

# ISLE AU HAUT

COMMUNITY DEVELOPMENT CORPORATION

POST OFFICE BOX 99, ISLE AU HAUT, MAINE 04645 USA

- ICDC Board of Directors Meeting

Location: Revere Memorial Hall—Selectmen's Office

**Date: Thursday, September 26, 2013**

**Time: 4:00pm**

**Conference Call-in#: 1-267-507-0240 Access #208111**

## AGENDA

### 1. Attendance

Present: Catherine Olney, Jerry Kriegel, Gerry Wurzburg, Dana Perry, Rudi Graf, Steve Shaffer, Bill Calvert, Megan Wibberly

Absent: Waylan and Landon

### 2. Approval of the 7/14/13, 8/12/13 and 9/7/13 Minutes

All minutes were unanimously approved.

### 3. Committee Reports:

#### a. Building Committee – Gerry, Bill & Jerry

Board approval was sought for memorial plaques in each of the newly finished houses. The interest was favorable with a reminder about cost. Estimates will be obtained for both bronze and wooden plaques. To incorporate its Coombs Mountain location, a question arose about renaming the Blueberry Hill house. A discussion followed about dropping the "Blueberry Hill" portion of the name, but Gerry reminded us that all the legal documents to date have used that title. When discussing the property among ourselves, we might refer to it as Coombs Mountain and just use the longer name in legal documents. Gerry Wurzburg is working on a detailed report about the IAH build project She is getting input from Maine State Housing, Puzzlewood and the building committee & others involved re: what

worked and what did not. In our process and recommendations for guidelines on future building efforts.

b. Finance Committee – Dana

There is about \$50,000 in the checking and \$58,000 in the microloan account. Not much has changed since the annual meeting. As of August 25, 2013, we started to make payments of principal and interest on our \$72,000 Genesis Fund loan. The monthly amount is \$431.87. This is a fixed amount through August 25, 2017 at which point the rate readjusts. We are looking for ways to lower costs, which include possible refinancing of the loan. By the next meeting, Dana and Catherine will have additional recommendations. There is no penalty for prepayment.

Rudi also points out that we need to revisit the cash and budget forecast for the future. He and Dana will further discuss these matters.

c. Development Committee – Catherine

The August fundraising event was incredibly successful, but it will not become an annual event. However, ICDC does need to develop an annual fundraising appeal of some sort.

The short-term focus is to generate tax letters for the August donations.

d. Micro Loan Committee – Rudi

There is about \$58,000 in the microloan account. The committee expects to have one of its open loans paid off in the next few weeks.

e. Marketing & Recruiting Committee – Bill

There is an upcoming Working Waterfront article highlighting the new families this week. In terms of rental inquiries, there has been no new ones of late.

f. Building Maintenance Committee- Landon

At the final MSHA inspection, it was noted that Abi and Jake Maxwell need an electrical outlet installed closer to the phone jack. Currently they have an extension cord crossing the room; it is dangerous, especially with a 1 year-old child. It may be easier and cheaper to install a new phone jack. Landon will be asked to coordinate this work.

g. Fence Project- Waylan

Waylan has been working on the fence between the Firehouse and the Village House and trying to recruit others to work on it pro bono. He hopes to complete the work this fall.

4. Report of the Chair

a. Defining Megan's role 2013-2014

Megan will help in the following ways: continue helping with mail and depositing checks etc.; maintain an up-to-date website; finish working on the operations manual that Alex started (executive director role); help with developing ICDC's strategic plan

b. Refinancing the Genesis Loan

Rudi and Dana will be having a longer discussion about refinancing. We were provided Vera Roberts' name as a contact at Camden National Bank. There were other local banks suggested, too.

5. Long range planning discussion

Catherine set the stage by discussing a potential timeline and process for this work; the desired outcome being Board consensus on both. She suggested a year-end completion date for the strategic plan. She has been in touch with Shey Conover (VP of Operations) and Rob Snyder at the Island Institute. They have offered pro-bono involvement. There followed lengthy discussion about the role the Institute may play and at what time. No final decisions were made on their involvement.

A potential process was described. Catherine explained this first step as information gathering. Within the next month, we should consider having individual assignments to resources and/or people as well as agree on what questions we want to ask. She saw the process looking like the following: data collection, feedback distribution back out to the board, a longer meeting to look back over peoples thoughts, which inform 3 to 5 goals.

There was a long discussion about where to start the process and what information to gather. It is vital to tie all of this work to ICDC's mission statement. One board member suggested that our mission (in a specific sense) might change because the needs of the island will change.

The conversation took a turn, and we began discussing who (and where) to reach out to in an effort to determine the community's needs. Some suggested that we reach out to everybody and others mentioned looking to the town's comprehensive plan. From there, people started throwing out possible areas of need for the community. A huge issue is the lack of school-aged children. It may behoove ICDC to look back at the interested families and see why they chose not to come live on the island (lack of medical facility?). Another suggestion was to push harder for telecommuters and hiring local. Then a long discussion followed about the impact of a state-owned ferry/a change in the boat schedule, job creation and hiring habits. Some believe that our job as an organization is not to create jobs, but to create a community that creates the jobs. There was mention of the Island Institute's ISLE program. Another untapped resource is the island's tourism. It would be relatively easy to evaluate how many tourists we get, how many businesses they could support, etc.). Finally we should look at the financial reality of living out here, i.e., what you need to earn to live as lower, middle and upper class.

As we worked to clarify the sources of our data collection, it was re-emphasized that ICDC and the affordable housing projects have been successful because of the strong relationship with the IAH selectmen. There was lengthy discussion about the merits of creating a survey versus the Board's innate awareness of the community's key issues and needs. It was generally agreed that a survey would not be the best use of our time. In conclusion, the Board arrived at a few questions to ask and a few key areas that ICDC could be helping with. They are as follows:

WHO TO TALK TO  
Selectman

# ISLE AU HAUT

COMMUNITY DEVELOPMENT CORPORATION

Fishing community

Year round

Store

School

WHAT QUESTIONS TO ASK

How do you see ICDC's role in the community?

What are critical issues for your work? (this will look different for fishermen)?

What's important for you and what's important for the community?

WHAT'S THE ROLE OF ICDC → BUILDING BLOCKS

Economic (Steve, Jerry, Rudi, Bill, Dana)

Infrastructure (Alison, Jerry)

Housing (Gerry, Waylon)

Family (Catherine, Landon)

From these BUILDING BLOCKS we can develop the goals.

We assigned a few people to each issue. People should think about the issues, work through them and flush them out for the next meeting.

**Next Meeting: Wednesday, November 6<sup>th</sup> at 5:30pm**

Respectfully Submitted,

Megan Wibberly, Island Institute Fellow