

PEP Meeting

December 14, 2009

Christine Rosario Domingo Rodriguez Luz Rodriguez Pam Ruminski
Judith Sohocki Gordon Johanson Jodell Johanson Joyce Cook
Diane Noe Peter Steele Clara Lawrence Liz Ridenour Lou Ridenour
Elica Dadlow Denise McArthur Ron McAtee Susan Kieffer Bob Boklund

Meeting called to order at 7:03pm by President Ron McAtee.

Finance Report

Checking beginning balance of \$3,082.48.

A few donations received at the Candle Light event.

Ending Fidelity Investment account balance \$122,709.51.

NOTE: Some money was set aside by Timothy in a liquid investment to pay for the roof if needed.

MOTION: Diane, Second Gordon to pay for the pizza consumed while stuffing and mailing. MOTION CARRIED

Membership

Several people at 1008 expressed an interest in joining PEP. Christine suggested that we form a membership committee.

Nominating committee established for next year's officers: Clara, Lew and Elicia.

Old Business

Historic Candle Light Christmas

About 100 people visited the depot. More than that probably downtown.

Thank you notes sent out to workers and businesses that participated.

Businesses downtown were visited, but those businesses further east did not see much traffic.

As far as the decoration contest, nobody turned in voting sheets. Almost everyone decorated their houses, however. Members will check out Indiana and Michigan to establish winners of the contest, one on Indiana and one on Michigan. Send an email to Ron with your vote by 12/23/2009. (or call if you don't have email)

Very few children at the depot, but Santa was there for only part of the time, so we may have missed a few kids.

Some churches were not lit – we needed to remind them on Friday to have the lights on while they were still in their offices – Saturday was too late.

We stayed within the budget of \$1,000, mailing was close to \$700, music was about \$225.

The mayor was very supportive especially getting the depot open, and Fern was there with a hand-out about the history of the depot.

The carriage ride was a success. At one time, there was over an hour wait. Next year, the driver could announce points of interest if briefed ahead of time. May need a roster to know who was next in line for the carriage to prevent conflict. We may also get an additional carriage to handle the volume.

Not at lot of people at 1008, but the people that did come were very enthusiastic. Received some donations and potential members.

The church was happy with the attendance.

Christine has additional notes concerning things to do better next time.

Christine recommends we appoint a chair now for next year's tour. Diane and Pam both expressed an interest in chairing the Candle Light tour next year.

1008 Michigan Property

Clara, Domingo and Judith worked on 1008 and it looked amazing afterward. Also, LaPorte County Sherriff Department “volunteers” did a great job. ACTION: Pam to get “Bob” (of the Sherriff Department) contact info for a letter of thanks for coordinating.

\$50,000 loan received from HLF, interest free for the first year, payments start immediately. Covenants have been established on the property. We are seeking a single site (historic district) designation from the city.

When the building was slated for demolition, the city cut the water lines under the street, and NIPSCO cut both the gas and electrical lines to the building. In order to hook this up, we need to replace the water line all the way across the Michigan Avenue Street. Electric has been approved by the city. NIPSCO will need to run a new line to the building. The gas line has not been located yet.

There may be someone interested in purchasing the building that would prefer to do all work themselves. They have not made an offer yet.

Susan's idea was to make more of a profit on the sale, and give the buyer credit for the next PEP project.

Clara suggested whatever we do should not be under the table. Others suggested that an inducement may not be looked at favorably.

Lots of discussion on whether to list the building and for how much.

Bob suggested we consult with Historic Preservation and HLFII as far as the best course of action.

Ron suggested doing a 30 day listing starting tomorrow. Ron suggested we want to be whole on our investment plus \$1,000. So we must perhaps be more in the neighborhood of \$75k to cover all of the realtor fees, etc. We need a little over \$70,000 net to be whole.

MOTION: Liz Second Diane, Ron to request a 30 day listing on 1008 Michigan at a listing price of \$75,000 as-is, and, and to list with Kim Vincent of All Star Realty, and request a commission of 4% but no more than 5%. MOTION CARRIED

MOTION: Clara Second Susan, Ron has the authority to accept an offer of 1008 Michigan as long as we make at least \$1000 over our total investment. MOTION CARRIED

Fundraising committee for 1008. On hold pending a possible sale. We will consider a revolving fund for future property purchase.

JC Clubhouse

JC Clubhouse (former Girl Scout Meeting Hall) behind Lion's field. The Park Department has paid to stabilize the building, including the retaining wall. The building still needs further work. They are looking for help to turn it in to a nature center. Land behind the building is in development, possibly by Reith-Reilly. Liz is still searching for more information from the Park Department.

New Business

Update of the website. ACTION: Ron to consider a 1008 picture for the website.

Elicia suggested we should work closely with the Historic Preservation Commission – Diane said we were really trying to foster better cooperation between PEP and the HPC.

Our PO Box may be wrong on our stationary.

Pam currently has the Candle Light Tour mailing list. It was suggested that the list be transitioned to the current Officers. ACTION: Pam to get the mailing list to Ron.

MOTION: Liz second Gordon to close the meeting. MOTION CARRIED
Meeting closed at 8:53pm.