

Central Wisconsin Community Action Council, Inc.
PBP Committee Meeting Minutes
December 12, 2014

Present: John Atkinson, John Wenum, Scott Beard, Joy Casperson, Sandy Wormet, Renee Greenland, and John Earl

Excused Absence: Charlie Krupa

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

Guests: Donna Maly and Dave Singer

1. John Earl 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 October 31, 2014 PBP Committee meeting minutes.
3. Ed presented the Buildings Maintenance & Repairs Report: Wyona Lake Apts - fully occupied with waiting list; Beaver Dam – commercial space available, apts fully occupied, future projects pending, roof repair pending; Portage – commercial space available, apts fully occupied, roof replacement pending, furnace replacement completed; Pine Grove – fully occupied; Adams Bldg – projects nearly completed, rental space available; Dells Bldg – projects nearly complete; Apt openings at Kirk-Wood, Wood Hollow, Holly Heights, and Rolan's Senior Village.
4. Loan paperwork is being returned to Forward Community Investments for roof repair of our Beaver Dam and Portage buildings. We are waiting for a signature on the final quote from Great Lakes Roofing for the Beaver Dam roof; the lending cost is \$36,100 and final \$13,900 will be paid out of our Dodge County Habitat for Humanity donation. The lending cost for the Portage roof will be \$31,900.
5. Our counter-offer of \$68,000 for the Randolph home purchased with our Neighborhood Stabilization Program funds has been accepted. The buyers have been pre-approved and are working with their bank. They are currently renting the home for \$400 per month plus utilities which will be applied to the purchase price with the understanding that our contractors will be coming in to complete minor repairs.
6. Rolan's Senior Village has four renters and a fifth one moving in soon. The project ran smoothly with Kurt Mead as Construction Manager and assistance from CWCAC staff. With construction costs exceeding expectations, Fred mentioned we will be asking for full board approval of a Lending Resolution with the Bank of Mauston increasing our borrowing amount from \$185,200 to \$225,000. After discussion, motion passed by unanimous vote approving Fred's report.
7. Committee members discussed our Dells Lot #2 Site Plan Project. Boring and an archeological review have been completed with no barriers involved. The project may be contingent on assistance from the city with them paying for infrastructure work including the road and laterals for sewer and water, which we could pay back over a ten year period.
8. Renee mentioned the Baraboo warming shelter is up and running. She shared part of a presentation she will be giving at the Wisconsin Balance of State Continuum of Care conference indicating the cost of ending homelessness.
9. Fred requested approval of a \$10,000 business loan to Elle Lohr, business owner of Tangerine Health & Wellness store and one of our Portage building renters. After discussion, motion was made by John Wenum to approve. Seconded by Scott Beard. Motion passed with six for and one opposed.
10. Fred reported that Energy Services, Inc. will be taking over the Adams Energy Assistance contract as of December 19th. Adams County sent us an amended contract; however Fred is in negotiations with them as most of the contract work is done in the first three months of the contract and the amount offered would not cover costs already incurred.
11. Fred mentioned we have been renting our Mauston office for \$550 per month for the last five years and asked committee members to consider either purchasing or constructing a building of our own. There is an empty lot in downtown Mauston that may be a possibility.
12. Meeting Adjourned – Next Meeting – Friday, January 9, 2015