

Collett's Corner

Community Meeting
10.04.2019



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Road Map

Mission & Values

Shareholders

Directors

Timeline

Next Steps

Survey

Working Together

Collett's Corner Constitution

The Company operates to create a positive impact on society and the environment through its operation as a business.

The Mission of the Company is to create an exemplar building in Lyttelton. We will do this by:

- contributing to the vibrancy and liveliness of the town center by supporting businesses that attract people to spend time in Lyttelton;
- creating a collectively owned property in the heart of Lyttelton that distributes wealth and contributes to community-wide prosperity;
- creating a sense of pride through owning a building that brings people together in meaningful ways;
- creating a sense of belonging to place through participation in the creation of the building and its purpose;
- creating a building that encourages gathering and connection in a way that contributes to people's wellbeing.

Mission

What guides our actions?

- Establish our values together
- Agree them at the AGM (annual general meeting) to be held in August, date tbc

Values

Summary

- The Collett's Corner equity crowdfunding campaign opened 7th of February and closed 21st of March.
- \$504,000 was pledged (5040 shares)
- There will be approximately 350 new shareholders.
- People invested between \$100 - \$50,000.
- An estimated 80 investors live in the Harbour Basin.

Shareholders

Onboarding Process

1. **PledgeMe**
 - verifies your identity
 - collects payment
 - transfers funds to Collett's Corner
2. **Collett's Corner Ltd:**
 - updates Shareholder Register
 - updates the Companies Office
 - notifies Shareholders

Shareholders

Transfer Shares

- Complete a transfer form
- \$30 fee (starting June 1st)

Shareholders

Can I still buy shares?

- **Investor Register:** We have started a list of people who would like to purchase shares, if you would like to be added to the list please send me an email (camia@ohu.nz)
- **PledgeMe Shares:** If for whatever reason people who pledged do not collect their shares, then we can offer their shares to people who missed out.
- **Shareholders Sell Shares:** If people want to sell their shares we can share the list of interested investors. We can not facilitate the exchange, that is up to the purchaser and seller.
- **Future Crowdfunding Campaign:** We may do a another crowdfunding campaign once the resource consent is obtained and we have pre-sold/per-leased apartments.

Shareholders

Voting Rights

- **Vote:** All shareholders have one vote per share
- **Special Resolutions:** Shareholders vote on special resolutions, which include
 - a. Sale or transfer of control of the business or the Company in whole or in part
 - b. Amendment to the Constitution
 - c. The winding up or dissolving of the Company
 - d. Disposing of any subsidiary or of any shares in any subsidiary
 - e. Entry into any major transaction.
- **Constitution:** A full summary of the shareholder rights is in the Collett's Corner Constitution.

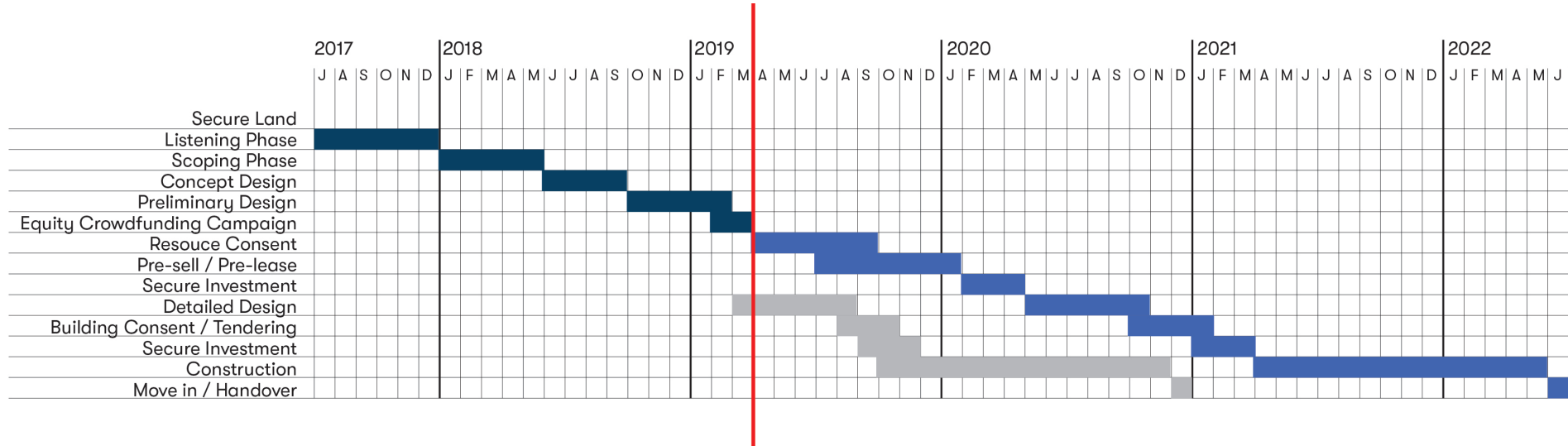
Shareholders

Ohu / Collett's Corner

- Collett's Corner can have up to 5 directors
- Investor Shareholders can appoint 1 of the directors
- Founding Shareholders (Ohu Development & Camia Young) can appoint up to 4 directors
- Ohu Development Ltd is seeking 3 - 5 directors
- Ohu Development's directors will likely be directors of Collett's Corner initially.
- Collett's Corner will have its own directors upon completion of the building.
- Ohu drafted a role description, please share and point appropriate people to apply.

Directors

Timeline



- Completed works
- Timeline in the Information Memorandum
- Revised timeline

Current workstream

- **Resource Consent**
Feedback from Council
Target submission May 8th
Could take up to six months to approve once lodged
- **Pre-Lease Commercial Space**
Prepare brochure to seek aligned tenants
Prepare lease agreements
- **Pre-Sell Apartments**
Host meetings to define 'kaupapa'
Host meetings to define what is shared in common
Prepare brochure to sell apartments
Prepare sale and purchase agreements

Next Steps

What do we want to know?

- What are the top 3 values you see guiding Collett's Corner?
- How did you hear about Collett's Corner?
- What is your preferred way to stay informed, meetings, email, Facebook or videos?
- How often do you want to be updated, monthly, quarterly, bi-annually or annually?
- What went well during the equity crowdfunding campaign?
- What could we improve if we run another equity crowdfunding campaign?
- If you invested, why did you invest in Collett's Corner? If you didn't invest, why didn't you invest?
- Ohu in Te Reo means 'people working together'- how could we better incorporate this purpose into the work we do with Collett's Corner?

Survey

What can you do to support?

- Identify potential Directors.
- Tell your friends about the apartments.
- Identify ideal business operators for the commercial space.
- If we do another crowdfunding campaign, invest and share with your friends.

**Working
Together**

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www.collettscorner.nz



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