

Chamber Main Street Board Meeting  
October 13, 2015

Members present:

Dick Woodard, Carolyn Havenstrite, Carolyn Weber, Jane Blumhagen, Amy Christensen, Melody Patrick, Jennifer Tobin, Amie Johansen, Greg Ptacek, Gail Hackman, Jon Biederman, and Patti Heuton

Amie Johansen called the meeting to order at 7:03 AM.

Amie asked to move the Building update to after approval of the minutes

I. Agenda – Carolyn H moved and Dick seconded; agenda was approved.

II. Minutes – Amie has a question about the amount the Playin on the Plaza profit, the net income. Greg answered her question.

Carolyn W moved, Jane seconded. The minutes were approved.

VI. Building Update - Gus felt our asking price was too high. Greg says the longer this goes, the more interest accrues and our profit will dwindle. We need a negotiator, Greg feels, but doesn't feel qualified himself to be that negotiator. At the meeting with Gus, Gus listed many things he felt went wrong. Jeff went through the line items and tried to take the items off the table, for Gus to pay for them. For future liability items, Greg and Derek wanted to keep them on the table. \$35,000 was the contention. Derek and Greg feel we should lower the asking price to \$295,000, taking that \$35,000 down to \$20,000. Karla suggested \$285,000. That would leave us \$30,000 profit.

There is still a Matt bill of approximately \$8700 still coming and Greg feels that if it comes, we should pay it out of our \$30,000 profit. Yes, it brings it down to \$22,000 profit. Greg feels that at \$285,000 we would be able to get the signature.

There was discussion about what we should insist on or how much we should reduce our asking price. It is important to settle this ASAP.

Also, the north wall. Gus won't let us get in there to look at it to see what needs to be fixed. This needs to be settled. Perhaps this \$10,000 item could be take off the table. We need to get Mike in there to get it done, and into the terms of sale. The \$10,000 is buried within the \$20,000. It was agreed that Greg should continue with the negotiations.

\$285,000 - Gus would need to get the loan for it. \$187,000 cash will come from the state. He also has federal tax credits coming.

Melody moved that Greg and Derek continue to negotiate, with an asking price of \$290,000 and possibly going down to \$285,000. Gail seconded, the motion carried.

III. Reorganization – Tabled

IV. Finances

a) Main Street side – Dick moved to approve the Main Street Financials. Carolyn H seconded. Carried.

b) Chamber Report -

a. Fund Transfer Request – Discussed membership dues. We budgeted \$22,000 and to date have received only \$9280.00. Melody suggested Jennifer look back at who have missed paying their dues this year but previously were faithful. Gail suggested combing that with the upcoming membership dues for 2016. Amie suggested Jennifer ask those who have missed to pay for 2015 and invoice them for 2016, to be paid as they are able. Greg questioned how we present it now that we are combining Chamber dues and Main Street pledges. Pledges are deductible under Main Street's 501C3. Gail pointed out that to a business owner dues seem clear cut but using the word pledge means the business owner can do any amount they want.

VII. Allen Knox Storage Space Rental wants to rent some of our space in the Chamber basement. Greg suggests that the Organization Committee handle this. Carolyn H agreed.

VIII. Rate Increases?

a. Membership – Amie suggested we create a committee to discuss combining the dues and the pledges and possible membership increases. Melody asked Jennifer to email other Main Street coordinators asking how much they collect. She thinks we are low. When Community Development dissolves and becomes a committee under our umbrella, their assets will come to the Chamber. Melody asked Greg to let Community Development know we have an upcoming date for Chamber and Main Street to formally combine, to move them along more quickly to join us. Their focus is industrial, Main Street's is our downtown, and Chamber is all businesses. Greg thinks they're looking at wanting to help all businesses in our community.

Amie asked for a couple of volunteers to help Jennifer and Karla work on membership increases. Melody offered to consult.

b. Rent

IX. Trunk-N-Treat Cookie sign up – Sunday 2-4PM. Main Street is asked to provide cookies. The following members said they will each bring at least 2 doz.: Carolyn H, Carolyn W, Patti, Gail, Jane, Dick, and Jennifer.

X. Other business – Selling Dueling Pianos tickets and putting up posters. Members took tickets to sell and posters to distribute.

Adjourned at 8:03 AM

XI. Next Meeting – November 10, 2015 at 7 AM.

Submitted by Patti Heuton