



Madison Community Improvement Corporation

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Board of Trustees

Bill Pethtel – President
Don Bartlett – Secretary
David Blanock – Treasurer

Chris Ritter – Township Representative
Dwayne Bailey – Village Representative

MCIC Regular Meeting Minutes, November 12, 2015 **MV Hall, 6:00 pm**

Trustee Attendees: Bill Pethtel, Chris Ritter, Don Bartlett, Dwayne Bailey and Dave Blanock.

Member Attendees: Mary Ann Froebe, Terri Wagoner, Trevor Behm, Michael Lubanski

A. **Welcome and Opening Remarks:** Mr. Pethtel called the meeting to order at 6:00 pm and welcomed all in attendance. Bill provided copies of tonight's agenda and the September 10, 2015 meeting minutes to be approved. We did not have a trustee quorum at our Thursday, October 8, 2015 meeting so no motions, minute approvals, actions or minutes were taken. During the October meeting there was a short discussion about preparation for the upcoming Candy Cane Lane Christmas Bazaar on Friday and Saturday, November 20 and 21 at the Immaculate Conception Church in Madison. Thank you everyone for all your efforts and work for this event.

B. **Approval of the September 10, 2015 minutes:** **Motion # 1** was made by Mr. Bailey and a second by Mr. Ritter to approve these minutes as submitted. The motion passed unanimously and is approved to be put on the MCIC website by the communications committee. We thank you Mary Ann Froebe and Michael Lubanski for doing this for us.

C. **Treasurer's report:** Mr. Blanock handed out 5 summary pages for: 1) Acct: 403 - MCIC Operating; and 2) Acct: 913, MCIC Activity (now used for Candy Cane Lane Christmas Bazaar). These details recent and various checks written for both accounts.

Bank Acct # 403 MCIC Main Operating: The summaries detail various activities; focus more on September through November 11. The Account beginning balance was 19,431.07 and now has an ending balance of 19,284.92. Check number 439 for \$25 refund of the July Social on the Square is still outstanding.

Bank Acct # 913 MCIC Activity: The summaries detail various activities; focus more on September through November 11. The account balance was 1620.00 plus recent bazaar deposits and expenses and now has an ending balance of 1,574. The summary also details recent expenses for the bazaar based on 2 previously approved expenditures (500 ea. for advertizing and Christmas trees & other supplies) documented in previously approved minutes.

We certainly mourn the loss of a dear member and special friend, Mary Lu Pocatko. Her funeral was November 3 and 4. She will truly be missed. As noted in the treasure summary, MCIC did send flowers and a meat tray to the funeral home for the family for Mary Lu's celebration of life. To be consistent, **Motion # 2** was made by Mr. Bailey, seconded by Mr. Ritter, approving the two expenses made on November 6, 2015 for flowers and meat tray in the amount of \$ 146.15 and was unanimously approved.

Motion # 3 was made by Mr. Bartlett and seconded by Mr. Bailey to accept the treasurer's written reports as submitted, with discussion and was unanimously approved.

Action Item #1: Mr. Blanock reported he is still looking for a copy of the Immaculate Conception church copy of the rental agreement. Whoever has it needs to get it to him.

Action Item #2: Consensus was that after the bazaar and by the January 2015 meeting it would be very helpful and appreciated if our ladies would detail our total expenses for this bazaar. The goal is to provide accurate information, while fresh in our minds, for next year's bazaar budget and planning so our board could approve appropriate budget expenses months ahead of schedule.

D. Old business:

1. With respect to visiting other MCIC boards, Mr. Ritter reported that he reached out to Painesville MCIC and Gabe has yet to respond. Geneva MCIC meets at 11:30 am on the second Monday of each month and Painesville MCIC meets the 1st Monday of the month at the Painesville YMCA at 4:00 pm. We will focus on this action item after the first of the year.
2. Mr. Pethtel shared that there has been real estate activity and calls for the old Perfection Building.
3. Train Depot – Mr. Bailey shared that we have pretty much exhausted ALL avenues to cost effectively take down this building. After discussion, consensus was for us to start an effort to gauge area community support and various other options since the real cost will now probably will be in the 30 to 50 thousand dollar range. To that end Mr. Bailey offered to put a document together to be put on various websites and other social media. The secretary was asked to include that document in these minutes. We thank you Mr. Bailey for the article and Mary Ann Frobe for coordinating the Website and other social venues. Here is Dwayne's article:

"Madison freight depot update - a brief summary of where we stand.

Our ongoing efforts to save the old Norfolk Southern freight depot have reached a critical point. In the past several months we have been on a roller coaster ride as we wade through bureaucracy and red tape at Norfolk Southern.

Having identified a new home for the depot behind the old fire station #1 we set about the task of actually moving the building. The preservation carpenter gave us a reasonable quote to get the building down in appropriate pieces to be stored by the Village until reconstruction on a new foundation could begin. The project was quickly "derailed" when we discovered the incredible insurance requirements required to do anything on NFS property. Unfortunately our preservation carpenter could not obtain the required insurance to work in the railroad right of way.

We continued to work with NFS to try to come up with a solution to the insurance problem. The President of government relations for NFS put us in contact with folks in their property management department. It was ultimately concluded that the only way to get the depot down would be for us to hire a contractor that works for NFS on a regular basis with all of the appropriate insurance.

Originally we thought that we would be able to get the depot down and into storage for around \$10,000 which has been pledged by MCIC. Having to use the railroad contractor has escalated the price to the \$30,000 range just to get the building down and stored. A new foundation, repairs and reconstruction at the new site will be at least an additional \$20,000.

There are some opportunities to offset some of the cost such as donated labor and selling or auctioning the sandstone foundation blocks.

As the depot deteriorates and the cost of this project arrives in the \$50,000 range, we felt it important to reach out to the public and gage support to insure that we will be capable of raising adequate funding to see it through to completion. Please take a moment to call or email MCIC to express your support. If it appears that the financial support exists we will move forward to secure the additional \$20,000 that we need to get the depot down and into storage. Reconstruction could begin as early as next spring/summer". We thank Dwayne Bailey for this important summary document.

E. New Business:

1. Mr. Bailey reported that the Christmas in the Village Park is scheduled for Saturday, December 5, 2015. He thanked the Rec board, fire department, and others for coordinating this event. Cookies, hot chocolate and popcorn will be provided with a visit from Santa on the fire truck.

F. Projects: Candy Cane Lane Christmas Bazaar – Mary Ann Froebe and Terri Wagoner shared the project is still scheduled for November 20 and 21, 2015 at the Immaculate Conception Church Hall in Madison. Other information provided was:

1. The ladies are working with Kellie Pocatko who indicated the floor plan is about 95 % complete.
2. Mary Ann passed around the work schedule for members to sign up for Thursday set up, Friday afternoon pre preparation, working the door and raffle tables, and tear down on Saturday. We thank everyone for all their volunteer time.
3. Mr. Bailey was asked to put up the Village Road sign advertising this event and agreed that putting the sign between the RR tracks was fine.
4. Music will be played during the event.
5. The ladies are picking up the poinsettias on Friday that will be raffled off during the event.
6. **Motion # 4:** Made by Mr. Bartlett, second by Mr. Ritter, approving up to \$ 300 for table rental and Mr. Pethtel will coordinate. Motion was unanimously approved.
7. **Motion # 5:** Made by Mr. Bailey, second by Mr. Ritter, approving up to \$ 100 for purchase of doughnuts for Saturday morning for the crafters. Terri Wagoner will coordinate. Motion was unanimously approved.
8. We especially appreciate and thank Kellie, Terri, and Mary Ann for all your coordination of key timelines for this event. Your time, talents, leadership and all efforts are really, really appreciated!!!

G. Next Meeting Date: There is no December meeting. Our next meeting will be Thursday, January 14, 2016 at Madison Village Hall at 6:00 pm.

H. Adjournment: Motion # 6: was made by Mr. Bartlett, second by Mr. Bailey to adjourn the meeting at 7:07 pm.

Respectfully submitted,
Secretary - Don Bartlett - November19, 2015.