



Board of Directors Meeting Meeting Minutes

Date: May 16, 2022

Attendees: Karl Klein (arrived late), Charlie Hosford, Mac Rood, Paul Sipple, Perry Bigelow, Bob Ackland, and Michele Leibowitz, Executive Director
Karen Winchell – absent

Via Zoom: Alice Peal, Brad Long, Bob Cook, Laura Cavin Bailey, Zachariah Watson

Meeting called to order at 4:31 pm by Mac Rood, Vice Chair.

Motion made by Charlie Hosford to accept minutes of April 25, 2022, meeting, second by Bob Ackland; motion approved unanimously.

Treasurers report presented by Perry Bigelow; motion to approve made by Charlie Hosford and second by Bob Ackland; motion approved unanimously

Michelle Leibowitz asked for clarification on playground project at Mad Meadows. Various members provided input but suggested that Michelle review with Karl who is leading that project.

ADU – update

Mobile home, which was researched and discussed by the MRVHC but was passed on, is going to Trapp family as a home while they build their house and then to be used as employee housing. Charlie and Mac will assist them as private citizens going forward.

Two prospective ADU projects, 1 in Warren on Roxbury Mountain Road and one on County Road in Waitsfield. Both projects look promising as ADUs that will be completed this year and will continue conversations.

ADU Committee will develop a documented process with consistent equality steps and process of follow up to maintain compliance with rental rates and income levels.

Perry Bigelow presented a non-financial asset donation acceptance protocol outline that will be reviewed and codified by the ADU committee with eventual review and approval by the board.

Alice Peal shared the ADU funding and other housing funding in Bill #S 226 recently passed and signed into law by the governor.

ED Report – Michelle shared her goals for the next seven weeks. Her main objective is to document the ADU process such that it provides a clear path going forward and allows the volunteer ADU subcommittee to properly vet applications for an ADU grant, provide authorization and documentation for payment and the proper vetting and compliance of the tenants of the ADU.

Michelle also wants to formulate and provide a process for what she terms the missing middle. The missing middle process would aid a developer who wants to build units for certain income levels with awareness and assistance in closing the financial gap in funding the construction of their project.

Michelle thought that with the existing funds and her reduction in hours she might be able to provide some assistance to the MRVHC into early September.

Other business – Perry Bigelow shared his conversation with Ashley Woods of the MRV Community Fund. He reported that the MRV CF felt there had been a lack of communication and that the MRV CF would no longer support the MRV HC financially but would revisit supporting the MRV HC in a couple years dependent on progress of the ADU program. The MRV CF is not asking for the ADU funds back now but will review the status of the funds in one year and will ask for any remaining MRVCF funds back at the end of that time.

Adjourned at 5:59 pm.

Respectfully submitted by: Bob Ackland

MRVHC Asset Donation Acceptance Protocol

1. Form a standing committee or form one at first hearing of a possible donation
 - a. Who, what, where, when and why on first contact
2. Committee meets with proposing doner for explanation of donation and goals
 - a. Doners wishes? (and HC explains what abilities we have)
 - i. Networking - put doner in touch with individual (any qualifications?)
 - ii. Pass through HC – HC accepts and donates (Qualifications)
 - iii. HC Resale, becomes a cash donation
 - iv. Need for formal appraisal by doner prior to HC acceptance
 - b. MRVHC abilities (will vary with time and resources)
3. Committee meets to discuss the doners proposal of the donation
 - a. Does it have merit? (What are factors that determine merit?)
 - b. Beneficiaries
 - c. Due diligence
 - i. Tangible costs and benefits to Doner / HC / Public at Large
4. Committee decides to move forward or pass
 - a. If MRVHC funds will be required, a proposal is brought to Board meeting
5. Put Asset acquisition out into the public domain
6. Recipient Guidelines for Donation
 - a. ADU - Permanent Structure (Have)
 - b. Mobile Home / Tiny Home (Need #1)
 - c. Traditional Home (Need #3)
7. Process for Selecting a Recipient
 - a. Mobile Home / Tiny Home
 - b. Traditional Home
 - c. Raw Land (Builder & Buyer – Need #2)
8. Follow Through
 - a. Legal, accounting, record keeping, record storage (physical location?)
 - b. Pass to next/new Board (members)
9. Public Relations
 - a. Newspaper write -ups
 - b. FPF
 - c. Success breeds success