



Minutes of Newcap, Inc. Board of Directors

April 13, 2017 – 12:00 p.m.

Oconto City Hall – Multi-purpose Room, 1210 Main Street, Oconto, WI

1. **CALL TO ORDER:** Meeting called to order at 12:05 p.m. by Chairperson Chris Carper.
2. **DISCUSSION OF AGENDA:** Change to the agenda under New Business. Move 8) b) to the next meeting in June.
3. **ROLL CALL:**

Present: Berg, Brock, Brunette, Bubb, Carper, DeWitt, Dillinger, Feller, Gottard, Hamilton, Hoppe, Hoslet, Johnson, Londo, Polarek, Reinhart, Sauve, Thompson, and Van Pembroke.

Excused: Champion, Ehrfurth, Genrich, McKenzie, Moeller, Pederson, and Withers.

Absent: Honish.

Staff Present: C. Detrick, Barlament, Bushman, Johnson, Ratzburg, Zielinski, Filz, Wiesner, Hannigan, and B. Detrick.

Guests:

4. **INTRODUCTIONS:** Bob Detrick has been hired as our Construction Director. He has many years of experience and he will be a great asset to the organization.

5. **APPROVAL OF AGENDA:** Motion made to approve the agenda with the change to 8) b) by Hoppe. Second by Johnson. Carried.

6. **APPROVAL OF MINUTES:**

A. Board of Directors – 2/9/17 – Motion made to approve by Van Pembroke. Second by Berg. Carried.

B. Building Committee – 2/9/17 – Motion made to approve by Thompson. Second by Hamilton. Carried.

C. Finance Committee 1/30/17 – Motion made to approve by Van Pembroke. Second by Dillinger. Carried.

7. **OLD BUSINESS:**

8. **NEW BUSINESS:**

A. Deputy CEO Appointment. The Succession Plan that is part of the Disaster Recovery Plan requires that we have a Deputy CEO. Andy was it in the past. Motion made to approve Deb Barlament, Executive Vice President as Deputy C.E.O. by Polarek. Second by Berg. Carried.

9. **CEO REPORT:** It was requested that the Board receive more information, so she will be sending out notes on what is happening between meetings. They will be bullet points. The Disaster Plan is ready to go now. We will be adding other key personnel to the plan later. READI project block grant program for rural communities. We have three regions that we are interested in getting grants for: 1) Florence, Marinette, and Oconto, 2) Langlade, Shawano, and Menomonee, and 3) Brown. We would like to get \$1 million per region. There is \$10 million in the state. Affordable housing conference is later this month. Looking at increasing the housing stock. Most of our programs were zeroed out in the president's budget. Going to the county boards for resolutions. Hospital building – we have been working with Forward Community Investments. We have been

Newcap, Inc., approved for one part and their board meets on the 21st. \$38,000 for feasibility study from Boldt Construction.

10. **FINANCIALS PRESENTATION:** Exit interview with the auditors on April 24. Weatherization's contract is for two years. The current contract runs from July 1, 2016 through June 30, 2018. We get two 1/12 payments up front. Sometimes Weatherization won't be paid for eight weeks. Back in June 2014, Andy moved \$298,000 to July 2014. June 2016 we overspent by \$604,000. \$544,000 deferred revenue that Andy reported as income. This is a complicated organization and especially so financially. Department heads are keeping on top of their budgets. The staff is doing a great job. Staff will be working on budgets in June. Motion to accept financials and place on file as presented by Hoslet. Second by Johnson. Carried.
11. **BOARD SELF-EVALUATION:** We could have some one come in (Tom) and talk to the Board and do evaluations. Carper would like to know more and doesn't want to micromanage.
12. **CEO EVALUATION:** Twenty-three Board members participated out of thirty. Excellent job in a short period of time. Cheryl was given a two percent raise retroactive as of July 1 and a three percent raise retroactive as of January 1. The Personnel Committee voted on this and it was unanimous. Motion to approve by Hamilton. Second by Brunette. Carried.
13. **PUBLIC COMMENTS:** Berg – term is up in June, but would like to stay on the Board. He also brought up that the nursing home in Crandon is closing and people will be losing their jobs and the people staying at the nursing home will be displaced. Hamilton – 20 years on the Board. Grateful to be on the Building Committee. Good luck and it has been a great time. Sauve – Happy Easter to everyone. Hoppe – Happy Easter and shoulder to the wheel. Carper – Hamilton will be missed and he has been a mentor to her. She also brought up about Energy Assistance and to get in on it now. She thinks that by June

there won't be any funds left. Detrick – new website. The crisis page is the best. For people that need help at any hour of the day or night.

14. **ADJOURN:** Motion made by Hamilton to adjourn. Second by Hoppe. Carried.

Chris Carper, Chairperson
Sarah Bauman, Recording Secretary