Loss)	\$0.00	\$226,937.04	\$0.00

*Current Checking Account Balance (As of 01.03.2023): \$238,053.38

2023 Proposed Budget

Lake Area CDC Proposed 2023 Budget

Income	Annual Budget
Donations	\$20,000.00
Grants	\$150,000.00
USDA Direct Income	\$10,000.00
Totals:	\$180,000.00

Expenses	Annual Budget
Insurances	\$875.00
Outreach	\$1,000.00
Website	\$500.00
Grant Writing	\$1,000.00
Seminars/Training	\$10,000.00
Professional Accounting Services	\$500.00
Annual Dues & Registrations	\$1,000.00
Contract for Services	\$90,000.00
UncategorizedExpenses	\$75,125.00
Totals:	\$180,000.00
Net Income/(Loss)	\$0.00

*Current Checking Account Balance (As of 01.03.2023): \$238,053.38