

REALTOR® ASSOCIATION OF SOUTHWESTERN ILLINOIS & GREATER GATEWAY ASSOCIATION OF REALTORS® MERGER

FREQUENTLY ASKED QUESTIONS

In May 2022 the members of RASI and GGAR asked their respective elected Leadership to quickly and earnestly discuss a merger between the two Associations. A Merger Task Force was formed and have diligently been addressing the members' request. As a part of reporting progress and to be open and transparent the Merger Task Force will start reporting updates in the form of Frequently Asked Questions (FAQ's). The FAQ's will be found on each Associations' Website and members may send questions to our Facilitator; however please keep in mind this the Merger Task Force is ongoing and many items will be updated and posted to the FAQ in the next 6-8 weeks,

FAQ

1. Why are we discussing and contemplating a merger now?

- A. In the many years of discussing and attempts to merger this is the first time that our members, not elected leaders or staff, have asked us to pursue a merger. It is simply the time to merge. We have more in common than different when it comes to association services, including: MLS, Forms, Lockboxes, Professional Standards, commonality of marketplace, and local advocacy staff.

2. Who and what will be the structure and governance of the new merged board?

- A. The new Board of Directors and Executive Committee composition will be:
 - President (1)
 - President-Elect (1)
 - Vice-President (1)
 - Immediate Past President (1)
 - Board Members (8-with staggered 3-year terms)
 - Affiliate Board Member (1)
 - Total 13

However, due to each Association already having officers in their terms, the new Board will be referred to as the Transitional Board as it will allow both current Executive Committees to serve and progress as normal through their chairs. The members are as follows:

President-GGAR sitting President-Elect (Jean Lewis)

President-Elect RASI sitting President-Elect (Sam Row)

Vice-President-GGAR sitting Vice-President (Rick Swain)

For the 2022 transition period ONLY the RASI Secretary/Treasurer (Ashley Barud)

Starting in 2022 ONLY GGAR and RASI Past Presidents (Kris Rosser and Karen Sheesley)

(NOTE: This allows the 3 current Executive Committee members from each Association to continually progress through the Chairs)

Six additional Board of Director members with GGAR and RASI appointing 3 Directors each

One (1) Affiliate Director selected from the Affiliate Director currently serving on each Association's Board of Directors.

13 Total

3. What is the timeline for this merger to occur?

- A. The Merger Task Force has a self-imposed goal of presenting the application for the merger to Board of Directors for approval at each Association's September, 2022 meeting. This approval will trigger a notice for a membership vote of the two associations in early to mid-October, 2022.

4. When the merger occurs where will the office be located?

- A. The location of a new office is one of the tasks yet to be completed by the Merger Task Force but the intent is neither present location of RASI or GGAR offices will be the new location.

5. What will be the name of the Board?

- A. The proposed name that is being filed with the NATIONAL ASSOCIATION OF REALTORS® AND the Illinois Secretary of State is "SOUTHWESTERN ILLINOIS BOARD OF REALTORS®.

6. Who will be the CEO and what happens to the staff?

The current staff will continue until such time as a new CEO is onboard and the new CEO will be charged with reviewing all current staff and the positions and functions of those positions. It will be at that time current staff may be retained in their current position, have the opportunity to work for the new Board, or elsewhere in a different position.

7. Who is making the decision to merge?

- A. The decision to merge was at the request of members of both local associations approaching their elected association leaders. In May, 2022 a Merger Task Force was created to discuss, plan, and present options for a merger to each local associations Board of Directors and ultimately to the membership vote of each association for approval.

8. Who are the members on the Merger Task Force?

A.

Karen Sheesley- RASI Pres
Kristene Rosser-Schmitt- GGAR Pres
Sam Row-RASI Pres elect
Jean Lewis-GGAR Pres elect
David Holden- RASI
Tammy Owens-GGAR
Brad Krueger- RASI
Doug Hartmann Jr-GGAR-
Chad Sellers-RASI
Jeb Blasingame GGAR-
Angie Pendergrass-RASI
Mark Massey-GGAR
Barb Davidson-RASI
Travis Tarrant-GGAR
Joel Green RASI Attorney
Ed McCarthy GGAR Attorney

9. What are the some of the benefits of a merger?

- A. Reduction in the duplication services to members
Possible elimination of costs to members, secondary member dues
Reduction and consolidation of direct costs, e.g., rent/mortgage, Association Management Services, service contracts
Enhanced member services

Creates one association to better withstand sharp real estate market changes
Provide seamless services under one administration
Opportunity for greater coordination of Advocacy

10. What happens to the assets of RASI and GGAR when they merger?

- A. The new entity will receive the assets of GGAR or the receipts of the disposition of the sale of those assets. The corporation structure of RASI is the surviving corporation, their assets will be retained but will be transferred or assumed under the new entity name, Southwestern Illinois Board of REALTORS®.

- A. Transitional Board Committee will establish a CEO Selection Committee consisting of an equal number of members from RASI and GGAR who will consider applicants for the new CEO position solely from candidates recommended by the Illinois REALTORS® who will conduct the search. Any present CEO or qualified staff member of the merging Associations are welcome to apply.

11. If I have a question, who do I contact?

- A. Please post your question at:

mergertaskforce@gmail.com