



# 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, January 14, 2016 MV Hall, 6:00 pm

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

Member Attendees: Mary Ann Froebe, Terri Wagoner, Michael Lubanski, Linda Reed, Patty and Chris Page.

- A. **Welcome and Opening Remarks:** Mr. Pethtel called the meeting to order at 6:02 pm and welcomed all in attendance and appreciated the larger turnout. Bill provided copies of tonight's agenda, the November 12, 2015 meeting minutes to be approved and summary copies of the treasurer's report.
- B. **Approval of the November 12, 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. **House Keeping:**
- Treasurer's report:** Mr. Blanock was unable to attend tonight's meeting. Mr. Pethtel 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 pages detail recent deposits and various checks written for both accounts as of December 16, 2015.
    - **Bank Acct # 403 MCIC Main Operating:** The Account beginning balance on 11-6-15 was 19,284.92. On 11-24-15 a deposit of \$50 was made for Save the Train Depot and an ACH was shown to Westfield Insurance for \$125.00. On December 2, check 439 (all have cleared) cleared leaving a December 2, 2015 ending balance of \$19209.92. Being no other activity, this is the same balance shown & reported at our January 14, 2016 meeting.
    - **Bank Acct # 913 MCIC Activity (Candy Cane Lane Christmas Bazaar only):** With a focus more on September 23 through December 16, 2015, the summaries detail all activity for expenses and deposits for the Bazaar. Income during this period came from booth rentals, door collections and the Christmas Tree Chinese Auction. The starting account balance on September 23, 2015 was \$1620.00. After all deposits and expenses, the ending balance for this account on December 16, 2015 is \$ 4849.75. Being no other activity, this is the same balance shown & reported at our January 14, 2016 meeting. **Action Item #1:** It was reported that there may still be \$ 100 yet to be collected. Mr. Pethtel and Mr. Blanock will follow up.
  - Motion # 2** was made by Mr. Bailey and seconded by Mr. Ritter to accept the treasurer's written reports as submitted, with discussion and was unanimously approved.
  - Trustee Treasurer Comment:** Mr. Pethtel shared that our treasurer Mr. Blanock is resigning as he no longer works at Andover Bank and no longer involved in Madison. Dave will work with Mr. Pethtel to finish items to prepare for transfer of responsibilities and required filings.
  - Trustee Secretary Comment:** Mr. Bartlett shared that his term ends at the April 8, 2016 annual meeting and he will be stepping down as an MCIC Trustee. Being retired, grandchildren, travel

*The Madison Community Improvement Corporation (MCIC) champions the community of Madison by promoting economic and social opportunities to create a vibrant community.*

plans and other volunteer commitments are necessitating this decision. He is thankful for his role and appreciates the opportunity to serve 5 years as a trustee.

4. **Hotmail and Face book responsibilities:** Mary Ann Froebe shared that she will no longer be able to perform these tasks as she has other commitments as well.
5. **MCIC Future:** Consensus discussion – We are in need of new board member & volunteers from our current membership. We have positions to fill. We have our annual elections coming up on the 2<sup>nd</sup> Thursday, April 8, 2016. **Action Item # 2;** Mr. Bartlett will email the current Code of Regulations to the trustees and Mr. Lubanski and he will confirm that they are on the website. Discussion followed on how we plan moving forward and what purpose MCIC will have. We are in between projects and the Train Depot (NFS RR control) and the repurpose of village hall for the Historical Society are both on hold and outside MCIC control. We still have a goal of repurposing properties to build revenues and help Madison community as a whole. Under state statute, being a Community Improvement Corp provides opportunities to repurpose vacant, abandoned, and/or dilapidated properties, rehab and sell, etc. We can develop revenues to have seed money while improving the Madison Community. Consensus was that we have a **MCIC Town Hall** meeting at Cornerstone Brewery for the **Thursday, February 11<sup>th</sup> meeting starting at 6:00 pm** to revitalize MCIC and prepare for our annual meeting. **Action Item # 3;** Mr. Pethel, working with Mr. Bailey, will confirm and reserve with Cornerstone Brewery. Finger foods will be provided by MCIC and a cash bar will be available. Our goal should be to develop a projects list, get other members involved and solicit their ideas and discuss/solicit new board members. **Action Item # 4;** Mr. Pethel and Mr. Lubanski agreed to split the membership list in half and call members. We certainly do not want to see this group disband. Members, please plan to attend!

#### D. Project Updates:

1. **Candy Cane Lane Christmas Bazaar held Nov 20 and 21, 2015:** This was a very successful event and we most appreciate and thank many individuals for their support, commitment, and work. With our Fund balance (See **C.1**, bank acct # 913 summary under treasury report above). Consensus was that we should commit to this project again with the church for this date in 2016 quickly. As has been our goal of the past, the funds raised from the Christmas Tree Chinese Auction (\$2004) should be shared with the Madison Community by reaching out to help people in the most need. See item E. below for motions and other discussion opportunities. **Pending Action Item from November 12 meeting:** Consensus was that we quickly 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.
2. **Train Depot** – Mr. Bailey shared that we have pretty much exhausted ALL avenues to cost effectively take down this building. See the November 12, 2015 minutes for full details of our letter to the Madison Area and our best efforts to save the Depot. This is in the hands of Risk Management at NFS RR and Mother Nature.
3. **Perfection Property** – Mr. Pethel shared that the new perspective owner, Honeywell, is working to acquire properties as this appears to be their core competency.

#### E. Community Support Contributions and Discussion:

1. **Motion # 3:** Made by Mr. Bailey, second by Mr. Ritter, to donate \$ 500 to the Madison Ministerial Association. After discussion, the motion was approved unanimously.
2. **Motion # 4:** Made by Mr. Ritter, second by Mr. Bartlett, to donate \$ 500 to the Madison Food Bank. After discussion, the motion was approved unanimously.

3. Terri Wagoner, Madison Rec Board member shared that their community funding from the township and village has ended. The Rec board also helps sponsor children who can't 'pay to play' and other community needs. Consensus was that we would consider this and other possibilities at a future meeting.
4. MCIC commemorative feature – Discussion was that we should consider a plaque or something to display so that the public knows that MCIC funds have been donated to improve Madison, like Dana's Park work, township park donations, etc. This will be a topic discussed at the February Town Hall meeting.
5. Linda Reed of Eastern Lake County Chamber (now combined) shared that she is replacing Alice Cable as a member. Mary Ann agreed to update the membership list. Linda also shared that the Chamber has a program, "Beautification of Community with matching funds/grant potential. Copies for MCIC and the Garden Club were provided for both organizations to review. It was suggested that MCIC could possibly take funds from the Bazaar Christmas Tree Chinese Auction to help with grants, etc. To be added to a future agenda.

**F. New Business:**

1. Mr. Bailey shared that:
  - This September 9 & 10 there are plans for a fall festival in the Madison Village Park.
  - He is exploring opportunities for a Farmers Market with the intent to include a flea market.

**G. Next Meeting Date:** Our next meeting will be a MCIC Town Hall meeting on Thursday, February 11, 2016 at 6:00 pm at Cornerstone Brewery. See discussion in **C.5 above**.

**H. Adjournment:** Mr. Pethtel adjourned the meeting at 7:30 pm.

Respectfully submitted,  
Secretary - Don Bartlett – January 17, 2016