

# MERAMEC COMMUNITY ENHANCEMENT CORPORATION

## MEETING MINUTES

Tuesday, Dec. 9, 2014

**Members Present:** Byron Baker (Osage County), Lowell Tonding (Phelps County), Darrell Skiles (Dent County), Jerry Lairmore (Gasconade County), John Petersen (Phelps County), Marcus Maggard (Dent County), George Gruendel (Dent County) and Gary Hicks (Phelps County).

**Members Absent:** Dave Dudenhoeffer (Osage County), Tammy Henson (Phelps County), Kenny Killeen (Crawford County), Wayne Langston (Maries County), Lori Moss (Phelps County), Gene Newkirk (Pulaski County), Tammy Pilotte (Phelps County), Leo Sanders (Crawford County), Ray Schwartze (Maries County), Randy Verkamp (Phelps County) and Marvin Wright (Washington County).

**Staff Present:** Connie Willman, Bonnie Prigge, Linda Loughridge, Kelly Sink-Blair and Maria Bancroft

**Call to Order and Introductions:** Chairman Petersen called the MCEC December 9, 2014 meeting to order at 12:05 p.m.

**Approval of Minutes from the Sept. 9, 2014, meeting and the Oct. 29, 2014 Teleconference:** Baker made a motion to approve the September 9, 2014 meeting minutes and the October 29, 2014 teleconference minutes, seconded by Gruendel. Motion passed.

**Recognition of Byron Baker:** Baker notified staff that he will be stepping down from the MCEC Board, effective immediately. Board members and staff expressed their gratitude for his commitment to MCEC for the past 20+ years.

### **Business/Reports:**

**Wells Fargo Community and Urban Stabilization Program (CUSP):** Prigge shared with the board an opportunity to received donated property from Wells Fargo CUSP. Wells Fargo contacted MRPC regarding a property located in Jerome, Missouri. Per MCEC Board approval, MRPC staff have completed paperwork to allow Wells Fargo to donate the property to MCEC. The Doolittle Fire Department has expressed some interest in the property, and is investigating the department's eligibility to get CUSP approval to accept the property. If the fire department does not take the property, MCEC would be approached to consider acceptance of the donation. The property is in bad repair and could not be rehabilitated to MCEC's current livability standards. It is possible that MCEC could accept the house, do minimal rehab and sell it for recreation purposes.

Baker made a motion, seconded by George Gruendel, that staff complete and submit the paperwork to be eligible to accept the donated property from Wells Fargo, in the event the Doolittle Fire Department does not get the property and it is offered to MCEC. Motion passed. Board members requested that staff obtain additional information on the well/well agreements, potential drug bust(s) related to the house and MHTF's requirements on the use of sales proceeds if the property is bought and re-sold. Hicks will check with the sheriff's office on any drug bust(s) in the area.

Baker made a motion, seconded by Skiles, that staff request permission from MHTF to use sales proceeds of any donated property towards any rehab projects administered by MRPC through the MHTF program, seconded by Skiles. Motion passed.

**MCEC Project Updates:** Sink-Blair shared with the board updates on current MCEC projects that are currently underway. The three senior housing rehab projects sponsored by Osage County and funded by CDBG, are completed and closed out. The regional rental rehab project sponsored by Pulaski County is nearly done. There is one house remaining for rehab. The delay is due to the contract being terminated because of issues with the terms between the property owner and the contractor. The Federal Home Loan Bank home repair grant and the Missouri Housing Trust Fund grant projects are ongoing and will soon be closed out. Staff encountered issues with the income eligibility for homeowners as a result of the variance in determination guidelines from each grant funder. This resulted in a few houses that could not qualify for the FHLB grant. The home repair program allows each homeowner to receive grant funds once per homeowner. Sink-Blair requested the board's approval to allow the homeowners who were unable to qualify for the FHLB to complete the rehab work by using the 2015 grant funds available, allowing the projects to be completed. Hicks made a motion, seconded by Maggard, to approve home repair for families whose rehab

scope of work was not completed with FHLB funding this year due to variance in income determination guidelines. Motion passed.

Sink-Blair provided information to the board regarding recent issues regarding eligibility requirements. Some homeowners who have applied for the home repair grant program own modular homes, not eligible for rehab unless on a permanent foundation. There were inquiries from ineligible homeowners who contacted state representatives disputing the result of their rehab application. Sink-Blair summarized the program guidelines specifically for modular homes mandated by the funding agencies in order to qualify for the program.

**MCEC Grant Updates:** Willman updated the board regarding the Naturally Meramec DRA grant application that recently was approved in the amount of \$88,845. This project will fund collaboration between local agricultural businesses in the region to work together to use and promote each other's products. Sink-Blair updated the board that a DRA grant application was approved for the work ready communities' initiative project that will benefit the four counties in the Delta Region. The FHLB 2015 grant application has also been approved and awarded for the new grant round. The MHTF 2015 grant application was not approved.

**Homeownership:** Sink-Blair provided an update on the Mapleshade property. The property sold to an eligible applicant earlier this month.

**Approval of financials:** Loughridge presented the current financials for FY 2014-15 as of November 30, 2014. Hicks made a motion to approve the current financials as presented, seconded by Maggard. Motion passed. In addition, Loughridge presented the audit for FY 2013-14 to the board. Hicks made a motion to approve FY 2013-14 MCEC audit as presented, seconded by Tonding. Motion passed.

**Items of Interest:** Next Meeting is on March 10, 2015

**Adjournment:** Being no further business, the MCEC meeting was adjourned at 1:26 p.m.

**Approved by the Board \_\_\_\_\_, 2014.**

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**John Petersen, President**