



Commonwealth Terrace Cooperative

Board Meeting –September 18, 2018

Meeting was called to order at 6:05PM at the CTC Community Center Building, Fireplace Room

Directors Present:

Javi Monardez Popelka
Do Yeon Hwang
Kate Sammons
Louai Alarabi
Guisheng Zhang
Paul Bigwood

Also Present were:

Hadley Adkins, General Manager
Shanea Schmelling, Operations Manager
Scott Creer, University of Minnesota HRL

Directors Absent

Jaddy Yuhong
Brook Demissie
Fabian Chamba

Time Keeper: Shanea Schmelling
Process Assistant: Javi Mondarez Popelka

Welcome, Time Keeper (minute taker) and Process Assistant (Chair)

Approve: Packet / Agenda / Consent Agenda

Kate makes the motion to approve the packet, agenda and consent agenda. Guisheng Second. All vote in favor. Motion passes.

Scott Creer/ HRL – University Project Updates

- Two-bedroom split building study- Master plan will not be likely finalized by fall and is being pushed to December 2018. Results will come with that study.
- Client Project Request has been sent for Community Center HVAC
- Safety of Minors policy- all letters are signed and approved. Both Cooperative Child Cares are now in compliance.



- Electrical Vehicle Charging- CTC has the opportunity to be part of a grant to have electrical charging stations. We would need to designate two spots. \$6000 needs to be paid that would be paid for by the University Capital funding. CTC would need to let HRL know by July 2019. The Grant request go through in September 2019. Install would not likely be until to Spring 2020.
 - Electricity usage would be paid for with general Utility bills.
 - They would not be open to the public, would still follow regular parking regulations for CTC property.
- The St. Paul Master Campus Plan was presented to the Regents on Thursday. It is still preliminary and is expected be completed in December. This property is still designated to be Student Housing.
 - Regent's Meetings are available online videos.
 - There are many untested theories. HRL believes that retail is not able to be supported.
 - Regent Omar shared a lot of concern for CTC and CSCC and to maintain affordable student housing.
 - The master plan does not dictate what happens at any given moment. It only gives guidance. HRL is not investing in CTC right now, we need to view the 30-year outlook and where we need to be. It is more affordable to build a 30-year building and tear it down than to build a 100-year building and renovate it.
 - So to established a timeline is what CTC needs to know so the Co-ops monies are not spent on landscape or other areas that will be uprooted.
 - HRL is the one to come up with a capital investment strategy and what to do with the properties. They are still replacing water heaters in one-bedroom buildings, not water heaters, and they are projected to go off line. That's part of the investment and part of running a facility.
 - How soon will CTC know, or will it be a last-minute decision? If HRL come up a result for the two-bedroom splits.
 - Pioneer took 10 years before a decision was made to renovate it.
 - Monique has not indicated when community meetings will be or even if they have been scheduled.
 - CTC's engagement level is through Laurie, Director of Housing. We can give it to Scott to give to Laurie. Give in writing.
 - If the master plan was to say that we would be changed to be academic, then that would be a time to start advocating to keep the property housing.
 - There is still concern from the board what Laurie is portraying CTC. If Laurie is not articulating it correctly, then Scott is not articulating CTC needs correctly. Scott confirms that his is representing Safe, Affordable, Student Housing. Also wanting to maintain green space and friendly to international students.
 - HRL advocates for their program. Affordability, Safety, are the core values.



- Child Development Center Committee finalized a report and gave to President Kaler. It was a result that they cannot get rid of child care and even options to add child care on campus. Mention to provide partnerships to provide more child care on St. Paul Campus.

Resident voices – Board will direct resident voice in appropriate direction

No residents attended meeting.

Resident did email in wanting to request bike storage for winter. Options management will look include 1) Using a lower level vacant unit at a cost. And need to have a schedule of options to remove bike? 2) Put in one-bedroom coves. Try this for this winter and get feedback and then develop a plan for next year. Some type of ticket system, “bike check” and open once every. Experiment the buildings that are being taken down. How to issue a key, how would they lock each bike?

IPS Revision- review/approval action

Kate moves to motion to approve the Investment Policy Statement. Do Yeon Seconds. All vote in favor. Motion passes.

Co-op Future Structure

Working on market analysis with Tangible Design. When completed we can engage with HRL and share our findings.

Informal Discussion

Moving forward with Job Title change for Hadley was tabled until future.

Budget is over for the month from upgrade of Yardi, Landcare overage, and three pay periods.

House Keeping

1. Assign Terrace Times – Due September 28th

Community engagement and acknowledging the Pioneer Press and MN Daily and the update from Scott (HRL).

Louai will write article.

Management is working to make our voice heard. HRL is our representative to have any voice within the University.

Executive Meeting to be October 9, 2018 at 7:00pm.

Meeting adjourned at 7:46PM