

AGENDA

Wednesday, December 4, 2019

**Nodaway County Administration Building
403 North Market Street
Maryville, MO 64468**

6 p.m. - Dinner

7 p.m. – Regional Development Corporation Board Meeting

7:15 p.m. – Regional Council Executive Board Meeting

Posted November 27, 2019

- I. Call to Order
- II. Roll Call
- III. Introductions
- IV. Approve Agenda
- V. Approve June 27, 2019, Minutes
- VI. Approval of Treasurer’s Report/Pay Bills (June 8, 2019 to November 22, 2019)
- VII. OLD BUSINESS
 - a. Discussion of Building/Approve Bids for Bathroom/Conference Room Walls
- VIII. NEW BUSINESS
 - a. Annual Roof Inspection Report (August 28, 2019 inspection)
 - b. Filed IRS 990-N Postcard
 - c. Director’s Report
- IX. ADJOURN

*** If you require any accommodations (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (660) 582-5121 no later than 48 hours prior to the commencement of the meeting.

**Regional Development Corporation Board Meeting
December 4, 2019 7:00 p.m.**

MINUTES

- I. Call to Order**
Vice-Chairman Jack Baldwin called the meeting to order at 6:56 pm in the Conference Room on the Main Floor of the Nodaway County Administration Building in Maryville.
- II. Roll Call**
There were nine board members present, constituting a quorum.
- III. Introductions**
With new board members introduction were held.
- IV. Approve Agenda**
Kat Morgan motioned to approve the agenda, seconded by Regan Nonneman. Motion passed (9 ayes; 0 nays).
- V. Approve June 27, 2019 Minutes**
The June 27, 2019 minutes were previously emailed to the members and made available at the meeting. With no additions or corrections, Regan Nonneman motioned to approve the June 27, 2019 minutes, seconded by Mark Farmer. Motion passed (9 ayes; 0 nays).
- VI. Approve Treasurer's Report/Pay Bills (June 8, 2019 to November 22, 2019)**
Alice Schieffer reviewed the treasurer's report from June 8, 2019 to November 22, 2019. The checking account balance is \$30,399.34. The revenues and expenditures for the reporting period were reviewed. Revenue received for this period was \$5,000 from the Gary G. Taylor grant to expand workforce development services, a refund on our insurance premiums, rent, and interest income. Expenses for the period included building repairs, roof inspection, insurance, and state registration fees. Kat Morgan made a motion to approve the treasurer's report as presented, seconded by Regan Nonneman. Motion passed (9 ayes; 0 nays).
- VII. Old Business**
Discussion of Building/Approve Bids for Bathroom/Conference Room Wall Repairs
Alice Schieffer, Fiscal Officer, and Jerri Dearmont, Executive Director, held conversations with Mark Burnside about the purchase of the Downtown Barbell building for a proposed new office location. Mr. Burnside was initially favorable to selling the building for a reduced cost due to tax credits. Alice and Jerri had also been in communication with Northwest Technical School about renovations to the Downtown Barbell structure. In the end, the cost was still too high. The Development Corporation is looking at other options.

Northwest Missouri Regional Development Corporation has been having issues with the east wall due to water damaged walls in the downstairs restroom and north wall in conference

room. Contractors were notified to see if a waterline was cracked to determine the cause of the water damaged wall. The wall was torn into and old plaster that has fallen from the inside walls was damp. The debris was removed and no signs of cracked waterlines. It appears a gap between the ground and east wall outside the building had a crack that could have allowed rainwater to get through in that area. Holtman Masonry came and filled the crack with cement and the area seems to be repaired. Now the walls need to be repaired. Two estimates were received. Since the bids were under \$1,000 no approval is needed in accordance with the Development Corporation's Procurement Policy. The low bidder will be contacted. No action was taken.

Roof Inspection 8/28/19

Alice Schieffer led the discussion on the annual roof inspection. JR & Co. performed the annual roof inspection. Several spots of the roof were identified as needing to be repaired. Since the repairs were weather-related, repairs were covered by the warranty and have been repaired. No action was taken by the board.

VIII. New Business

Filed IRS 990-N Postcard

Alice Schieffer informed the Board the 990-N Postcard was submitted to the IRS.

Executive Director's Report

Jerri Dearmont spoke about a possible fundraiser to assist with a building. The staff spoke with USDA and Neighborhood Assistance Program tax credits. Neither is a viable option. The staff also investigated into sharing office space with another organization. Several potential buildings in town were visited, but none were suitable for our needs. The Bylaws of the organization state the Regional Council/Regional Development Corporation must be centrally located in the region. The Development Corporation is a 501(c)3 and can accept charitable contributions. Please let Jerri know if you have any ideas.

For more information about the Development Corporation and Regional Council can be found on our agency's webpage at www.nwmorcog.org.

IX. Adjourn

Regan Nonneman motioned to adjourn the meeting at 7:29 pm, seconded by Mike Farmer. Meeting adjourned (8 ayes; 0 nays).

Members Present

Mike Farmer
Lorie Carlson
Regan Nonneman
Bob Stiens
Tonya McCampbell
Kat Morgan
Arnie Kreek
Bronson Herrera

Members Absent

Curt Livengood
Adam Stanton
Monica Bailey
Duane Nauman
Brock Pfost
Josh McKim
Jubal Summers
Ben Abplanalp
Gene Auten
Gary Carlson

Guests

Tyler Paxson

Doug Sutton

Staff Present

Jerri Dearmont

Kim Mildward

Steve Houts

Rita Wallinga

Amy Dowis

Alice Schieffer

Cassie Hasekamp

Denise Hockaday

Gary Carlson, Chairman

Bob Stiens, Secretary