

Organizational Capacity Building Committee
Thursday, January 12th, 2016 - 3pm
Northside Community Housing
Meeting Minutes



Members Present:

- Keaira Anderson (Co-chair)
- Angela Pinex (Co-chair)
- Jessica Eiland
- Michael Powers
- Darren Wang
- John McClusky

Staff Present:

- Gary Newcomer
- Jenny Connelly-Bowen

I. Welcome & New Co-Chairs - 5 min (3:00)

- Angela & Keaira became the new co-chairs of the committee. Thank you Jessica for your years of service.
- CBN is offering a \$350 scholarship for members to attend the New Partners for Smart Growth conference from Feb 2-4. Please contact Gary@communitybuildersstl.org if you would like one of the registration sponsorships

II. Updates - 15 min (3:05)

- a. Annual Report**
- b. Community Engagement & Safety Action Groups**
- c. Community Benefits Agreement Workshop**
- d. Crowdsourcing Event - ioby**

- CBN staff have compiled an annual report to share with members. Thanks to Constance Siu's fantastic design skills, it turned out wonderfully. Everyone will have a moment to take a look and share any questions with staff.
- The Community Engagement Action Group is a constructive support group that meets monthly to address issues relating to community engagement. CBN has shared resources and facilitated dialogue. The Action Group has evolved and put together a proposal that sets 3 goals of the group:

- knowledge-sharing, cataloguing engagement, and collaborating/advocating for a higher regional engagement standard. Action steps are currently being refined and a Winter Research Newsletter will go out in February. The Safety Action Group has been halted due to a decrease in membership and a recommendation from CBN's Civic Capacity Committee to focus on educational resources rather than advocacy.
- In previous meetings meetings, we identified Community Benefits Agreements (CBAs) as a potential CBN workshop this winter. Community benefits agreements are agreements reached between community groups and a real estate developer that requires the developer to provide specific amenities and/or mitigations to the local community or neighborhood in exchange for incentives, City RFP proposals, or in response to community-based planning. A workshop could focus on community awareness of CBAs, how to advocate for and implement, and/or planning for CBAs. CBN staff has met with Erica Henderson from the Promise Zone. The Promise Zone expressed interest in partnering during an educational process or workshop involving CDAs, but also requested that CBN hold off on any workshops for now. While a pause is frustrating, this is an excellent opportunity to plan in partnership w/ Promise Zone and other regional players. This is also a chance to take an intentional approach toward implementing CBAs in partnership with organizations with high levels of policy influence and resources. As a quick update to the NGA, RFPs are out for development work (demo, site prep, security, excavation, hauling, etc.) that needs to be done in the NGA footprint. If any members know qualified minority and women-owned businesses who could perform this work, please encourage them to respond.
 - Jennifer Allen, a former St. Louisan involved in community development who now works for the crowdsourcing platform ioby, offered to put on a free workshop for CBN members during the New Partners for Smart Growth Conference. This event would focus on using the ioby resources and provide assistance for CDC practitioners seeking to launch their own crowdsourcing campaigns. CBN staff reached out to our co-chairs and a number of other CBN members to gauge interest. While there was some interest, there was not enough to justify an event. SLACO has asked Jennifer to present to their Development Committee meeting on January 30 at 6:15. All CBN Members welcome.

III. Ladder of Capacity Building 2017 - 30 min (3:20)

a. Update on potential topics - Board Effectiveness/Managing Partnerships

b. Select Preferred Direction for Programming

- CBN has implemented Ladders of Capacity Building in the past, designed by John McClusky as a tool to build organizational capacity for community building organizations. This past year, CBN hosted the CRA Ladder of Capacity Building in 2016. The purpose of the ladders of capacity building is to provide ongoing education and support that builds off of existing foundations of knowledge and skills. CBN is looking to recreate a ladder in 2017.
- At our last meeting, the Org Capacity Committee identified Board Effectiveness and Managing Formal Partnerships as priorities for 2017. As you may recall, these decisions emerged from the findings in our annual org capacity assessment. CBN Staff met with local expert John McClusky to discuss hosting a ladder of capacity series this year to address these two potential topics. Gary and John gave a brief overview over what each topic could look like.
- The Committee saw advantages to both a board effectiveness and managing formal partnership directions for capacity building. However, with limited staff time and resources, the Committee acknowledged that CBN could only pursue one direction. The Committee leaned toward partnerships as a potential topic with other smaller-scale CBN resources dedicated to board effectiveness. However, given the small size of the group, wished to table the topic until more information and voices could be heard. **CBN will reach out to the entire committee via email with more information and to gauge interest and brainstorm appealing concrete deliverables for the end of the Capacity Building process. This email will include the evaluation from the last ladder of capacity building on partnerships to see what worked and didn't work from last time. In the meantime, Committee members should review the "Partnership Matrix" handout and identify specific partnership bubbles that could be especially relevant/interesting for Capacity Building activities.**

IV. Workshops for Community Engagement in 2017? - 10 min (3:50)

- CBN staff and Board Vice President Sean Spencer have been discussing a workshop idea on property acquisition for affordable housing. Recently,

Tower Grove Neighborhoods CDC (TGNCDC) purchased \$2.2 million of real estate totaling 34 units in 10 buildings. TIAA provided a \$200,000 grant, 30-year amortization and competitive interest rate to reduce TGNCDC's down-payment requirement and to help increase cash flow to financially sustain the organization, which is challenged with decreasing grant funding. An idea was presented to the Committee about CBN and CRA representatives co-hosting a discussion/Q&A on how the type of acquisition that TGNCDC just finalized (i.e., the purchase of 34 housing units on Shaw and DeTonty, with plans to keep rents at affordable rates) could be adopted by other organizations and applied in other contexts. The Committee liked the case study and were interested in how it might be adopted in other neighborhoods facing different challenges, but did not think it would be necessary to dedicate an entire workshop to the concept. Another concern raised during the meeting involved the possibility of off-putting other CDCs who feel unable to secure attention or resources from a large bank like TIAA. Instead, the Committee recommended that CBN push the TGNCDC's story throughout the network and consider hosting a social opportunity like a luncheon or coffee hour to let TGNCDC present on the topic in a casual setting. **CBN staff will explore establishing a recurring community development happy hour/luncheon/coffee hour to spread these type of stories and best practices throughout the network.**

V. ~~Opportunity to Co-Host Storytelling Event - 10 min (4:00)~~

VI. ~~Professional Services Support Fund - 20 min (4:10)~~

a. ~~New Name, Business Plan Details~~

b. ~~New Vendor Research~~

VII. Conclude - 4:30

Thank you to those who could make the meeting. Our next meeting will be held on March 9th from 3-4:30p. Location TBD.