

ISLE AU HAUT

COMMUNITY DEVELOPMENT CORPORATION

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

ICDC Board of Directors Meeting
Location: Conference call
MINUTES Approved on Dec 3, 2017
Date: Sunday, October 29, 2017
Time: 4:00 pm

1. ATTENDANCE

On the call: Rudi Graf, Catherine Richards, Carl Wilson, Gerry Wurzburg, Robin Tannenbaum, Bill Calvert, and Bob Olney. Absent: Nick Filler, Jerry Kriegel, Derrick Sibbald, Tricia Barter, and Dana Perry

2. APPROVAL OF THE 10/8/17 MINUTES

A motion was made to approve the minutes submitted by Gerry Wurzburg, seconded by Robin Tannenbaum. The minutes were unanimously approved by all board members on the call (6).

3. COMMITTEE REPORTS

a. Facility Maintenance

Luther Smith has agreed to serve as the on-island maintenance person. His contract is pending legal review. Bill Calvert will oversee Luther Smith's contractual work as the ICDC Board's contact person.

Thorough interior/exterior house inspections of each dwelling were conducted and reviewed with tenants by Bill Calvert, Luther Smith and Gerry Wurzburg. Reports have been made of each house. Maintenance was assessed for urgent vs. non-urgent repairs. All urgent repairs will be addressed by November 15th.

Gerry Wurzburg, Bob Gerber and Bill Calvert walked ICDC land on Coombs Mt. to revisit and assess maintenance needs. The property is overgrown and needs clearing to maintain open space for existing wells, potential buildings/septic. Trees and shrubbery clearing will be conducted in December, pending financial approval, estimated to be \$6,000.00 for 2-3 weeks of work.

Request: Board approval to earmark \$2,000.00 for all urgent and priority maintenance of the properties.

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Questions & comments ensued:

Robin Tannenbaum is putting an annual maintenance spread sheet for each building. She wonders if we should have an annual budget spread sheet for the houses.

Gerry estimated that future regular annual maintenance costs would amount to about \$5,000.00.

A motion was made by Robin Tannenbaum: To approve the identified maintenance repairs at \$2,000 and additional \$6,000 for land clearing pending approval by Treasurer.. All in favor (6). The motion passed.

b. Building

Gerry Wurzburg reviewed the Building Committee Report that was circulated prior to the call.

The report highlights the prioritized work list of the Teague house. Noting that the Board had previously approved financing for significant renovation, winterizing work would commence this fall and some work will be delayed until the spring when other work will be taken up. After further inspection, it was determined that additional renovation needed to be added to the list (gutters, exterior wall & deck power washing and railing painting).

Included in the report is a 5 phase schedule & budget for the next 2 years to accomplish major renovations: a new roof, replacing windows, siding, front and side porch with an entry roof. The Committee asked the Board for input for the likelihood of additional fund-raising to cover specific costs.

Anticipating a larger island community discussion regarding new housing, Gerry reviewed with the Board all existing property owned by ICDC. Bob Gerber was consulted; he provided a report with a survey of the 3 undeveloped Blueberry Hill/Coombs Mt. lots. The report clarifies what development options exist for ICDC.

Questions & comments ensued.

c. Development

Fund-raising ideas were discussed in order to create a capital reserve of \$10-20 K: Bob Olney suggested and agreed to compose an annual appeal letter to members of the IAH community. The Committee could also look into State organizations and foundations. Gerry reached out to Maine State Housing.

d. Finance

Dana Perry was not available to present the finance report.

e. Housing

Ben MacDonald's house has been placed on the market. First Selectman Peggi Stevens is scheduling an island community meeting to discuss the future of the Schrader House.

f. Micro Loan Program

Rudi Graf reported on new marketing material: a more user-friendly flyer created together with Bill Calvert and approved by Dana Perry highlights the Micro Loan Program. The new flyer features a streamlined questionnaire as well as an outline on how to create a business plan. The short-term grant program/promissory note idea is being shelved for the time being in order to see if this new marketing strategy generates interest in the year-round community. The pamphlet is being circulated through the IAH and ICDC websites, the Swap & Trade Facebook site, as well as posted at the Store and at Town Hall.

4. OTHER BUSINESS

The Board discussed ways to initiate a community conversation about future housing needs on the island. Catherine Richards will take the lead with this initiative.

The ICDC website will be revised to include profiles of the School Teacher and her husband, the store managers as well as short bios of new Board members.

The next ICDC Board meeting date was set for Sunday, December 3 @ 4:00PM via conference call.

Carl Wilson made a motion to adjourn. Bob Olney seconded the motion. The meeting adjourned at 5:36 PM.

Minutes submitted by: Bob Olney