

MISCA MEETING
January 14, 2016

Present: Marian Chioffi, Matt Weber, Sue Jenkins, Ronnie Short, Felicia Dunson, Danik Farrell, Richard Farrell, Tara Hire, Carley Mayhew, Mott Feibusch, Angela Iannicelli, Travis Dow, Pam Rollinger.

Secretary's Report:

MOTION: The Trustees accept the minutes of December 20, 2015 as read. Passed.

Treasurer's Report as of December 31, 2015:

MISCA account balance:	\$117,484.57
MICA account balance:	\$3,215.19
Main Street account balance:	\$2,138.50
Income:	
Rental income	\$3,150.00
Donations	\$10,913.00
Expenses:	
Warrant 001-2016	\$8,925.05
Net MISCA account balance	\$122,022.52
Net MICA account balance	\$3,715.99
Net Main Street account balance	\$2,388.50
Net Buy-Back CD account balance	\$10,500.00

The Buy-Back CD account was opened in the amount of \$10,500.00, and this amount should be added to the current warrant.

MOTION: The Trustees approve adding \$10,500.00 for the opening of the Buy-Back CD account to Warrant 001-2016, resulting in an updated warrant total of \$19,425.05. Passed.

Old Business:

Store:

Half of the roof re-shingling is complete. Lucas recommends repairing the porch, re-shingling the front wall and setting the propane platform away from the building. Marian will email a request for estimate for these items to Island carpenters.

Snug Harbor:

The gasket on the stove is not sealing properly – Marian will ask Lucas if he would take a look at this. The pipes from the pump house to the house froze during the cold spell – more insulation over this spot is the likely remedy.

Jacobson:

Chase Easement:

Marian contacted Eric Reed to explain the easement permission the Chase family which was conveyed by email is not sufficient for recording purposes. Marian expects to resolve this within a month.

Closing:

The Trustees, together with Angela and Travis, concur on the following calculation of the amount due to MISCA at closing:

Purchase Price	\$100,000.00
<u>Previous payment toward purchase price through rental allocation</u>	<u>\$11,070.00</u>
Amount Due to MISCA at closing	\$88,930.00

MOTION: MISCA will sell the Jacobson house to Angela Iannicelli and Travis Dow for the purchase price of \$100,000.00 less the rental amount of \$11,070.00 they have paid over the last two years, with the amount due to MISCA at closing of \$88,930.00. Passed.

There was discussion of increasing the resale cap on the house from the original \$150,000.00 to \$235,000.00, reflecting the value of the addition they will build for Kathie. The bare cost for building the structure, with insulation, wiring and plumbing, will be \$85,000.00. Angela, Travis and Kathie estimate their cost for all finishing will amount to \$15,000.00.

MOTION: With a purchase price of \$100,000.00, the resale cap on Jacobson would be \$150,000.00. With the completed addition, the resale cap on Jacobson plus the addition would be \$235,000.00. Passed.

MISCA Building:

The back door is still whistling. Victor has ordered materials for this repair, and Matt will follow up.

Matt has reviewed the volume of refuse under the Post Office stairs and will arrange for a bin with which to remove it.

Laundry:

Ronnie and Mott installed an outer door. Ronnie will rig a rope and pulley to ensure the door stays shut.

Boynton properties – Overlook and Underlook:

No update as yet. Marian will meet with Pam Keniston at Camden National Bank next week regarding this closing.

Fundraising:

- Annual Auction – MISCA will continue to hold its own annual auction, will look at scheduling this earlier so as to minimize overlap with the church auction and will endeavor to offer artwork from different artists than those from whom the church requests artwork.
- Pam is in the process of contacting Kevin Beers to ask if he would donate a painting for the raffle in 2016.
- Matt is working on the schedule of fundraising events.

New Business:

Post Office – snow removal:

MISCA will need to engage someone to shovel snow at the Post Office.

MOTION: MISCA will hire Travis Dow to remove snow from the Post Office entrances for \$25.00/hour with a one-hour minimum. Passed.

Outreach Coordinator:

Matt contacted Heather Wasklewicz to discuss the scope MISCA envisions for this position. Heather proposed a time allocation of 20 hours per month for the first three months, at a rate of \$800.00 per month, to kickstart the activities desired. These are:

- Provide outreach support by creating and maintaining a strong presence through social media
- Perform MISCA website updates
- Manage proofing and production of print materials
- Assist with event planning
- Perform grant research
- Attend monthly MISCA meetings

MOTION: MISCA will hire Heather Wasklewicz as Outreach Coordinator, paying \$2,400.00 to complete the proposed work over the next three months. Passed.

Meeting:

The next working meeting of the Trustees is scheduled for Monday, February 22nd at 5:00 p.m. at the Library.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary