

<p style="text-align: center;">Meeting of Community GroundWorks, TG Cohousing, and Madison Area CLT (8/6/08)</p>

ATTENDANCE:

- Homeowners: Serena Sato, Garrett Hughes, Kathryn Mazak, Don Mickey, Nathan Larson, Jake Hoeksema
- FTG: Marcia Yapp, Steve Lendved, Claire Strader, Nathan Larson, Jake Hoeksema, Bob Gragson
- MACLT: Ted Gunderson, Bert Zipperer, Greg Rosenberg, Bill Perkins, Jo Kelley
- NPC: Tim Carlisle, Ellen Barnard

MACLT'S PRESENTATION OF A REVISED PROPOSAL

- Bill Perkins: amplified on memo sent out by MACLT on 8/1/08 – talked about the how/why we narrowed the options
 - Board and staff of MACLT have been going through a process over a long period of time figuring out what this building could be/ought to be – and when you all heard about version of building that generated the dramatic response from the TG homeowners (in April 2008), the MACLT board was looking at it as something that could happen, but still making up our own minds about it. From the time we first started looking at Community Agriculture Center concept, we were sobered by the cost of it and what would be involved in coming up with the money to pay for it. We were still at the front end of a process aided by professional help to figure out the fundraising. For something like this, fundraising ends up meaning that each board member makes a commitment to raise funds – asking friends to donate money – and as a board, we were not through thinking through the process
 - When it became clear that there were problems with the building in regards to the homeowners, we didn't stop thinking what it would mean for us, although we did agree to set aside starting the fundraising effort.
 - So when the MACLT delegation sat down two weeks ago, we had an honest heart to heart talk with ourselves, and the leadership of the MACLT board realized that personally we were not prepared to do what was needed to raise \$1.6 million to build this building
 - I think that the idea of community agriculture center is a lovely idea, and while it does fit under the umbrella of what a community land trust can do, it is not tied to our core mission of developing affordable housing. So if we were to raise this amount of money, should it be for this building or for affordable housing? Speaking for myself personally, a community agriculture center at Troy Gardens is not compelling enough for me to invest the time to raise this amount of

money – which means that the location issues (for the building) became somewhat academic.

- As the board has talked about this over time, we have realized that a variety of people may have felt that Greg was driving this alone, and this is simply not true. The MACLT board has known about the evolution of this process all along, with Greg was acting under the direction of the board. So if you have lingering concerns how the process unfolded, be upset with me (as MACLT board president), because Greg is just the hired hand.
- Greg Rosenberg
 - Greg reviewed the key elements of the proposal that MACLT sent out last week
 - The creative challenges of this project have become:
 - Keeping the overall footprint of the building to 2,500 square feet
 - Building a building for around \$100/square foot that is highly energy efficient, fits nicely with the surrounding housing, and meets the needs of Community GroundWorks and TG Cohousing.
- Jim Glueck's presentation of architectural drawings
 - Jim reviewed the revised floorplan, exterior views (2 most prominent ones), as well as showing building on site plan;
 - Not refined/finished – but based on a fair amount of thought over a long period of time as to building features;
 - Floorplan features
 - Multipurpose space: room for tables, living room type furniture
 - Kids' space – which could have multiple functions, with storage closet
 - Kitchen -- just a little smaller than Village Cohousing
 - Separate room for table storage (and anything else that can fit in there)
 - Community GroundWorks field office: 11.5 x 19, storage room
 - Bathrooms (2)
 - Mechanical/storage room (room for solar hot water if added later)
 - Entrances
 - Entrance on west side – gardeners come in, use bathrooms, field office, rest of building can be locked off – also creates sense of separation between office space and the rest of the building
 - Still being tweaked up
 - Entrance on east (to housing)
 - Entrance to south
 - Elevations
 - High glass for deep daylighting

- Clerestory
 - High round windows
 - Similar in shape to old design – but without office wing
- Site Plan
 - Building size, footprint, location very similar to what you saw when homeowners first looked at Troy Gardens in early 2006
- Questions?
 - Will it be solar PV and hot water ready?
 - Yes, with PV being the most likely use, given the low water use of the building
 - Option for a divider?
 - Multipurpose room is divide-able, and we can design the building so you can add a movable wall later.
 - Challenges
 - High ceiling to soundproof (could build a triangular wall up high) to get a complete closure
 - Could be glass
 - Warner Park has a set-up like that
 - Need to create a stacking spot for wall panels
 - Is \$100/SF realistic??
 - Jim says it should be, based on our discussions with McGann Construction
 - Some spaces cost more or less money
 - Kitchens, bathrooms – much more expensive
 - Other space less expensive
 - \$100 is our target, but it is still a bit of a moving target at this point in time.
 - How many people do you want to seat at potlucks??
 - Revised design accommodates up to 100 people if you wanted to cram them in – 80 people very easily
- Initial impressions
 - Garrett – I like it, simplified version, should meet my needs
 - Don – are there architectural incentives that enable us to do more with energy-efficiency/renewable energy?
 - Greg: Focus on Energy will provide some support – not likely to be a major source of funding, based on our conversations
 - Jim: the best thing we can do is to design the building to be energy efficient (for example, with a squared-shape)
- Screened-in area
 - Jim's thoughts
 - If near someone's home – no sound attenuation, so if windows open, you will hear everything – so probably don't want to put it close to anyone's unit
 - If on west side – can we fit it within lot line?

- Would homeowners be willing to push building east to make this possible?
 - Crossing lot line and water lines adds complexity and expense
 - West wall 10 feet from lot line (14 feet from jogged-in section)
- Do you want it to be in a sunny space or protected space?
- Want it, not want it – how high priority?
- What rooms do you want it connected to?
- One option -- take 6 feet out of big room, add 10 feet to west for porch
- Nathan – from FTG perspective
 - Would like a space about 20 by 30 feet
 - Protected teaching space
 - Could we shrink the interior spaces to save money?
 - Fit 40 people around picnic tables
 - For summer programs, would use screened-in space more than interior spaces
 - Running kids in and out – muddy shoes – arts and crafts table – and lot of teaching is about the outside, we are trying to be as close to the outside as possible – west-facing ideal, because it faces the gardens
- Bill – savings from 6 feet taken for porch plus adding 16 foot porch – would it be a wash
 - Jim -- nice screen porch: 60-ish/SF
- Jake: cost to build a screened-in gazebo in kid's garden
 - Jim -- 60 x 500 = \$30,000 to \$40,000
- Bert: if cut space to add porch – eliminate future option to be able to do a room-divider
 - Now – it is now 2 nice rooms-wide --- take 6 feet away, subdivided rooms 3 feet smaller
- Greg – 20 x 16 if put on north-western edge of the building
 - Garrett: don't need it to fit big potluck size crowd
 - Problem with having to get through porch to get to bathroom
- Other questions
 - Bob: can you hose down the bathrooms?
 - Jim -- will be concrete floor with a tile base
 - Could put floor drains in them pretty easily
 - Could hose them down – depending on what the walls are
 - Kathryn: commercial grade kitchen?? Big canning parties – creating a product that could be sold (retail)(?) -- would kitchen size be big enough for that??

- Jim: can call state health department and find out where they draw the lines
 - Arboretum – not doing a commercial kitchen, but studied definition of it for their purposes
 - If you want to meet the standard – pushes up the costs significantly
 - Sprinklered range hood, sterilization, etc.
- Fundraising
 - Greg reviewed the sections on budget, fundraising, management, and rent from the MACLT proposal sent out on Aug 1, 2008
 - Questions
 - Utilities
 - Jo: can do an analysis that can project out utility costs, (which are not included in rent)
 - MGE has an account rep who specializes in those kind of issues – managing the building – getting advice on how to lower utility costs and have the building feel comfortable
 - Bob – if fundraising for the building doesn't make sense for the MACLT – why would Community GroundWorks and/or TG Cohousing be any more successful at it?
 - Greg: funding for museum projects is something that Greg has talked about with Nathan in the past, and FTG could access it much better than MACLT. We could sit down and come up with an equitable solution for other groups fundraising (ownership, rent reduction, etc)
 - Jo: can rent out space to raise money
 - Bert: \$50 to rent out Village Cohousing
 - Lakeview Lutheran: \$40/night
 - Claire: have we explored reducing cost of building below \$100 SF??
 - She's worried about \$500/month added on cost for Community GroundWorks budget.
 - Bob: not so much worried about \$500/month – more concerned about management issues with homeowners
 - If Community GroundWorks is the more likely tenant (for property tax exemption reasons) – then we are on the hook for \$1,000 if homeowners can't pay the rent. Also lots of complexity around management issues, which means that we need to have a sit-down with the TG homeowners and have a frank discussion
 - Who maintains the building?
 - Who cleans up the bathroom?
 - That's no simple job – requires lots of coordination.

- Garrett – lot of issues coming up are about communication, and that all 3 organizations need to communicate more. We all care about this piece of land, and we have a lot of the same ideals – and we are hesitant about not having ownership or renter rights in a building that is central to us – and what if something happens to Community GroundWorks – how will TG Cohousing be protected?
 - Don – we just completed a homeowner survey, there is strong support for project – financial and labor support
 - Jake: \$1,000 is a minimum – going to be pretty tough for homeowners to cover rent for the building – not including operational costs – and could be higher
 - Garrett: if we pay rent, that’s \$17/mo/household --- majority of folks said they could afford that – but some folks can’t afford that
 - Bert: remember, fundraising can reducing mortgage, and in turn, the rent
 - Ellen: homeowners association would have a lease
 - Tim: now we have one proposal on the table (which can be tweaked) – are you going to work towards making it happen, or walk away from it?
 - Also – what are the alternatives to get what we want but without this building
 - How do you want to spend the rest of your time??
 - Bob: figure out a time for FTG and homeowners to meet
 - Claire: time to meet in our delegations right now
 - Meet for 15 minutes right now – get dates together, questions, etc.
- Back from delegation meetings
 - Marcia: question about rent – starts after building is completed?
 - Greg – yes, with estimated completion date of fall 2009
 - Nathan – can we delay construction?
 - Greg – this is the development window we have set aside, and we do not know if we will have a slot to do this project if we delay it.
 - Kathryn – can we have until 10/15 to reach a 3-way agreement?
 - Greg – no – Madison Community Foundation’s deadline is 9/15
 - Jake: scope and traffic – parking on Troy Drive only?
 - Greg: this building and the use of this building is really back to what we described in the original PUD to the City of Madison. Parking in the gardens parking lot or on Troy Drive. The pathways to the building are one of the things to be negotiated by FTG and Cohousing
 - Marcia: largely designed as a common house, which primarily meets the needs of TG Cohousing. Is there some way to scale building costs back to bring down overall costs

- Greg – we could make it smaller
- Bill: the space that you would cut is the least expensive space in the building – so to shave 75K out of the building – you would need to shave a lot of space, and more expensive space (such as a kitchen)
- Bert – are we building something that we'll be proud of in the future – that works into the future?
- Greg: need to meet promises made to funders – and to do that, we will need to keep to 2,500 SF framework
- Next Meetings
 - FTG and Cohousing
 - Garrett: we should put together a sample use schedule for the building.
 - Tim – develop list of issues to talk about in the meeting
 - Greg – if you need background info – give me a week's notice to prepare it
 - Next 3-way meeting: just delegations or larger group?
 - Consensus -- just delegations
 - FTG takes care of meeting space and food

(notes taken by Greg Rosenberg)