

MINUTES
ABCD REGIONAL PLANNING COMMISSION
AND
MO-KAN REGIONAL COUNCIL

May 24, 2006
7:00 PM

PRESENT:

David Laurie, City of Atchison	Bill Thornton, Atchison County
Paul Dittmore, Doniphan County	Mike Cavanaugh, Atchison County
Jim Crenshaw, Clinton County	Michael Johnson, City of Cameron
Don Moore, Clinton County	Ruth Ross, DeKalb County
Arletta Walker, City of Fillmore	Bob Slater, City of St. Joseph
Dan Hausman, Buchanan County	Bill Christenson, Andrew County
Larry Atkins, Andrew County	Kenneth Gabriel, Andrew County
Ted Jamison, City of St. Joseph	

OTHERS PRESENT:

Mo-Kan Regional Council Staff Members

Tom Bliss	Tye Parsons
John Perrino	Jackie Wolf

The combined meetings of ABCD Regional Planning Commission and Mo-Kan Regional Council were held May 24, 2006 at the Mo-Kan Regional Council offices, 1302 Faraon Street, St. Joseph, MO at 7:00 PM with Chairman David Laurie presiding.

Motion to approve minutes of the combined meeting of Mo-Kan Regional Council and ABCD Regional Planning Commission of April 26, 2006 was made by Michael Johnson, seconded by Dan Hausman. Council approved.

2. ACTION ITEMS

- a) **MK#625-Kansas Subtitle C Cooperative Agreement** covers entire state of Kansas in the amount of \$1 million.
Mike Cavanaugh made the motion for favorable approval seconded by Bill Thornton. Board approved.
- b) **Authorization for Chairman to sign revised EDA Grant Application.** Denver Region received extra money this year.
- c) **Approval of RLF Request from James Hinrichs and Gloria Hinrichs dba ABF Contracting and Construction.** Loan Review Committee this loan May 24, 2006 at 3:00pm meeting.
Michael Johnson made motion to approve loan, Ruth Ross seconded the motion. Board approved with 12 yes and two no.

STATUS REPORTS

Community/Regional Planning Activities – Tye Parsons

- Draft MAP of MoDOT State-wide Transportation Improvement Program(STIP), each year a new five year STIP. Draft of 2007-2011 not fully programmed yet.
- Mo-Kan preparing an annual transportation work plan for MoDOT. Anticipate the funds to increase for the next coming year.
- Attended Blueprint for Safety meeting on May 22, 2006.
- Tye and Tom attended a Major Projects Meeting in Columbia and a Missouri Advanced Planning (MAP) meeting. MAP is the 25 year long range plan for MoDOT.

- Lathrop Comprehensive Plan is nearing completion. Mo-Kan will present final draft to board of alderman June 20, 2006.

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Loan Activity - John Perrino
REVOLVING LOAN FUND

LOAN NAME	LOAN#	STATUS OF LOAN
Scot Young Research	015	Current
Rite-Pac, Inc.	017	Current
Ana Con Foods	018	Current
Majestic House	019	Litigation (see comments below)
Heartland Mgmt Group	021	Past Due (see comments below)
Welding Productivity	022	Litigation (see comments below)
Shatto Farms, Inc.	026	Current
Atchison Family Care	028	Current
Ernie's BS, Inc.	01-006	New (Closed on April 28, 2006)
AFB Contracting & Const.	TBD	New loan request for ratification by Board to be voted on tonight. (See attachment)

- **Majestic House:** We turned this case over to our Errors & Omissions Insurance Agency and they have assigned an attorney to respond to the Denney's \$500,000.00 claim to MKRC for damages. The trial date is set for June 26th.

A motion for Summary Judgment has been filed with court on May 10, 2006. Denney's have twenty-one days to respond to this judgment. Then the Judge will set a date hearing from both sides and determine MKRC's position. Attorney's feels confident we will win the case but won't know for sure until then. If we win, The \$60,000 sitting in escrow will be released to MKRC for application to the loan. This will cover the principal and \$10,000 of the interest (\$11,138.70) due from December 31, 2001 through May 24, 2006. In addition we are asking for reasonable attorney fees in an amount to be determined by the Court for costs of the action. Accordingly, he goes on to say, "Mo-Kan Regional Council is entitled to judgment as a matter of law.

- **Heartland Management Group:** We received a payment on March 23rd, bringing the interest and late fees current. I have notified Fresno today of the 5 month delinquency status of their 504 Loan which is ahead of MKRC's Revolving Loan Fund loan. They want to call the debenture, but are delaying that move as the Walther's have promised to make 2 payments this month and 2 more next month. Vic Walther called me yesterday for the wiring instructions to wire \$14,000.00 which is slightly more than 2 payments.
- **Welding Productivity:** A judgment has been issued which means we can garnish his wages however, we must repossess any of the collateral we have and liquidate it first to determine the balance we can garnishee on his wages. We have located some of the collateral. (no cranes) and could get as much as \$10,000 for an Ironworker and attachments. An Ironworker and 3 components are at Spencer Metals in Meridan, Kansas where Rygaard

worked for awhile. When he left, he left the equipment there. I spoke to Neal Spencer today and asked that he give me a quote if he wanted to purchase this equipment. I also asked for the cost to have this equipment delivered to St. Joseph. He promised an answer by Monday.

REPORT OF CHAIRMAN- David Laurie

REPORT OF DIRECTOR- Tom Bliss

- Grant Administer Andrew County Elevator ADA Project. Ribbon cutting ceremony will be held May 25, 2006 at 10:15am. Elevator, signage and appropriate parking spaces were all included with this project.
- Plattsburg Downtown Revitalization Project with period lighting, stamped sidewalks, benches, etc. Project completion expected June 30, 2006.
- Amazonia Waste Water Project expected to be in litigation.
- Cosby Waste Water Project starting on work for easements, expected construction May 2007.

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- City of Trimble on Sewer Grant currently working with Community Development Block Grant (CDBG).
- City of Cameron with the Case New Holland Plant. Extension of McElwain Drive to ease access to project site. Working with MoDOT and CDBG.
- Highland, KS would like to build a community building. Maybe a CDBG on the Kansas side.
- Lathrop on Comprehensive Plan
- EDA Application has been revised and completed.
- Ready to start work on Comprehensive Economic Development Strategy (CEDS). Last one was completed in 2001 needs to be updated. This plan includes all 6 counties in the region. Basically need to do SWOT analysis (strengths, weaknesses, opportunities and threats). Planning on July and August to really get going on this strategy, currently working on background information.

OTHER BUSINESS

Doctor Jamison gave a brief report of the CDBG funds for the St. Joseph Community.

Michael Johnson made motion to adjourn seconded by Don Moore. Council approved.

Secretary, Paul Dittmore