

## **Dialog between Community GroundWorks and Troy Gardens Cohousing Community**

**August 12, 2008**

**6:30 – 8:20pm**

**Don Mickey's home**

Attended by:

CGW: Claire, Marsha, Bob, Nathan, Steve

TGCC: David, Jeanne, Kahtryn, Jake, Don, Martha, Serena, Garrett

Facilitated by Jeanne, Hosted by Don, Notetaker is Serena

Listed up our top concerns and then prioritized\* them:

\*Schedule – *how to share the space*

\*Management - *how to manage the sharing*

\*Cost - *how to pay for it*

\*Access – *in terms of schedule and space*

\*Parking – *where will guests park*

Third Party Users – *as potential fundraiser, but with drawbacks*

Maintenance – *who and how*

\*Design – *what is optimal and does this meet sufficient needs*

Permaculture – *can some design elements be influenced*

### CGW needs:

These revolve around income generation vs. TGCC needs for a common space

- Kids gardening programs
- Developing workshop program
- May initiate a day camp that could be 8-2, 8 weeks/summer
- Other courses and classes such as teacher ed on gardening for 1 week
- Access to a large room and kitchen are necessary

### TGCC needs:

A gathering place for the community

Daytime: kids playroom (kids may be in and out)

Yoga or other classes

Evenings and Weekends: common dinners at least 2x/week

Meetings

Knitting, other art projects

Movie time

Cooking and canning

CGW workshops may also be evenings and weekends, the building could be in full use during those times. Weekdays likely less of a scheduling conflict. CGW will need the building less in the winter.

Could we find a way to use the building at the same time? Screened-in porch?

Concerns raised and discussed on how this arrangement could affect our relationship over the long-term. Alternatives are to eventually have a CGW building beside the kids garden, TGCC keeps the land currently slated for the common house. Agreed to focus on being proactive, possibility raised of building it to share with CGW for several years until they are able to create their own which better fit their needs.

**Consensus** that we could build a schedule that works. X nights, X weekends per group, for example. TGCC loses some element of spontaneity yet delegates feel this is workable and are willing to compromise on this.

Costs

CGW field office space – could shrink to save costs?

How to cut costs elsewhere in order to lower the mortgage and make a screened-in porch an option?

Would DNR consider a smaller footprint? Can we see the grant request?

Joint priorities: Great room, screened porch, 2 bathrooms, kitchen, mechanical closet

But...is shrinking the space to save money now detrimental over the long-term?

Traffic

**Consensus** to use Sol Levin trail from Troy Drive.

Use center lot access only for unloading deliveries

CGW suggested they could print parking instructions on registration materials, perhaps send attendees to move their cars if necessary

Need signage within the community

Even for the reserved parking spaces, channel them to the Sol Levin trail via signs, landscaping and snow piles

3<sup>rd</sup> Party Users:

**Consensus** that it is highly preferable to decrease costs in other ways than to rent the space out, it feels too messy and hard to manage (ie, requests for weddings)

## Kitchen

- need commercial grade dishwasher
- rinsing station

We should ask Greg about these and other appliances

Farmers will be coming in from fields and rain, will be dirty so there are concerns about this. Does a porch help?

Agreed to set up a meeting with the architect (Jim) to ask:

- how to reduce costs
- how to design within a lower budget limit
- overall design questions
- screen porch option and costs

Concern about the invasiveness of workshop participants. Keeping them on the trail helps.

Is this building financially viable? Will cost more than \$250,000. Both organizations still considering this.

## TO DO:

Jeanne or Bob to ask Greg or Mary if we can see the grant applications so we better understand the terms.

Don to call Jim about meeting next week

Garrett and Dave to follow up on ground lease negotiation (takes 6 months to change and does affect all MACLT condos. TGCC delegates feel this is absolutely part of the financial equation)

Serena to contact Margaret for advice on fundraising

CGW could fundraise eventually (after current focus on programming grants). CGW likely must also pay for the sidewalk and shoveling on Troy Drive.

Next 3-way meeting is on **Wednesday, September 3<sup>rd</sup>**.

CGW Board and TGCC homeowners must also approve any decision on the common house.