

Gualala Community Center Board of Directors
Tuesday – October 8, 2024 – 1:00 p.m.
Gualala Community Center

1. Call to Order: 1:05

2. Roll Call: Kevin Evans, Leslie Bates, Whyte Owen, Barbara Pratt, Karen Russell, David Fouts Absent: Jami Sundstrum

Staff: Kathy M, De Williams, Volunteer: Paula Smith

Nancy Howard, Cathe Barnes, Cathi Matthews, Adrian, Salli Shine, John Bower, David Ross, Bill Matthews

3. Approval of Agenda m leslie, s karen approved

4. Public Comments on non-agenda items:

John Bower: Observed pedestrian traffic and parking limitations in relation to the future of the Farmers Market and Vendors. The Cal Trans Streetscape will change the current status.

5. Approval of September 10, 2024 Minutes: Karen-partial, Jami to complete. Table to November meeting.

6. Correspondence/Presentations:

a. Pay-n-Take Consolidation Committee Report – October 8, 2024 Will be added to the November Agenda for discussion. Submit additional questions in writing. Cathi M-is concerned with project going forward. Cathi B-concerned with lack of transparency by the BOD. Kevin-BOD not prepared today, will provide answers in writing.

B. Correspondence Kathy: Thank you from Seniors and Star Cross. Acknowledgement of completed right of way contract with Cal Trans and Check for \$9500.

7. Treasurers Report: David Fouts Sept PNT \$22,400, Expenses \$16,000. Part of the expenses include the Demo of the Pink House. M Karen s Barbara approved.

8. Committee Reports:

a. Annex Expansion/Remodel Committee – Progress Report
Kevin-David Ross (pro bono) and Adrian presented some drawings for what a remodel might look like. David Ross made a presentation-adding 1800s' to the annex, hand drawn conceptual diagrams for reference. Adrian will add details for the benefit of presenting it to a contractor. ***(Clarification that the new building will have solar power (without batteries-generator for back-up.) Kevin would like department heads to review these suggested plans and prioritize the designs. Karen will follow up. Karen expressed there are fundamental concerns by the PCC and Department Heads about costs of new building and how the project is to going forward.***

b. Building Maintenance and Operation – Bill Matthews
Capital improvement funds for roof and furnace still unused.
Failed Windows and doors will eventually need to be replaced.
Garbage services are adequate without large containers.
Overstock books and clothing are still being transported to Santa Rosa. Wednesday Freebie day working well. Repurpose, reuse and recycle

i. November and December Pay-n-Take Calendar - Clothing Department closed the Saturday after Thanksgiving.

c. Funding/Grant Opportunities – David Fouts, Whyte Owens

Kevin-open up applications for other nonprofits to apply for grants from GCC **David and Whyte to follow up.**

Whyte-our current obligations will not be affected by the building fund.

Leslie-applied to the Mendocino Community Foundation \$6500 for specific item-the architect suggested the propane tank

d. Branding/Marketing/Newsletter – Barbara Pratt -below

e. Department head/volunteer meeting – Karen Russell
Serious concerns regarding the operation moving forward, spending money, who is on what committee and how are those committees selected and members appointed, questioned the \$100,000 stated as not coming from the PNT, clarification on the boards authority to spend, PNT as an entity as it will fund any loans. Questionnaire being prepared to go out in spanish and english. Nancy has stepped down.

9. Old Business:

a. Community Center Rebuilding Update:

Kevin-ready to submit 100% construction drawings to the county to start the permit process. May take 60-90 days for the permit to be issued

b. Capital Campaign Update – Kevin Evans

i. Banner Design

Free banners ordered, will be received this week.

ii. Advertising/business cards - Barbara

Distributed to BOD and for distribution in the community
Paula requested the tax number.

iii. Name Badges

Distributed, Paula prints them.

De will bring in the color printer.

iv. Grant Update - Kevin

2 million Federal grant was approved in committee and awaiting votes. Chris Rogers (candidate) willing to utilize his resources for state monies toward GCC as a resiliency center.

v. RCAC Loan Program - Kevin

Paperwork is submitted. 3% current fee, not tied to specific project-may be used for the annex.

vi. Fundraising letter for GCC Membership and public

Barbara to send out prior to Thanksgiving.

**Question about Member meeting-last one in
2023 at the Arts Center, Add to the november
Agenda**

Vii. Giving Tuesday - need to set up

c. Pink Building Status – David Fouts-a completed permit to give to the Coastal Commission with a check for \$1528. Molly Jans would like to meet Friday, to prepare the packet for submission.

10. New Business:

a. October 25th-Pizza Fundraiser – Paula, Barbara, and Leslie

BOD should attend, Karen to sell tickets at plant sale using

Square, discussion of beverage donations, posters, FB ads, PSA's,

b. GCC Gala event 2025 – Whyte Owen RCU-Community Activities support, may sponsor a Gala fundraising event.

Whyte will follow up on scheduling.

c. Forager School Fundraising Dinner

Kevin-Oct 17th, \$200 person, who to send? Motion for Kevin to attend GCC fund one ticket. by GCC M Barbara SDavid approved.

D. internet at clothing store-Karen would be used by the department would aid in pricing. **Karen will follow up on options.**

11. Office Manager Report – Kathy McMurtry Check received from Sonoma County Community Foundation: \$20,000

12. Upcoming Dates and Events:

a. Pay-n-Take – October 5

b. Meet State Assembly Candidates – October 5 (Del Mar Center)

c. Board of Directors Meeting – October 15

d. Pay-n-Take – October 19

e. Pizza Fundraiser – October 25

f. Pay-n-Take – November 2

g. Board of Directors Meeting – November 12

h. Pay-n-Take – November 16

i. Happy Thanksgiving – November 28

j. Lions Lighted Truck Parade – November 30

13. Personnel-Closed Session

Pay 'N' Take Consolidation Committee Report to the Board Oct. 8, 2024

In trying to figure out how we would incorporate the clothing room, into the proposed new building, we have come to realize that there are many concerns in regards to:

- The cost of the project
- The practicality of the building as designed
- The fiduciary responsibility of the GCC Board to the membership
- No documentation demonstrating that Pay 'N' Take will be allotted appropriate square footage in the proposed new building.

We need answers to the following questions:

Costs: What is included in the estimate of a project cost of \$7 million?

- o Site preparation
- o Landscaping and hardscape
- o Furniture
- o Electronic and technical systems
- o Kitchen appliances and equipment
- o Dishes and flatware
- o Architectural fees paid to present
- o Architectural fees anticipated
- o Contractor bid for the project
- o Additional Subcontractor costs
- o Additional payments to the contractor
- o Who else will be hired for this project: consultants, grant writers, fund-raisers, PR, and the anticipated cost of each
- o Anticipated insurance costs
- o What are the projected maintenance costs of the proposed building
- o What are the projected utility costs

Loan: Has the construction line of credit been approved?

What are the terms of the loan?

What is the anticipated total cost?

Are you planning to use Pay N Take funds to service the loan?

We think the Rebuilding Project should be paused until there is clarity on these issues.

We understand that you and previous board members have worked very hard to reach this point in the Rebuilding Project and we appreciate your willingness to serve in this way. Our intention is to work with you to achieve a design that best serves our community.

Cathi Matthews, Maybeth Shockey, Cathe Barnes, Nancy Howard, Susan

Miletich (community liaison),
Members of the Pay 'N' Take Consolidation Committee