

TBA meeting 3_13_24

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SUMMARY KEYWORDS

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00:00

Okay, so the next step would be to make sure you're happy with me.



00:04

Okay, I'm gonna call this meeting to order at 536 How's everybody doing tonight? Thanks for coming



00:17

okay



00:20

so as always, there's a transcribe of our minutes on our website. You can always access either you can listen to it or you can read it. It's always on there right after the meeting. That's what this is here for. Eric and I are trying to stream tonight but we're not sure if that's going to be successful yet or not



00:48

any new members in here tonight? No, no new members, okay. Has everybody signed in and put your business card in the in the basket. All right. So now we're gonna go around the room and do our business pitches. 45 seconds each. Sarah,



01:05

back, lead it off. Sarah King fall is getting paid to get more we clean paints and more. So we are currently I don't know if we're looking for projects more. We're always looking for projects. We are booking probably right now. end of April in terms of exteriors, and any projects at this point

but you need us for your point is



01:36

we are looking for



01:43

Yeah, we are currently looking for a lead painter. Anybody with at least five years experience more. Tier



01:55

Terrapin, Director of Planning and Development for the town of Thompson as always, I hear more as a resource for you that as a member of the association brought some fliers about that event being hosted at East con on Thursday, April 25. Learn about the Connecticut Small Business boost fund which is co sponsored by the Northeast chamber and the economic and community development office. So I really wanted to take something that could be an interesting event that will potentially hook you up with funding sources. Whether that be loans or grants I'm not sure



02:43

me tell you don't work here at that transportation company, full service landscape company and a animal transport and waste removal service on the transport side. Along with random freight, yup, we do it all. Also on behalf of the village in perfect society, which is the board that takes care of the historic town Thompson's on town comments. We're looking for business sponsors sponsorship program that we're rolling out to maintain the common in hold events. We are open for business as far as that's concerned. We look forward to anybody who wants to use the common respectfully throughout the year, enquire with us or myself. And that's it. As far as landscaping goes, busiest time of the year if you need anything, just call



03:36

Chris Nelson systems solutions with the wingman LLC. I'm in my 24th year here being your partner everything in network and computers. registered insured and we're Island Connecticut, Massachusetts. I can do commercial as well as residential. I work on wireless or wired networks. Laptops, I will work on Macs. And I do print and backup which is one of the best which is the number one way to stop ransomware so



04:26

it's cam from simply soaps and kind of our offseason we started farmers markets back up in May but we're currently doing baby shower favors and wedding favors. And



04:41

I mean I'm a family when my daughter was a baby a few months ago so I can



04:55

I'm Heather Boyd from may close down the tiller supervisor over there. I just came just for Megan to him slim good to know we are hiring at our Johnson Branch for personal banker. So if anybody knows anyone who wants to get into banking, send them our way please.



05:14

For the first branch My name is Megan. I'm the assistant manager of fake hometown. The bank always has specials we have the seven on CD right now for 7% and we have a lot of them on CD for 5.12. We have a platinum VISA credit card 0% interest for 18 months and then I wanted to highlight something cool that our branch does which is Intel and you want to remote that we're hiring to anybody is we will sometimes go out and like support businesses or organizations, things like that. So something we just did right before we came here from three to five was we went to Teague and did we worked with northeast opportunities for wellness and life skills, like course are 12 to 14 homes. From revolution mortgage licensee in mass Connecticut, Rhode Island, North Carolina and Florida. The company is a franchise we actually can do mortgages anywhere. I do have a tutorial. So yep.



06:27

Okay. And



06:29

I am Miller I am from tiga. I want you to know one of the young gentlemen who attended tonight came in and he was very hesitant about attending payments and so he really loved it. Yeah. So the home run there will be filling you in later. So we will take Joanne



06:53

and Brian Fredo and just wrapped this slab fine on EGC Thompson trails Thompson together race corrector for the Thompson turkey trot in my spare time, as you know about the Thompson business association with the golf tournament and I'm now driving the food truck on Thursday mornings delivering food to the schools and whenever I can and need to help I hire people that are part of the business association that is included. Mike and Sarah. Dave have power equipment. He's still with you. Right,



07:26

Dave? Not from power equipment. Oh DC is decent. Yeah, but also I'm good. Oh, he's actually that the other day was actually not renewing this year. Yeah, he was a member. I'm



07:39

kind of a big supporter of all you guys and those of you who sponsor my America, no.



08:01

Europe, America I do pictures, photos and videos. And when technology works, you know, let's do this thing. We're just trying to get Facebook to communicate. You just need to use Chrome. Okay, right.



08:21

Brian, you see you know, I chair the Economic Development Commission. Still try to be retired people are still calling. But I'm actually busier than the other Brian. Just different things. That's it. I don't know. I don't know. I guarantee it. And



08:41

I'm being embedded I own dBc solutions. We do additions, remodeling and outdoor living projects and we transform the space you live into a place you'd love to be and also just a quick note are my BNI group in Auburn is having a visitors day tomorrow on Saturday is common. If there's anybody else that's interested in networking with BNI. Pete we already have a mortgage guy in the group but you can come hang out if you want and seven tomorrow morning anyway. Chris, we don't have a computer guy. Oh no, I'm sorry. We do have a computer guy now. We don't have a nonprofit group



09:19

yet.



09:21

I did attend the meeting. Yes, you did. It was amazing. It was just trying to do it every week. But I was really excited about the group. So if you have a chance to attend that meeting, I would go check it out. Very exciting.



09:34

Thanks. I appreciate that. All right. So now we're moving on to Pete. He's got the floor because he's business in the month for the past month. So he's gonna tell us a little bit more about mortgages.



09:49

I run a little cheat sheet I usually do these to real there's a job. We get into the advanced one. I think Tom would agree with me. Some of the issues that we have is a lot of people have old roots and how science is done. 20% down right and all that kind of stuff which is which has been gone for five years. There is in this area. This is called sci fi. It's called the World Development USDA. The leading financial club in the work of contemporary construction repairs is FHA loans. We have one organizational model, three mortgages, second homes and commercial loans. We have a department that does commercial loans. So



10:47

take one of those. The thing



10:48

is you guys I do keep an active list of vendors. I can't. So one has a house of needs needs a roof or it needs a boiler or whatever. I can't say you call this guy here, but I can definitely put your names into into the queue and it will be mixed in with with realities. I'd be happy to do that for all you guys would reckon do. Best bet is if you're interested or if you want to do additions or remodeling the cleaning and painting get a hold of me and we'll get you there is some paperwork has to be done from when you become a approved vendor for bank. If you're interested in doing that, I'd be happy we do that paperwork now. Right now things we've proven almost dead soft, very, very slow. But when it comes when does once you become an owner in this year of rates are dropping a little bit this year. We don't really know it isn't election year. So traditionally that was raised with guidance with causes. whoever's in power, tries to make it a little easier, fair. And that works on both sides of the fence. So we do expect a small rate reduction sometime between now and election. Usually the biggest thing to worry about is knowing where are they? What is the cost of food for the birthday? Party? Or what is the cost of gas? Those are the things you really push towards in an election year. So how would you like to be conservative? But right now the housing market is in is in pretty rough shape. There's a lot of buyers I have a lot of problems. If people are concerned about bringing their homes to the market, we didn't say sell the house there have a place to live, that kind of stuff. So it becomes a catch 22 And it does break I see this multiple times I've been in real estate since 1983. I started flipping their houses in 83. So I've seen as I said as an 89 course 2007 or so. But we'll get through this one too. You know, I know you guys love to kind of play right now. You guys are working for April that's as far as to what we just go make sure if you guys are looking at listing properties or interested in buying or going to some someone else, make sure that they come see us beforehand. Especially if they're looking at selling and selling your property. Make sure you go see a mortgage loan officer before you sell your property so you shouldn't even buy a property. A lot of people will get an assumption you've been paying this mortgage for 20 years plus they can afford the mortgage. But it was 20 years. You picked up two car loans you sign for your brother in law or cosign if your brother was camper. You're

signing your kids go to college, law school, that kind of stuff. You might not be able to get a mortgage. So if you are looking at selling your property, make sure that you take the time beforehand to go through get pre qualified so that when you do sell your property you can replace because that I have seen I was a realtor for 16 years as well. So I mean I've seen I've seen that happen as far as the loans to zero I say ours is a USDA and that isn't that's no doubt Pam 100% financing. It's a great product for this area, and everywhere around everywhere except for in Eastern Connecticut except for Norwich New London all of Windham county is available for that. FHA loans are three and a half percent down. They're a little more liberal and are easier to qualify for but at the same time they are going to be a little bit more expensive, which is if it's easier, quicker, it's probably going to cost some of the some of the fees and stuff that go with an FHA one or higher and the minimum insurance is going to be higher. When you do VA loans, VA construction loans he was a construction loans FHA construction loans. I even have a loan product where but he isn't really so he's have to buy if you want to build a house by the way and pay off the land the way to your name you use that as a down payment for the for the house. You don't need to do that anymore. I can I have one products, zero down payment, I get you the money for the way and the money for the construction. All one closing and you just pay on all your dues pay on the draw room when you pull out towards the construction to his land to pay that monthly. And then when you finish with the loan converts to a conventional mortgage, so it's a fantastic product as far as the view on VA loans are 100% financing FHA loan exceeds two and a half percent. We also do conventional loans I can do 3% is literally sweeps and down. name to match. Here's a financing to not apply to the property that you want apply. So they also live wealth analysis to the person every moment product. So Vista used to have restrictions as far as renovating the house. We have a program where I can get you up to 10% of the actual sale price. So if you're looking at a house and it needs a boiler, just gonna fall in the water with a lot of people you see advertising on Zillow and stuff or they say no government financing. Don't even bother to ignore that this is a realtor doesn't know what they're talking about. There. Is there is government programs, they can cover just about any piece of property. It's a matter of qualifying not only the person but to property. For example, property has dropped out of the products as well. It's everything that I do we do my my pain comes from the bank itself and bank pays me commission, whatever loans that we sell. The bank pays a commission by bringing them putting the buyer together with the bank. That's why we don't take any money from the buyer. Pre qualifications are free. The financial aspects as far as what lawn wood products that's all free, we get it I give advice all day long for free people call me. I'd be happy to talk to anyone to be able to use even if you're gonna go with someone else. You just want to kick back and get another opinion. I'd be happy to look at it. Don't Don't be shy. I had a welding business for 20 years. And I built it the same way I give advice. If you if what I gave you what I tell you was going to work for you by all means we'll do business. If you can do better. Well then you should do better somewhere else you should. I can't be all over there are some wrongs make America we are back hometown. So we need to talk to both of us. To anybody who questions, concerns. I know it is unless you're looking for a mortgage. I don't give a damn about mortgages. I get that so but that is what I do. It's what we sell



18:22

20% down but then you fill in the PMI right?



18:25

Yes. If you don't make if you don't, if you don't think when you sit down

 18:30

let's say it is what's the interest rate right now? At what's going on

 18:40

right now and we're waiting just six days. If people don't have like, really, I tell you, you know they're really hitting us is the minimum credit scores, some say 6.6 for AMC 630 will be approved. Right? When you when you when people go right on the edge like that. They might be better off with a local bank and you can work with them. We don't service any loans or loans or sold us. So we're very restricted by by the guidelines and we have to raise costs. You have to fit into that category. Some of the local banks that they come down, they can work with you, especially if they get along to their turn. So people who are a little bit in a tight spot can I only refer them to maximum trying and if someone says you know you're someone you're working with somebody you know when you're trying to get a loan to get shut down. Not to bash the local banks but the local banks have set programs they have three or four programs or whatever they fit into. And if you don't fit into those three or four programs is I'm sorry we can get you the wrong the person walks away saying he did wrong you can get along okay, you might maybe you can. But you go to a private bank or the local bank. They're gonna have a few programs you the fitness programs that I work with literally hundreds of banks all across the country. And what happens I take all your information and it gets persisted and all the banks will the insurance companies have been on it for mortgage insurance. The banks are always going to go buy your information and your credit scores and all that kind of stuff. But the fact that may just be clear that just because someone finders shuts you down doesn't necessarily mean that you can get along. You need to shop around when you're when everyone's gonna go buy a house. There's an old saying before you buy a house, you buy money, and that's what I do they sell money. And just like you were going to go buy a car you would just go buy a blue car, right? When you need money to buy a house. This is the first guy that's gonna shop around, come see me come see the banker. They come down, come here and get a good idea with tenure. Whatever you're doing, you're going to be committed for 30 years. You might want to wait some iteration we had trouble with your kids don't seem to grasp that concept. Understand. It's a major decision. You shouldn't be taking over the office. We do we have an office in Danielson. I have 90% of my work from my house. I do go to dance. I meet people there. But I mean literally nowadays. You know you need a phone computer. I could be sitting on a beach in Florida but I don't know if that doesn't go too well. Sorry to get back to you. It's something I do work on a lot in my office in my house. But again, I do have we do have the boxes on the street. But a railroad track Okay, how's that? Thank you.

 22:15

Thank you

 22:21

Okay, moving on. Indy's not here. So we're we're skipping that and Brian, you're un

Okay, moving on. Judy's not here. So we're we're skipping that and Brian, you're up.



22:29

Okay. Did you know we're looking, always looking to involve people as members. I did go to sweet Jane's thrift shop a couple of weeks ago and told her about us haven't heard from them yet but the shops doing really well by the way on Thompson road. She's she's pretty happy. Membership. Right now. We're still we still have a lot of holdouts for renewing actually paying. The roster itself is is we lost some it's down to 75. We lost data small engine repair. Home Team inspection. PitStop is has not opened a couple of months fantastic together simply life services as P digital stump be gone blissful Tea Party and Wilsonville bourbon farm so if you see any of those people and you know if it slipped their mind, we might mention it if they don't want to join that that's fine. There's another What 15 or 2020 More that haven't paid, they haven't paid so they're getting reminders and we'll see the the other thing that I have is a note from Renee, the town clerk looking for people to donate for a raffle It's a town clerk's window Tony Cohen clerks are hosting a fall conference they're not looking for money per se they're looking they do raffles so they're looking for people to donate gift certificate, or or a service or even a monetary donation. You can call or email the town clerk if you want more information. And I do have the number and the email here.



24:39

We circulated that with the agenda this month as well.



24:42

How many read this one? That's why I'm bringing it up. I don't read everything I get either I tried to write but anyway, you can talk to the town clerk go online and email her a caller if you're interested at all. I think that's



25:09

Okay, moving on to the Treasurer's Report and of course Sandy is not with us tonight because she is buried in taxes. She expects to see us next month. But she sent me a little text message here so our main account has \$2,773.83 the weekend warrior account has 1821 55 Thanksgiving account for 9953 to golf account 507 57 And the weekend warrior backup 2727 12 It's your Treasurer's Report. Teague you're up.



25:51

Well, Peter brought me a prompt tonight. Remind you Yes, thank you.



25:56

That was nice.



25:57

So he donated this to the auction. I think it's really really cool. He made this and this is a lunch bag and this will be one of the items one of those many items that you can win in our auction on April 5. It really is our biggest fundraiser. It's a lot of fun. We'd love to have you there. Like tickets, please see me or Joanne and then the only other thing I wanted to talk about tonight was this cereal challenge because it was about the sweetest thing I've seen Thompson schools do. And I think we need happiness and light and sweetness. And yesterday about 1000 students and staff walked through our doors with farm loans of cereal. We were up at the school to see the cereal get tipped off. It was a great day. A second year that they've done this. Lots of spirit, lots of happiness, lots of joy. And then they came down the hill. Just this snake of humans coming down the hill and in to tea and dropping off their cereal we then had how many volunteers from the from the community at least? There are probably at least 10 to 15 people in that room, sorting cereal and getting it out to the various markets and pantries and programs that will be using it including team will keep some here and then we share it out to other markets in the region because it's just too much for us to just store. Weekend Warriors will be picking up from us on Friday. No Thursday. Tomorrow. That's all I think outside my office. Ceridwen main room to get to. But it really was it was this community coming forward as they love to come forward and I wish you could have seen it and how it spread to school and those kids. So that stuff. Thank you Peter. This is beautiful. And we'll see hopefully on April.



27:54

Thank Thanks, Sam.



27:56

So taking sponsors for half an hour. Yes we



27:58

are. But soon soon soon we'll clean up as we have to print the



28:09

automatic nice, thank you. Okay, Tara, Europe,



28:18

just always tons going on. I'll try to be quick and limited, specific interest to this group and also leave time for anybody's got any burning questions they'd like me to answer or pretend to answer. The flyer thing I don't really know much about it. I just received it. So if you are

interested in attending the this learn about the Connecticut Small Business boost fund which is Thursday. April 25. From five to seven, at least kind of Hampton. Just take flyer and look it up because I don't really know that much specific. The biggest thing of course is the ongoing 65 main planning project. We will be halfway through the year long public workshop series as of this month's meeting. We have we had switched to a hybrid zoom in person format I found out today because of early voting, we're actually going to have to move location. So we will be here again. I'm assuming that I can still run the Zoom meeting on a screen to show the new documents but what we have received from the permaculture consultant are a couple of 100 pages of his final report in summary, updated full color concept plans and planting schemes. So this this month's workshop from sixth to eighth on the 27th Here we'll be looking at those getting final comp comment on them, but also trying to start to think about the strategies for implementing that piece which is the site designed. In April, May and June we're going to move on to three months of workshops that begin to refine and define the relationship between the future facility for 65 days and the career paths at the high school. And then July August September, which will be the last few months of the public workshop process are the ones that are going to be most relevant to this group because that's where how does the how does the facility actually serve small business what are the workshare office sharing? What kind of team education business skills coursework? Are you interested in? I was talking yesterday with one of my nonprofit partners, Connecticut rural Conservation and Development area for the June workshop. They are going to arrange for three speakers to come in from click and Willimantic probably from an office share facility and also from some of the startup farmers that are CMD has advised because one of the functions we're trying to connect over there's people who aren't interested in agricultural startups. So that should be a particularly interesting one. So today, in June, the human market calendars now we know the day fourth Wednesday of every month, that would be really cool. So if you haven't participated, you don't need to have been to every single one you can drop in month to month. The conversations have been great and that project is really really shaping up very nicely. The priorities are really getting articulated well. And by the time it's all wrapped up, and then I have the final six months to write the master plan. We should have a really good program described which then is my big job is to go out and get more funding to actually open it up. So those are the big things. EDC is going to be interviewing candidates for the marketing campaign for all of the redevelopment work that we're trying to promote on routes 12 131 in here downtown, the zoning regulation improvements subdivision regulation improvements, the kinds of efforts that we're making with the 65 big project to try to generate interest for people who want to actually locate their businesses. Here, more than residences. This is the economic development piece so that campaign will be launching soon as we select a vendor. And any questions, friends.



32:54

What's happening with the building, not the milk, the one across the street?



32:59

You know, the old shirt shop where it was it? The old twins shirt shop?



33:05

It's often it's not on there you go past



33:07

on the left and kind of in the back. Yeah, so that property was bought



33:12

they were renovating at one point



33:14

that property was purchased and brought up today on taxes although I think he needs to do that again. Now. The gentleman who bought it also bought the 150 acres associated with the note broker Dale pond. He's from out in Western Connecticut and he is another developer who's gotten his hands in a lot of pies. So projects intending to come back to this one. Two things that are holding him up here in Thompson as I understand it. One has to do with the North Grosvenor Dale Han dam. He had submitted a essentially a remediation plan for that dam because the state considers that a high hazard dam needs some repair. That plan as far as we know is languishing in CTD offices because they're so understaffed. You can't proceed with that case, until they approve that plan. And then the last time I spoke to him was probably a couple of months ago. He had hired some guys to work up here and they essentially hold the job and said they weren't interested anymore. He's not from the area. So I think for him there is a challenge and finding the ones who are qualified to do the work that he wants in this region. You know, I checked in with him every few months and he tells me he's still working on it. So that's where I believe it is it is owned by somebody who does still have



34:52

departments and my understanding. Yeah, there's gonna be



34:55

a mixed use building ground level either stores or offices or whatever. And then the upper two floors apartments, they did get approved for us special permit to do a solar installation up there which is meant to power the building. And I think that was another piece that was hanging them up for a while but that was approved October November. So you know, it's possible that he's just waiting to start on that as well. I haven't spoken to him directly about that since it was approved. I



35:30

just was curious. I'm curious. I used to look up that way and the kids have always lived over there and Americans anyway work over there a long time. He bought



35:39

a bunch of mail houses in Brooklyn, and we did those I mean those guys. So he does come in and do these projects in this area. I don't know what else he's got his hands in other than knowing he's got his license.



36:00

Was that going back home was stolen birthday.



36:04

Yeah, I don't want to hear anybody going into the vacant properties. Let's



36:09

say we want to hit it. Curious, they were working.



36:13

Oh, your parents used to own the building. The



36:18

building that goes up there? Yep. America the moment I made school my father. We sold it and then people we sold it to critical thing. No So originally sold



36:32

and that the owner before this guy I think and they kind of



36:37

need to work but it was it was still livable, but time. Yeah. All right. I just have to see kind of where it is.



36:49

It'll get revived it will the bones in



36:55

Brian, etc report.



36:57

Did I steal your thunder? I'm



37:00

sorry. I don't know. It's fine. A lot of what tiro says is part of what we do in the Economic Development Commission so no. Last month we reported on one new business adoption of trade name that was superior storage on Main Street and North drove the deal we we always report on TVA membership and actually at that time we had the 75 members. I even though we recorded more of the week prior at the TVA meeting. We do talk a tear of updates every month and all the 6000 grants that she's working on. She's always busy. We talked to library roof closing grants high school track is ongoing. We date on upcoming events. We have things that may concern TBA things like finat, chalk epic, all of the walking events and the biking events that bring people into town. This is where our businesses could get together. I mean, a lot of you can't but if you have a food business or if you have a business where you can say 10% off anytime let him come into town, let him take the coupon and come back into town and visit your business. We can tell you when the stuff is happening but it's up to the businesses to to do something with it. With our biggest focus is on the marketing and revitalization of the downtown core is Kyra talked about when we were looking for a marketing agency. We had seven I think we narrowed it down to three. So we'll be interviewing, taking up a good part of our next Wednesday meeting interviewing these via zoom to get it down to one and we'll we'll let you know how that's going next month. Still looking forward to the opening of the apartments at the old St. Joseph's school and a brewery across the street from St. Joseph school. And I think that's pretty much what we're covering right now.



39:33

And they started working on the apartments.



39:36

I haven't seen anything. They were supposed to be open I think the end of the year. As far as I



39:42

know that it's still in case he touched base with the end of December or maybe early January to say they were finalizing their construction documents and then they'd be going in there you know, he's a they are an experienced development company. So I'm not concerned that they

are not going to complete their investment project. So cool. So we are hoping end of 24 to see those. And again, it's going to be 40 units. Half one beds have studio.

 40:15

Nice. Looking forward. I'm looking forward to the brewery to to to put something in that. That shop again, hopefully something stays.

 40:25

They have a tentative opening date of May like the third week of May I think it is they have they've got food trucks lined up. They've got music lined up, but they are still waiting on one more license that they have no real control over when it will happen. So it's just like fingers crossed.

 40:45

Speaking of things like that in this neighborhood. Speaking of superior storage now no longer superior bakery, he did call me to ask about how to get on the sign. So I had referred him here to TBS, so I think if one of you gentlemen wants to reach out to him directly about membership, I believe that he will bring on you know, I talked to him last week about something unrelated. That topic came up and he's like, Oh yeah, I gotta go do that. So that's probably worth reaching out. Okay, cool.

 41:24

Can I speak for a quick second? Jim Galvez and Pam Bell Bansal he may get back from you. I apologize for being late and I apologize that we have to go to another meeting after this. And we have to leave that I belong to the Thompson Lions Club. And we've had deal with Amazon to get returns on different things. And I've got six huge boxes of food and beverages that we got on this last load this week. And I need to know who would pick them up? But they're, they're my business right now. And this is something like every couple of months. Lions Clubs around the whole event the whole state can get we've got two huge pallets of stuff this last time. The one pallet that we got prior to that was more toys and stationery and all kinds of numbers that you guys would watch but this one hit this pallet. These pallets here had these huge big boxes of all kinds of food canned foods and beverages. And I want to obviously give it to the weekend warriors. But I don't know how to do that.

 42:43

That'd be a weekend warriors thing or a cheek thing or hey, go to t

 42:50

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talk to Sandy. She said that Sunday Saturday, Jim is out of town and or day okay, so looking back tomorrow, man, he can give us a call and we need a box truck, no pickup truck to find more than



43:14

one way to bring in or anything like that we might strike gold here and it's all free and it's all good stuff. So every time we get to the next week,



43:36

because we're not there on Friday, so let's see what I get.



43:43

So it's just another way to get more food. Thank you. And I'm on that note. I have to apologize. We have to.



43:53

Sorry. Good to see you.



43:54

Thank you.



43:55

Well, sorry that we that we did this I'm sorry that I had to put in on this but no, no, that's fine. I needed to know where the screws are gonna go. Yeah,



44:03

no problem. Thank



44:04

you Sapiens like now. But yeah, we should set that up. That'd be awesome. Thanks. Thank you so much. Have a





44:13

good night, guys. You too. The



44:15

other talking about businesses participating the stuff that's coming up in town is the Maker Faire for I don't Kim's always their summer concert series. Town yard sale Community Day is October 5. And for old car people the turtle lot is doing another their second annual car cruise on April 27. that benefits the community by fire. When they did it was it's fun. It's really this bunch of kids. So pass that on anybody know with a classic vehicle



45:02

Okay, thank you Brian. When you radio report, Sarah from Fall was cleaning and painting and more when the radio next week was



45:15

talking it was with me. Sorry,



45:17

and Dave sharp Chapdelaine from DCS handyman and cleanout are coming on the radio with me next Tuesday morning. So we got this month squared away next month, Christopher from last time it was fat boy bill so he must be doing the debate red beards baby. He is signed up along with Christine chinetti security and she's from the Northeast early childhood counts right okay, so So that's that's for April and then we have Gary Braga from past be dead in May but we're still have an open spot in May and beyond. So if



46:04

we talked about maybe fat enough to talk to her okay.



46:10

She did say she. Okay,



46:12

cool. So there's that Jody is not here tonight to do a social media stats report. I was like pulling it up on my phone but I have no idea how to find what I need to find. So that's not that's not my my department so we're gonna have to skip that for tonight. Now we're on the special orders.

When I wrote this last week, it made perfect sense in my head, but I can see as I reread it tonight, that it may have caused some confusion that we were going to nominate and vote for people tonight. And that's not the case at all. The idea is to just have a conversation, right? Because I've said since day one, that I want to create a secession plan and pass this on to somebody else. And so now this is my third year doing it. At the end of this year. I want to have that in place. And I think there should be personally I think we should have an entire new committee for people that are ready to rock and roll and take this thing to the next level. So but that's what we're here to talk about. I definitely did not intend on voting on anything tonight or nominating anybody tonight. So again, this is just a discussion about you know what I want everybody's input. Well, how should we? What should the secession plan look like? Currently, in the bylaws, I printed out a copy and bra and highlighted the one little section that we're having an annual meeting. And in that annual meeting, one of the things that should be included is election of officers. But that's that's it, that's all it says. So there's no you know, there's no plan for nominating people for how that election goes or anything. So I know that like the Putnam Business Association has a nominating committee, but they have 225 members and a lot more active members. So I mean, if we we have an issue even finding people to take the spots, let alone have a nominating committee and then new people. So I personally don't think a nominating committee is a great idea for for this organization. I think more like you can nominate somebody to take if you want to nominate somebody or even if you want to nominate yourself if you want to be the next president, the next vice president, secretary treasurer, whatever. And then if you get a second then that's so I mean, it's, you know, just the beginning but I would like to go around the room and see whatever if anybody else has any input in this conversation. Anybody, Chris,

 48:58

I believe that there should be a definite date set. We can we can do that tonight. As far as like in the in the near future. To have that the actual voting and midheaven on free to play between that. Between that today and that date. We can have nominations, whether this we have to find someone that they can send them to throw these have both things written down and what we need to have the answer. Yeah,

 49:30

well, I mean, what makes sense to me would be the December meeting, because that's the end of the year. And so if we are or maybe the November meeting, so there's some extra time, but, but haven't done before the end of the year, so that when it when January rolls around, there's a new committee ready to step in.

 49:52

You know, it'd be nice if we have the annual meeting in January. But if we elect a whole new board, we would be good if they were already elected. So they can kind of shut up and like have a handoff. Instead of you got elected today your president at the next meeting. Right.

 50:17

Is that realistic? Succession time so like, in terms of if we voted today that we're gonna try it out for 90 days, like Chris was saying like June 15. I don't destroy the data at all. But is it realistic to think that something could change and that that would be lovely voted in June 15. I'm just trying to I definitely feel like it needs to be a special voting a special meeting. It definitely needs to be nominees are definitely needs I don't know. I feel like it should be like when you vote for the president. I don't know. That's just kind of how I envision Jamie anything she can have nominees.

 50:49

By let's say they are elected and

 50:53

it says it does say the agenda of the January annual meeting. Would one have that it's so I'll read the whole part. The agenda of the January annual meeting shall include election of officers, the annual report of committees and, and other business deemed appropriate by the executive committee and TVA members. So it's very vague. And

 51:24

there's also something in that bylaws, at least the bylaws that I read that said, if there was an open seat or they deemed to change anything, that it's at the discretion of the eboard to just simply appoint someone, right? Yeah,

 51:38

if it's an oath like if I were to all of a sudden not be able to do and I'm not coming to you or to die and I'm not Whoa.

 51:51

So I think I think First things first before we set a date who's born before the date before we elected nomination committee. I think we really need to set ground level rules meaning adopting language without our constitution and bylaws, that spells that out. And I think before we do that, we need to sit together and write this language because there's a paragraph or two of language and outline, whether it be a term this is an annual thing, a biannual thing, every four years what it is how the process goes from nominations, like her said, to secession plan, in what not like what I would see two year terms is pretty, pretty lengthy. That's enough. I think that's enough time to get accomplished something in the eboard. It would be nice that if you could mold your eboard that your vice president may be after two years would that be expected in being trained and molded to be then the President which is I think something that we need to spell out and that was a success it is yeah, so it maybe we can adopt their language

to it's nothing that I think is groundbreaking that needs a lot of time, and I'm sure they'd be more than happy to send us their contract and we can maybe just adopt it almost word for word, catering to us.



53:11

Online, we could just see. Yeah,



53:12

I think that's step one. Before we set a date before I know, there's a question of the January meeting. I don't know I've been for two January meetings and we have an elected anybody, right?



53:22

We haven't had a special annual meeting. So



53:24

that means that I think that's, that's number one. So whether we need to make a motion to put together a two or three person team to head up maybe constitution or bylaws to physically make this and then next meeting we can vote to adopt said language. I think that's kind of step one.



53:47

Yeah, I agree. Go ahead, Pete.



53:49

I think so actually put into changing reducing the vote and I think it'll be cleaner. To me in my mind. Maybe just me that we work on an annual basis January to December it will be more realistic to vote on November. We have the exiting committee and Infineon coming executive committee won the December meeting. And then January that new week takes over. You have to give me a total GG bioethical battle honestly we can't imagine voting to January's biggest summer presidents are still later and you guys are coming in. In February we try to wing it right. People watch a neutral group.



54:40

No, I agree. I think I think December and I said that I think December or November would be better. And you know, to Joanne's point. It says January but to your point as well we can change

that we can vote to change that. And that would be part of the planning committee to do that. That's what would be part of writing that whole thing. So

 55:03

would it make sense to everyone in the room to maybe make a motion for a three person committee made up of three separate disciplines? And my suggestion would be one person from the current board. One general business and maybe one either nonprofit or town representative that is in the TBI. Oh Honestly though, because that you have all three bases of our or agency covered because we're not we are in business association, but we do a lot more than business. Only things we do nonprofit humanitarian work we do. It's the link between businesses. To the town. You know, and I think a member of the Board should have input to current constitution and bylaws. So I don't know if what people take is on that. But,

 55:58

I mean, I think that sounds great. Is there anybody? Well, Pete, go ahead. I know you want to say something else. There's

 56:03

just note, I'm a member of Carter, which is connected Association of Residential Care. We have we have home medicine disabled in the state. So that was that one of their meetings. And just as we all know, that just isn't, isn't repeated. We're in the middle of the meeting. We're doing the election and all that kind of stuff. And nominations is for whatever reason, I had a couple of phone calls, went to the bathroom. And when I came back into the room about well said I was the treasurer. I want to make sure that that's not a possibility moving forward. This will be why he wants to do

 56:40

he that's how I get to be chair of EDC, right yeah, I

 56:44

don't I don't think we're gonna want just appointed people I'm Yeah.

 56:50

Say put our names in for the running short.

 56:52

Yeah. And I'm okay. I wouldn't be okay if the executive committee wrote up. The thing because we represent everything. We have businesses, we have EDC, we have weekend warrior.

 57:08

I think it's just important to make this process move along and like we need to set a hard date on this like so by next meeting where we want to vote as a group to change the bylaws. Right? Or which I think is reasonable.

 57:19

Well, we have we have the time it wouldn't have to be next month. Well, you know, they forget to do voting by November. We would have time to put some thought into

 57:28

it. I think so. But you know, I would you know, it's gonna take a month to do that. It's gonna take probably a month for nominations that we can announce the nominations at the next meeting. So we're, that's 90 Then from there. Probably another 30 days for the nominees to collect themselves. And advertise or whatever they want to do. And then from there, we're looking at bowling so we're looking at, you know, 120 days if everything goes perfect currently, right, which that's like ideal on. Let's be realistic. We're not necessarily always ideal. Yep. So, I don't know just food for thought. Like, I know, it's like, that's only my urge, but November is gonna be here before you know your people vacations

 58:17

and stuff like that. To put it to sentencing or whatever you want to say, right?

 58:24

I don't necessarily love the November date for the simple fact that we all run businesses, and I'm not always available. There's months like this month, but I don't feel like I even know if my heads on straight. And you're about to be in that with your business. Some of us with the huge busy seasons that are about to come on, where I feel like if you nominate a succession plan in September, October and I know we say January, but that gives them a couple of months to learn from Dan Well, if I was to be president to learn Dan's roles as he's running his business as I'm running my business, and and not be like, Okay, we've got 30 days, I gotta run my business. She's got to run his business. We got to coordinate everything together and then start in January. Yeah, I feel like the longer time we get to the new sixth session a month more than like a fourth, three months, 90 days, 60 days a reasonable amount of time, because I'll be honest, TV is not my world, like my businesses, my wrong my kids, my family, not TVA, I make time for TVA, and I will but I feel like if I was to be president, I need more than 30 days to talk to you and figure out what the hell to do behind the scenes that I don't know. You don't I'm saying that's my opinion. It's



59:33

not a whole lot. What



59:42

don't want a kid Yeah, he's he's done a lot for the last four years.



59:49

Okay. I like I like the idea of I mean, I think the executive committee. I also like the idea of bringing one person in from a general business member at large



1:00:03

to the committee. Well, we could, like everybody talks about how busy they are. The downside is that we have trouble getting together and to bring another person in it takes time right everybody is busy.



1:00:18

Treasurer she's slammed right now you will we don't see her this whole season regardless well to till next month. If you're lucky, if she's even caught up and can come next month.



1:00:28

She's playing



1:00:31

the plan but you never know what with lights right? You know, like tomorrow and she's looking through the



1:00:36

meetings on the 10th next month and batches don't close until after that, so I wouldn't doubt I wouldn't it wouldn't surprise me not to see her again.



1:00:45

Communicate all the time, so it would be easier for the executive board to set up a time than the members at large. Not that I'm against either one. I'm just saying it could be easier. And we're already kind of, you know, in in the job.

 1:01:02

Yeah, I do agree that with Nick that the rules need to be set for how this voting election not Oh, yeah, that needs to be set President first.

 1:01:10

Yeah, of course. Yeah. We need something to play. So we

 1:01:14

should probably be fine. I'm thinking like the core before they actually go into the position. Right,

 1:01:20

which will be part of a writing these new bylaws and figuring that out.

 1:01:26

I think everyone's pretty much done with vacations or skis on Denver. But no, you don't count your agency in September, you know, people are getting back to school getting back to the normalcy of not being on summer break or Nick's not as much hiatus or however that you know, for all of us in terms of that. So if the nomination happened in September, that would give them three months till January roughly to fill that plan, get their plan and have a kind of a kind of a game plan. I don't know how to play me that's my problem. I don't think that's a problem

 1:02:03

and I also agree that we should do this. We should do this as quick as possible. So like, doing it, planning that next month, we're going to have those things done and if for some reason, it doesn't happen then that you know it is what it is but you know, setting that expectation that we will have the bylaws ready to vote on at the meeting next month.

 1:02:32

I think it's a good idea.



1:02:34

Now it's just a matter of doing them. Well, I mean, and then the other thing about that Brian is is you know, Sandy even going to be able to participate in a meeting with us about this now. You know what I mean? That



1:02:47

may not happen.



1:02:51

Anything like it was last year she's not going to be participating. She wasn't even eating last year. Realistically I was writing her food most nights do you because you'd have time with me? That's



1:03:01

right. Yeah, me too soon to expect the full, full draft.



1:03:07

So the risk of inserting myself in the conversation that isn't really mine. As a person who writes a lot of regulations and ordinances. RFPs



1:03:19

are



1:03:22

what I would recommend as a process. If let's say you're starting your bylaws rewrite tomorrow. Is that actually what you should be looking to do for that? Next month meeting is to have a draft and then draft would be distributed for comment ahead of the following month's meeting and at that meeting, you would vote and I will tell you that the chances that you get a lot of comments are close to none but it takes some of the some of the burden off of worrying if you got everything right right. If you missed anything, your membership is going to give you feedback which will be minimal probably but you might get some good you know helpful suggestions there. You take those intervening weeks to make your changes distributed, say a week ahead. What you then believes your final draft ahead of your meeting and then that's when you vote. You're not getting the membership, not the time to digest. If you're saying we're giving ourselves one month to write the final draft. It puts too much pressure on you to

get the whole thing done. And it may it may end up being easier than you think. But it may also end up being harder. You're not cutting yourself off and that gives you two deadlines to hit. That are milestones



1:04:47

that would work.



1:04:49

Do you guys have an executive board similar to this that you guys vote on and all of that



1:04:54

we have an executive committee, we have an executive committee, a finance committee. I mean, we have meetings all the time but we just went through a policy and biologic bylaw change in the last maybe a year, year and a half. And there were questions. You know, we talked about term limits. We talked about things that we hadn't talked about before we were operating on a fairly simple set of bylaws. But as we've grown, I think it became pretty clear that we needed to do some things. We had one member who was newer who is really willing to take it on. He had worked on policy on other boards. And while it was well received, I would say the question period to two more meetings at least because people have strong feelings about that they wanted to afford to run our executive committee needs and plans to board meeting. So they meet in between times. So if you're on the executive committee, you might be a committee chair, or you might be the executive board. It's also the Secretary the vice president. Chair. Okay, thank you and I want to tell you that it is the Joanne knows a lot about these things.



1:06:18

I am happy to represent nonprofit participants. I've worked with other business associations to do these changes as well.



1:06:26

And she sits on the chamber reports so



1:06:33

I know many



1:06:37

All right. Why don't we make a motion to I think it's time because we could talk about this online. I'm gonna make a motion for a nomination committee represented or comprised of three individuals one from the eboard one from general membership and one from nonprofits county government, that slash



1:06:57

government and I'll second



1:07:00

Okay, all in favor Aye. All opposed. That's it. So now who's on the board Joanne? Find out later. She's a member at large. Mr.



1:07:21

Trump nominated me and people want to know and then not one number from the board maybe? Brian



1:07:33

Yes, in fact over let's punches. I'm



1:07:34

not gonna I'm not gonna fight over it. Do you want to do it?



1:07:38

That's the wrong question. Yeah.



1:07:43

Well, I will, I will do it but I know you were you know, you were expressing interest in being involved in a you wanted the whole eboard to do it. So I got the impression again, that's why



1:07:54

that's kind of the impression I got





1:07:55

as well. Okay. No, I think deals do it a lot. I'll do it.



1:08:00

I'll make a motion to accept that.



1:08:04

All in favor, aye. Aye. All opposed. That's the deal. Nick. Joanne, Brian.



1:08:14

Just put a plan moving forward in the next 30 days. We can get some draft and we will commiserate together. Over the next week or so. It was was that starts tomorrow. Yes. Oh,



1:08:26

where are you? Now it starts right now.



1:08:29

Very true. So the three of us can get together probably via phone call or video conference because I know everyone's time is valuable in the house like we need to drive around the whole world to accomplish this. Yeah. We'll be in contact with the three of us. It will be exchanged numbers, contact information



1:08:45

before we leave. And we're all in agreeance that we're going to try to have a draft for next month's meeting. I



1:08:51

think that's that's pretty reasonable. That way we can pick it apart. We'll set some time. You know, maybe a half hour to talk about that. Okay, discuss that. And we'll bring you a coffee like we can.



1:09:03

Yeah, and it's gonna say not to add any more pressure but I usually get this bylaws or the agenda out to ledi a week ahead of time to get it out to everybody as good

agenda out to you a week ahead of time to get it out to everybody so good

 1:09:12

for you. If you I only have a copy but an editable copy. So we can present you with the full because we're gonna have to vote on the amendments and the whole caboodle so to sign a copy that I could edit that would be great. Okay. Yeah. I'm gonna make a ton of changes, such as you know, yeah. Cool.

 1:09:42

All right. I have to look and see if I have an editable copy.

 1:09:46

I definitely do. I have the Google doc version. of it that can be

 1:09:51

edited for sure. Okay, well, there

 1:09:56

you go. Thank you, everybody that was very productive. Moving forward. Are there any announcements? No announcements. Awesome. Let's draw a card. Brian, will you please.

 1:10:15

Before we go further, how did we I guess, we're going to do the bylaws and then we'll determine who we nominate how we nominate how all that happens? Yes. Okay. I wasn't sure if that was how that was working or we were going to nominate and then we're


 1:10:28

amendments that we're gonna have to do probably one is going to be secession planning. Three and then the next will be a voting process. Maybe at least that's how I'm picturing it. And I'm probably gonna steal a little from contracts being the customers Association.


 1:10:48


You know, yeah, why not?


 1:10:52
Willing to


 1:10:55
go we can I can reach out to because there's a lot of contract stuff that goes on with that. That's already happening. Yeah, so


 1:11:10
everybody does the card.


 1:11:13
Oh, and Megan, my BNI chapter is looking for a bank or not mortgage. We have a mortgage person, but we are looking for a bank. So if you guys we are looking for a banker to take to see in our BNI networking group business networking International. I have to

 1:11:44
check it out. Maybe not maybe seven o'clock tomorrow morning honor and so forth. Check me out. Well, we know your boss because you want to come in on your day off tomorrow.

 1:12:03
We have Baker's offer to Yes, exactly. If you just put the word out there. I know usually years position it takes you have to check with somebody else and make sure that it's okay for you to go and all that. But

 1:12:17
okay, for anybody who doesn't have enough to do economic development needs an alternate

 1:12:25
keyword. And then you can take

 1:12:35
that can't read it. But you don't have to read. Yeah, so you Okay, there you go. Nice.



1:12:48

So we gotta give that card. You take the cars we got to tell Jody as well. That's right. The



1:12:54

winner should should be on the board. The nominating board? Oh, yeah.



1:13:01

All right. That's it, um, journey was meeting at 649. Thank you all for coming. If you could just help us put the chairs back. And I believe we're gonna go grab some food somewhere if anybody's interested.



1:13:43

medical condition data from South America next time.



1:14:08

So you're saying we'd like some time at the meeting to present about it next month?



1:14:13

Sure. Perfect.



1:14:23

Your way on women.



1:14:39

Just as