

SRMCS Building Board Minutes

23 May 2017 3:45 PM

503 Bldg.

Roll Call:

Present: Eric Chlan, Rick Freese, Andy Moll, Katie Curtis, Dan Cotten, and Don Frankl.

Absent: Matt Lindberg

Meeting was called to order by Building Board Secretary Rick Freese, in Board President Matt Lindberg's absence.

Approval of Meeting Agenda:

Motion to approve the meeting agenda was made by Eric, seconded by Andy, unanimous approval.

Previous Meeting Minutes:

Review and approval of previous meeting minutes was tabled for this meeting, the Board decided to wait for Matt.

Financial Report:

Financial Reports were presented by Andy, balance sheet and the P&L statements were reviewed. Current assets are relatively unchanged from the previous meeting, and while the P&L showed a loss, cash flow remains positive at this time. Eric made a motion to approve, Rick seconded, unanimous approval.

New business:

Rick made a motion to approve Dan Cotton's appointment to the Building Board, seconded by Eric, unanimous approval.

Board discussed refinancing options for the 500 and 503 buildings to consolidate current loans and if there was potential to lower monthly expenses.

---Two proposals were reviewed, one from David Krause of MN Lakes Bank, and another from Sarah Barthel from Sherburne Bank.

---Upon review by the Board, the Sherburne Bank proposal had a much lower interest rate, as well as the option for tax exempt financing with city approval using state allotted guarantees. The Sherburne Bank loan would also include \$100,000 for capital improvements to the existing buildings. An estimated \$1800/month reduction in expenses would be the result in refinancing using that proposal.

---It was noted during review of the proposals that an estimated \$3500 expense would be incurred for the appraisal for either one.

---Rick made a motion to allow Sarah from Sherburne Bank to present the loan to the city for their review for use of the state's tax exempt guarantees, and based on city approval, the \$3500 appraisal would be authorized. Eric seconded, unanimous approval.

Katie presented the board with a list of proposed capital improvements for review and prioritization based on what could be afforded. The list includes, but is not limited to, the following: residing or painting of chapel/steeple, new carpet throughout the main building, fixing the duct work for the AC system, separating the chapel and basement thermostats for better temperature control, repair vents in chapel, paint interior of chapel, replace climbing bars on the playground, fix the drainage issue in the basement, replace chapel flooring, fix classroom E1-1 front wall, enhance window/foundation seals by playground door, add cameras in the chapel, add a canopy over side/carpool door.

---The City of Monticello letter of credit is waiting for release soon, based on final engineering approvals from the city. Katie will check on status.

---Katie reported that she had contacted Restore 24, a damage restoration company, to do repairs and replace a downstairs classroom sink unit, wall and backsplash in the 500 bldg. which have been damaged by water. ½ down was required, and work would be done during the 1st part of June.

Old Business:

---The second water meter for the 503 bldg. has been installed to separate the water usage of the building and sprinkler system to reduce the impact of the sewage bill.

---Discussion for the acquisition of more lockers for the pre-K was tabled until there is more money for them. Andy made the motion, Dan seconded, unanimous approval.

---Maintenance of the Church/Steeple was discussed in the capital projects list earlier. Determination of how to proceed will be driven by funding from refinancing and how total funds will be allocated.

Board Correspondence and Communications:

---None

Review of Next Meeting Agenda:

---TBD, based on timing of updated refinancing information

Motion to Adjourn at 4:40 p.m.:

---Made by Rick, seconded by Eric, unanimous approval.