



Board of Directors Meeting Notes
Tuesday, February 14, 2023
Location: Trail North Federal Credit Union Conference Room

The meeting was also broadcasted to the public via Zoom

Attending Board Members : Nancy Archer, Lance Clark, Pat Ida, Sandy Morhouse (via zoom), Pam Nolan, Bob Porter, Peter Reale, Mark Wright
Staff: Donna Wotton

1. Approval of minutes of December 13, 2022 meeting, Motion Bob Porter, seconded by Peter Reale, carried.
2. Motion to move to Executive Session Pam Nolan, seconded by Lance Clark, carried.
3. Financial Report - Pat Ida
 - Current Financial Report – We are currently in a good financial position. We have \$667,631 in our bank accounts with \$360,700 in unrestricted cash, \$31,000 in the Entrepreneurs Fund, approximately \$140,000 in the Scholarship Endowment Fund, and \$90,000 in the 108 Montcalm Fund. The current note to Ti Golf is approximately \$2.92 million. Note to James Cawley is at \$265,151. We currently have \$2,720 in accrued payroll taxes and no other liabilities.
 - Burleigh Luncheonette is current on their loan payments, James Cawley is currently delinquent on his February mortgage payment.
 - Move to approve financial report Pam Nolan, seconded by Bob Porter, carried.
4. Board Business
 - 108 Montcalm Plan – Donna reported that Scott Hearburg has volunteered to be the construction project manager for 108 Montcalm. He will manage the contractors, day-to-day construction plans and construction issues. Donna and Kathleen Coffman will support Scott with financial management, funding, and grant administration.

Now that we have responsibility and liability for the building, and asbestos inspections have been done, it is important that we are responsible for the building. To that end we have changed the locks and all those entering need to gain entry and be escorted by Ti-Alliance personnel. James and his team will need to wait until the roof is on and asbestos remediated before they can gain access to the building again.

We have applied for a RestoreNY grant in the amount of \$1.9M and have a total project budget of \$2.6M. Ti-Alliance is required to have \$190,000 in matching skin in the game. We currently have \$90,000 in the account, and Deb Ryan has committed another \$50,000 later in the year. National Grid will be providing \$100,000 in grant funding as well. Donna will be writing additional state and federal grant applications for additional funding of the shortfall. The RestoreNY grant decisions will be out around early May.

We are currently looking for an architect/engineer that could provide us with final drawings for the project so that we can have final bids prepared by the contractors. All money spent from now until the grant announcement is eligible for reimbursement and match in the grant, so we will be spending money currently in our fund to move the design work along. As soon as the drawings are ready, we will have all contractors rebid their portions of the job with accurate and contractable bids.

The first stage is to replace the roof and get the building dry. That work doesn't need to wait for the engineers and can be started as soon as we have the funding. We currently have two bids and are anticipating two more in the coming weeks. We are also working on the SEQR and SHPO paperwork.

- DRI Update – Mark Wright reports that the state leads have been in contact with him. First steps are to have the state approve the recommendations for local committee members that will work with the state and community to develop the final plan of projects (over approximately 9 months) and get state approval of the plan before the work can start. He will keep us informed.
 - Essex County Land Bank – The Land Bank is being formed at the county level and will enable the county to foreclose zombie properties and move them to other entities that can restore or replace them and rehabilitate the properties back to the tax rolls. Priority is for housing projects, especially multifamily units. Nicole Justice Green from PRIDE is Ticonderoga’s representative to the Land Bank Board and she will coordinate with the Alliance on any workforce housing projects that might be appropriate for us. PRIDE will coordinate low income housing projects.
5. Committee Reports:
- Development Committee
 - i. We had an excellent year-end funding drive and raised almost all of our basic operating funds for 2023. Now we are writing grants and raising money for programming and projects and hope to have a great year of project that will continue to increase our capacity as an organization.
 - ii. Recent & Upcoming Grant Applications
 - As mentioned above, we applied for a \$1.9M RestoreNY grant for the 108 Montcalm Project.
 - We applied to the Adirondack Foundation Generous Acts Fund for \$20,000 in operating funds to hire a childcare project manager.
 - We will be writing additional grants for federal and state funding for 108 Montcalm, and for the creation of childcare in Ti. We will also be writing applications to the Charles R. Wood Foundation, HHHN, ADK foundation, Cloudsplitter, Rowan Family, Dalio Foundation for Childcare, and reaching out to individuals in our network as well to support the childcare project.
 - iii. Scholarship Endowment – Donations update to \$140K+, currently holding \$40K uninvested cash in the Schwab account until market rebounds a bit. Lost 12% 2nd half of 2022. We are launching a new drive for spring donations to the endowment.
6. Program Updates
- School/Workforce Development/Scholarships
 - i. The Students in the Field program has suffered for lack of a coordinator in the school that can coordinate the student participation. However we did manage a trip into the forest with the IP Foresters and 15 students, and are planning a couple of larger outings this spring including an evening at HHHN, NCCC, and UVM Hospital, a trip to Sylvamo, and a construction outing to Travis Whitford’s projects with CV-TEC construction students.
 - ii. We have also begun bringing professionals back into the classroom with a visit to Jay Well’s economics and entrepreneur classes from Garrett Lee of New Leaf Solar. We are also working with Brilliant Pathways and National Grid to create some new pathway programs into electrician, lineman, and green energy programs.
 - Childcare Update
 - i. We are actively seeking all possibilities for a location for childcare. Sylvamo is looking into donating some land if we need it, and we have a couple of other potential existing locations that we are investigating. Regan Development has offered to build childcare into their housing development as well. We will be determining a direction in the coming weeks. In parallel, we are searching for a potential childcare operator, developing a business plan, and actively seeking funding for the project. It’s moving along and the committee has been a great help.
7. New Business: We have been contacted by someone potentially interested in purchasing the Cobbler’s Bench as a new tourist attraction. We have put them in touch with the Cobbler’s Bench team.
8. Motion to Adjourn – Bob Porter, seconded by Sandy Morhouse. Carried.

Next Scheduled Meeting: Tuesday, April 11, 2023, 3 PM EST, In Person (Location TBD) & Virtual
