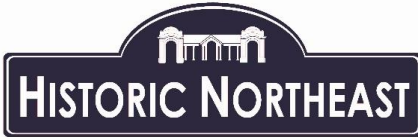


Northeast Alliance Together (NEAT)
Board Meeting
March 2018

January 2018 Board Meeting Minutes
and Organizational Retreat Notes
148 N. Topping Ave., Kansas City, MO 64123
February 26, 2018

1. An Organizational Retreat and Board Meeting was held at Mattie Rhodes Center's office on January 10, 2018.
2. In attendance: Mary Cyr, John Fierro, Chris McKinney, David Stadler, Ana Ramirez (Mattie Rhodes Center)
Julie Lane, Allison Bergman (via telephone) (Community volunteers)
Debra Box, Blake Peterson (Support KC, facilitators)
3. *The board meeting was called to order at approximately 2:40 for the first election of officers. The following slate was proposed:*
 - a. *President – Julie Lane*
 - b. *Vice President – Allison Bergman*
 - c. *Secretary/Treasurer – John Fierro*
4. *A motion to accept the slate of officer as presented was made by Ms. Bergman and was seconded by Mr. Fierro. The motion was carried unanimously.*
5. *It was agreed that at the next board meeting guidelines for the development of a financial policy would be reviewed. This policy will preclude Mr. Fierro from signing any checks on behalf of NEAT given his position at Mattie Rhodes Center and to address any potential conflicts of interest.*
6. *Ms. Bergman left the meeting at approximately 2:50 and the board meeting was adjourned.*
7. What follows is the discussion of action items for future meetings.
 - a. It was agreed that the board will meet monthly. Ms. Cyr will send out a Doodle poll to identify a time that works for the entire board and staff. The next meeting agenda will include the following:
 - Quotes for directors and officers insurance; \$1,000,000 level and \$2,000,000 level
 - Financial policy
 - Budget approval
 - Operations policy (one exists and Ms. Cyr will review and present)
 - Purpose of the Steering Committee
 - Meeting frequency, it was suggested the board meet monthly over the lunch hour
 - b. At some point, the board will review and revise the strategic plan to update goals and strategies. Working with the staff, an implementation plan will be developed

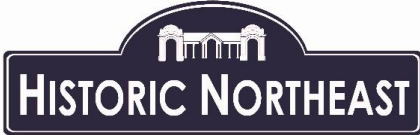


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with activities and tactics. Ms. Cyr is to work with Ms. Box in determining her costs and availability to facilitate this process.

- c. The board and staff will be tour the Northeast neighborhoods.
- d. The board would like for Ms. Cyr to further develop the property redevelopment Fact Sheets to include pro formas of each property. The pro forma should include investment options and focus on gap targets for funding. A snapshot of a property in Paseo Gateway should be explored. This information will be developed as development partners are added to the team and more information is available.
- e. Funders need to be brought up to date on the status of NEAT. There are funder expectations that need to be incorporated in the strategic planning process.
Possible funders suggested:
 - Zahner
 - GKC Women's Political Caucus
 - CTA
 - 1/8 cent sales tax; align a job creation/training project in the area eligible for funding
- f. Name change – NEAT has a history and a reputation in the community as representing the community (vs. Mattie Rhodes Center). Is now the appropriate time to change the name before incorporating and applying for 501c3 status? Northeast Alliance (Education/Community) Development, CDC.
- g. NEAT is the “go to” for the city for Northeast development questions.
- h. Board participation and visibility in the community – it's important for the board members to be out in the community sharing the message and the mission of NEAT.
- i. Steering committee – what is their role and responsibilities? They should share the organization's values.
- j. Messaging about rental properties vs. purchase/rent/sale - *targeting those properties with absentee landlords*:
 - Position renters for purchase at a later date (rent to own).
 - Build relationships with tenants creating responsible home owners.
 - Target blighted properties.
 - Supports diversity.
- k. Proximity to downtown; generational shift.
- l. Older generations are downsizing.
- m. Younger people are interested in living urban areas.



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- n. Authentic relationship building is key.
- o. MRC has provided in kind support – Administrative, leadership, civic engagement, leveraged relationships.

DRAFT