

## **MINUTES - June Board Meeting**

This meeting was held in person at the Co-op, 6/19/2025

Meeting started at 5:30 PM and ended at 8:00 PM

**Board members present:** Andrea Burkins (Co-President), Jerome Smith, Jamie Carson, Clare Schwartz (Treasurer), John Walker, Laura Ann Edmonds (Secretary), Buffy Ford.

**Board members not present:** Terra Marshall (Co-President), Tricia Baehr.

**Others present:** Amy Zimmerman (Board Assistant), Sage Turner (FBFC CFO).

### **Meeting Summary:**

- Check-ins
- Owner Comments
- June Meeting Agenda, approved
- May 2025 Minutes, approved
- GM Reports
  - GM Report, B2 Planning and Budget. Voting moved to July.
- Patronage Rebate Vote, Approved
- Executive Team Changes: Treasurer & Meeting Time
- Real Estate Presentation from Sage
- 50th Anniversary and Annual Meeting Planning
- Attendance for next meeting

### **Check-ins**

### **Owner Comments**

### **Approve June Agenda**

- Jamie motioned to approve, Jerome Agenda, Buffy seconded. Motion approved.

### **Approve May Minutes**

- Jamie motioned to approve, Clare seconded. Motion approved.

### **GM Reports**

- Planning and Budget report was moved to the July Meeting.

## **Patronage dividend rebate 1% of Sales 2024**

- Clare motioned to approve, Buffy seconded. Motion approved.
- Amy will do an email, Sage will send the list, no expiration date.

## **Executive Team Meeting & Treasurer Position**

- Treasurer position:
  - Clare stepped down as treasurer and encourages another board member to take the role.
  - Jamie and John Walker might be interested in becoming treasurer.
- The Executive Team meeting was moved to Mondays at 6:30PM, starting in August.
- The July team meeting will be replaced with a special meeting of the board to discuss the sale of property on July 7 at 7:00PM and the entire board is invited to attend through Zoom.

## **Real Estate & Expansion Presentation – Sage Turner**

### **Loan Details.**

- The Board must decide whether to refinance or sell the property.
- Sage offered to bring in an expert for the next meeting. In the past we had general contractors and others come to talk to the board, and Andrea expressed interest in making this happen.
- The Co-op holds a loan on the Lazoom property (76 Biltmore), and will owe \$1.763 million next year on August 1, 2026.
- Sage answered questions on the current expansion plan, five phases (we are on three).
- The Lazoom building requires significant repairs, including a new air conditioning system and a new roof. Currently, they pay for any repairs that come up. Their lease is good until the end of next year.
- Sage described phase three, showing slides on the plan for renovation, a \$10 million design.
- There was a detailed presentation from Sage with information on each option below that included the risks, pros and cons of each option.

### **Expansion Overview:**

- Estimated cost for the expansion project is \$10 million.
- Plans include a parking deck as part of the development.

### **Options Presented:**

- Option 1: Maintain current assets and move forward with development.
  - Financial outcome could result in an annual shortfall of approximately \$35,400.
  - Value isn't likely to decrease on property.
  - Parking deck could still happen.
- Option 2: Sell the entire lower lot and the Lazoom property.
  - Sage presented detailed slides that showed pros and cons.

- Cons: This option means a lot of change. Unknown buyer and development plans. Potential for a high-rise up to 26 stories. Loss of current parking lot and existing traffic pattern. Significant redesign of original expansion plan would be required. Considered a radical shift from existing strategy. We'd need to do a third redesign on our expansion project.
- Option 3: Sell only the Lazoom property and retain the lower lot.
  - Maintains the original expansion/development plan. This option reflects the plan that we have on the books.
  - Sage showed slides with the current expansion project graphics, and detailed pros and cons of option 3.
  - A deed restriction could be placed to prohibit future grocery stores on the sold property.
  - Parking deck could still happen.
- Option 4: Use the Lazoom lot for affordable housing.
  - Further analysis needed to determine viability.
  - Sage presented pros and cons of tackling this project. Some are that usually affordable housing projects they expect the land to be gifted to them. It is a complex project that takes time. Owners seem to want this option.
  - Clare asked about a grounds lease to someone else for affordable housing, and Sage responded that is an option but would pose a problem in paying off the loan.

### **Annual Meeting & 50th Anniversary Party**

- Tricia, Buffy, and Clare will finalize the event details and expressed interest in having a defined budget for the Annual Meeting.
- The Board agreed to combine the Annual Meeting with the 50th Anniversary Party.
- The plan is to hold a brief Annual Meeting followed by a celebratory event.
- Clare suggested Lazoom as a potential venue and will follow up on availability and details.

### **Miscellaneous check-ins & updates**

- Attendance: John and Jamie noted they will be absent for the July meeting.

Next meeting will be at the Co-op at 5:30PM on 7/17/2025.

Amy Zimmerman, Board Assistant