



# Madison Community Improvement Corporation

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## Board of Trustees

Bill Pethtel – President  
Don Bartlett – Secretary  
Rita Camardo – Treasurer

Chris Ritter – Township Representative  
Dwayne Bailey – Village Representative

## **MCIC Regular/Town Hall Meeting, February 11, 2016 CornerStone Brewery, 6:00 pm**

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

Member Attendees: 33 in attendance

- A. **Welcome and Opening Remarks:** Bill thanked the 33 people that showed up tonight for the MCIC Town Hall meeting and we certainly all enjoyed the appetizers provided by MCIC with the cash bar and time to just chat. Mr. Pethtel officially called the business portion of the meeting to order at 6:41 pm. Bill passed around a sign in sheet for all to sign (attached to the master minutes). Bill provided copies of tonight's agenda (A); the January 14, 2016 meeting minutes (B); 1 page of the ORC Chapter 1724: Community Improvement Corporations (C); and Code of Regulations of Community Improvement Corporation of Madison adopted April 2014 (10 pages) (D). Note that these 4 items were all attached to the master meeting minutes for documentation and reference.
- B. **Approval of the January 14, 2016 Minutes:** In an effort to focus and get to the important planning discussions tonight, Bill recommended we pass on approval of the January 14, 2016 meeting minutes and do it at our Thursday, March 10, 2016 meeting at Village Hall.
- C. **Treasurer's Report:** Bill shared that there is no report summary provided as Mr. Blanock has resigned and we are looking for a new Treasurer.
1. Bill introduced Rita Camardo, 440-428-0800, [rcmardo@nwbcorp.com](mailto:rcmardo@nwbcorp.com). After introduction, welcome and short discussion, Mr. Bailey motioned, second by Mr. Bartlett, that Rita Camardo be approved as Interim Treasurer until the actual April Elections. Motion carried unanimously. Thank you Rita and welcome aboard. We certainly appreciate your volunteering to be our new treasurer.
  2. The MCIC 2015 tax returns are completed and have all been filed through Sheleen at a cost of \$ 350. That closes this pending action item.
- D. **Old Business from Previous Meeting Minute Action Items:** None were discussed tonight. Still open/pending are:
1. Quickly commit and sign all paperwork for the Candy Cane Lane Christmas Bazaar to be held in November 2016.
  2. Detail our total expenses from the 2015 Candy Cane Lane Christmas Bazaar. The goal is to provide accurate information, while fresh in our minds, for next year's 2016 bazaar budget and planning so our board can approve appropriate budget expenses months ahead of schedule.
  3. MCIC commemorative feature – Consider a plaque or something to be displayed so that the public knows that MCIC funds have been donated to improve Madison, i.e., Dana and Klingbiel Park updates, township park donations, etc.
  4. Linda Reed, Executive Director of Eastern Lake County Chamber (now combined) shared that the Chamber has a program, "Beautification of Community with matching funds/grant potential".

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

Copies for MCIC and the Garden Club were provided at the MCIC January meeting 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.

E. **New Business:**

1. **MCIC Future, New Ideas & Projects:** Bill shared that we need to develop a projects list to help us turn “maybe” into a plan. We will brain storm tonight about some of them. It would be really great to develop a project list of 10 items that fit with our mission (big or small) so please think it over, share your thoughts tonight with us and, feel free to email or personally contact me to discuss your thoughts as time moves on.

Certainly, under Ohio ORC Charter, a Community Improvement Corporation, as we are, has many favorable opportunities available to us. We are an economic development corporation and/or land Reutilization Corporation. We can advance, encourage, and promote the industrial, economic, commercial and civic development of Village and Township community areas. Under statute, we can hold properties to repurpose or redirect and provide opportunities to repurpose vacant, abandoned, and/or dilapidated properties, rehab and sell, etc. We can develop revenues to have seed money while improving our Madison Community as a whole. As a 501.3.c organization we can take charitable donations. We challenge everyone to provide us ideas.

Mike Lubanski - shared his thoughts about projects. Yes, thankfully, the Unionville Tavern project has had great success. MCIC did provided support to this project organization until they applied and received their 501.3.c documentation.

MCIC has been actively involved with ‘Saving the Train Depot’ and yes, our village administrator, Mr. Bailey, has pretty much exhausted ALL avenues to cost effectively take down & save this building. (See the November MCIC minutes detailing his letter to the Madison Area and our best efforts to save the Depot.” This is beyond our control and in the hands of Risk Management at NFS RR and Mother Nature.

With respect to the Village Water Tower Mike suggests we revisit and really focus on this project. The Geneva MCIC has done a wonderful job on their I-90 exit. We, Madison, also have an I-90 exit. It is highly visible to everyone that travels this interstate. Yes, this water tower and carousel visibly puts Madison ‘on the Map’ and everyone knows and talks about it. What better advertizing this is for Madison! Maybe we still have time to refocus our efforts to save this tower before the village plans to take it down, soon? Yes, the village tried to get sponsors and now has plans to take it down once the ground freezes.

Mike has called ODOT (still waiting a return call). Mike has also had discussions with a structural engineer who said the tower is still safe, not going anywhere for years, especially since there is no water in it. Now, more than ever, we need sponsorships, support and funding and should strongly consider this a number 1 option for MCIC projects.

Trevor Behm - talked about ‘zoning green’ on the north side of Main Street; how the village is addressing water flow and use of pervious pavers, EPA grants, etc. MCIC could help cut through some of the red tape and identify a second street project.

Kay Kane - Madison Garden Club, shared that the Village, MCIC and Garden Club should sit down to discuss possible options and ideas for village enhancements for Main Street, like road/curb enhancements, visual themes for decorating the streets, etc. The village did a wonderful job for

Halloween decorations on Main Street and Park. It is appeal visuals like these that draw people to the village. Store fronts could decorate their windows. We should consider themes for winter wonderland, winter fun, a special red mailbox at Christmas for children to put their letters to Santa in, to name a few.

2. **April Elections:** The MCIC annual election, per our Code of Regulations, is scheduled for the 2<sup>nd</sup> Thursday, April 14, 2016. We will be electing the positions of President, Secretary and Treasurer. We need a new Secretary. Meeting date and place will be provided at a later date. Bill asked for member to please give strong consideration to be active in our officer roles for this election and to call him with interest or suggestions.

F. **Questions from Members:** Bill reminded everyone to email questions and suggestions to us or to give him a call.

G. **Next Meeting Date:** Our next meeting will be on the 2<sup>nd</sup> Thursday, March 10, 2016 at 6:00 pm at Madison Village Hall.

H. **Adjournment:** Mr. Pethtel adjourned the meeting at 7:56 pm.

Respectfully submitted,  
Secretary - Don Bartlett – February 15, 2016