

ICDC ANNUAL MEETING 8/18/10

Present: 52 people + Board Members: Bernadine Barter, Dianna DeWitt, Gordon Donaldson (Vice-Chair), Kelly Hawkes, Fred Myer, Art Norton, Elizabeth (Biff) Shissler, Matthew Skolnikoff (Chair), and Ellard Taylor.

Meeting Opening: Matthew opened the meeting with notes about ICDC's 20 year anniversary. See his notes, as passed out at the meeting. Matthew then turned the meeting over to Gordy Donaldson.

Introduction to Finances: Gordy started the night by doing a financial overview. ICDC is a cash-run Board and financially not solvent for long-term maintenance on rental houses at current status. This situation often dictates direction of the Board.

House #1 Sale: Gordy explained to the town (overall members of ICDC) that we are in process of selling House #1 to Shaffers. Ted Hoskins asked if we considered buy-back. Biff explained the details of the house sale as fair market value with no buy-back contingency and that it was the right time for ICDC and for the Shaffers who are doing this for business expansion. Fred explained that the house was sold based on 2 appraisals and a meet-in-the-middle approach to pricing. Biff mentioned that affordable rentals may not be enough enticement for a family to start roots here and that ICDC was at a point where they needed to look to other ways to bring people here, ie: home ownership.

Affordable Housing Grant: This transitioned into Ellard explaining the Affordable Housing Grant for Islands. These grants are available for new construction or remodels. Ellard explained that a group of 3 (Ellard, Gordy and Matthew) had met with the Town (from here forward referred to as "housing group" in these notes) to discuss an approach for Coombs Mountain development. The consensus is that Maine State Housing Rules make it difficult for dollars to be granted if not in a designated growth area. The Housing Group has come up with a preliminary proposal. They will call a public meeting to discuss on 8/26/10 at 7:00pm at the Town Hall. Rough agenda is to discuss drafting a grant proposal to make funds available to Isle au Haut for 2 new ICDC units and 2 existing properties for a total of 4 properties.

Micro-Loan Program: Gordy noted the Micro-Loan program had no new applicants in 2010. Biff gave a brief overview of the program. Matthew explained that in ICDC history, until recently we have 100% repayment and currently have one loan in default status. Kate Taylor asked if the program had to be for year round residents. Matthew said the program was for year round residents with business on the island. Note: while this is an accurate account of the microloan discussion at the meeting, it may not be factually accurate.

By-law Provisions: Fred reviewed the proposed by-law changes. Gerry Wurzburg made a motion to accept changes as written and presented. 2nd by Gail Holmes. 45 for it, none opposed.

New Board Election: Gordy asked that the standard practice be followed, consisting of nominees by the existing board (Barter, Skolnikoff, Hawes, Donaldson, Taylor, and Perry) followed by nominees from the floor. If nominations fit the requirements of the by-laws, all nominees would be put forward to a single show-of-hands vote. Albert Gordon proposed an Alternate "slate" of Board Members to be voted on in entirety by secret ballot. Additional nominations to fill existing spots would come afterwards. Gerry Wurzburg held the 2nd. Discussion arose that a "weighted" prioritized list was exclusive in practice. 23 votes for the motion, 12 opposed.

A town member suggested for simplicity the Alternative Slate was called A and current Board was called B.

Alternative Slate originally included: Steve Shaffer, Morgan Witham, Bernadine Barter, Al Gordon, Gordy Donaldson, Dana Perry, Ellard Taylor and Rudi Graf. Steve, Gordy and Rudi declined to be part of the slate.

Slate B included: Bernadine Barter, Matthew Skolnikoff, Kelly Hawkes, Ellard Taylor, Gordy Donaldson and Dana Perry.

The town voted 41 in favor and 8 opposed to accept Slate A over Slate B.

Nominations for additional members were then made by the town. The following nominations were accepted to be voted on: Steve Shaffer, Judy Burke, Katie Hill, Landon DeWitt, Rudi Graff, Gail Holmes and Jerry Kreigel. Gordy Donaldson declined his nomination and MaryBeth Steislinger accepted then took herself off the list.

43 town members voted to accept this new Board with none opposed. Ten abstained.

The 2010/2011 Board consists of:
YR (as defined as 6 months or more resident):

Morgan Witham
Al Gordon
Steve Shaffer
Bernadine Barter
Landon DeWitt
Katie Hill

Seasonal:
Dana Perry
Judy Burke
Ellard Taylor
Jerry Kreigel
Rudi Graf
Gail Holmes

Conclusion: Gordy concluded the meeting by congratulating the new Board. He mentioned that traditionally they would all stay to elect officers.

Gordy gave remarks thanking resigning Board members: Myer, Shissler and DeWitt and a special thanks to Matthew who started ICDC. Gordy expressed it was his opinion that the Board should have included Matthew this year even if just for transition purposes for his years of experience and knowledge. Biff concluded by thanking Gordy and reminding the Board of his years of experience with ICDC and reminding the Town that Matthew was instrumental in driveways, septics and housing for many in attendance.