LaCrosse Community Partners

Board of Directors meeting 12/3/2023

Present were: Alice, Jeff, Kenny, Paige, Sarah, Jamie, Alex, Leslie

Jeff called the meeting to order at **7:00 am**

Minutes from 11/03/23 were presented. Paige moved, and Jamie seconded to approve the minutes as written. Motion passed.

**Financial Report (Paige and Sarah):**

* The budget for 2024 was reviewed. Paige suggested budgeting our income from the rock houses to be $20,000. Sarah will change that on the budget. There were still some set up costs that are in the bunkhouse expenses that will not be there next year.
* Our accounting fees for 2023 were very high. A good portion of this was setting up online Quickbooks. Jamie would like to take over doing the payroll and quarterly taxes so we only have to pay Jim for the end of the year taxes. Jeff told Jamie and Sarah to meet with Jim and come up with a plan.
* Alex would like to see more supporters through the Main Street Program. The committee plans on sending letters out again in January. It was suggested that we offer to help do the paperwork through Main Street for them as an incentive for them to donate. It was also suggested we do follow up phone calls with businesses we send letters to. Alex will try to explain the benefits to other business owners to try to entice them to donate.
* We need to reach out to the utility companies who pay into the utility taxes.
* It was suggested that we create a membership to LCP to increase financial support and hopefully find more volunteers to help with projects and events. They would get a newsletter and be invited to an annual meeting.
* Jamie would like to be added as a signer to the bank accounts in January.

**Grants:** Kenny is working on finding grants.

**Store Building:** Nothing to report

**Apartments:** See Sarah’s update

**Andrus Building:** Nothing to report

**Cafe:**  The cafe has not made a full payment on their bills in the last 18 months despite receiving a $10,000 grant. We wrote off $3500 of their debt in May. Each month they owe LCP between $700 and $800. They currently owe LCP $5489.12. LCP also pays for the hood cleaning twice a year which costs $1800 as well as all the maintenance needs on the fridge and other fixtures. The lease for 2023 specifically outlined the payment expectations from the cafe. They are not being met. It was agreed Jeff would deliver a letter with a current invoice to the cafe asking them to bring their account current or lose their lease effective Feb. 1, 2024.

* Kenny and Paige will start looking for grants to help renovate the kitchen to update it and make it more appealing to future tenants.
* Paige suggested we look into a model like Fair Start in Seattle. It is a non-profit kitchen.
* It appears that finding used equipment is relatively easy if we are willing to drive. We may also be able to get equipment donated to us.

**Bank:** Nothing to report.

**Rockhouses:** See Sarah’s update

**Service Station:** See Sarah’s update

**Sarah’s Update via email:**

| Nov 30, 2023, 2:22 PM (13 days ago) |  |  |
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Good afternoon,

Since we have a lot to discuss tomorrow, I thought I would send you an update this afternoon so we can proceed with the financial discussions.

1. We did not receive the Sivinski grant, the Lewis/Clark Healthcare grant or the Bloomberg grant

2. We have received $600 in donations from Nancy Startin's passing

3. Bethany will no longer be able to clean the rock houses as her schedule is getting busy with dance and wrestling. We are hoping Amy Lockwood will be ready to take over, but not sure. Rhonda Curtis will help when she is available. I will fill in the gaps.

4. Kenny helped fill my flatbed trailer with garbage from the service station and took a load in his own pickup. We still have more to pick up, but it looks amazing. Thanks Kenny.

5. The media blasting is done. The hope was that the bill would be less than the quote, but Tyson had to make 3 trips out here from Moscow because it was much more difficult to remove the paint than he planned. So the total was $4790.

6. The apartments seem to be falling apart in the cold. We replaced the oven in #6 only for it to have faulty wiring from the factory. It is now fixed. The laundry room heater has not been working. When it comes on it trips a breaker. TNA looked at it and said nothing was wrong. Bethany is having them come back again because it is clearly not working. There is a space heater in there for now to prevent pipes from freezing. The water heater in #6 was leaking. Justin has replaced it. The gutters over #8 are pulled out. I have not looked at this myself. I will be going up there shortly. Bethany would like to see all of the gutters replaced. We had a bid on it last year. I will have to look through my emails to find it. I plan on raking leaves up there for a while this afternoon since it does not seem to be getting done. I have asked Ross to work on moving the gravel out of the road this weekend. I am hoping he will get this project finished.

See you all tomorrow. Sarah

**Next Year's Officers:** Kenny has agreed to be president next year. .

Next meeting will be December 15 at 7am in the Gathering Place.

Jeff concluded the meeting at 9:13 am.

**Action Items:**

**All: Update community service hours**

Alex- Move forward on getting an agreement for the railroad property the bunkhouse sits on

Tami- Crosswalk art

Paige- Help where needed

Jeff- Help where needed

Kenny-Help look for new grants to apply for, continue on EV

Jamie- Work with Leslie for photos for the bunkhouses, bookkeeping

Kelli-Signage for LCP owned buildings

Leslie-photos for bunkhouses with Jamie

Rikki-Help where needed