

Apple Street Board Meeting Minutes

7/27/2017

McKie Rec Center 6:00

Present: Phil Amadon, Kristen Barker, John Ellmore, Marilyn Evans, Heather Sturgill, Ellen Vera, Heather Zoller

Agenda approved with changes.

July minutes approved with changes.

1. Board of Director Topics

- Dourson declined offer to join board because she may be moving.
- We need to reach out to Tyeisha Cole.
- New board titles and descriptions for the by-laws were not sent to members for approval by the deadline indicated in our by-laws. Motion approved to get legal advice on whether we can address this misprint in our by-laws at the meeting without that notification.
- Committee meetings:
 - Ellen Vera set the date for Finance Committee meetings as the Thursday before board meetings at noon or one at CUCI.
 - Fundraising Committee may meet at 5:00 at McKie before the Board meeting

2. Finances

- A copy of the Balance Sheet was distributed. Currently, we have:
 - \$23,804.46 in cash
 - \$100,064.95 in commercial savings
 - \$5, 907.67 in money growth account
- We expect a check for \$4,900 from the Fund for Democratic Communities
- Christopher is still following up with Wegmans on tax filing

3. Building Committee

- We have permit for construction.

- Zoning still needs to be addressed

4. Executive Committee

Update on funding sources.

- Ohio Finance Fund met with CUCI and indicates strong support for ASM.
- A group including Tom Jackson and Stephanie Sunderland from NEST, an aide to David Mann's office, and others related to the National Development Council and city leaders with the Economic Development Department met about the Community Development Block Grants. This group suggests that we ask for \$250,000 in HUD 108 loan, and request a recoverable loan from CDBG.
- These city leaders praised our business plan and realistic projected sales versus the Clifton Market. These leaders had also recently met with the Cincinnati Development Fund (CDF) and felt that the CDF was also positive.
- Facilitating local entrepreneurship in the store with a formal process for participation may help facilitate city funding. This effort fits with our current business plan.
- Cincinnati Development Fund does not need a vote from city council but does need to know there is support. A proposal should be created within 10 days. After support is indicated, we can move to construction bids.

5. Annual Meeting

- Details: 5:30-6:00 Check-in and food. At ten to the hour, we may do a community building activity. Tables will include loans, shares, canvas, house parties, and committees. Food: Our Harvest potatoes with toppings, veggie and fruit trays. Will need volunteers for check-in.
- Agenda: Report, By-Laws, Elections, Ask.
- The Report should include a history that emphasizes our mission and why we are doing this (Save-a-Lot closes, food desert). The timeline will reflect what we've done to make the store more successful and sustainable. A well thought-out plan.
 - We will emphasize that our store is different from Clifton Market because our store mix is different, will serve our local communities, will have competitive pricing (private label), and our business model is based on realistic projections. We have a series of expert advisors.
 - Five things that make a store work:

- Keep debt as low as possible
- Energy retrofit to keep costs low
- Maintain deep connection to the community
- Make extra investment in workers
- Co-locating other useful services
- Include projections on when we will go to bid.
- Include funding partners
- Now is the time to raise operational money with owner loans, shares, and other forms of community support.
- By-Laws: Articles of Incorporation, yearly reporting, possible title misprint, elections.
 - We discussed having two colors that people can hold up for voting on articles of incorporation and reporting.
 - Handouts will include a solicitation for participation in house party, canvas, volunteering, committees.

Meeting Adjourned 7:40

Minutes approved 10/26/17