

**Regular Board Meeting
July 16, 2019 @ 308 Lawndale St., Grayling**

The meeting was called to order at 6:00p.m. by Jamie McClain.

BOARD MEMBERS IN ATTENDANCE:

Jamie McClain, Sandy Woods, Greg Dulkowski, Lorelei King, Jason Thompson, Marc Dedenbach, and Susan Hensler.

BOARD MEMBERS ABSENT:

ALSO IN ATTENDANCE: Alice Snyder, Melanie Conway, Lynn Cheney, Glenn King, Sherry Haag, Joyce Sorenson, Mary Garcia, Sheryl Biggs, Bill Wiegand, Janet Gaffke, Tom Gaffke, Diane Cusmano, and James Cusmano.

The Pledge of Allegiance led by McClain. A prayer was offered by Dulkowski.

CONFLICT OF INTEREST: None

PUBLIC COMMENT:

Will any decision be made tonight on the new building?

AGENDA:

Motion by King to approve the agenda, supported by Dedenbach. Ayes (7) seven, nays (0) zero. Motion carried.

PUBLIC COMMENT: No

MINUTES:

Motion by Dedenbach to approve the minutes dated May 14, 2019, supported by Woods. Ayes (7) seven, nays (0) zero. Motion carried.

Motion by King to approve the Building Relocation Subcommittee minutes dated July 9, 2016, supported by Thompson. Ayes (7) seven, nays (0) zero. Motion carried.

FINANCIAL REPORT:

Discussion help regarding the financial report. Discussed that if the COA had received the \$32,000 stabilization share tax, then we would end in the black. Woods asked if there was a way to retrieve the stabilization share tax? Director Snyder stated that at this time it does not look like anything can be done.

Motion by King approve the financial report dated June 30, 2019, supported by Dedenbach. Ayes (7) seven, nays (0) zero. Motion carried.

CORRESPONDENCE:

EDUCATIONAL SPOTLIGHT:

Conway discussed the IMPART training program that the state of Michigan developed. Melanie did a training with eight people. Six people completed all 22 modules. The feedback from the program was very positive. Sherry Haag stated that she could do a communication piece on Alzheimer's.

REPORTS:

Directors Report:

Discussed the Directors report. King stated that they received the survey from South Branch Township. Dedenbach asked about the three year and one year grants and when they would be announced. Director Snyder stated that the committee will meet next week and make recommendations. Then it goes to the board for approval. Director Snyder should have the information before the next board meeting. Director Snyder stated the Dedenbach and Thompson was reappointed to the board. The lease will be on the next board meeting. Discussed the lease. The new lease is a 2-year lease. There is a clause about leaving early. The increase is 10%, and we are still paying under market value.

Motion by Dedenbach to receive and file the director's report, supported by Woods. Ayes (7) seven, nays (0). Motion carried.

UNFINISHED BUSINESS:

NEW BUSINESS:

A. Election of Officers:

Motion made by King to keep the same slate of officers, supported by Dedenbach. Ayes (7) seven, nays (0) zero. Motion carried.

B. Future Building Site Selection:

Director Snyder gave some background about the Build Site Committee. The community center has stalled out and we are now looking for a future site for the COA. Director Snyder talked to a realtor about potential building sites that can be remodeled to fit the COA with approximately 12,000 square feet. The committee looked at three properties. Grayling Outdoor Products, on Industrial Drive. There is a piece of land next to the property that may be for sale. The second option is the Mayday Windows building on M-72. There is a piece of property located next to it that is available. The third option is the Northern Woodcrafters Building on North Downriver Rd.

Discussed the Due Diligence process scoring. Value is the information available. The score rankings with one being least desirable, two being Acceptable or three optimal.

Discussed the site criteria the Lot size, additional lot, and total Acres available, building square footage, building zoned, city water system, construction type, age of building and heating. The Grayling Outdoor Products building has the availability to hook up to the city water. Dedenbach asked about the building insulation.

Director Snyder stated the Northern Woodcrafters is land locked at 2.35 acres. Mayday has room for expansion with the extra lot. Grayling Outdoor Products is on the smallest acres and the smallest building. In order for Grayling Outdoor Products to work, we will need the lot next to it for parking. The lot is not available at this time. The owners are in negotiations at this time, If the lot does not sell, then we would add the cost into the due diligence process.

In the cost section, it has building purchase, additional lot purchase and total purchase, remodel, and operating cost. At this time, the remodel cost is blank. Operation cost is based on their current operations.

Under capacity, we scored using poor, average, Good. Versatility were all scored good. Parking, the only one marked down is the Grayling Outdoor Products because of the lot size.

Location- scored on visibility, expandability, and Accessibility.

Intangibles- sometimes some building has things other do not. Grayling Outdoor Products had none. Mayday has in ground irrigation. The northern woodcrafters has a truck bay, security system, and extra thick concrete floors.

Director Snyder stated that at this time we do not have any paperwork from Grayling Outdoor Products. All the information was given by the owner.

King asked the ones that went was there something one had over the others. Mayday has the least amount of work to do; it has open space to remodel. Thompson stated the Mayday has the extra lot available. Woods stated that Mayday is the closest to the current location.

Public Comment-

Bill Weigand asked if all three buildings are going to need to have more done with the septic tanks do to more people using. Director Snyder stated that would be addressed in the remodel. If the Grayling outdoor products was chosen could the parking overflow with Gray Rock? Director Snyder said that the Gray Rock parking would not be enough space; we would need to purchase the lot next to it for parking. Wiegand then asked if we purchased an extra lot, could part of it be leased out?

James Cusmano asked what are you putting in the facility? Director Snyder stated that it would be similar to here, on a larger scale. We would like to do adult day care, we are also looking at putting in a gym or work out area, also need some studio rooms. This way more than two things could go on at a time. We would also need more space to work with clients. We would like to increase the size of the kitchen. This way we can do more cooking classes. We are looking to more than double our square footage.

Busing will run in the evenings.

Haag asked about the building fund. Director Snyder stated that we have about \$133,000 in the building fund. Director Snyder gave the current asking prices of the buildings. Grayling Outdoor Products is \$230,000. Mayday Window is \$395,000 for current location. Additional lot is \$37,500. Northern Woodcrafters is \$399,000. Funding is a second step to this process.

Tonight we are looking to see if we should move forward with a location or need more information. Director Snyder discussed the funding options, grants, donations, etc.

Wiegand stated that the electric company, if you put solar panels on building, they have killer deals and can sell back the extra electricity.

Dedenbach it would be helpful to me, to know what needs to be done. All have concrete floor and would need to do bathrooms. Based on gut feeling, which option would have the least amount of work with everything we need to do. Director Snyder stated that gut feeling, Mayday Windows would have the least amount of demo work that would need to be done.

James Cusmano, stated that two of these building are industrial, you might want to look at contamination.

Director Snyder stated that if you feel you have a clear decision move forward to make a decision, if not tell me what you need or want and then we can move forward in August. Dulkowski would like to visit. Thompson is personally is less about location as is more about funding and paying for it. Director Snyder stated for me to move forward with funding and grants I would need a motion. Dedenbach stated his concern is the cost.

Motion made by Dedenbach recommendation looking into Mayday Building and to explore the cost to do the remodel to make it compliant and funding to move forward, supported by King. Ayes (7) seven, nays (0) zero. Motion carried.

C. Governance Calendar – Vision, Mission Values & By-Laws

Reviewed the Vision, Mission, Values statement. Reviewed the By-Laws

Motion to King to receive and file the Vision and By-laws as written with no changes, supported by Thompson. Ayes (7) Ayes

BOARD MEMBER COMMENTS/CONCERNS:

Thompson asked if the Board Relocation Subcommittee is going to meet before the August board meeting. McClain said it would be helpful.

PUBLIC COMMENT:

Janet Gaffke would like to commend the board with moving forward. Haag Congratulation with moving forward after 30 years.

ADJOURNMENT: 7:20pm

Respectfully Submitted,

Sandy Woods, Secretary

Recorded by Lynn Cheney