

Motor Mill Foundation

Minutes

(DRAFT)

October 15, 2024

The regular meeting of the Motor Mill Foundation of Clayton County was held Tuesday, October 15, 2024, at the Ken and Fran Zichal residence, following a pizza meal served by the Zichals. Those present included: Ken Zichal, Chuck Morine, Larry Stone, Chris Schoen, Jay Elvers, Don Venteicher, and Dan Slagel. Clayton County Conservation Board Director Jenna Pollock and naturalist Abbey Harkrader also attended. Brian Balster was a guest. Zichal called the meeting to order at 7:18 p.m.

**AGENDA**

Stone moved to approve the agenda as submitted, with the addition of items to elect new officers, and to discuss graffiti mitigation. Elvers seconded. Carried.

**MINUTES**

Morine moved to approve the minutes of the September 17 meeting as distributed. Slagel seconded. Carried.

**TREASURER'S REPORT**

<u>Date</u>	<u>Item</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<b>Sept 16</b>	<b>Beginning Balance</b>			<b>18,357.61</b>

**Receipts**

Sept 17-Oct 14 - Square Credit Merch/Donation.			129.91	
Sept 23 Donation			138.60	
Merchandise			34.00	
Oct 1 Donation			83.00	
Merchandise			18.00	
Oct 8 Donation			167.00	
Merchandise			7.00	
Donation – Diane Finley			25.00	
Blackbaud			30.00	

Oct. 15 – Donation (Heritage Days)	158.00
Merchandise (Heritage Days + \$85)	404.00

<b>Total Receipts</b>	<b>1194.51</b>
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**Expenses**

Sept 14 Alpine	17.57
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Sept 17 – SPOOM	50.00
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ACRC	79.88
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Sept 10 – Steve Brase Engineering	500.00
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Oct 11 - Heritage Days cash	85.00
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<b>Total Expenses</b>	<b>732.45</b>
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<b>Oct 15. Ending Balance</b>	<b>18819.67</b>
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**Pending Expenses**

Oct 1 Laura Elsinger reimbursement	184.88
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Oct 11 ACRC electric	76.63
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No Claims

Elvers moved to accept the treasurer’s report. Schoen seconded. Carried

**OLD BUSINESS**

1 – UPDATE ON BRIDGE LIGHTING PROJECT - The offer of two local businesses to put holiday lights on the Motor Mill bridge was tabled at the September 17 meeting, due to some members’ questions about liability, whether the Board of Supervisors had been contacted, and the appropriateness of any advertising banner. The board took no further action.

2 – GUTTER GUARDS ON INN – Volunteers installed leaf guards on the gutters on the east side of the Inn. Slagel noted, however, that the guards did not fit well on the old-style gutters, so further monitoring and future replacement may be needed.

Pollock confirmed that the Conservation Board probably will hire a contractor to remove overhanging trees, which should reduce the problem of leaves on the roof.

3 – LENTH PLAQUE – Schoen consulted with the Lenth family and made a few changes in the wording of the plaque. We hope to be able to install it at the bridge lighting ceremony.

4 – REPORT ON STABILIZATION OF THE BASEMENT PILLAR – Pollock has been in touch with Shive-Hattery Architecture and Engineering. They have proposed installing flowable material around the base of the pillar. Their estimate for engineering for the project is about \$26,000. The total project could cost about \$100,000. Shive Hattery would expect to complete the work yet this year.

Pollock will follow up with other firms and the Board of Supervisors, but hopes to have an engineering contract very soon.

## **NEW BUSINESS**

1 – DISCUSSION OF BRIDGE LIGHTING CEREMONY – The board discussed whether we should be concerned about inviting a large crowd into the Mill, given the questions about the stability of the basement pillar. Members agreed that people in the Mill should not be a problem.

Elvers suggested, however, that it might bring attention to the basement pillar problem and help with fund raising if we cancelled the ceremony and publicized the safety concerns. The board made no final decision, pending advice from an engineer, which Pollock should receive soon.

Schoen moved that the Motor Mill Foundation help with fund raising for the pillar work. Venteicher seconded. Carried.

2 – BRIAN BALSTER JOINS BOARD – Morine moved that Brian Balster be appointed to a 3-year term on the Motor Mill Foundation. Schoen seconded. Carried.

3 – BOARD MEMBER ELECTIONS – Morine moved that Larry Stone and Chuck Morine be reappointed to 3-year terms on the Board. Balster seconded. Carried.

Morine moved that the current officers be reelected to the board: Ken Zichal, president; Chris Schoen, vice-president; Larry Stone, secretary; Dan Slagel, treasurer. Balster seconded. Carried.

4 – YEARLY REPORT – Pollock suggested waiting until the end of the year.

5 – PICKWICK MILL VISITORS – Schoen posted the following email following the October 6 visit from a group from Pickwick Mill.

Pickwick visitors included Tony and Betty Blumentritt and Chuck and Ruth Toulouse. Tony is the Vice President and Secretary of their non-profit organization and Chuck is on the Board of Directors.

MMF was represented by Doc Z, Dan, Jane, Jay and Chris.

Pickwick is owned and managed by a non-profit. The mill is on the National Register of Historic Places. They currently have 7 Board members who do everything. They are always looking for additional Board members.

The organization has about 150 members, primarily local residents. They have an annual meeting for the membership and elect officers at that time. No information about how much dues are. They had offered life-time memberships for \$1,000, but found that it limited the money they would get over multiple years.

Their funding is through membership dues, grants, donations, and an admission charge (\$10 for adults). The admission fee pays for one full-time staffer/docent. They have a corporate sponsor who gives them \$5,000-\$10,000 each year. They are wooing another sponsor, Bay State Milling, who has helped them with landscaping and some other activities in the past.

In the fall they host Pickwick Day, which draws many people. This year they netted \$5,000 to \$6,000.

They also have an apple pressing event in the fall for kids that is popular.

They have about 10 bus tours each year as fundraising activities.

The local school has the kids come to the mill as an activity. The kids have an introduction about the mill at a separate location and then bring the kids in. A teacher or Board member is on each of the 6 floors to monitor and answer.

6 – HERITAGE DAYS – The board agreed that having volunteers both at Osborne at Motor was a success. Saturday was the busier day, although there were decent crowds until early afternoon Sunday.

Suggestions for next year included having more information at Osborne about the Inn, and having a model of the Mill at Osborne.

7 – MUSIC UNDER THE MOON – Brian Gibbs has arranged a concert at the Stable from 5:30 to 8 p.m. on Thursday, October 17, which is a full moon night. Musicians are Marques Morel and Simon Cropp. The MMF contributed \$150 to help pay them.

People are asked to bring their own chairs, food, and beverages. Popcorn and cider also will be available. There will be a woodland wander hike with a naturalist afterward.

8 – GRAFFITI MITIGATION – Schoen and others noted recent graffiti in the basement and other levels of the Mill. Schoen is composing wording for signs to remind people that to respect the historical value of the site.

## **NOTE**

Schoen said Wikipedia is holding a contest asking for photos of monuments.

## **REPORT**

Slagel has emailed the minutes of the October 8 TRRC meeting to MMF board members.

## **ADJOURNMENT**

Morine moved to adjourn the meeting at 9:02 p.m. Elvers seconded. Carried.

Respectfully submitted,

Larry A. Stone, secretary