

**ANNUAL MEETING MINUTES**

**May 19, 2025 at 3:00 pm – City Annex Building Conference Room**

**Present:** James Gardner, Kristen Smole, Therese Giese, Bill Lavery, Jeff Whisler, Mike Huber, Sherry Weber (Recording Secretary), Joshua Hofer, and Drew Wynes

**Present via Webex:**

**Call to Order**

This meeting was held in-person and via Webex. Mr. Garner called the meeting to order at 3:00 p.m.

**Approval of Minutes**

Mr. Gardner asked for a motion to approve the Regular Meeting minutes for March 17, 2025. Moved by Mr. Huber and seconded by Ms. Giese. Voice vote, all in favor. Minutes approved.

**Old Business**

Mr. Wynes gave an update on EZ-2 Data with focus on ongoing projects and financial incentives for eligible businesses with emphasis placed on improving the understanding of state association regulations and business eligibility. Business Report

Ms. Smole gave an overview on the Tolson Center funding and grant matching commitment of \$25,000 made by EUEA in June 2024 meeting for their phase two construction. Mr. Huber made a motion to authorize the check for \$25,000 be cut to the Tolson Center to support the development of phase two construction. Seconded by Ms. Smole. Voice vote, all in favor. Motion passes. Mr. Hofer to reach out to Tolson Center for process of fulfilling the EUEA commitment to grant matching and reach out to the Community Foundation to write check for Tolson Center from EUEA funds.

**New Business**

Mr. Hofer discussed potential receivership processes and necessary legal frameworks. Mr. Hofer prepared documents to clarify roles, responsibilities, and financial requirements for future receivership projects. Mr. Hofer proposed forming a workgroup with at least three EUEA members to coordinate with subcontractor engagement and legal assistance for the receivership process. This workgroup will review qualifications and costs from legal and contracted proposals, make recommendations to the EUEA board as well as prepare a summary document outlining the receivership process to share with potential subcontractors, identify and source 3-4 qualified legal firms and contractors for receivership project, and develop a process for determining project priorities and models before approaching developers. Mr. Hofer will coordinate the workgroup via email and identify legal and developer terms by next EUEA meeting. This workgroup consists of EUEA members, James Gardner, Kristen Smole and Bill Lavery. The board discussed the financial impacts of subcontractors in proposals and potential cost increases. The workgroup will explore role and partnership dynamics with subcontractors and developers for property renovations. Clarity is needed before engaging developers for legal partners.

Mr. Joshua Hofer indicated to the Board that Kruggel applied for an extension for the organizational taxes due in November. He will also keep checking for updates on the 501-C3 status and expedite process if possible.

Financials:

- Mr. Lavery made a motion to approve March 31, 2025 and April 30, 2025, INOVA financial statements. Seconded by Ms. Smole. Voice vote, all in favor. Motion approved.
- Ms. Smole made a motion to approve March 31, 2025 and April 30, 2025, Community Foundation financial statements. Seconded by Mr. Huber. Voice vote, all in favor. Motion approved.
- Mr. Lavery made a motion to approve the Warrick & Boyn invoice #192741 for \$91.50. Seconded by Ms. Smole. Voice vote, all in favor. Motion approved.

Adjournment:

Mr. Gardner asked for a motion to adjourn the meeting. Moved by Mr. Huber. Seconded by Ms. Smole. Voice vote, all in favor. Meeting adjourned at 3:51 p.m.



James Gardner, President