

South Philly Food Co-op
General Membership Meeting
PEP Community Room
1200 S Broad Street
May 19, 2013
3:30-6:00pm

In attendance: 48 member households

All members were provided with copies of the minutes to the October 2012 Membership Meeting, our timeline, and the most recent Committee Updates, which were on each table prior to the start of the meeting.

The meeting is called to order at 4:02pm by Alison Fritz.

Welcome

No corrections to the October 2012 Membership Meeting Minutes are presented. Sarah Anton proposes to approve the minutes from the October 2012 Membership Meeting. Jennifer McMaken seconds. Minutes are approved and will be noted as such on the website.

Aubrey Jones reviews the Voting Procedure for new Board. Voting will close at 5:00pm. Maria Sourbeer, Mary Beth Hertz, Joseph Marino, Cassie Plummer and John Raezer are on the ballot for re-election. Next January/February we will do an open call for new Board members. Aubrey reviews the requirements for eligibility for the Board.

President's Update

Alison reviews the Year in Review with numbers for things such as the number of events we've had, Facebook likes, blog posts, money raised.

An overview of the 75in75 Campaign is provided. As of today we have 470 household members, which means we went way over our goal of 75 and recruited 108 members. An overview is given of member growth and events that brought in the most members.

There is a review of the finances for FY13 including funds raised through events, sponsorship and grants as well as equity (restricted funds). To-date, the Co-op has not spent any member equity.

Committees and their roles are described as well as highlights of IT Committee work on our new membership database project, paid for by The



Reinvestment Fund grant.

An overview of some upcoming events in June is given including the house party program. Members should contact Cassie Plummer if they are interested in participating.

Operations Update

Rachel Brennesholtz from the Operations Committee reviews the timeline for opening, explaining how the timeline is organized and where we are in the process. We are in Stage 2b of our timeline. Rachel explains how a site analysis works and its purpose as well as the work we are doing on our business plan with The Reinvestment Fund grant money, lease signing timing and the next steps as we move into the pre-construction stage and how it is tied to member recruitment.

There is discussion based on a member's question around putting more information on the website about sites that the Co-op is looking at. Rachel confirms that monthly Committee Reports are made available each month, including the Real Estate Committee updates.

Rachel reviews the sources from our pro forma, which is our predictive balance sheet that we have been pulling together with Cooperative Development Services, paid for by our grant from The Reinvestment Fund. Half of our Sources will come from Membership through donations, equity and member loans and half will come from financing, vendor credits, banks and other sources.

Overview is given of the Co-op's Uses to get the store open on Day 1. These would include things like stock, staffing, equipment, site improvements. The Uses also include an overrun allocation in case project goes over budget.

Update on Site Selection

Megan Kiesel from the Real Estate Committee provides an update on the site selection process. Real Estate plans to make a decision about a real estate agent within the next week. Site location is based on the membership map, currently concentrated between Washington and Snyder Avenues, and between Front and 17th Sts . We are looking for a 4,000-5,000 sq ft space, which includes room for stock and storage. Megan reminds members to email the general@southphillyfoodcoop.org address if they see possible sites. The



Committee has also been researching the zoning process in the city. An overview is provided of the process involved in vetting and securing a site, including real estate broker fees. There is some discussion around lease terms and commission for brokers as well as the checklist the Real Estate Committee has been using when vetting spaces.

Financing and Member Loans

Josh Richards from the Legal Committee gives an overview of financing the opening of the Co-op and the Member Loan campaign. Due to the nature of Member Loans as a security, he cannot provide specifics on how they will be structured or work. Member Loans will be accompanied by a prospectus like any other kind of security that will explain the terms of the loan. The member loan campaign has not started, but planning is underway. The campaign will launch once we have negotiated and signed a lease with contingencies. At that point, we will announce the store location and begin soliciting member loans. The contingency period will vary depending on the site and what the landlord is willing to negotiate and will be the main time period that we have to raise the funds necessary to secure the building.

Q&A

Jessica Calter from the Operations Committee opens up the floor for questions at 5:05pm. There is a question about the store model including more virtual business with a large warehouse. We are pursuing best practices and a physical store that will support our vision to create a community “hub”. A question arises about proximity to Broad Street Line. Real Estate is considering access points very carefully and it using the checklist to help make sure that sites are easily accessible by public transportation.

Election

Results are announced by Aubrey at 5:11pm

- a. 48 ballots were counted.
- b. Maria Sourbeer, Mary Beth Hertz, Joseph Marino, Cassie Plummer and John Raezer are re-elected as Board Members for the 2013-2015 term.

The meeting is adjourned at 5:14pm

