

Saint Joseph Community Land Trust  
Minutes from April 11, 2016 meeting  
St. Theresa' Church- Globin Hall

Present- Board Members: Barnett, Riley, Walker, Alling, Wallace  
Guests: Dave Michael, Joe Michael (son of Dave), John Bacigalupi

Meeting came to order @ 4:05PM by President Lyn Barnett  
Prayer- Msgr. Wallace  
Introduced Irene Lohmeier, who will be working 4 hours/week in the  
SJCLT office

### **Approval of Agenda and Minutes 1.26.16**

#### **REPORTS-**

- a. Financial-Walker gave his report
- b. Motel to Home Program-
  - i. Tahoe Women's Community Grant Application-Alling  
We applied but were not accepted this year for grant. They want us to apply again next year.
  - ii. Applications and Loans- status- Christina spoke with person who received our loan, and she hopes to begin payments in May 2016.
- c. Housing campaign- on hold
- d. IRS and CA tax report- we filed our 990 for 2014 and 2015.
- e. Interim Executive Director position- we will be interviewing Cathy Kope May 5 @ 5PM. We would like to hire her May-October 2016 For 20-30 hours /week. She will send in her resume.
- f. New part time assistant – Irene Lohmeier 4 hours/week.

#### **SIERRA GARDEN APARTMENTS PROPOSED PARTNERSHIP AND HUD/ TAX CREDIT FINANCING-** Barnett, Dave Michael, Bucky Fong

##### **a. Overview, Progress and Timeline**

- i. *Sierra Garden Apartments(SGA) and Evergreen* – Dave still needs to confirm with attorneys if there will be a merger, regarding tax credits.
- ii. *Land survey* has still not started- Turner and associates- \$8,000  
This will be paid from the money we received from the siding settlement at SGA. They hope to begin 4/18 and it will take 1-2 days and then complete their office work- completed by mid-May

ii. cont.

Construction and BMP plan – John Bacigalupi spoke with RCI (Michelle Gamble). Look at the retaining walls @SGA. The survey has to be approved by TRPA for land capability and coverage verification. Maybe \$2,000?

Architect- San Jouquin Design Group. They have done work with rehab projects and affordable housing. John is thinking of asking them for a proposal. SJCLT asked if anyone local is considered. Lyn gave John a couple of local architect names prior.

The following will be NEW INTERIOR items for SGA- cabinets, Flooring, carpet in bedrooms and but not in LR, lighting fixtures, Interior doors, appliances.

If money left over, then consider roofing.

ADA- unit configuration -5% of each unit type(4) for number of Parking spaces. Are we compliant with our parking- 125 spaces? Parking study will be done by Gordon Shaw. SGA manager will Count # of spaces being used @ 11PM for 1 week- when complete This will be given to Shaw to begin study.

iii. *Capital Needs Assessment* –

Emergency Vehicle access- Fire dept needs sufficient room to Turn vehicles around. Extra hydrants

Community Room @ SGA- 30'x45'- kitchen space, bathroom, Area for computers, manager office, elevator or ramp. Where the present laundry room is- build community room above this space?

Lot next door- “Stream zone”. Do land capability \$500? The Present owners do not want to give land as donation.

b. Financing and SJCLT and/or SJCLT,LLC expenditures-

Need to create a timeline/budget. June 14 – have to apply for bond for allocation from the state. SGA- distribution will be good this year- maybe \$100,000=51% to SJCLT and 24.5% each to Dave & Bucky.

Advantages for the LLC if there is a merger- 1) Rehab the property and we will get financing 2) developer fee \$1.2-1.8 million to LLC

**SJCLT Basic Financial Training Program Relaunch –Alling - ACTION ITEM**

We presently have \$695 in our Education Fund. The training class would stress: basic home finances, calculate interest, loan info, insurance info, credit score meaning, retirement basics, etc. This class could possibly be at LTCC, where the last training class was held. Ask Live Violence Free if there are certain items they would like to include. Alling had spoken with a LVF board member and they would be interested in co-sponsoring. If we get an interim Executive Director, they would be able to organize.

MOTION- To have a basic financial training for the fall 2016 or spring 2017. With a budget not to exceed \$400, if necessary. Passed unanimously.

**Schedule upcoming meetings, including Annual Meeting-** Alling LLC meeting will be in Lodi in July 2016. Irene will ask Board members for dates.

Annual meeting- Dave Michael would like to have a powerpoint for the SGA residents about the possibilities of improvements. Date set for Monday, May 23 @ 7PM at St Theresa's Globin Hall.

Minutes submitted by Frances P Alling  
May 4, 2016