

BAT Meeting Minutes - 10-20-20

Attendees

-Amanda Kieffer
-Vince DiGiorno
-Greg Graf
-Liz Russell
-Craig Klausung
-Bruce Weber
-Ken Crea
-Tom Valois
-Michelle Pribyl
-Lori Tierney

Introductions

Amanda invited Michelle Pribyl to join the team. (Michelle has a background in working with non-profits.) Welcome, Michelle!

Affordable Housing

- Review Poll Results

Amanda followed up with all who left comments on the housing poll. As a result, she invited Michelle to join BAT.

Liz will get the poll results published soon.

- Overall Campus Use - How much space do we need?

Vince: It doesn't make sense to try to reduce the size of the school. At best we could probably eliminate two classrooms.

Amanda: How about our renters in the PC? Is there room for them in the school?

Vince: All rooms are currently assigned. Most rooms only hold 10 kids for faith formation but the confirmation class will be doubled in size for next year.

Liz: We have 4 small offices and most of the storage space in the PC rented.

- Decision Making Process

Liz: Fr. Michael does have pastoral authority.

Amanda is working on a decision matrix for the RFI. Fr. Michael will join us for the next meeting.

- Request for Information (RFI) - Review

Michelle added comments to the RFI.

1. Target Population:

Tom: Aren't we talking about low-income housing (spending < 50% of household income on housing), not affordable housing (spending < 30% of household income on housing)?

Craig: There are different tax credits for low-income, vs. affordable. Then there is deeply affordable (spending < 20% of household income on housing).

Michelle: Developers know what you mean by "affordable." We don't have to specify.

Vince: Agreed.

Amanda: Can we specify "family" or "senior?"

Craig: You can specify senior.

Michelle: Family housing requires multiple bedrooms.

We agreed to leave the wording as is.

2. Type and Scale of the Development:

Craig thinks we are getting way ahead of ourselves here. This is preliminary so we can't ask for too many details.

Michelle: The developers don't have the resources for this.

We simplified the list down to bullet points a., b., and c.

3. Cost and Funding:

Michelle: Eliminate everything but "what is your experience?"

Leasing vs. Selling the Land?

Vince: Jeannie thought selling would be cleaner for the developers.

Land Trust?

Amanda thought we had discussed what would happen if a non-profit went bankrupt.

Michelle has worked on land trusts, but only for single-family homes.

4. Structure:

Consensus: Drop this section but add a few items to our Goals in Section 1.

5. Public Relations and Advocacy:

No change.

6. Design:

We are getting way out over our skis, as Craig said.

Delete this section.

7. Management:

Tom and others: Keep section a. Drop the rest.

8. Services:

Delete this section.

9. Describe Your Organization:

Craig: Drop section c.

Tom: Drop section d.

10. Timeline:

Change to "basic timeline."

11. Parish Contact and Decision Matrix:

Amanda is our contact. She will add a simplified decision matrix.

12. Selection Process:

(Move Parish Contact to section 11, or leave it here and change title for section 11.)

Ken and Amanda will clean up the RFI and Amanda will run it by Fr. Michael and the trustees. The aim is to get the RFI out to the developers by November 2 with response deadline of November 23.

Action Items

- Liz to send update to the parish
- Amanda and Ken to clean up RFI
- Amanda to call and talk to Trustees and Father to review RFI
- Father and Trustees to approve RFI
- Michelle and Jeannie (Solid Ground and Sands) to get Amanda contact info for developers

Next meeting: December 1, 7:30 p.m. (on Zoom)

Respectively submitted,

Ken Crea

10/20/20