



# 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 Meeting, March 10, 2016 Madison Village Hall, 6:00 pm**

Trustee Attendees: Bill Pethtel, Don Bartlett and Dwayne Bailey

Member Attendees: Terri Wagoner, Linda Reed, Greg Mabe, Trevor Behm, Michael Lubanski, Patti and Chris Page

A. **Welcome and Opening Remarks:** Mr. Pethtel thanked the members for joining us tonight. Bill provided copies of tonight's agenda (A); the January 14, 2016 (B); the February 11, 2016 meeting minutes (C); and a copy of the Ohio Attorney General letter requesting charitable trusts registration (D). Note that these 4 items were all attached to the master meeting minutes for documentation and future reference. With respect to the Attorney General letter, it appears that our MCIC Non-profit has expired with the state of Ohio. It appears we owe past registration fees. **Action Item # 1;** Mr. Pethtel is to call Ohio Attorney General and discuss accordingly. Bill will bring information back at our next meeting.

Mr. Pethtel reminded everyone that we have President, Treasurer and Secretary Elections at the April 14, 2016 annual meeting that will be held at Madison Village Hall. Bill shared with the group that we DO NOT have a secretary candidate/volunteer for a (2-year term) as of yet. Please let Bill know if someone is interested. Discussion was had that, like Geneva MCIC, we could consider paying a person to do this role and purchase a specific recorder to record & translate minutes into a word document for further enhancing (like the Madison Recreational Board does). **Action Item # 2:** Mr. Bartlett was asked to email the membership in 1 week announcing that the Secretary position is open and we have no candidate as of yet. We are looking for someone who is interested.

B. **Approval of both the January 14, 2016 and February 11, 2016 Minutes:** **Motion # 1** by Mr. Bailey, second by Mr. Pethtel, to approve both set of minutes as written. The motion passed unanimously.

C. **Treasurer's Report:** Bill shared that there is no 'official' report summary this evening as Rita Camardo, temporary treasurer until elections in April, which she will be elected, was excused tonight due to previous family commitments. We currently have two accounts - Acct: 403 – is the MCIC Operating; Acct: 913, is the MCIC Activity account now being used for Candy Cane Lane Christmas Bazaar.

- **Bank Acct # 403 MCIC Main Operating:** The Account ending balance reported at this meeting was 18,934.10. Bill shared checks written since the February meeting to tonight:
  1. Check # 445 was written for \$96.00 for our annual Post Office Box Annual rent. **Motion # 2** was made by Mr. Bailey and a second by Mr. Bartlett to pay this bill and was unanimously approved.
  2. Check # 446 was previously approved and written for MCIC 2015 tax filing that were previously completed and have all been filed through Sheleen at a cost of \$ 350.
  3. Check # 447 was previously approved and written to pay \$ 500 to the Madison Ministerial Association out of the #913 Activity account (Candy Cane Lane Christmas Bazaar).
  4. Check # 448 was previously approved and written to pay a \$ 500 to the Madison Food Bank out of the #913 Activity account (Candy Cane Lane Christmas Bazaar).
- **Bank Acct # 913 MCIC Activity (Candy Cane Lane Christmas Bazaar only):** Mr. Pethtel shared that we received additional receipts from the Candy Cane Lane Christmas bazaar in the amount of \$ 535.00. Funds raised from this bazaar are \$ 5,137.62.
- Unofficial balance when adding both accounts together as of this meeting is \$24,071.10.

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

D. **New Business: Save the Tavern Request** – Bill shared that this is an ongoing fundraising project for them. As noted in flyers and on Historical Society face book page, they are doing a program fundraiser in June ‘ride around town’ in our area in a Trolley and are looking for participants and donations. In a short discussion, the group felt a sizable & impact donation from MCIC is possible and of more help for them. The group is encouraged to use our form and procedure request for a larger donation so the trustees could discuss and consider. Certainly, if our members wanted to be a part of the Trolley ride, you are encouraged to see the flyer and sign up.

E. **Old Business:**

1. **MV Water Tower** - 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. With respect to our water tower that Mike Lubanski talked about at our town hall meeting in February, it may be bearing fruit. Mr. Bailey reported that it is possible that Madison Village may consider putting off demolition for 1 year. It is possible that the Village may consider creating a detailed agreement for transfer to MCIC and a process to help raise funds to save this tower.

Mr. Bailey reported that a company, Studio Graphique, is invited to our MCIC April 14 meeting to make a short presentation to share information about a “branding effort’ to help us garner some investments to raise funds to preserve with identified options. We are also waiting for an evaluation of the tower safety. If MCIC decides to go forward as the ‘agent’ we have to put a specific plan together with detailed costs and expectations. We would have to have support of Madison Village Government as well.

2. **September Fest being held in MV park in September** – Mr. Bailey shared, that in conjunction with this Rec Board who are looking for a fundraising stream with this event, MCIC is being asked to be the Fiscal Agent and a liquor license holder. All fees for the September Fest would be paid by the Rec Board and reimbursed to MCIC. We have to look at the insurance impact and waiting a reply from our insurance agent. Mr. Behm offered an idea that the Rec Board could use the Behm parking lot and charge a parking fee. Certainly, the rec board volunteers would have to clean the parking lot up. After short discussion, **Motion # 3:** Mr. Bartlett motioned, second by Mr. Bailey, the MCIC support (MCIC credentials be used) and be involved with the September Fest with the understanding that all dollars MCIC spends would be fully reimbursed. Motion passed unanimously. Stay tuned.
3. **Old Business from Previous Meeting Minute Action Items:** While not discussed tonight they are noted in these minutes so we don’t lose/forget about them. Still open/pending from February minutes are:
  - a. Quickly commit and sign all paperwork for the Candy Cane Lane Christmas Bazaar to be held in November 2016.
  - b. 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.
  - c. A 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.
  - d. 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”. 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.

F. **Questions from Members:** None.

G. **Next Meeting Date:** Our next meeting will be our Annual Elections meeting on the 2<sup>nd</sup> Thursday, April 14, 2016 at 6:00 pm at Madison Village Hall.

H. **Adjournment:** Mr. Pethel adjourned the meeting at 7:13 pm.

Respectfully submitted,  
Secretary - Don Bartlett – March 13, 2016