

HUEDC  
BOARD OF DIRECTORS  
ATTENDANCE RECORD

DATE: May 20, 2008

TIME: 7:00 p.m.

PLACE: 1500 W. Main Street, Mitchell, IN

MEMBERS PRESENT

Mary Alice Brown  
Mary Stutzman  
Rosemary Hunter  
James Oswalt  
Martha Fields  
Dolores Bales  
Larry Sipes  
Vicky Bauernfiend  
Don Bowling  
Janie Jackman  
Hazel Lewis  
Suzanne Brown  
Gerald Montgomery  
Richard Beaty  
Marietta Hager\*  
Dave Dedrick  
Reita Nicholson  
Bob Lane  
Maxine Parks  
Jack Mahuron  
Lisa Crane\*  
Ronnie Pennington  
John Fultz  
Louis Korff  
Frank Sullivan\*

MEMBERS ABSENT

Sharon Mitchell	E
Marolyn Holzbog	E
Bill Mitchell	E
Angela Crecelius	E
Doug Martin	A
Jim Mathers	A
Doug Leatherbury	A
Ernest Crane	E

\* Alternate  
A Unexcused Absence  
E Excused Absence

STAFF PRESENT: David Miller and Angelia Owens

GUEST PRESENT:

HOOSIER UPLANDS ECONOMIC DEVELOPMENT CORPORATION  
BOARD MINUTES

Page 1

DATE: May 20, 2008

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- I. CALL TO ORDER: The meeting was called to order by John Fultz, Chairman.
- II. Opening Prayer – Pledge of Allegiance.
- III. ROLL CALL/ESTABLISH QUORUM: Roll call was done by Angelia Owens. There were (25) members in attendance. A quorum was present.
- III. APPROVAL OF PREVIOUS MINUTES: No corrections or questions.
- James Oswalt made the motion to approve April minutes. Frank Sullivan seconded the motion. MOTION CARRIED
- IV. FINANCIAL REPORT – March Report
- Jack Mahuron made the motion to approve the March Financial Report as mailed. Bob Lane seconded the motion. MOTION CARRIED
- V. OLD BUSINESS: The Scholarship Awards Dinner will be held on June 17<sup>th</sup> at the New Hope Methodist Church in Salem.
- VI. COMMITTEE REPORTS: N/A
- VII. EXECUTIVE DIRECTORS REPORT: David Miller

REQUIRING BOARD ACTION

1. Scholarships - recommendation

The CEO is recommending to the board to increase the 2008 scholarship recipients stipend amount from \$150.00 to \$200.00 to help with the cost of other necessary items for college.

Louis Korff made the motion to approve the CEO's recommendation of increasing the 2008 scholarship recipients stipend amount to \$200.00. Gerald Montgomery seconded the motion. MOTION CARRIED

2. New Office Project - approvals

The CEO needs the Board's resolution and approval of the following to move forward with the construction of a new office building that will be located on Main Street in Mitchell:

- Give the Chief Executive Officer the authority to enter into a contract with Walker

Construction Associates of Paoli for the design and construction of the new building (approximately 19,000 square feet in size). This would be a no bid arrangement due to our past experience with this contractor.

- Give the Chief Executive Officer the authority to negotiate with local financial institutions and/or USDA Rural Development for the best financing options for the project and to sign any loan or mortgage documents on behalf of the board.
- Authorize the use of corporate General Fund dollars for partial payment of the new building in the amount determined feasible by the Chief Executive Officer after receipt of final cost and financing options.

The preliminary cost estimate for the construction of the new office building is \$2,000,000 with preliminary sources of funding coming from a bank loan in the amount of \$1,300,000 and the corporate General Fund in the amount of \$700,000. The preliminary time line for construction to begin is October 2008 with a completion date of June 2009.

Louis Korff: Will we be out of this building here when this is completed?

David Miller: That building will replace this leased space and also a leased office in Bedford which will be moved to the new office building.

Martha Fields: What is the no bid arrangement?

David Miller: One of the recommendations I'm making is that we do not bid this out and that we use Walker Construction out of Paoli. The reason I'm recommending them is because they have done work for us twice now and they do excellent work. I would have no problems dealing with them on price or quality. If the board wants to do the bid process that's okay but it will take some time. We've had some low bidders before on projects that didn't do a good job.

Jack Mahuron: Is it going to be two-story or single-story?

David Miller: Single-story.

John Fultz: Have they built anything for us besides the Orange County Apartments?

David Miller: Walker Construction built the apartment building in Salem that was destroyed by fire and they are currently building the apartments for us right now in Marengo.

Jack Mahuron: Do you have any idea in what we were talking about in the way of cost?

David Miller: Two million. That is an estimate for us.

Page 3

John Fultz: We have \$700,000 in general funds to do this?

David Miller: Yes. My intentions are to get the best deal we can from a local bank.

Reita Nicholson: Given the economy as it is right now, do you foresee any major changes that would overall affect Hoosier Uplands?

David Miller: I really don't. Our biggest financial asset is home health and hospice as far as a program goes. Home Health is only going to get bigger because we are all getting older and the need will continue to be there.

Jack Mahuron: How much rent are we paying right now for these two structures?

David Miller: \$97,200 per year.

Reita Nicholson: When will the year-to-year leases be up?

David Miller: One has a 60 day out clause and the other one is calendar year.

Dolores Bales: What about parking?

David Miller: We own the whole block now. The north side of the alley will be where the new building sets and the south side of the alley will be for all parking.

Frank Sullivan: Will you still be using the downtown building?

David Miller: Yes, we will still be using it.

Martha Fields: Are you only going to use it for storage?

David Miller: No, it will be offices. The ideal thing will be maybe we will not have to use the upstairs. The one thing we are gaining with the new building is that it will be handicapped accessible. Right now if anyone in a wheelchair comes in to see me I have to go downstairs to meet with them because of the upstairs not being handicapped accessible.

<discussion>

Reita Nicholson made the motion approving the resolution giving the Chief Executive Officer the authority to enter into a contract with Walker Construction Associates of Paoli for the design and construction of the new building; give the Chief Executive Officer the authority to negotiate with local financial institutions and/or USDA Rural Development for the best financing options for the project and to sign any loan or mortgage documents on behalf of the Board; and authorizing the use of corporate General Fund dollars for partial payment of the new building in the amount determined feasible by the Chief Executive Officer after receipt of final cost and financing options. Bob Lane seconded the motion. MOTION CARRIED

3. Orange County Community Foundation Imagination Library \$24,000

Hoosier Uplands was awarded a grant for the Dolly Parton Imagination Library from the Orange County Commissioner's Supporting Organization in the amount of \$24,000 for children living in Orange County. Once a child is enrolled in the Dolly Parton Imagination Library program, a developmentally appropriate book will arrive in his/her mailbox each month until the child's fifth birthday.

4. Re-appointment Shawnee Development Corp. Board Members

Need board approval to re-appoint the following Board Members of the Shawnee Development Corporation to another three year term which will expire on 06/30/11: John Fultz, Vicky Bauernfiend, Louis Korff, and Bob Lane.

Don Bowling made the motion to approve the re-appointment of John Fultz, Vicky Bauernfiend, Louis Korff, and Bob Lane to the Shawnee Development Board of Directors with terms expiring on 06/30/11. James Oswalt seconded the motion. MOTION CARRIED

INFORMATION ONLY:

1. The Head Start Program Triennial Review was excellent. Only a few minor items were noted as needing correction.
2. Hoosier Uplands was named "Business of the Year" by the Mitchell Chamber of Commerce.
3. The Health & Information Fair will be held on June 10<sup>th</sup> at the Salem High School.

PROVIDED MATERIALS

- News Articles
- Program Director Board Reports
- Letters

VIII. ADJOURN

Richard Beaty made the motion to adjourn the meeting. Reita Nicholson seconded the motion. MOTION CARRIED

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Reita Nicholson, Secretary