

**Cape Fear Center for Inquiry
Minutes of the continuing meeting
April 17, 2007**

Attended by: Barker, Barrett, Brinkley, Currier, Griffin, Hair, Harrison, Hassell, Ingle, Kelejian, Lemons-Matney, Patterson, Rack, Radack, Tripp, West

Absent: Frazier, Partnership

Visitors: Dr. John Stike, Otho Tucker, Brad Sedgewick, Steve Kirby, Ron Kirby, Thomas Hardaway, Lisa Sullivan, Jan Tremon-Jenkins, Teresa Gilbert, Yvonne Moncovich, and others.

Sarah Currier called the meeting to order at 7:08pm

René Lemons-Matney moved to approve the minutes of the March 20, 2007 meeting. Rob Tripp seconded and the motion carried.

Visiting Community Members:

Teresa Gilbert addressed the board regarding her proposal for an after-school program for CFCI. The board will take under advisement. Ms Gilbert will meet with school administrators to discuss the proposal.

Otho Tucker addressed the board regarding the developers present.

Thomas Hardaway advised the board that his firm is planning to build Charleston-style homes on small lots on property near ours. There will be a lot of open, green space as well as three ponds. The neighborhood will have public roads.

Brad Sedgewick, an engineer who works with Mr. Hardaway, next addressed the board regarding sewer plans for their project. They will install gravity-sewer access with a pump station not far away. We can have tie-in to the sewer by granting them a 4900 sq. ft. easement. Considering the sewer moratorium, the best case scenario is that they can start in a few months. They have a small amount of capacity (15,000 gal/day out of 60,000 gal/day needed) to get project started (about 40 homes). Our allocation would be 10 gallons/day/student per T2 rules. They are seeking permanent easement on our property for the sewer line.

Ron Kirby advised that we need to “get in line” for sewer allocation. The county has suggested getting the plans done and they will review. Mr. Sedgewick further stated that we need to get site engineering work completed. Otho Tucker and John Stike said that schools seem to be considered a priority group for sewer consideration.

The developers left the meeting at this point. Discussion continued about the possibility of granting an easement. Ron Kirby suggested we should allow their attorney to draft up the easement document and have our attorney review it for cost-saving purposes.

Jane Radack motioned that the board offer to grant the developers an easement to use 4900 sq ft of our property for permanent sewer easement, pending their drafting of the easement and our attorney's approval. They would also guarantee our hook-up to their line at no cost. Lisa Hassell seconded and the motion passed.

Otho Tucker addressed the issue of financing and the appraisal coming in low. He feels the appraisal was not done accurately and that paying \$3500 for a new appraisal would be wise if we could ultimately keep our cash reserves.

Otho Tucker suggested the following:

- Compare appraisals as they come in.
- Work hard to get bond financing and have them hold the account up to 36 months. (We then would be committed to finishing the project in 3 years – and we are in good standing for that, including sewer.
- The bond package would become the construction loan.
- We would tighten cash flow if we wait multiple years out.

Rob Tripp motioned to get a new appraisal. Ke'pe Harrison seconded and the motion passed.

Ron Kirby estimates a cost of \$60,000-\$80,000 for engineering. Kirby has stopped working on this project for the time-being. They will be sending itemized monthly bills.

Lisa Hassell motioned to approve payment of Kirby's expenses from reserve funds in the amount of \$28,825.92. John Rack seconded and the motion passed.

René Lemons-Matney moved that we authorize Kirby to proceed up to \$80,000. The motion was amended for the cost to include engineering and permitting. The motion was withdrawn.

Anne Patterson motioned that we authorize Kirby to continue with site prep, engineering and permitting and that we would be invoiced on a monthly basis. Lisa Hassell seconded and the motion passed. Thereby bills would bypass Finance Committee and go directly to Lori Barrett.

Joanne Brinkley suggested that the FPO advise the board on a monthly basis what has been spent, what is remaining, etc.

Otho Tucker advised that we would be looking at a move-in date of fall/winter 2008.

Drs. Tucker and Stike left the meeting.

The board took a short break.

Partnership update:

None

Director's report:

Lisa Griffin presented a brief report to the board which included a calendar of upcoming events for April and May.

Committee Reports

Finance Committee:

Lisa Hassell addressed the board on behalf of the Finance Committee.

Dr. West moved that we approve the budget pending the \$47,000 for site development be moved out of operating funds on the budget (2007-08) and taken from reserves instead. Lisa Hassell seconded. The motion passed.

Jane Radack motioned to extend the meeting by 30 minutes. Lisa Ingle seconded and the motion passed.

Strategic Plan:

Anne Patterson discussed the recent Town Meeting and presentation of the Strategic Plan. The document (in terms of recommendations) is not complete. She advised that the board has an active role to come together to assign priorities and delegate. She further suggested putting items on a rolling agenda to be continually updated at board meetings.

Dr. West moved to enter Executive Session. Rob Tripp seconded and the motion passed. Executive Session began at 9:05pm.

Jane Radack motioned to move out of executive session. Rob Tripp seconded. And the motion passed. Executive Session ended at 9:25pm.

Sarah Currier advised the board that the new *ad hoc* committee will review the evaluation process and bring recommendations to the board.

Rob Tripp advised the board that board applications will be available to send out electronically.

There will be a called board meeting to renew contracts and discuss the response to Town Meeting questions on Tuesday April 24 at 7:30pm.

Rob Tripp motioned to adjourn. Lisa Ingle seconded and the motion passed. The meeting was adjourned at 9:35pm.

*Respectfully submitted by
Lisa Feldi Ingle
Board Secretary*