

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

Date: Sunday, December 3, 2017

Time: 5:00 pm

1. ATTENDANCE

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

2. APPROVAL OF THE 10/8/17 MINUTES

A motion was made to approve the minutes by Bill Calvert, seconded by Dana Perry. The minutes were unanimously approved.

3. COMMITTEE REPORTS

a. Facility Maintenance

Highlights were as follows:

Luther Smith has signed his contract to serve as the Maintenance Person.

The repair tracking form is being finalized and will reside in the Dropbox shared file.

The urgent maintenance repair items will be completed this month. The estimate cost is \$2000.

Discussions continue with MSHA and Maine Fuel Board about the placement of the Village House kerosene tank relative to the monitor vent.

Regarding clearing of ICDC's undeveloped land on Coombs Mountain, there was a final decision not to approve the \$6000 estimate, which was deemed a bit high. This decision came from a follow-up conversation with Dana Perry. For now, Luther Smith will mark the 2 additional wells and potential septic areas.

b. Building

Luther Smith signed the contract for Phase 2 work. The immediate work entails insulation under the building and new storm doors. Completion date is by year-end. The remaining Phase 2 work will happen in Spring 2018 and completed no later than May. It includes some painting, adding gutters and corner boards. This work will coincide with a new roof.

c. Technology

- 1) Website-All of the board bios are updated. Additional community profiles of the schoolteacher, storekeepers and local business owners have a completion goal of January 2018. The Micro Loan flyer and new application form are ready to post.
- 2) Facebook page-The page needs a volunteer to keep it up to date.
- 3) Dropbox-We purchased a business account to create a virtual file box for all of ICDC's important documents. This will allow a secure, central, efficient way for the Board to share and access material. It will be password protected, but has no fee for board members to join.

d. Development

We received a generous pledge of \$7K to cover the roof replacement on the Teague's rental house. Continuing to explore outside funding sources and develop an annual appeal are important goals for ICDC in 2018.

e. Finance

On the P&L report, Dana explained our net loss of \$34,270. 76. The renovation/maintenance expenses on the Teague house created the loss. This high number is unusual. On an annual basis, ICDC typically has \$1-2K in maintenance expenses.

From the Statement of Financial Position report, it shows the \$96K in our checking and \$61K in the Micro Loan accounts. The outstanding Genesis Loan is \$65,136. The following questions arose about the Loan: can we get a lower rate and, should we have a fundraising effort to help pay off the Loan? The answer to the first question is that at last inquiry the bank said we would not qualify for a better rate. However, it's a good topic to continually reevaluate.

f. Housing

An island community meeting to discuss the future of the Schrader House occurred in late November. It is our understanding that no significant decisions were made. The meeting was an opportunity to share information and hear people's concerns. The asking price for Ben MacDonald's house is \$88K. In the case of both houses, the island community and the ICDC Board agree that keeping them in the year round pool of ownership is critical.

g. Micro Loan Program

The new flyer to market the reduced interest (2% down from 4%) will be posted at the Town Hall and Island Store. Rudi and Bill edited the new application form and created a more robust definition of helping applicants develop a business plan. Both of these materials can now be posted on the ICDC website as a 'splash' item on the home page. The desired outcome is to generate new loans, especially as there have been none in the last 12 months.

4. OTHER BUSINESS

- The ICDC website still needs profiles of the School Teacher and her husband, the store managers as well as Roz Santospago and Luther Smith as small business owners. Catherine reached out to all of them again to collect information.
- Tricia Barter assumed some of Bill Calvert's administrative tasks. She collects the ICDC mail, does bank deposits and scans alls rent checks and any bills. Dana and Catherine receive emails with these scans.
- With not much time left and only half the Board on the call, we began a conversation about future housing needs on the island. Nick Filler helped outline an initial thought process to answer the question "What is the Real Need?" Possible steps to consider are: 1) identify needs; 2) how do we meet the needs; 3) what type and how many housing units; and 4) seasonal rental housing. The idea is to gain answers to these questions before considering solutions such as Habitat for Humanity, MSHA, purchasing existing year round housing, etc.

Not to confuse things, but Judi Burke already reached out to Habitat for Humanity (HFH). It was fact finding, and she wanted to understand whether they would ever consider Isle au Haut as a potential site. Judi believes the HFH model might be a viable one for the island as it involves sweat equity.

We have lots more to discuss. Our next meeting will be solely dedicated to a discussion on Housing. We all agreed to continue thinking about the question "What is the Real Need?"

The next ICDC Board meeting date was set for Sunday, January 21, 2018 @ 5:00PM via conference call.

The meeting adjourned at 6:00 PM.

Minutes submitted by: Catherine Richards, Board Chair

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