

MICHIGAN COUNCIL BOARD MINUTES  
MEETING OF MAY 6, 2008  
3024 COOLIDGE, BERKLEY, MI 48072

The meeting was called to order at 6:45 PM. Board members in attendance were Mike Willihnganz, Matt Ripper, John Prusak, Markques McKnight, Carol Galle and Susan Trudeau. Absent were Sally Janecek, Norwood Catron and Janel Yamashiro. Special guests were William N. Evans, chief counsel for HI USA, and Anir Joshi, a potential volunteer.

Mr. Evans began the meeting by discussing recent dialogue with the realtor, Rick Axe, regarding a potential buyer for the property owned by the Michigan Council at 3020-3024 Coolidge, Berkley, MI 48072. The realtor had presented an offer to purchase which included a significant number of contingencies. Mr. Evans, on behalf of the Michigan Council, responded with a counter offer which changed original wording to include an "AS IS" clause and also declaring known deficiencies with the building. He also told the realtor that we would consider a lesser sales price as an offset to costs for required structural repairs as described in our counter offer. There was no response to this counter offer. After waiting an appropriate period of time, and with no response from the potential buyer, Mr. Evans felt that the Michigan Council had done all actions possible to dispose of the property on the market and to determine a market value. Due to the lack of parking, which was the biggest downfall other than the structural problems, the building was unmarketable through normal methods.

Methods of attempted transfer of ownership attempted over the past two years have been:

1. Traditional sale through the use of a reputable realtor in the area
2. Donation of the building to an investor to be used as a tax write-off

Due to the expected cost to repair the building, the citations due to safety problems imposed by the City of Berkley, and the continued costs to maintain utilities and insurance coverage, it was suggested by Mr. Evans that the board consider donation of the property to the City of Berkley, which had expressed interest in the property for use as a parking area after building demolition.

Carol Galle moved to allow Mr. William Evans to act on behalf of the Michigan Council Board of Directors to arrange a transfer of property with indemnification and hold harmless agreements, and to have authority on behalf of the Council to make decisions as necessary involving this potential transaction. The motion was seconded by Markques McKnight. Yea votes were registered by Mike Willihnganz, Matt Ripper, Carol Galle, Markques McKnight, John Prusak and Susan Trudeau. Nay votes – none. Motion was passed.

Mr. Evans concluded his comments by giving us an update on a potential Detroit hostel and how a committee had been formed previously in an attempt to complete a feasibility study and pro forma which could be presented to individuals of common interest in the Detroit area. Problems on completing the documents include lack of time by Mr. Evans, incomplete numbers due to an attempt to create a pro forma without an actual building to use as a basis, and the loss of some of the original interested parties. Markques McKnight offered to look at what ever had been written previously. Sue Trudeau offered to contact Deb Bell, past president, to see if she still had documents on her computer to email for review. All members of the board felt an interest in reviewing the documents and continue networking with those we know who may be interested in the project. Matt Ripper also will contact Mr. Evans with information on a building that could possibly be used as a hostel in the area that is available. The building next to the Amtrak station in Detroit is also on the market and Mr. Evans has informed several realtors to keep an eye on it.

After Mr. Evans excused himself, the board discussed the potential sale of building assets such as the water heater, space heater and furnace, chairs, office furniture etc. along with the cost in time to dispose of the items. The method of determining value was discussed, such as use of the IRS website and by visiting the Salvation Army store to see what similar items are selling for. This issue will be brought up again at the next meeting.

Reports:

Susan Trudeau gave the Treasurer's report, stating that current assets in various bank accounts total \$50,494.00. She also mentioned that historically, the same category of assets averaged about \$80,000.00. The budget was mentioned as

the basis for how our committees and board members should be focusing efforts in an attempt to meet the goals set forth for the fiscal year which began April 1, 2008.

No committee reports were given. Carol Galle said the marketing committee would activate based on a program request submitted to and approved by the board. The ODOM committee is covered by the volunteer coordinator since programs are now designated and created by HI USA. Joan Smykowski trains our volunteers based on those programs and as determined by grants received. Markques said the Finance committee will activate at times of budget discussion and as needed when monetary needs or changes present themselves.

Volunteer Coordinator report:

Joan described the three HI USA grants she felt appropriate for our council to request. A motion to allow Joan to submit these grant requests was made by Matt Ripper and seconded by Mike Willihnganz. The motion passed by acclamation. The grants include a Girl Scout Initiative Grant for \$3750.00, a Programs Continuation Grant for \$4000.00, and a Program Training Grant involving two separate individuals to be trained in our programs. We will wait for the information on a \$15,000.00 grant to be received around May 15 describing replication of the Young Adult Engagement-Peace Conference Replication. Carol Galle expressed interest in handling that grant if possible.

Board Governance:

Susan mentioned the board policy of 100% giving on behalf of board members for each fiscal year. Everyone understood and agreed with the current policy. Markques brought up how other boards often require each member bring in or donate a certain dollar figure annually. Susan described the Chicago council policy required \$1000 per member by "giving or getting". All agreed that each person should take responsibility to pick and follow through with a money making project which will be approved by the board using the program template. Matt Ripper will look into a wine tasting event, John Prusak a dinner and attendance at a preview at the Purple Rose Theater, and Markques an online sale of travel photographs taken by board members. Susan discussed the Paddle to the Symphony event that she is taking on herself. Mike Willihnganz will get information on the Cadieux Café for an International Dinner event.

The budget was reviewed and a motion was made by Markques McKnight to approve it for the new fiscal year beginning April 1, 2008. A second was made by Carol Galle. The motion was approved by acclamation.

A paper was passed out showing board member information and expiration dates for members' terms. Susan Trudeau emphasized a review of the termination dates, and suggested that those whose terms are set to expire in the fall of 2008 let her know whether they plan to continue on the board. If they are not, it will be necessary to form a committee to interview new applicants and a vote will be taken at the fall annual meeting.

A list of potential changes was submitted by Joan Smykowski. Day liability fees were clarified. A fee of \$5.00 to cover mailing and administration fees to members requesting the Beacon via regular mail was discussed and approved. Sue will put something in the Beacon and on the web site clarifying the reason for the fee increase. Additional items will be discussed in a future meeting.

Old Business:

- Susan mentioned that she has updated the web site blog and that a Google Picasa gallery could be used for photos of our events and historical pictures. She will be contacting Janel to update permanent web pages with information provided by Joan Smykowski, and adding things such as a membership button on the homepage, etc.
- Susan also is taking on the Beacon since Lisa Giesecke is no longer able to volunteer her time for this activity.
- The Anniversary was discussed briefly and Susan described attainment of oral histories of our older members along with other ways of promoting our council's history on the web and with reunions, a possible trip to Chicago for older members etc. The Midwest Regional meeting in the fall will expound on what HI USA is planning for the year 2009 events.
- A discussion of having a regular meeting date monthly in advance would enhance board attendance.

Markques moved to adjourn the meeting. Mike seconded the motion and the meeting was adjourned at 8:30 PM.