

Board of Directors Meeting

June 11, 2007

White Rock Church, Franklin and 3rd Streets, Chester, PA

Meeting called to order 6:05.

Attendees: Tina Johnson, LarRaine Branch, Jack Cavanaugh, Rob Auerbach, Alton Loper, Christine Lussier, Tara Jones-Stephens

Tina motioned to replace former Board member Joe Henwood with Tara Jones-Stephens.

Jack seconded.

All approved.

None opposed.

No abstentions.

A short discussion followed regarding questions or concerns about the removal of Joe Henwood from the Board.

It was decided we need to include a confidentiality clause in our by-laws, if there is not one currently.

Last week we discussed the pros and cons of the two sights we are considering for the Coop's building – 5th and Edgemont and 7th and Sproul Streets.

The Finance committee met previously to review this issue and recommended that the Board select the site at 5th and Edgemont.

The major benefit of 5th and Edgemont is that we can identify a smaller space to begin refurbishing and expand as the Coop grows. We would not have to make the large initial investment to build the complete facility at once. We could occupy the building at 5th and Edgemont much sooner and begin operations within the year. It would take more than a year to construct a building at 7th and Sproul.

Rob asked if the ground floor was structurally sound enough to support refrigeration compressors, freezers, and other equipment?

Tina confirmed that it was.

The rent will be between \$500-\$1700 per month. The Coop would sign a 3-5 year lease agreement with no predetermined purchase price. We will have the right of first refusal in the event that the owners planned to put the building up for sale.

Rob expressed concern about making a large capital investment if the owners could sell the building to someone else. We need to put provisions in the lease to make sure our investment is protected.

Tina motioned that we accept 5th and Edgemont as the only site we will pursue unless we cannot come to an agreement with the owners.

Tara seconded

All approved.

None opposed.

Tomorrow, Tina is meeting with the attorney that is filing the papers for the 501(c)(3) status of our Foundation. We will need to create new by-laws and elect a separate Board of Directors for the Foundation.

Mr. Loper motioned that Tara be elected to chair the Foundation.

Tina seconded it.

All approved.

Tara Jones-Stephens has been elected as the chairperson of the Foundation.

Linda Barry is a master gardener with the Penn State Extension Master Gardeners. There is a community garden at 6th and Morton Ave. Linda spoke to Tina about having the master gardeners work in conjunction with the Coop on this site. There is a problem with the fact that the garden cannot be secured. Tina asked if we would want to form a committee that would lead our efforts to organize a community garden. If the community garden at 6th and Morton proves to be undesirable, possibly, we could find someone to gift us land and we could hire a farmer to farm the land. We could involve children in the community in the planting and harvesting. We will revisit this topic at the next Board meeting to determine a course of action. Rob suggested it could possibly be a subdivision of the Wellness Committee.

Tina opens a discussion regarding seeking help or guidance from the community of cooperative stores to help in the development and betterment of our own Coop. We had previously decided not to participate in these workshops because we felt our vision was not necessarily in line with the other Coops or understood by them. The problem we face now is the need to train ourselves in developing and managing a coop. There is only so much training we can do on our own. We need training as a Board of Directors and Community Development Training. What type of training do we think we need?

Fundraising

Recruiting members

Jack has a publication about developing Coops that he can distribute to the other Board members to read for ideas. He will distribute that to the other Board members.

Summer Vacation Plans

Jack – July 15-August 8.

Rob July 9 to July 15. Last week in July/first week in Aug.

Christine June 21-July 6. Week of July 22.

LarRaine June 24-29.

Tara June 17 to June 25.

Future Board of Director Meetings:

July 9

August 13

Next Monday, June 18 at 5:15 will be a meeting for the committee chairs.

Chester Business Association is having an event Wednesday evening June 20 at Harrahs. Tina and Tara will attend. Membership is free for one year. Coop will be joining.

Rob Schiffer has offered to get us a scheduling program for managing work slots. We also need a program to keep contact information that we can share.

The White Rock Church will be disposing of its AC cooling system. It is approximately \$80,000 of equipment that we can buy for \$100. It is something to consider for our Coop.

Meeting adjourned 7:39.