

Central Wisconsin Community Action Council, Inc.
PBP Committee Meeting Minutes
March 13, 2015

Present: John Atkinson, John Wenum, Charlie Krupa, Sandy Wormet, Renee Greenland, Joy Casperson, and John Earl

Excused Absence: Scott Beard

Staff: Fred Hebert, Ed Czerkas, George Thompson, Dale Casperson, and Donna Lynch

Guests: Donna Maly, Muriel Harper, and Dave Singer

1. Charlie Krupa called the meeting to order. Roll call was taken with seven members present.
2. Motion passed by unanimous vote approving the agenda and minutes of the February 13, 2015 PBP Committee meeting minutes.
3. Sleepwatchers Motorcycle Club presented a check for the Wisconsin Dells Food Pantry in the amount of \$1,500.
4. Ed presented the Buildings Maintenance & Repairs Report: Wyona Lake Apts – final cleaning in apt of deceased tenant, 1 apt available with waiting list; Beaver Dam – back door replaced in Apt. #1, future projects pending, commercial space available, fully occupied, roof repair pending; Portage – commercial space available, apts fully occupied with waiting list, furnace and boiler issues completed, minor repairs pending; Pine Grove – fully occupied; Adams Bldg – projects nearly completed, rental space available; Dells Bldg – projects nearly complete; Wood Hollow – fully occupied; Apt openings at Kirk-Wood, Holly Heights, and Rolan's Senior Village. Motion passed by unanimous vote approving Ed's report.
5. Motion passed by unanimous vote approving the Planning, Buildings, & Programs Committee Goals for 2015 which included: a) Develop or sell Dells Lot #2, b) Attain 100% occupancy on all available rental space, c) Maintain each of our properties at 100% of repair and upgrades, d) Seek at least two program expansion opportunities, e) Mauston building project.
6. Committee members discussed building proposal options for Dells Lot #2. We should have the site plan from Jim Grothman soon; Fred will then approach the City of Wisconsin Dells regarding assistance with the infrastructure. We will also inquire about the option of a curb cut from the highway.
7. Fred and Dave Singer met with the Mauston City Administrator regarding property in downtown Mauston for construction of a new CWCAC two-story office building with three upper apartments. More details to come.
8. The City of Reedsburg is interested in collaborating with us on a business proposition in their warehouse/district center. Federal dollars are available which will need to be run through a non-profit; we would be the grantee with possible administration dollars. More detail to come.
9. Fred mentioned the Adams Senior Village Apartments, Burt Morris Apartments, and Mauston Senior Village Apartments in which we borrowed money from HUD and lent it to a CAP Services LLC. They pay us back as they go if there is a positive cash flow or delay payment for 15 years at which time they pay us back; or we have the option of assuming ownership of the properties.

10. Due to lack of volunteers, the Beaver Dam Mobile Food Pantry that CWCAC operates will be discontinued in two months. Second Harvest is locating another provider to run it.
11. The Adams Food Pantry has a new manager, Dinah Short. We continue to seek new volunteers.
12. Renee mentioned the warming shelter in Baraboo is still at capacity with many of the same people. She updated the committee on her attendance at the WI Balance of State Continuum of Care meeting and distributed an article regarding Utah ending homelessness by giving people homes.
13. Meeting Adjourned – Next Meeting – Friday, April 10, 2015