

MINUTES

Indian Trail ABC Board
Board of Directors – Regular Meeting
Indian Trail ABC Board
5880 Hwy 74 West, Indian Trail NC 28079
May 18, 2022 – 6:00 pm Regular Board Meeting

1. Call to Order: Time: 6:13 pm by: David Cohn, Wednesday, May 18, 2022

PRESENT

Board Members: Chairman David Cohn, Board Members, David Lucarelli, via zoom Judith Silberquit

Attendees: General Manager Jeff Sullivan, Sue Francis

(First names will be used for Board Members and Attendees when appropriate)

Guest: Wes Hinson, Rick Turner

Not Present:

2. CONFLICTS OF INTEREST

Chairman David Cohn read **G.S. 18B-201**: *It is the duty of every Board Member to avoid both conflicts of interest and appearances of conflicts. In accordance with this statute, David asked everyone to review the agenda for the meeting and if any member has any known conflict or appearance of conflict with any matters coming before the Board today, that they identify the conflict and refrain from any undue in the matter involved.*

3. **Additions and Deletions; Motion to Approve Agenda: May 18, 2022**

ADDITIONS/CHANGES TO THE AGENDA –

DELETIONS FROM THE AGENDA –

APPROVAL OF CHANGES TO THE AGENDA-

Ms. Silberquit made a motion to approve the agenda with additions.

Seconded by Mr. Lucarelli the vote to approve the agenda: passed unanimously.

4. **Review and Approval of Prior Meeting Minutes – April 27, 2022**

ADDITIONS/CHANGES TO THE MINUTES–

DELETIONS FROM THE MINUTES –

APPROVAL OF THE MINUTES

Ms. Silberquit made a motion to approve the minutes as presented.

Seconded Mr. Lucarelli the vote to approve the minutes: passed unanimously.

June 10, 2022 minutes will be provided to Town of Indian Trail.

5. PUBLIC COMMENT

N/A

6. Business Items:

a) Union County Police Report – Nothing to report

b) Update on Store Business; General Operations and Sales Reports

General Manager – Jeff Sullivan reported – Monthly Sales – April 2022 vs April 2021

Total Sales – \$ 605,229 vs. \$ 568,981 in 2021.

Reported to Commission **2022, \$ 506,511 vs. \$ 447,059 in 2021.**
April 2022 vs. April 2021 Total Retail Growth over last year was **12.54%** growth.

c) Update on Store Financials – Sue Francis reviewed April 2022 financials \$ **582,408.38** in General Fund.

d) New Store Update – Wes Hinson reported; Store looks amazing. Parties involved have established a punch list of items to be addressed. Work will begin on leveling the loading dock next month. We are still waiting on Spectrum internet, water and paving around the store. A question was posed about the front entrance. The board was wondering when the main entrance would be paved allowing two entrances? The project manager will get back to Wes. Rick reported about the front arbor over the registers needing to be reworked.

7. Board & Possible Action/Comments

a) 3rd Quarter Distribution ACTION

Distribution to the town of Indian Trail \$50,000.

APPROVAL OF 3rd Quarter Distribution to the Town of Indian Trail

Mr. Lucarelli made a motion to approve the amount of 3rd quarter distribution to the town of Indian Trail.

Seconded Ms. Silberquit the vote to approve the amount to the town of Indian Trail: passed unanimously.

b) Review Charities of Quarterly Distribution ACTION

Jeff Sullivan introduced Bridge to Recovery to begin charitable quarterly distribution beginning fiscal year 2022 – 2023. A discussion was had by the board to add Bridge to Recovery. In order to make room, the board decided to no longer send quarterly funds to ARC Cabarrus/Union. Also, to allow Union County Community Shelter to be included in equal share of required quarterly amount, (UCC was receiving \$1000 per quarter).

APPROVAL to add Bridge to Recovery to charitable list, remove ARC Cabarrus from the charitable list, and to increase equal charitable shares to Union County Community Shelter.

Ms. Silberquit made a motion to approve the addition of Bridge to Recovery to charitable list, remove ARC Cabarrus from the charitable list, and to increase equal charitable shares to Union County Community Shelter.

Seconded Mr. Lucarelli the vote to approve the said changes: passed unanimously.

c) Approval for Potter and Associates for yearly audit contract ACTION

Jeff Sullivan read the email from Todd Plyler of Potter and Company. There is a rate increase due to having two locations. A discussion was had by the board. The board directed Jeff to go back and discuss terms and amount related to increases. Also, send a formal contract to be signed. This was not voted on; will be on the agenda for next month.

d) Review 2021 – 2022 Budget Amendment ACTION

Jeff Sullivan reviewed the debit and credits of the existing budget and amend the 2021-2022 existing budget.

APPROVAL OF 2021 – 2022 Budget Amendment

Mr. Lucarelli made a motion to approve the 2021 – 2022 Budget Amendment.

Seconded Ms. Silberquit the vote to approve 2021 – 2022 Budget Amendment: passed unanimously.

e) Review 2022 – 2023 Proposed Budget ACTION

Jeff Sullivan reviewed the proposed budget for 2022 – 2023. A discussion was had by all. Jeff feels that changes will be made to the final budget based on when the new store actually opens.

APPROVAL OF 2022 – 2023 Proposed Budget

Mr. Lucarelli made a motion to approve the 2022 – 2023 Proposed Budget. Seconded Ms. Silberquit the vote to approve 2022 – 2023 Proposed Budget: passed unanimously.

f) Review 2022 – 2023 Proposed General Manager Budget Message ACTION

The Board proof read and made changes where needed.

APPROVAL OF 2022 – 2023 Proposed General Manager Budget Message

Mr. Lucarelli made a motion to approve the 2022 – 2023 Proposed General Manager Budget Message.

Seconded Ms. Silberquit the vote to approve 2022 – 2023 Proposed General Manager Budget Message: passed unanimously.

8. NCGS 143.318.11(A)(6) - Personnel matters

CLOSED SESSION, PURSUANT TO NCGS 143.318.11(a)(6)

CONFIDENTIAL --- NOT FOR PUBLIC DISCLOSURE The Board of Directors to discuss personnel matters.

May 19,2022 @ 7:40pm

Motion made to move to Close Session by David Lucarelli, 2nd by Judy Silberquit, passed unanimously.

CLOSED SESSION, PURSUANT TO NCGS 143.318.11(A)(6)

CONFIDENTIAL --- NOT FOR PUBLIC DISCLOSURE

THE BOARD OF DIRECTORS DISCUSSED-NCGS 143.318.11(A)(6) PERSONNEL MATTERS

CONFIDENTIAL --- NOT FOR PUBLIC DISCLOSURE

Motion made to end session by Judy Silberquit 2nd by David Lucarelli

The session ended at 8:40 pm

8a.) Board Decision and/or Possible Action/Comments – From Closed Session –

APPROVAL of full time and management employee to have pay-wage increase of 6%.

Ms. Silberquit made a motion to approve 6% pay increase for fulltime and management.

Seconded Mr. Lucarelli the vote to approve 6% pay increase for fulltime and management: passed unanimously.

9. General Manager Remarks/Update

Jeff Sullivan – Thanks to board for their support looking forward to the new store.

10. Board Members comments –

Judith Silberquit – Thanks everybody.

David Lucarelli – He appreciates the hard work by staff. Try to set a goal to be better in accounting; use percentages that quick books provide to help with budget.

David Cohn – Thanks to everyone.

10. Adjournment –

Next Board Meeting Scheduled:

June 23, 2022 at 6:00 pm at Indian Trail Store.

Motion to adjourn Indian Trail Board Meeting made by Chairman or Board Member

Mr. Lucarelli Seconded by **Ms. Silberquit**: passed unanimously.

Adjournment: 8:50 pm