



LOCAL 317



NEWSLETTER

Proudly Serving Wisconsin since 1939

Visit us on the web: www.317.org

Summer 2010



Local 317 Golf Outing Rivermoor G.C.

Friday, July 30th, 2010
Rivermoor Golf Club-Waterford, WI
11:00 Shotgun Start
2-person scramble
Fair & Equitably Handicapped
Includes: Golf, Cart, Event hole prizes
Lunch, Refreshments
\$60.00 per person
Must register by July 16th!!
Go to 317.org for sign up form
or call Rick Barnes at 262-880-5869

YOU CAN HELP MAKE US STRONGER

Political action is extremely important for unions at the Federal, State and local levels. Decisions are regularly made that can and do have a great effect on our jobs and our rights. The International is very engaged in national political issues affecting labor and supports labor friendly candidates through the Engineers Political Education Committee (EPEC) that is funded by voluntary contributions. Local 317 has engaged in political issues, endorsed candidates and helped with elections, but we have not contributed to campaigns because we did not have a political action fund.

Local 317 now has a State PAC fund. The Local 317 Operating Engineers Worker's Political Fund is funded by voluntary contributions from members. To contribute, just send a check made out to "**Local 317 Worker's Political Fund**". The check should be mailed to the union office and you will be sent a receipt.

We also have a new way for We Energies employees to support EPEC. Members employed by WE can voluntarily contribute directly to EPEC, the International's Political Action Fund, through payroll deduction. **Our members employed at We Energies can complete the enclosed voluntary payroll deduction form and send it to the union office.** We will process the form with the Company and the International. Deductions will be made in the amount you choose and go directly to EPEC.

Your contributions to these funds help the local and the International to be effective in protecting and promoting legislation that benefits our members. Please consider voluntarily contributing.



LOCAL 317 WELCOME

Last year, Local 317 merged with Local 305 in Superior to form a stronger stationary Local serving Wisconsin. This year, we are proud to welcome the 60 members of Local 266 in Manitowoc into Local 317. These members are employed by Manitowoc Public Utilities (MPU). The leaders of the two Locals have met and a merger agreement has been signed. Our MPU members will have an Executive Board representative and a Branch Secretary along with various plant stewards.

Thanks to all of the officers and members of Local 266 for all of your hard work, and welcome to the new Local 317.

BE CAREFUL OUT THERE....

There are more and more concerns for employees related to the use of electronic resources at work. We advise our members to refrain from using internet, email or cell phones for personal business while at work. It is not worth risking discipline or even termination because you violated a company policy on use of these resources.

IN MEMORIAM

Local 317 officers and members fondly remember Brother John Weinhold who lost his life on June 25, 2010. Our condolences to John's family and friends.

LOCAL 317 BUILDING PURCHASE JULY 2010

Local 317 has an accepted offer to purchase a building at 1140 Anderson Court in Oak Creek. Over the next five weeks you will have an opportunity to attend information meetings, discuss the purchase and participate in an approval meeting.

To best facilitate the discussion and vote, the union is providing this update with background information on the initiative undertaken by Local 317 over recent years to purchase a new building with improved facilities, access and parking.

In 1996, the union purchased our current building for \$160,000 on a land contract and had a treasury under \$100,000. At that time, the membership felt it was very important to own a building rather than rent. As Local 317 Treasurer Rick Barnes has reported, this proved to be a wise investment. Today we own the building at 3152 S. 27th free and clear and we have \$600,000 in our treasury. We receive \$18,000 annually in rent from our tenant. After expenses and repairs, we net approximately \$7,000 annually. The assessed value of the building is approximately \$225,000.

During the past decade, we looked at leasing office space on multiple occasions. Most recently we explored the possibility of leasing a large office suite in the UAW building across from Classic Lanes in Oak Creek. The lease of \$2000 per month included use of a meeting hall, board room and conference rooms. The membership declined and restated the desire to purchase an improved facility.

In 2005, we lowered dues after paying off the building. Since that time, we have grown our treasury to the point where we can now afford to upgrade to a building that better suits our needs. About 5 years ago, union leadership affirmed that purchasing a new building was an important part of the strategic direction for the Local and a logical next step in building ownership. There are significant concerns with our current building including:

- Accessibility
 - Parking
 - Location
 - Image
 - Vandalism
 - Functionality
-

Additionally, there is a desire for more and better space in order to improve daily operations, hold meetings, offer member education sessions, expand training capabilities and ideally, to hold union meetings. For the last five years or so, the building committee has been actively looking for a building to meet these needs. Improving our building is viewed as a critical part of following the strategic direction set by the Executive Council.

In April 2008, the membership gave approval to spend \$500,000 plus renovation costs for a building on 72nd and Grange. After reviewing the building inspector's report and determining that the building was inadequate for many of our needs, the members voted to terminate the offer. During the discussions on that building, the members stated support for a larger, more accessible building with adequate parking. Throughout the process in 2008, presentations were made and updates similar to this letter were sent out.

Later in 2008, the officers and membership followed through on this sentiment by voting to set monthly dues at 2 hours plus \$5 and to increase the initiation fee to \$60. This was done in order to best position the Local to maintain a strong financial position, help purchase a new building and offset increases to the IUOE per capita tax.

Over the past year, the officers of Local 317 have reaffirmed the commitment to purchase a new building. During the Executive Council meeting on March 2, 2010, we received a very favorable report from our CPA and reviewed a financial forecast through 2014. The analysis shows that the current financial position of the Local is very strong and that we should continue to improve our financial position in future years. The Board then revisited various building options and debated the merits of each option. The options are to stay in our current building, lease office space in a better location or purchase a new building. We concluded that moving from our current location to a better facility continued to be the best option, and that we should own a building- not lease. We then determined that we could spend approximately \$900,000, including remodeling costs, for a new building. Since the March Executive Council meeting we have been discussing our plans at monthly union meetings.

Since then, we have looked at numerous buildings ranging from \$500,000 to \$975,000.

We now have an accepted offer to purchase the building located at 1140 Anderson Court in Oak Creek. The purchase price is \$575,000 and the assessed value is \$606,000. The building has approximately 9400 square feet of space, most of it empty and unfinished. There would be an estimated \$300,000-\$350,000 in additional cost to build out the interior to about 6800 square feet of finished space. The total would be approximately \$925,000. We would have a loan for about \$650,000 with a monthly payment of approximately \$4600. Furnishings would be additional.

The Anderson Court building would provide improved office space, meeting and conference rooms, a union hall and a member lounge. The site has parking for 30 cars and room to add more parking. Street parking is also available.

After reviewing our finances and the auditors report, the officers feel that the organization can afford this level of investment. When our current building is sold, the money would go into the treasury to replace the down-payment.

Here are some observations supporting the building purchase:

- The price is fair, about \$30,000 below fair market value.
- Although the building provides more space than we need, we can make good use of the space.
- We have been looking for many years and this property provides the best value for our needs.
- We can afford the purchase without incurring unnecessary financial risk.
- We can better accommodate daily operations and meetings.
- We can hold union meetings in our own building.
- Our ability to provide training and education programs is greatly improved.
- Parking is adequate.
- Our members can be proud of the building.
- The building will present a better image of the union and help advance our strategic initiatives statewide.
- It is a good location for our business and easily accessible for the members.

Also, based on feedback from the membership, the Executive Board approved a recommendation by the Finance Committee to list our current building. We are listed at a price of \$275,000. The proceeds from the sale of the building, whether it occurs before or after the purchase of a new building, would go into the union treasury.

As a democratic, membership driven organization, the purchase of this building is contingent on approval of the membership. On July 13, at the monthly membership meeting, a full discussion will be held during which any and all questions will be answered.

We will then hold special meetings to present the proposal, answer questions and conduct voting on the following schedule:

Thursday, July 15 at the Local 317 office in Superior at 6 pm.

Monday, August 9 at the Holiday Inn Express in Sheboygan at 5 pm.

Tuesday, August 10 at Classic Lanes in Oak Creek at 1 pm and at 7 pm.

At each special meeting, a presentation will be made followed by discussion. Voting will then be conducted until all in attendance have had an opportunity to vote. Ballots will tallied following the evening meeting at Classic Lanes in Oak Creek on August 10. The purchase will be approved with a majority vote.

We believe that upgrading to a more functional facility with improved access and parking is an important next step in our efforts to best serve the interests of the membership. Your participation in this process is very important. We hope you attend a meeting and vote.

In Solidarity,

The Officers of Local 317

PICNIC

Local 317 is sponsoring a picnic in Superior, WI on August 28th. All members and families are welcome. See the website for more info.

IUOE Local 317
3152 S. 27th Street
Milwaukee, WI 53215
414-671-0317
888-711-0317
Office@317.org
Mark Maierle, Business Manager



MOVING??: Please remember to notify the Union Office with your new address and phone number!!

FACILITY OPERATING-3/LOW PRESSURE BOILER CLASSES ARE STARTING August 9th, 2010
If you know anyone who might be interested, please call Linda at the Local 317 Union office or check our website for more information.
(www.317.org)