**LACDC Board Meeting**

**October 18th, 2022**

**2:00 p.m.**

**Meeting held via Zoom**

**Members Present**: Richard Ross, Roger Corbin, Mark Shellenberg (Phone), Jennifer Presberry, Ron Yarbrough, Brian Thompson, Amber Smith, Steve Dust

**Absent**: April Moore, Joanne Pope, Jennifer Hart

**Guests**: Alaina Japal, Rachel Baskerville, Ed Thomas, Dave Payne

1. **Call to Order**:

Richard Ross called the meeting to order.

1. **Roll Call**:

See above for who was in attendance.

1. **Minutes: Approval of 9/20/22 Minutes**

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

**Opposition: None. Motion passes for minutes as amended.**

**Abstain: Steve Dust and Jennifer Presberry as they were not present at the September board meeting.**

1. **Financial Report**

COLG bill pending. Net loss, 12806. Current checking 248,024.84. $9,971.46.

**Motion to approve the financial report by Roger Corbin, seconded by Mark Shellenberg**

**Opposition: None. Motion passes.**

1. **Qualified Employer Update**
2. **Affirmative Fair Market Housing Plan**

Working with LIFTCA is going well, and the plan is developing. Cleo has become a certified loan packager for the 502 Direct Home Loan program. With all the changes to COLG, no more progress has been made.

1. **Update from LOCLG**
2. **COLG Interim Director**

Brian Yansen has resigned as director of the LOCLG. Dave Van Dee is the new interim director, and he starts 10-19-2022. His past community involvement bodes well for a positive change.

1. **General Progress**

Everything is going well so far. Cleo is in the process of working with LIFTCA to set up a second secure website for the documents that will need review throughout the application and approval process. After they are reviewed here, they are sent to the USDA Rural Development Team for review. There has been one application so far, and it is in the process of being determined eligible. Cleo has been meeting with builders and realtors in the local area to help her develop a bigger network of contacts. There has been a lot of interest. Cleo had some questions on the revolving loan fund and was directed to approach Mike at the Chamber of Commerce for answers. All meetings with the community have thus far provided good feedback for any questions or concerns. Cleo plans to meet with Ron Yarbrough to discuss other programs and options the USDA might be able to offer, as well as Dave Payne to get a better picture of the market needs in Miller, Morgan, and Laclede counties. Dave Payne will help to distribute the pamphlet the LACDC developed to the community.

**VII. Board Make-Up**

1. 1/3 Low to Moderate Income, 1 Director from Disability Community

The current board members are interested in bringing Dave Payne as a board member, potentially as early as next month to help meet the Low to Moderate Income requirements. Ed Thomas was unable to provide any more information regarding this topic from the Department of Economic Development based on the current existing data.

1. Definition of Low to Moderate Income Representation

See above regarding this topic.

1. **Meeting Dates**-**1st Thursday of each month at 2 p.m.**

Brian Yansen originally had a conflict with the current meeting time of the third Tuesday of every month at 2 p.m. Richard proposes moving the meeting to the first Thursday of the month at 2 p.m. as it will be easier for him to have all his meetings on one day. There were no issues with moving the meeting date among any of the other board members.

**Motion by Ron Yarbrough, seconded by Jennifer Presberry. Opposition: None. Motion Passes. The new meeting date and time will be effective December 1st, 2022.**

There was discussion over how the new meeting date and time might affect any billing to the LACDC from the COLG but there were no conflicts.

1. **Board Secretary**

The topic of a new board secretary was discussed, and no one volunteered for the role.

1. **Open Discussions**

Ron Yarbrough plans to hold an educational seminar about the 502 Direct Loan Packaging within the real estate community and would like to have Cleo participate. He also participates in the Missouri Housing Development Commission and would like to get more information about that to the community for prospective changes in the financial market in the coming months. There is also a housing conference being held in Jefferson City, attendance could help with information and issues that the LACDC is facing or might face in the future. There was also discussion about the new apartment complex that is being constructed of off Nichols Road.

1. **Adjournment**

**Motion to adjourn meeting by Richard Ross, seconded by Ron Yarbrough.**

**Opposition: None. Motion Carries.**