



Membership Meeting Minutes

October 28, 2009

Foundry Inn

Athens, Georgia

The Annual Meeting convened at 11:08am Eastern.

The list of participants can be found in Appendix A.

1. Welcome from the Board Chair

- a. Jim Mischler-Philbin thanked the Lincoln Institute of Land Policy, the National NeighborWorks Association, NeighborWorks America, NCB Capital Impact, Citi Group and Foundation and Fannie Mae Rural Initiatives.

2. Network Accomplishments since the last Annual Meeting

- a. The Network has focused on supporting new and emerging CLTs in the Southeast, including Florida, New Orleans and Alabama. Joe Gray was thanked for his efforts.
 - b. The Network is working on public policy initiatives to support local CLTs.
 - i. The Network has a meeting scheduled with FHA on November 9.
 - ii. Van Temple was thanked for his efforts and work.
 - iii. Also thanked for their efforts were David Brown and Eddie Latimer from National NeighborWorks Association.
 - c. Two new courses have been developed in an effort to support CLTs in challenging financial times:
 - i. CLT Stewardship.
 - ii. Organizational Growth and Sustainability.
 - d. The on line resources are expanding. The Network website contents have been upgraded in the last week including 6 chapters of the technical manual.
 - i. Kirby White was thanked for his work on the revision of the CLT Legal Manual.
 - ii. Greg Rosenberg was acknowledged for his work on the website.
 - iii. The revised website will now have:
 - 1) A password protected member section.
 - 2) A discussion forum where information can be archived for use at a later date.
 - 3) A search engine.
 - iv. Greg encouraged everyone to create log in accounts.
- FOLLOW UP:** Staff will send out a reminder to everyone to create user accounts.
- v. An agreement with Habitat has been signed. Sue Henderson from Habitat was recognized for her efforts to build a strong partnership.
- e. Technical Assistance
 - i. Van Temple introduced Jerry Maldonado from the Ford Foundation.

- ii. Jerry spoke to the current foreclosure crisis and loss of wealth in communities of color, which has also created opportunities.
- iii. Jerry announced that the Ford Foundation has awarded a grant to the Network for a national TA program to help move this agenda to the next level and help bring awareness and implementation of CLTs to more communities. Ford looks forward to partnering with the Network and moving this agenda forward.
- iv. Roger summarized the plans for the new TA program.
 - 1) In 2009 a consultant will be hired to help develop this program. A TA director will be hired in 2010. While this program is being developed, the Network will support some pilot groups including New Orleans, Colorado, Alabama, Puerto Rico, Long Island and other areas with urgent needs.
 - 2) The program will support CLTs using 4 modes of delivery: quality content on the website (self help), the discussion forum on the website(peer to peer), the development of a help desk (timely answers to pressing questions), and direct technical assistance (TA provider working with a CLT).
 - 3) The TA program will work hand in hand with our quality educational programming.
 - 4) Roger encouraged people to communicate their needs and help to develop this program and to provide input regarding what they'd like to see from TA.
 - 5) The grant from the Ford Foundation is a two year grant in the amount of \$650k. The goal is develop the national program, support pilot organizations and to develop other funding resources by 2011.
 - 6) Roger also noted that the Network is hiring an academy director. This additional capacity will help in the development of the TA program.

3. Business Section

- a. Staff confirmed that there is a quorum.
- b. Minutes from the 2008 Annual Meeting were reviewed.

ACTION: Cheryl Key motioned, Rick Casey seconded; minutes were unanimously approved.

- c. Board elections:
 - i. All members registered and each organization had one vote. All ballots were deposited in voting boxes and counted by Jessica and members of the Nominations committee. The following board members were elected for a 2 year term:
At large: Connie Chavez, John Hamilton, Norma Jean Sawyer, Doug Smoot, Bedilia Campbell, Ramon Valeriano
 - Regional
 - 1) Northeast: Van Temple
 - 2) Northwest: Allison Handler
 - 3) Southwest: Dev Goetschius

- ii. Dev Goetschius asked the entire board to stand for recognition.
- d. The Champlain Housing Trust was thanked for serving as fiscal agent to help get the Network off the ground.
- e. Roger reviewed the 2008 and year-to-date 2009 financials.
 - i. 2009 numbers were from 9 months, does not include numbers for this conference.
 - ii. Grant income is the most significant source of revenue. The goal is to increase member dues to help leverage additional grant and sponsor support.
 - iii. The most significant expense is contract services as most of the current services are delivered by contractors.
 - iv. Over the next few years it will be important to develop a financial reserve.

FOLLOW UP: The 2008-2009 financial information will be posted on the website along with the new Supporting Partners fee schedule.

4. **Strategic Plan**

- a. Connie Chavez noted that the Board and Academy convened for a retreat in Albuquerque last March to work on the strategic plan that will be available on the website.
- b. John Davis recognized the Academy Advisory Board. He also recognized Academy faculty and noted that much work has been done in the last 3 years to grow and diversify the faculty. The Academy is always looking for faculty, if interested please contact Network Board or staff.
 - i. The Academy is building its catalog of courses, there are new courses under development. Some of the seminars in Athens may become Academy courses.
 - ii. Place based trainings
 - 1. 2009: Orlando, Chicago, Athens, DC
 - 2. 2010: New Orleans and Philadelphia. Also hoping to go to Puerto Rico.
 - iii. The first long distance learning course will be offered in 2010, based on the Troy Gardens online seminar. This should help minimize travel costs.
 - iv. The Best Practices Committee has had oversight of the new legal manual. Six chapters are now available on the Network website in draft form.
 - v. The Academy is hiring an Academy Director – if interested let us know. Currently hiring at half time, hoping to grow into a full time position.
 - vi. Looking for volunteers for the two Academy committees:
 - 1. Curriculum – Jeff Corey chair
 - 2. Best Practices – Marge Misak chair
 - vii. Roz Greenstein and Vicki Lindsay were recognized for their contributions having left the Academy Board.
 - viii. Lincoln is publishing a reader in the spring of 2010 that will pull together essays and speeches of many members of this movement.
 - ix. Greg Rosenberg was recognized again for his work on the website.

- c. Connie encouraged people to join committees and listed all committees.
- d. We will use input from coalition meeting and notes from this event to help formulate out long range plans.
- e. Jim recognized Kelly Weiss for her work on the board. She was not present and is leaving the board.
- f. Norma Jean spoke about the panel on Thursday evening, 6-7:30pm and listed the panelists.
- g. Jim asked people to join the Network if they are not yet a member, people can also join as a supporting partner.
- r. Nancy made an announcement about the host reception tonight.

Members were asked complete the Annual Meeting evaluations.

Norma Jean motioned to adjourn the meeting, Dev seconded, meeting officially adjourned at 12:04pm.

Ideas for Annual Meeting Follow Up:

1. Post ideas from conference to website
2. Send minutes to members.
3. Send quick Annual Meeting Evaluation Survey to participants (maybe with minutes) asking for their feedback on the meeting and reminding them to follow up on the contacts they made, ideas they had, perhaps by asking questions (Who were the people you told yourself you were going to follow up with? Have you done so? Do you plan to do so in the next month? What were they new tools, resources, insights and ideas you took home with you? Are you putting them to work? How?). We could also use this as a way to invite them again to get involved in the Network (offer them committees to sign up for, ask if they want to host a training or conference in the next 3 years, etc.).
4. Send revised strategic plan to members after retreat, with cover letter linking it to the survey results and the discussion at the Annual Meeting.

Appendix A

Attendees at the National CLT Network Annual Meeting, October 28, 2009

Name		Organization
Dena	Al-Khatib	Chicago Community Land Trust
John	Arroyo	Kitsap-Pierce Community Land Trust
Duane	Bay	County of San Mateo
Jack	Beckford	Georgia Community Loan Fund
Maria	Benjamin	Community Housing Development Corporation
Colin	Bloch	BlochWorks
Anastasia	Brewster	San Diego Community Land Trust
Tara	Brodkorb	Dakota Land Trust
Dave	Brown	National NeighborWorks Association
Mike	Brown	Burlington Associates in Community Development, LLC
Sarah	Buckley	Clackamas Community Land Trust
Robert	Burns	NeighborWorks America
Ahmed	Burton	Delray Beach Community Land Trust
Lisa	Byers	OPAL Community Land Trust
Bedilia	Campbell	National Community Land Trust Network
Michael	Campbell	Habitat for Humanity
Armando	Carbonell	Lincoln Institute of Land Policy
Connie	Chavez	Sawmill Community Land Trust
Marie	Cirillo	Woodland Community Land Trust
Tess	Cobb	The Brunswick Housing Authority
Lori	Collins	Whitefish Housing Authority
Mitsuko	Collver	Federation of Long Island Community Land Trusts, Inc.
Andrew	Collver	New Directions Community-Based Research Institute
Christina	Cosme	Sawmill Community Land Trust
David	Craig	Nevada Rural Housing Authority
Paul	D'Ascoli	Federation of Long Island Community Land Trusts, Inc.
John	Davis	Burlington Associates in Community Development, LLC
Evelyn	Dobson	Delray Beach Community Land Trust
Beth	Gavrilles	Athens Land Trust
Brian	George	Community Action Committee Lehigh Valley
Jessica	Grant	National Community Land Trust Network
Anne	Griffith	Oakland Community Land Trust
SueAnn	Grogan	Whitefish Housing Authority
John	Hamilton	City First Enterprises
Allison	Handler	Decisions Decisions
Hermina	Harold	North-Missoula CDC
Jane	Harrington	Colorado Community Land Trust
Odis	Hatton	Sterling Land Trust
Tony	Hernandez	The Jones Payne Group, Inc.
Maria E.	Hernandez	Fideicomiso De La Tierra Del Cano Martin Pena
Emily	Higgins	Champlain Housing Trust
Wendi	Hightower	Austin Housing Authority

Staci	Horwitz	City of Lakes Community Land Trust
Bill	Howard	First Community Land Trust of Chicago
Barbara	Inman	Habitat for Humanity of Pinellas County
Paul	Johnson	The Housing Fund
Patricia	Jones	Lower 9th Ward NENA
Evelyn	Jones	IHRC
Ellie	Kastanopolous	Equity Trust
Cheryl	Key	First Homes Properties
Steve	Kinberger	Sawmill Community Land Trust
Allen	Klingsporn	Northern Communities Land Trust
Teresa	Lam Barry	Chicago Community Land Trust
Eddie	Latimer	National NeighborWorks Association
Richard	Lawrence	San Diego Community Land Trust
Scott	Lee	Affordable Housing Initiative, Southface
Shirley	Lee	First Homes Properties
Robert	Leuchs	Champlain Housing Trust
Roger	Lewis	National Community Land Trust Network
Jim	Libby	Vermont Housing and Conservation Board
Victoria	Lindsay	Math for Peace
Mack	Lockhart	Sterling Land Trust
May	Louie	Dudley Street Neighborhood Initiative
Selina	Mack	Durham Community Land Trustees, Inc.
Jerry	Maldonado	Ford Foundation
Erika	Malone	Northwest Community Land Trust Coalition
Aaron	Miripol	Urban Land Conservancy
Marge	Misak	Cuyahoga Community Land Trust, Inc.
Jim	Mischler-Philbin	Northern Communities Land Trust
RobbieAnn	Muhammad	Sawmill Community Land Trust
Jane	Muhrlin	Pinellas County Community Development
Andre	Murray	The Brunswick Housing Authority
Barbara	Navin	Thistle Communities
William	Nelson	Sterling Land Trust
Thurman	Norris	Sterling Land Trust
Robert F.	Oaks	North-Missoula CDC
Gabriel	Olmsted	Home Trust of Skagit
Tim	Page	Land Trust Information Group
Dick	Peel	Clackamas Community Land Trust
Amber	Pelot	Habitat for Humanity International
Greg	Rosenberg	Madison Area Community Land Trust
Dorothy Ann	Russell	Sterling Land Trust
Norma Jean	Sawyer	Bahama Conch Community Land Trust of Key West, Inc.
Paul	Schissler	Kulshan Community Land Trust
Andy	Schneggenburger	AHAND
Suzanne	Schwertner	Austin Housing Authority
Emily	Seibel	Yellow Springs Home, Inc.
Harold	Simon	National Housing Institute

Andy	Slettebak	ICE/National Housing Trust
Andrea	Sligh	Sterling Land Trust
Douglas	Smoot	Sacramento Habitat for Humanity
Nancy	Stangle	Athens Land Trust
Skipper	StipeMaas	Georgia Legal Services Program, Inc.
Van	Temple	Diamond State Community Land Trust, Inc.
Jeanne	Tracey-McAreavey	Community Housing Land Trust of RI, Inc.
Andrew	Walter	The Jones Payne Group, Inc.
Jeff	Washburne	City of Lakes Community Land Trust
Jason	Webb	Dudley Neighbors, Inc.
John	Whitfield	Alabama Association of Community Development Corporations
Lynda	Wool	City of Montgomery
Linda	Wright	Rutland County Community Land Trust
Karl	Zollinger	Northshore Housing Initiative, Inc.
Jo Ann	Zorb	Diamond State Community Land Trust, Inc.

Appendix B

Election: Board of Directors

October 2009

- ★ There are no contested seats in this election.
- ★ One representative from each member organization may cast a ballot.
- ★ Vote ahead of time only if you are **not** sending a representative to the Annual Meeting in Athens on October 28.
- ★ If voting prior to the Annual Meeting, please send your completed ballot to Jessica Grant: Jessica@cltnetwork.org or by fax: 503.493.1004
- ★ **Deadline** to vote: Friday, October 23

At Large Representatives

All members may vote for At Large Representatives. Vote for one candidate for each seat.

Seat 1: Connie Chavez ___ Yes ___ No

Seat 2: John Hamilton ___ Yes ___ No

Seat 3: Norma Jean Sawyer ___ Yes ___ No

Seat 4: Doug Smoot ___ Yes ___ No

Seat 5: Bedilia Campbell ___ Yes ___ No

Seat 6: Ramon Valeriano ___ Yes ___ No

Regional Representatives

Vote *only* if you are representing a member organization located in one of the following regions:

NORTHEAST Regional Representative (CT, DC, DE, MA, MD, ME, NH, NJ, NY, PA, RI, VT, WV)

Van Temple ___ Yes ___ No

NORTHWEST Regional Representative (AK, HI, ID, MT, OR, WA, WY)

Allison Handler ___ Yes ___ No

SOUTHWEST Regional Representative (AZ, CA, CO, NM, NV, OK, TX, UT)

Devika Goetschius ___ Yes ___ No

This information is needed to ensure that only one ballot is recorded for each member organization.

Name: _____

Name of Member Organization: _____

Region: _____