

Central Wisconsin Community Action Council, Inc.

EPF&A Committee Meeting Minutes

April 10, 2015

Present: Dave Singer, Muriel Harper, Donna Maly, Charlie Krupa, and John Earl

Excused Absence: None

Staff: Fred Hebert, Kari Labansky, and Donna Lynch

Guests: Renee Greenland, Joy Casperson, Sandy Wormet, John Wenum, John Atkinson, and Erik Wenum

1. John Earl called the meeting to order and roll call was taken with five members present.
2. Motion passed by unanimous vote approving the agenda and minutes of the March 13, 2015 EPF&A Committee Meeting.
3. No personnel issues to report.
4. Kari presented the Finance Report including 2014 program results. We experienced an improvement in our apartments budget overall, however the numbers were down in a number of areas including Food Pantry, Community Development Block Grants (program ended), Community Services Block Grant, Representative Payee/Guardianship Program, HOME Homebuyer Rehab (program ended), and some of our agency buildings. Motion passed by unanimous vote approving the Finance Report with thanks to Kari.
5. Fred reported on our Community Services Block Grant Site Review which took place at the end of March. In the future, an attorney may have to review our by-laws; suggestion was made to have County Corporation Counsel review.
6. Committee members reviewed a property purchase resolution which reads, "**WHEREAS:** Central Wisconsin Community Action Council, Inc. has been renting property located at 1 Kennedy Street, Mauston, WI 53948 from Community Sharing Pantry, Inc., Mauston, WI for \$550 per month for over 00 years; and **WHEREAS:** CWCAC, Inc. is committed to our presence in Juneau County and would like to purchase property for construction of a new CWCAC, Inc. two-story office building to accommodate our Wisconsin Home Energy Assistance Program (WHEAP) and Homeless Unit services staff, also offering rental apartments on the upper level; and **WHEREAS:** Property has become available for purchase located 110 West State Street in downtown Mauston, (Plat of Survey described as: All of Lots 2 & 3 except the Northerly 20 feet thereof, also the Southerly 81' 21/2" of Lot 4, All in Block 4 of Maugh's Addition to the City of Mauston, Juneau County, WI), former site of Harmony Lounge & Grill; and **WHEREAS:** The City of Mauston is favorable of our property purchase and the sale price is \$20,000, **Now there for let it be resolved:** That Central Wisconsin Community Action Council, Inc. Board of Directors approves purchasing the property located at 110 West State Street, Mauston, WI 53948 at a purchase price of no greater than \$20,000 for construction of a new CWCAC, Inc. office building; and further **Resolve**, that authority be vested in the President and/or the Executive Director to sign all necessary and required documents for the sales transaction." After discussion, motion passed by unanimous vote recommending full board approval of accepting the property purchase resolution with the exception of contingencies such as no special assessments (i.e., lateral hook-ups, etc.) which should all be part of the purchase price. Fred and Dave Singer will review materials to possibly come in at a lower offer.

7. Committee members discussed potential Dodge County Low-Income Representative candidates. Motion was passed by unanimous vote recommending full board approval of Stacey Ewert as our new Dodge County Low-Income Representative.
8. Committee members reviewed board member term limits. After discussion, motion passed by unanimous vote recommending full board approval of eliminating term limits in our Articles of Incorporation and looking at addressing term limits in our by-laws.
9. Meeting Adjourned – Next Meeting – Friday, May 8, 2015