The January 26, 2024 meeting was called to order by new president Kenny Spain at 7:02 a.m.

A quorum was established with the following members present: Kenny, Paige, Jamie, Alice, and Jeff.

Executive Director Sarah was also in attendance.

A motion and second to approve the minutes of the January 5 meeting passed unanimously.

**FINANCIALS**

Jamie talked to the accountant regarding the 4th quarter reports. Jim will finish those as wi\ell as the 2023 end of year reports, and that Jamie will start taking on that duty with the 2024 year. She said that she has adjustments to do to make our accounts cleaner for the purpose of completing the payroll. Jamie reported that the 3% increase had been applied to all employed salaries and hourly rate of pay.

It was reported that Jim will be completing all of the end of year taxes and “stuff” as it relates to the HUD reports

**GRANTS**

Kenny reported that the Columbia Bank he originally contacted was not our local bank, rather one on the East Coast. He is going to reach out to the regional Columbia Bank, but did note that they recently took a big financial hit. He said that he will be talking with them looking for grants with a nonprofit focus. It was shared that the Capital Heritage Grants will be opening on February 1st.

**ANDRUS BUILDING**

Sarah has been working with Descore Construction of Endicott on the roof of the Andrus Building. Jeff moved and Paige seconded a motion to approve up to $4,500.00 to improve the roof. She has also spoken with them regarding the work that may need done to upgrade the building.

Sarah mentioned that she has been in discussion with Kylie and Solon Pietila, owners of the Coco Bee, about renting the Andrus Building. Discussion worked around the ideas of $500,00 rent, No rent for the first 6 months to be followed by a sliding scale that would allow us to recoup our remodel expenses over 4-5 years. Another suggestion was that the tenant pay only utilities for the first 6 months. Kkenny stated that his long term goal would be a net zero impact on our finances.

Sarah said that there are two high school girls in town who need work, and that we may be able to hire them, with supervision to work on the building, and possibly also on the cafe clean up.

**DOUG CURTIS**

Superintendent Curtis came as a guest to speak in support of the February, 13th school levy election. The levy will be a four year request for $400,000, and that the start of the levy the ask would be approximately $1.52 per thousand of evaluation.

Some questions were raised about the potential benefits of a four day school week.

**THE STORE BUILDING**

There was discussion regarding the cleanliness of the store.

**CAFE**

The cafe was scheduled for closure on the last day of January with the locks being changed on February 1. Kenny and Jeff committed to writing talking points to use in the community.

**APARTMENTS, BANK, AND ROCK HOUSES**

No reports

**SERVICE STATION**

Moves on the service station are on hold while the wait out the weather and can get the architect’s team back to town.

**EXECUTIVE DIRECTOR’S REPORT**

* Lots of interest in our projects at the quarterly ED’s meetings
* Will be applying for another Cap. Heritage Grant
* Discussion on the city charging $50.00 per line for city sewer lines even if they are not being used. Sarah indicated that she will attend a council meeting to address this concern

Kenny closed the meeting at 8:35 a.m.

Respectfully submitted,

Jeff Pietila