

HUEDC  
BOARD OF DIRECTORS  
ATTENDANCE RECORD

DATE: July 15, 2008

TIME: 7:00 p.m.

PLACE: 1500 W. Main Street, Mitchell, IN

MEMBERS PRESENT

Sharon Mitchell  
Marolyn Holzbog  
Bill Mitchell  
Angela Crecelius  
Mary Stutzman  
Rosemary Hunter  
James Oswalt  
Dolores Bales  
Larry Sipes  
Vicky Bauernfiend  
Don Bowling  
Hazel Lewis  
Suzanne Brown  
Richard Beaty  
Marietta Hager\*  
Jim Mathers  
Dave Dedrick  
Reita Nicholson  
Bob Lane  
Maxine Parks  
Jack Mahuron  
Lisa Crane\*  
John Fultz  
Louis Korff  
Frank Sullivan\*

MEMBERS ABSENT

Mary Alice Brown E  
Martha Fields E  
Doug Martin A  
Janie Jackman E  
Gerald Montgomery A  
Doug Leatherbury A  
Ernest Crane E  
Ronnie Pennington E

\* Alternate  
A Unexcused Absence  
E Excused Absence

STAFF PRESENT: David Miller and Angelia Owens

GUEST PRESENT:

HOOSIER UPLANDS ECONOMIC DEVELOPMENT CORPORATION  
BOARD MINUTES

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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.

Frank Sullivan made the motion to approve May minutes. Richard Beaty seconded the motion. MOTION CARRIED

(No June Minutes due to the Scholarship Awards Dinner)

- IV. FINANCIAL REPORT – April & May Report

Don Bowling made the motion to approve the April and May Financial Report as mailed. Larry Sipes seconded the motion. MOTION CARRIED

V. OLD BUSINESS: N/A

VI. COMMITTEE REPORTS: N/A

- VII. EXECUTIVE DIRECTORS REPORT: David Miller

REQUIRING BOARD ACTION

1. Recommended changes in By Laws

The CEO is recommending to the board the following By Laws change:

Article V.

Section 5.1C. (Board Membership Section)

Change language to indicate that Board members are to be “recommended” by Private Organizations and that the Board will then “certify” their membership.

Add language that indicates that a Board member may serve until his or her successor is certified by the Board.

Article VII. (Board Committees)

Section 7.2 Executive Committee

Delete the references to acting as an appeals committee. This is in conflict with our own Personnel Policies and other state appeals procedures.

### Section 7.3 Budget/Finance Committee

Change the name of the committee to “Audit & Finance Committee”. New Section to read:

There shall be an Audit & Finance Committee which shall meet as needed. The committee will be appointed by the Chairperson of the Board and shall be composed of at least five board members, one from each county. The Board Treasurer shall Chair this committee. At least one member shall have expertise and or experience in fiscal management or accounting. The committee shall have the following duties:

- Receive monthly written financial reports which include cash status of each program and current budget versus expenditures per program.
- Monitor any responses required to an “audit finding” or management letter concern.
- Approve the use of the Board selected audit firm for any other “non audit” related work for the corporation.

### Section 7.6 (Low Income Representative Committee)

Delete references to acting as an appeals committee. This is in conflict with most current state mandated appeals procedures for use.

### Section 7.7 (Planning Committee)

Delete the entire section. This committee has been inactive and is not needed. Ad hoc committees can be established as needs arise for this type of thing.

James Oswalt made the motion to approve the recommendation of the CEO to the above changes in the By Laws. Reita Nicholson seconded the motion. MOTION CARRIED

## 2. Healthy Families contract – 2009 & 2010 (\$522,422)

Need board to approve the two year Orange County Healthy Families contract in the amount of \$522,422.

Bob Lane made the motion to approve the two year Orange County Healthy Families contract in the amount of \$522,422. Maxine Parks seconded the motion. MOTION CARRIED

## 3. Loan Resolution – New Office Building

The CEO needs the board approval to accept the loan resolution from Integra Bank for the construction of the new office building that will be located in downtown Mitchell. We received proposals from six financial institutions but after thorough review of all six, I am recommending Integra Bank based on their Construction Loan Interest Rate, Permanent Loan Interest Rate, fees charged, and penalties for early pay-offs. We plan to have no more than \$1,300,000 in mortgage loan and my target is to have that paid off fully in seven to eight years.

Louis Korff: Where are they located?

David Miller: They are based out of Evansville but they do have a Mitchell branch.

Jack Mahuron made the motion to approve the loan resolution from Integra Bank for the construction of the new office building that will be located in downtown Mitchell.

Suzanne Brown seconded the motion. MOTION CARRIED

4. Lost River Place Apartments – Resolution HOME \$400,000

The CEO needs the board approval for the following:

- Approve the resubmission of the Federal Home Loan Bank proposal for Lost River Place Apartments Phase 2 in Round B 2008.
- Approve the HOME funds in the amount of \$400,000 awarded to Hoosier Uplands for use in the Lost River Place Apartments Phase 2 project.
- Approve the use of funds from the Development Reserve Account for this project either in the interim until receipt of the Federal Home Loan Bank award or as a loan to the project in the event that Federal Home Loan Bank funds are not awarded in Round B.

John Fultz: Are these the apartments in Orleans right across from where the others were built?

David Miller: Yes, right across the street from where the 24 units currently are but we would like to build 16 more three and four bedroom units.

Reita Nicholson: Have we ever had four bedroom apartments?

David Miller: We have some at Springtown Apartments in Marengo and two in Salem. They are very popular at every place where we have them.

Jack Mahuron: How are we doing on our occupancy at most of the places.

David Miller: If you average them all out we are at 93% occupancy right now.

Angela Crecelius made the motion to approve the re-submission of the Federal Home Loan Bank proposal for Lost River Place Apartments Phase 2 in Round B 2008; approve the HOME funds in the amount of \$400,000 awarded to Hoosier Uplands for the use in the Lost River Place Apartments Phase 2 project; and approve the use of the funds from the Development Reserve Account for this project either in the interim until receipt of the Federal Home Loan Bank award or as a loan to the project in the event that Federal Home Loan Bank funds are not awarded in Round B. Marietta Hager seconded the motion. MOTION CARRIED

5. Head Start Review – Accept changes required and findings

Need board to approve reviewing and accepting the required changes and findings to the Head Start Review.

Jack Mahuron: I wondered why the area child care cost weekly market are so different with Lawrence being the highest?

David Miller: They did a survey of all the child care providers and their cost in the area and that's what the results were.

James Oswalt made the motion to approve reviewing and accepting the required changes and findings to the Head Start Review. Jim Mathers seconded the motion. MOTION CARRIED

INFORMATION ONLY:

1. The Board mileage reimbursement rate was increased to 58.5 cents per mile effective July 1<sup>st</sup>. This is the maximum allowed by the IRS.
2. The CEO handed out to each board member a copy of the 2007 Weatherization ROMA Report to review.
3. The CEO passed around pictures of the newly completed Springtown Apartments in Marengo for board members to review.
4. The Weatherization Program Study Results were handed out to each board member to review.
5. The CEO handed out to each board member a copy of the housing project list that details the number of housing related projects that we have done since 2000 to date which total up to \$22 million dollars.
6. The Home Health Quarterly Review report was handed out to each board member to review.

PROVIDED MATERIALS

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- Letter from Lawrence County Habitat for Humanity
- Program Director Board Reports
- Various news articles & letters

VIII. ADJOURN

Bob Lane made the motion to adjourn the meeting. Richard Beaty seconded the motion.  
MOTION CARRIED

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Reita Nicholson, Secretary