

**ICDC Board of Directors**  
**October 19th, 2010**

In Attendance: Katie Hill, Landon Dewitt, Judy Burke, Steve Shaffer, Al Gordon, Ellard Taylor, Morgan Witham. Via phone: Gail Holmes  
Observers: Bill Clark, Margaret Snell

**I. Approval of Prior Meeting Minutes**

A. Approval of the 9/28/10 meeting minutes: Al moved to accept, Judy seconded, and the board voted unanimously in favor.

B. Approval of 9/14/10 meeting minutes: Al moved to accept, Judy seconded, and the board voted unanimously in favor.

C.) Approval of the 8/23/10 meeting minutes: Steve moved to accept, Katie seconded, and the board voted unanimously in favor.

**II. Building Maintenance**

- Window sash for house #3 has been ordered from EBS (\$131.00)
- Once price for the door for house #2 came in at approximately \$283.00: EBS suggested fiberglass rather than metal.
- The shower at house #3 had ceased to mix in cold water, so Al and Landon put in a part. Now there's a cold drip, and they put in a washer, which should fix it.
- The temp control in the refrigerator of house #3 is broken, and Al has discovered there are no more temperature control units available for that model.
- Al has looked at the broken fridge door in house #2, but did not have the right tools to fix it.

Morgan brought up the matter of the dehumidifier that ICDC placed in house #3 last spring as a solution to mold problems. She was concerned that the tenants have seen a rise in their electric bill because of the dehumidifier's current draw. The board decided to use a power counter to determine the unit's kW draw, so that IDCD could pay for that portion of the power bill. We will revisit the mold issue to address it properly when we renovate that house.

**III Maine State Housing Authority Grant Update**

- Norm Fecteau from MSHA and Liza Fleming-Ives from Genesis visited the island to look at the the Donny Furrow lot and the school teacher's house. Norm determined that the schoolteacher house could not be salvaged for renovation. While not being married to the using the existing structure means we could build something better, obviously this means we are once again up against the need for increased funds, given the price of building a new unit vs. renovating an existing structure.

-The next steps in applying for the grant require us to attach some numbers to a development budget a management budget. No meeting would be needed for the approval of the preliminary application budget.

-Al noted that Islesboro scared up 87k in grant money in addition to the MSHA grant, and was wondering if we could investigate those funding sources.

Regarding the Donny Furrow Property:

- Tim Archibald has offered to do reduced price or pro bono design work for the Donny Furrow lot. He believes in ICDC's mission, and thinks it's a cool project. He needs a list of our needs: e.g., best strategy for ICDC on the property, site planning, construction type, etc...

- There has been a septic site located on the lower portion of the Donny Furrow lot, and the house site strategy is more or less done. Al and Ellard have given Tim a broad outline of what we want, and will post a copy of that outline for the board to peruse. The board desired Al to continue act as the liaison to Tim. He will set up guidelines for Tim and send copies to both Tim and the board. As the planning process continues, the board will use the google group for discussions about the project between meetings. When Tim does the program statement of the project, he'll detail the square footage. We don't have to have the price down to the penny to apply for the application.

Regarding the Schoolteacher's House Lot:

-Robin Tannenbaum, who was willing to do pro bono work on the schoolteacher house redesign, is employed by the architecture firm that works with the company (Kaiser) building "green" modulares (see the letter from Robin that Judy shared with the Google group). These modulares have recently been used by Peaks Islanders for their affordable housing projects. The board discussed the possibility of placing one of the modulares on the schoolteacher's lot, rather than going with the stick-built option. The site is accessible enough that modular would not be out of the question. The board decided it would be worthwhile to investigate the feasibility of this option. We'd have to look at floor plans and have a builder that works with Kaiser come out to look at the site- if possible we'd look to get a price that includes setting the house on the foundation. At the very least we would want to get a sense of that cost.

-Peter Burke would be willing to help landscape the lot, when it comes to that point.

- For the next meeting we will ask Tim for the first draft of the Donny Furrow program, and investigate the modular home possibilities for the School Teacher's lot.

#### **IV. Community Block Development Grants and Other Funding Sources (AKA "The Search for More Money")**

Judy reported back to the group about her research:

##### **A. CBGD:**

- Under their housing branch, you can't use the money just to pay for infrastructure. We can apply for up to 300k that can go toward new housing construction if we meet HUD standards of a community-based housing developer. This money can also be used for building rehabilitation. For this grant application, you must illustrate that there is a lot of community involvement, which must be documented.

Important facts about this grant:

- Must go through the town, but can be used by ICDC.
- Cannot be used in conjunction with the MSHA grant.
- Cannot build infrastructure.
- Prelim application is due in February.
- Final application is due in April.
- The funds are released by June.
- This money could be used to develop lot C.
- There is an amount that needs to be matched.

- You can ask for money from CBDG by branch, so IAH could look to the municipal branch for infrastructure funding.

##### **B. Efficiency ME:**

- Primarily gives only personal and business grants.

-Approximately twice a year, however, they give 50k for a "demonstration" project, which would be a possibility should the town want to put solar systems in for the town hall, school, or store.

##### **C. Miscellaneous Fundraising Thoughts:**

- We could do a fundraising campaign for private donations (possibly using the lighthouse fundraising process as a model).

-Genesis could give us a bridge loan to help us satisfy the MSHA grant. We do, however, have to be smart about debt.

D. Wilcox Family Foundation Grant:

- Thanks to Gail, ICDC was awarded a \$2,000 grant from the Wilcox Family Foundation. Good work Gail!

**V. The Shaffer House Sale**

- We have the letter of commitment.  
-On track for closing in November.

**VI. The Website**

- Gerry is obviously busy promoting Wretches and Jabberers.  
-Steve sent on our meeting notes to Gerry.  
-Judy will get in touch with her to see where we are on getting bids, etc..

**VII. Miscellaneous**

Internet Access:

-Connect ME is offering grants of up to 100k (costs split 50/50 with telecommunications company) to help advance high speed internet connectivity in Maine. Grady Watts has been in touch with TDS, who said they are hoping that they might be able use this avenue to raise the 64k of cost to bring DSL to Head Harbor. They are looking to negotiate terms with Connect ME so that TDS would pay 20k, and Connect ME would pay 44k. While it is outside of the usual terms of the grant, they think Connect Me may agree to it.

-ICDC would have to submit the grant, but TDS and Connect ME would be the entities putting up the money.

-Gail moved to adjourn, Steve seconded the motion. The board voted unanimously in favor.

**The next meeting will be held Tuesday, November 16th, at 7pm.**

