

2025

## **Board Meetings Summaries**

Below are Board Meeting Summaries of the South Como Investment Coop for Public Consumption.

For members or other interested parties who have questions about specific board meetings or items of discussion or to suggest a topic for discussion, contact [secretary@southcomocoop.org](mailto:secretary@southcomocoop.org)

### **2025.9.8 7:00 PM**

**Attendance:** Jessica Willman, Steven Willman, Luke Martinkosky, Matt Schneider, Max Sanders

#### **Discussion Topics:**

- Finalizing the Purchase Agreement for Property A
  - Discussion of Property Management Plan (internal vs. external human capital)
  - Moving Forward with Environmental studies, inspection and appraisal.
- Another Push for Preferred Shares to reach goal (\$38,000 by EOY)
  - Push for attending more events in the short term
  - Membership packet w/recruitment materials
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#### **Task Review:**

- Board Insurance: Luke approved to move forward with accepting quote and obtaining insurance.

### **2025.8.11 7:00 PM**

**Attendance:** Jessica Willman, Steven Willman, Luke Martinkosky, Matt Schneider, Max Sanders

#### **Discussion Topics:**

- Establishing Workgroups:
  - Building Management
  - Operations Workgroup
  - Community Outreach Workgroup
- Business Association Update - Possible Incubator for South Como

- Discuss Board Member Attendance for Family Commitments

**Task Review:**

- Document Organization completed
- Member Code of Conduct drafted

## 2025.7.14 7:00 PM

**Attendance:** Jessica Willman, Luke Martinkosky, Matt Schneider, Max Sanders

**Discussion Topics:**

- Membership drive tied to purchase and preferred share offering
- Member Code of Conduct proposed but not yet drafted
- Possible Grants tied to possible purchase of "Property A"

**Task Review:**

- Organizing documents and creating best practices going forward
- Working on Pro Forma For "Property A" purchase/loan documentation

## 2025.6.9 7:00 PM

**Attendance:** Jessica Willman, Steven Willman, Luke Martinkosky, Matt Schneider, Max Sanders (Virtual)

**Discussion Topics:**

- Meet [Garrison McMurtrey](#) - Ramsey County Commissioner
- Potential Property - Signing Letter of Intent

**Task Review:**

- Getting ready to offer preferred shares
- Financial paperwork for making a purchase offer
- Working to advertise preferred shares

## 2025.5.12 7:00 PM

**Attendance:** Jessica Willman, Steven Willman, Luke Martinkosky, Matt Schneider, Lisa Lunsford, Max Sanders

**Discussion Topics:**

- Max discussed hosting an info session on 5/18
- Outlined plan for door knocking and small info nights at board member homes
- Discussed previous month's outreach and membership meeting
  - The overall event was a success, but we still have some fine tuning to do.

**Task Review:**

- Work on preparations for preferred share offerings and preparing a Letter of Intent for an initial real estate purchase.

## **2025.4.14 7:00 PM**

**Attendance:** Jessica Willman, Steven Willman, Luke Martinkosky, Matt Schneider, Lisa Lunsford

### **Discussion Topics:**

- Discussion of the "SCC Neighbor Night" event and potentially available property
- Developing a Conflict of Interest policy.

### **Goal Review:**

- Membership Growth
- Scholarship Management
- Business Plan
- Budget Review.

### **Task Review:**

- Outreach:
  - Writing Articles For Publication In Local News Outlets
  - Prepping for SCC Neighbor Night
  - Reaching out to local organizations: North End Neighborhood Organization, South Como Businesses
  - Note Taking and Dissemination
- Property Search
  - Visits to properties
  - Creating a Building Committee to coordinate

## **2025.3.10 7:00 PM**

**Attendance:** Jessica Willman, Steven Willman, Luke Martinkosky, Matt Schneider, Lisa Lunsford, Max Sanders

### **Discussion Topics:**

- Looking to put in an offer on a local property. Working with a Realtor to submit.
- The Member Meeting is scheduled for Saturday, April 19th, from 5-7 PM at the Orchard Rec Center. Jessica, Matt, and Max will plan the event and agenda.

### **Goal Review:**

- The Business Listening Sessions had strong engagement, with 9 businesses and 11 attendees. Participants valued the opportunity to connect. The board aims to pursue the Ramsey County Corridors Grant for placemaking. The next session is scheduled for March 15th at 10 AM.

**Task Review:**

- For the membership drive, Max will draft a script, Jessica will create a slide deck, and a practice session will be held. Outreach efforts will include a newsletter and yard signs, all culminating in the April Member Meeting. Max has also submitted the Know Your Como feature to D10.
- Internal communication plan using Google Chat for communication.

**2025.2.10 7:00 PM**

**Attendance:** Jessica Willman, Steven Willman, Luke Martinkosky, Matt Schneider, Lisa Lunsford, Max Sanders, Amy Marga (Broker)

**Discussion Topics:**

- Hosting a Business Listening Session & a Member Meeting,
- Approving Updated Articles of Incorporation and Bylaws,
- Meeting Minutes Format
- A Blizzard Breakfast Update
- Possible Ward 5 Funding

**Goal Review:**

- Creating a Membership Growth Plan,
- Establishing a Scholarship Fund Process,
- Beginning Work on a Letter of Intent for a Possible Property.

**Task Review:**

- Finalizing Business Plan.
- Creating Membership Drive Info Packets (Digital)

**2025.1.13 7:00 PM**

**Attendance:** Jessica Willman, Steven Willman, Luke Martinkosky, Matt Schneider, Lisa Lunsford

**Discussion Topics:**

- Growing Membership,
- Hosting Business Listening Sessions
- Discussing Updates To Articles Of Incorporation And Bylaws For Review
- Agenda Formatting
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**Goal Review:**

- Finalizing The Business Plan.
- Scholarship Fund Processes

**Task Review:**

- Grant Applications
- Blizzard Breakfast
- Tax Preparation Considerations