

Minutes of the August 28th, 2024 MISCA trustees' meeting

Present in person: Mia Boynton, Mary Weber, Brandon Bezio, and Julie Stone.

Attending by Zoom: Richard Farrell (secretary), Melissa Dudek (treasurer), Lisa Brackett, Nick Cennamo, Jon Floyd, Tobey Levine, and Danik Farrell.

The minutes of the July 23rd trustees' meeting were accepted as written.
The trustees approved the treasurer's report.

Summary of the treasurer's report:

Income	\$13,433
Expenses	\$13,715
MISCA account	\$39,460
Money Market account	\$464,603
MCRF	\$33,057
Buyback CD	\$88,987
New Projects CD	\$15,189

New Business:

Mary requested a copy of the Plantation tax bill to MISCA.

Meadow Lots:

Mia reported that she and Amelia have been approved for a construction loan. They are continuing to build. The rough plumbing and electrical work is done. She noted that for lenders and others the Plantation needs to provide 911 addresses for the Meadow Lots. Mia (in her capacity as a purchaser of building rights) has signed a Monhegan Plantation Power District easement for the new house.

Store: no report.

Fundraising:

Mia reported that she and Ameilia plan to have an open house and cookout in the summer of 2025.

Fundraising, continued:

Jon reported that he and Nick are preparing for a cardboard regatta in 2025.

Laundromat/MICA building:

The Laundromat will shut by November if no one leases it before then. Lisa suggested that if it is shut, the water be drained so there is no need for heating in the winter.

Nick suggested that the gutter above the Post Office be cleaned.

The Looks:

Mia reported that the continuing trustees and those newly elected met in executive session to consider the future of the Looks. They agreed to extend Hanna and Walker's lease for six months. Mary added that they also agreed on the need for an appraiser to advise MISCA on the value of Overlook and Underlook before the expected sale of the two houses. She reported that a real estate lawyer has agreed to prepare documents for the sale. She and Lisa said that the sales would take place as soon as 'all the pieces come together.'

MCRF: no applicants this month.

Other Old Business:

The trustees approved two new MISCA applicants: Michelle Oliver and Sarah Houle.

New Business:

Mia reported that she had talked with Monhegan Associates' president, Fred Faller, about the need for land on which to build affordable homes. She, Jon Floyd, Lisa Brackett, and Sierra Brock attended the preparatory meeting for the Associates' annual trustees' meeting where she advocated a partnership of MISCA and Monhegan Associates (MAI) to help provide land for affordable housing. She felt that many Associates' trustees were supportive and reported that MAI had begun a process of discovering what land it might offer legally, which areas of land are bound by deed restrictions, and which areas might be rezoned by the Maine Land Use Planning Commission. She will check with Fred Faller on MAI's progress.

Nick asked if MAI had requested a letter of intent from MISCA. Mia said she would draft such a letter.

New Business, continued:

Tobey suggested approaching Monhegan Associates' members to also become members of MISCA. Richard reported that Fred Faller thought this would be possible if the approach was made through an Associates' letter to its members – and that a request for such an approach would also likely require a letter of intent.

Lisa reported on a rumor that a lot of land in the village was for sale. Jon said that his contact with a real estate agent had not confirmed the rumor. Melissa offered to help with further inquiries.

The next meeting was scheduled for Wednesday, September 25th at 6:30 p.m.