

## Meeting Notes – Third 3-Way Meeting (9/3/08)

**ATTENDANCE:** Bill Perkins, Bob G, Steve L, Marcia Y, Claire, Jeanne M, Nathan, Garrett, Bert, Ellen, Tim C, Jake, Mary M (notetaker), Don M, David M, Greg R.

**Sense of the Group:** each attendee introduced self and gave a quick indication of how they see the process going: some concern expressed about FTG and TGCA working together, also optimism and positive feelings expressed. Tim agrees that lots of progress has been made and relationships built; but also there's reason to be nervous due to numerous unknowns.

**Moving forward:** Tonight's goal is an "agreement in principle" among the three groups to move ahead.

Tim summarized his perspective of each group: land trust risks building a building with no commercial value beyond the 2 prospective tenants; prospective tenants risk taking responsibility for covering the mortgage on the building. So everyone has reason to be nervous.

If we can achieve an agreement in principle, second goal would be to outline a process to move that agreement towards a legal document, including a timeline and the team that will draft the document. The agreement in principle needs to include: Building, Shared Use, and Financial Commitments.

Don noted that last night's meeting between FTG, TGCA, and Jim Glueck resulted in some proposed changes in the building design, so these need to be on the table when discussing the agreement in principle. Greg summarized these proposed changes in a way that was satisfactory to the housing delegation.

### **Are we in the ballpark enough for all three groups to agree in principle?**

- **Building:** Each group agreed in principle to the building as currently designed (including the changes discussed last night with Jim).
- **Shared Use:** At first neither group was ready to commit to this. More discussions are needed to develop the details on how to share the space. The two groups have made progress in discussions to date but need to talk more. Fundamentally they have different needs in some ways (big room vs. screened in porch). Hire a building manager? Cleaning and maintenance? Scheduling conflicts? After much discussion both groups agreed in principle to further discuss these issues and come to an agreement about shared use.
- **Financial:** Both groups indicated that they are more interested in fundraising to meet their responsibility (as opposed to paying more rent), but both agreed in principle for each group to be responsible ½ of

\$75,000, either through payment of rent, fundraising, or a combination of both.

- MACLT also agreed that the figure of \$75,000 was an upper limit cap on the amount of funds that CGW and TG Cohousing would have to raise. Furthermore, MACLT agreed that rent would be capped, in any event, at \$1,000 per month.

Nathan brought up tenure security: if FTG raises money for this building, what is their security? MACLT prefers tenants to have at least a 10-year lease.

Question arose regarding who has decision-making authority, especially about building design? Greg's Levels of Empowerment analysis from last fall could be used as a possible guideline.

Bob, Greg, and a couple of cohousers were asked to be the team that drafts the legal agreement. Greg will do the first draft and send it out to others for review.

Delegations should meet before end of Sept. so the agreement could go to the three boards in October. MACLT board meets Oct. 16 and FTG board meets Oct. 20. Date for TGCA potluck is mid-Oct.

**NPC's 15<sup>th</sup> anniversary coming up on Oct. 10 – starts at 5pm with program followed by a party.**

Notes taken by Mary Myers