

## **MABA Minutes – February 2, 2014**

The regular meeting of the Malvern Area Betterment Association was held at the Library Annex. It was called to order at 4:00 P.M. On February 2, 2014. Members in attendance were: President Bev Dashner, Vice-President Cheryl Jones, Secretary, Diane Clay, Treasurer Deb Breeding, MinDee Sommerla, Patty Beres, Rebecca Johnson, Zack Jones, Amy Smith, Fred Moreau, Ruby Simms, Allen Hall, Greg Jones, Ed Mulholland, Mike Blackburn, and Monte West.

Minutes were read. A motion to approve the minutes was made by MinDee Sommerla and seconded by Deb Breeding.

Treasurer's Report was as follows: Regular Checking \$13,351.47, Recreation Project \$27,653.04 Gateway to Chaos \$19,315.74, Malvern Bucks \$530.00. Motion to approve the treasurer's report was made by MinDee Sommerla and seconded by Patty Beres.

401-403 Building progress – Kate Phelps and architect took a closer look at the buildings to revamp. He added \$100,000 to what they originally thought. We will be looking at more grants.

Zack Jones reported on an investor meeting he attended. Zack meet with a potential investor from Des Moines that had showed interest in buildings like the 401 & 403 in different areas of Iowa. He seemed interested. The contractors who also attended the meeting were interested in the construction job. It was a very informative meeting about tax credits and etc. There is an Iowa 25% tax credit for investing in a Historical Building. They suggested 401 and 403 should be separate project. There is a 20% Federal tax credit for allowable expenses put out. This does not apply for grant money. The ideal thing would be to sell the buildings. We need to do a vision – apartments upstairs and what downstairs. If we would interest an investor there must be a plan.

The JEO strategic plans were discussed. Should this service be hired? City of Malvern does not have a Strategic Plan right now. Two consultant plans were handed out. One for Pool/Park evaluations and recommendations and one for a Vision implementation Plan for the community. The Pool/Park would see what the community wants to do. Repair the pool if possible or put in a new pool. The Vision Implementation for the town is to clarify and define projects approach, and data collection needs to provide planning services required to complete a Vision Implementation Plan (VIP) for the City of Malvern. This would define civic goals into ten categories: housing, park and recreation improvements, public schools, community festivals, economic development, youth activities, public infrastructure improvements, trails development, new building(s) downtown, and potable water supply. A steering committee will be formed to identify goals, associated objectives, itemized action steps and timetables for effective and efficient implementation of each community goal. MABA will call City and get put on the City Council agenda. It is important to get the city's approval and participation. This needs to go hand in hand with the City Council of Malvern and MABA. Mayor Mike Blackburn says this study is vital. This needs to be done to present before the school makes decisions for changes. This needs to be done now. The JEO consultants meet with MABA's board next Thursday at 6:30 a.m. at Classic Café.

The Welcome Center sign was discussed. Pictures of options for the sign were passed around. It was suggested it be bronze or brass. It will be by the flag pole at the Community Building. A grant has been written and applied for. This will be tabled until we see if we get the grant.

Cheryl Jones reported on the Valentines Dinner Fundraiser. All set up except needed additional help cleaning up. MinDee Sommerla is furnishing wooden roses for the ladies at the Dinner.

Gateway of Chaos was discussed next. Need to decide if it is going to happen. It will be at the Fair Grounds this year. We have met with the Mills County Fair Board and we will be paying \$1500 rent for the food stand area. It is estimated it will cost approximately \$13,000 to put on this year as the location is changing. Semi truck trailers to store the supplies have been priced at \$1,000 to \$3,000. Depending on how many we need. Where to store the trailers was discussed.

The Gateway of Chaos people were meeting at the Community Building so they came to our meeting to discuss the Gateway to Chaos. There were nine people present representing Gateway of Chaos. Kari Fry informed MABA members what was presently happening with the plans. One problem discussed was the lack of volunteers last year. It was suggested to get other groups involved like the 4-H Clubs, Scouts and etc. Maybe letters could be sent to approach other groups for volunteers. Also need to be looking for more adult volunteers. An idea for fund raising suggested was to pay someone a percentage to do fundraising from corporations and companies. A 5% commission was suggested. MinDee Sommerla said she would be interested in doing this. Bev thanked the Gateway of Chaos people for coming to the MABA meeting.

Independence Day Celebration Plans were discussed by MinDee Sommerla. MinDee will form a committee. A meeting at 3:00 p.m. before next MABA Meeting on March 2<sup>nd</sup> will be held to do brain storming and come up with ideas.

The MABA membership mailers are done and been mailed out. Several forms have been received back.

Meeting was adjourned at 5:35 p.m.

At the meeting on March 6<sup>th</sup> at Classic Café the MABA board voted to continue with Gateway of Chaos in 2014 at the Mills County Fair Grounds. The board also voted to go forward with the JEO community planning process and park/pool study if the City Council and Park Board approve at their next meeting.