

Central Wisconsin Community Action Council, Inc.
PBP Committee Meeting Minutes
September 13, 2019

Present: John Wenum, John Atkinson, Joy Casperson, Ross Curry, Charlie Krupa, Dave Repinski, Sandy Wormet, and John Earl

Excused Absence: Scott Beard, Stephanie Kong, and Renee Greenland

Staff: Fred Hebert, Ed Czerkas, Dale Casperson, Wendy Schneider, and Donna Lynch

Guests: Dave Singer, Muriel Harper, Donna Maly, and Bill Gomoll

1. Charlie Krupa called the meeting to order.
2. Roll call was taken with eight members present.
3. Motion passed by unanimous vote approving the agenda and minutes of the July 12, 2019 PBP Committee meeting minutes.
4. Ed presented the Buildings Maintenance & Repairs Report with detailed information about each of our buildings. Adams: Office remodel, freezer repair; Beaver Dam: Electrical upgrades on-going, reviewing colors for painting building exterior, lower garage door & cement work scheduled; Dells: Food pantry exterior doors prep, 20 ft. Polar King reefer ordered; Portage: Insurance office window AC replaced. Minor repairs ongoing at each apartment buildings. State monitoring completed at Rolan's and Wenum Apartments. HUD monitoring completed at Kenwood. Fred mentioned that our boardroom chairs are in need of replacement; we have 12 that are up for bids. Until a suitable replacement is found we will utilize chairs provided by one of our building renters.
5. Joy presented the Property Managers Report with five apartment vacancies and 94% building occupancy. State monitoring of Rolan's & Wenum Apartments completed successfully with only one form missing from each file. HUD monitoring of Kenwood completed successfully with a few minor revisions and siding repair.
6. Donna Maly mentioned she is waiting for Landmark Commission Approval of exterior paint colors for our Beaver Dam Building. She is working on obtaining a \$5,000 matching grant.
7. The Loganville former bank building was purchased on August 27, 2019 with renovations soon to be underway. A rent-to-own proposal will be provided to a JBD client who will have an accounting business in the building. A large oak bank counter is up for bids.
8. John Wenum provided an update on the Community Development Block Grant coordination with Juneau County ADRC. A subcommittee has been formed to explore the concept of the one million dollar grant which will require additional funding from local sources. This will be a community center meal site location, so must include a commercial kitchen and will also include other community representation.
9. Fred presented a five year building plan priority proposal for review. Committee members discussed property we currently own already zoned for multi-family development. Our next project, already underway, is a duplicate of the Wenum Apartments; immediately following will be senior apartments in Adams since that has a three year timeframe. Former board member Bill Gomoll presented detailed drawings indicating how we can divide the lots in Necedah showing different size buildings to optimize land use.

10. Board Training will take place on Wednesday, October 9th. Board members who would like to, can meet at the Dells at 10:00 am that morning and ride-share in an agency vehicle. We will meet in the Shopko parking lot in Adams and proceed with visiting each of our northern affordable apartment buildings with lunch at the Necedah library community room. A detailed itinerary will be sent out soon.
11. Wendy mentioned that they found a location for the Baraboo Warming Shelter and plan to open by December. New Beginnings in Beaver Dam is searching for a new location for the Men's Shelter. Recent donations include \$500 for Kohl's volunteers and \$3,000 from Conagra for the Beaver Dam Food Pantry. The Dodge County Rapid Re-Housing Program could start as early as January.
12. Meeting Adjourned – Next Meeting – Friday, November 8, 2019 @ 10:00 am