

Board of Directors - 5.10.18

Mission: To advance sustainability in the built environment through community education, measurable standards and regional action.

(5:30) **WELCOME**

(5:35) CONSENT AGENDA. Robin motions to approve the consent agenda. Rob seconds. All in favor.

- a. WOW, Babies! Sophie had her baby, Hazel, and Antonio and his wife welcome theirs's as well! Since May 2015 there have been four babies born on staff and three on the Board. Jose and his wife are soon! Then Jamie and his wife baby coming in the fall.
- b. Approval of 4.12.18 Board minutes
- c. Approval of Treasurers Report
- d. Green Built/LEED: In March 2018 there were 8 Green Built NC homes certified and 11 more registered for a total of 1500 certified; 6 certified LEED Homes and 52 total registered. In 2017 we had 148 Green Built NC homes certified and 169 Registered. 63 LEED Homes certified, and 350 registered.
- e. Membership: As of May 7 we have 246 current members, which is slightly up from April 5 at 242.
 - On Monday May 21st we have 2-4pm we are having a membership drive. We need your help! Location TBD.
- f. Website: In 2018 we are averaging approximately 10,000 page views per month from 5,000 unique visitors. This is much higher than our old website (6,000 page views and 3,000 unique viewers). The new website was a great investment for us!
- g. Appalachian Offsets:
 - i. The kiosk was installed at the Asheville airport on May 15th.
 - ii. 5% day at Whole Foods on April 19th brought in \$5,767
 - iii. We are still trying to get the school board to allocate the EE rebate funds for the project. Hope to do this before the end of the school year.

h. Education:

- i. Mother Earth News Fair was April 28 & 29th.
- ii. We are planning a public lecture on the Energy Pedal of the Living Building Challenge. A spring date TBD. We also have plans to offer Net Zero pedal workshops, plus 2 intro sessions in 2018.
- i. Ciderfest: October 13, 2018 at Salvage Station
 - i. We have rented the entire facility. Education committee to give ideas on how to best use the space to promote GBA and our mission.
- j. EITF Low-Income Program is moving along as we meet and coordinate activities with Community Action Opportunities, Energy Savers Network, and United Community Development.
- k. Blue Horizons Campaign: Anna Shugoll is filling in for Sophie while she is out. We are doing lots of community events and social media. Please text bluehorizons to 444999 to get on the list serve. We send out one communication per month.

(5:45-7) **NEW BUSINESS**

A. Meet and greet potential discuss potential new Board members (5:40 – 6:10pm)

- a. Ben Yoke: Lots of time in Asheville and lots of background in solar sales.
- **b.** Jeff Staudinger: Former Community Development Director for Asheville City focused on affordable housing. Still involved with affordable housing after retiring from the city.
- c. No one has heard from another candidate- Her
- d. Jessica mentions that Leah Dickenson at Deltec is interested in joining the board.
- e. Heath motions to accept Ben and Jeff to the board. Antonio seconds. All in favor.
- **f.** We discuss forming a nominating committee to look for another board member presumably to be elected with Leah.

B. 891 Haywood Road Update and next steps (6:10 – 7pm)



- **a.** City meeting went well. We don't have to sprinkler. City could not commit on much but was positive won us being able to do many of our goals.
- **b.** Raymond put together an extensive estimate for work needing to be done based on the building inspection.
- **c.** Robin sent the estimate to the seller. The seller brought in a contractor to get another estimate on the work needed. We have sent the seller a request to reduce the price by \$85,000 based on the needed repairs.
- **d.** In the mean time a trapped parcel behind this property might be available. The owner seems to be interested in working with us in the future.
- **e.** Currently we are awaiting a response from the seller about the final price.
- f. The current concept is to buy the building and do the basic repairs needed to keep the building safe for the next couple of years (\$20,000 or so). In that time we create a plan for the property. We would keep the tenants and the rent structure the same.
- g. Chrissy is concerned about taking housing and turning it into office. And about many of the issues on the inspection. Her worst case scenario maintain the house and sell it if we need to. Best case would be to build this property out like we want it and replace the lost housing with a cool development on the property in the back.
- **h.** One concern is where will the management for the building without taking away from our current responsibilities.
- i. Another concern is what the community response will be.
- j. This is the last meeting before the scheduled closing for the property.
- k. Due diligence ends the 22.
- **I.** We will definitely need a board vote prior to the closing. We will try to have an on site board meeting. Doodle poll to follow.

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| Jamie Shelton | | | | | | | | | | | | | |
| Jay Lanier | | X | | | | | | | | | | | 1 |
| Heath Moody | | | | | | | | | | | | | |
| Steve Farrell | | X | | | | | | | | | | | 1 |
| Chrissy Burton | | | | | | | | | | | | | |
| Rob Johnson | | | | | | | | | | | | | |
| Jessica Arrowood | X | | | | | | | | | | | | 1 |
| Robin Cape | X | | | | | | | | | | | | 1 |
| McGregor Holmes | | X | | | | | | | | | | | 1 |
| Jose Ruiz | X | X | | | | | | | | | | | 2 |
| Raymond Thompson | | | | | | | | | | | | | |



| Antonio Grion | | | | | | | |
|-----------------|---|--|--|--|--|--|---|
| Josh Littlejohn | X | | | | | | 1 |