



Board of Directors – 9.17.18

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

(5:30) **WELCOME**

(5:35) **CONSENT AGENDA. Raymond motions to approve the consent agenda. Stephens seconds. All in favor.**

- a. Approval of 7.12.18 Board minutes
- b. Approval of Treasurers Report
- c. Green Built/LEED: In August 2018 there were 14 Green Built NC homes certified and 102 registered for a total of 1561 certified; 6 certified LEED Homes and 33 total registered. In 2017 we had 148 Green Built NC homes certified and 169 Registered. 11 LEED Homes certified, and 720 to date. From Jan – May 2018 we had 72 homes certified as GBH.
- d. Membership: As of today we have 283 current members, which is the highest since 2010.
- e. Annual Party: A great turnout with approximately 200 people. \$2,335 raised through the silent auction, which is the highest amount in the past three years. Last year we raised \$1,669.
- f. Appalachian Offsets:
 - i. We met our goal of \$110,000 raised for the project to meet the matching donation of \$110,000
 - ii. Dave Hollister has had difficulty with the numbers due to Duke's avoided cost rate. He has found some investors, but the pro forma has the system being donated to the school in year 10+. It would be best if it were in year 7 or less. We are looking to raise some more money or create a different investment scenario.
- g. Directory: We have begun distributing 30,000 copies.
- h. Videos: Had good reception at the party. Will be posted online later this week once the captions are added for Facebook.
- i. Education:
 - i. Mary Love did a CE workshop for realtors on 9/11/18.
 - ii. Need to follow-through on Green Built Homes labels for Builders First source
 - iii. Oct. 4th Net Zero water workshop at the LBC in collaboration with Living Building Challenge.
 - iv. 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.
- j. Ciderfest: October 13th at Salvage Station. As of today we have sold 1063 tickets. Our cap this year is 2,000. We have 24 Cider/mead makers. Last year we had 16. We are hoping all of you will volunteer to support the event. Cari will be in touch on how you can plug in. We have more shuttles this year, better parking options, and Board members will not be doing parking. Josh will be our bear!
- k. Grant: We are applying for a 2 year grant from the Kendeda fund to expand ecological and regenerative building in WNC. Maggie and I are working on this. It includes an update to Green Built Homes system.
- l. EITF Low-Income Program is moving along as we meet and coordinate activities with Community Action Opportunities, Energy Savers Network, and United Community Development. We are partnering with Buncombe County Health and Human Services, Eblen Charities, MHO, Habitat for Humanity and the Council on Aging to gain clients. We are averaging about 3-4 audits per week and 3-4 workdays per week. We are applying for a grant that is due Thursday to bring more staffing resources to ESN.

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

A. Discussion of 15 Oakley Place (5:45-7pm)

a. Property information

- i. **Have an agreed upon price of \$215,000. Raymond values it at \$215,000 for just the lot.**
- ii. **The house is rough. It could be a tear down or a major renovation. Parking opportunities in the back but it's really tight to get back there and the road itself is very tight.**



- iii. Zoning is HR4 form based code. This is an adaptable zoning. It prefers residential but allows mixed use or commercial. It requires 2 story.
 - iv. Chrissy wants to talk to Planning and Zoning and Fire department to see what our opportunities are and if there are any access restrictions.
 - v. See attached financials
 - 1. \$255,000 in the bank, \$88,917 unrestricted. After cider fest we have \$108,917 available to spend. We want to keep \$40,000 in reserves. If we do a \$50,000 down payment that leaves roughly \$19,000 for tear down, design, fundraising, etc. We think tear down will be roughly \$13,000.
 - 2. Monthly costs are high. See the attached analysis for more detail.
 - vi. Jay and others express concern for an upcoming downturn.
 - vii. Josh points out it not the perfect lot for everything we wanted to do.
 - viii. Heath compares to a lot across the street that was lower land cost but higher build cost. This lot compares favorably
 - ix. The location is good, there is a big opportunity for in kind donations and excitement among our members. We can leverage it for educational/ demonstration purposes to fulfill our mission.
 - x. There is a big concern that we can't stay in our current location forever. Stephens says this is the true worst case scenario- we get kicked out with nowhere to go.
 - xi. Raymond thinks the worst case scenario for going forward is that we sell a lot or a new building or whatever.
 - xii. Chrissy likes this option best of the three we have considered. But is still nervous about the tight margins. She appreciates that there are seemingly viable exit strategies.
 - xiii. Jamie is comfortable with it but most challenged by the access from Haywood to Oakley Place.
 - xiv. Advice from SouthFace was to get the land and create a vision and then you can make the money.
 - xv. Seller called during meeting to raise the price to \$228,000
 - xvi. We can't decide what to do with the lot tonight. But we want to vote tonight on whether to pursue the building if:
 - 1. We can do commercial on the lot and there are no access restrictions.
 - 2. We counter to get \$8,000 for clean up done or some closing costs covered but will push forward even if we can't negotiate.
 - xvii. Stephens motions to move forward with the purchase. Raymond seconds. All in favor.
- b. The group generally favors tear down and no one finds it feasible to renovate the building.
 - c. We need to come up with a vision- a narrative- to tell about the project.
 - d. Design charret can be later
 - e. Leadership Asheville is developing a fundraising plan.
 - f. Heath mention a CMT student at AB Tech might be able to intern on the project planning.



| | A | M | J | J | A | S | C | N | D | Jan | Feb | Mar | Σ |
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| Jamie Shelton | | | | | | | | | | | | | |
| Jay Lanier | | X | X | | N | | | | | | | | 2 |
| Heath Moody | | | X | | O | | | | | | | | 1 |
| Steve Farrell | | X | | X | | | | | | | | | 2 |
| Chrissy Burton | | | | | M | | | | | | | | |
| Rob Johnson | | | X | | E | X | | | | | | | 2 |
| Jessica Arrowood | X | | X | | E | X | | | | | | | 3 |
| Robin Cape | X | | | | T | X | | | | | | | 2 |
| McGregor Holmes | | X | | | I | X | | | | | | | 2 |
| Jose Ruiz | X | X | X | | N | X | | | | | | | 4 |
| Raymond Thompson | | | | X | G | | | | | | | | 1 |
| Antonio Grion | | | | | | | | | | | | | |
| Josh Littlejohn | | X | X | | | | | | | | | | 2 |
| Jeff Staudinger | | | | | | X | | | | | | | 1 |
| Ben Yoke | | | | | | X | | | | | | | 1 |