

Minutes

Board Owned Property Committee/Ad Hoc Committee on Group Homes

March 8, 2016

The meeting was called to order by Alan at 5:00pm at the offices of the DDRB. Present at the meeting were Alan Naylor, Bob Boydston, Steve Elliott, James Gottstein, Pat Schoenrade, Rick White and Brian O'Malley. Guests included Julie Edlund, Jim Hoffman, Joan Ibale, Ben Schloman, Fred Gibbs, David Langston, Shawn Harmon, Debra Gwin, Barbara Griggs, Janet White, Cindy Sevier, Wendy Witcig, Jason Kuhlman and Anita Hartman.

Brian thanked everyone for coming and invited them to introduce themselves. Alan then told the group the purpose of the meeting was to continue to determine the best direction for housing services for persons with disabilities in Clay County and how DDRB should address the issue of housing. Alan then introduced Fred Gibbs of the FK Gibbs Company. Mr. Gibbs described the work his company does in the area of affordable housing. He noted that they have worked with several communities to provide housing for persons with disabilities. He noted that he currently is working with Julie Edlund at Immacolata on developing partnership to manage housing for independent living (ISL) opportunity.

Mr. Gibbs said that his company was primarily a housing developer and property manager. He said often his company is called to rescue troubled properties. Mr. Gibbs said that his company did not take an ownership position he was open to considering it. Mr. Gibbs then went on to discuss a program that creates an equity position for residents through a homeownership cooperative. This allows residents to own a "share" of the housing coop that they buy into rather than just paying rent. There were several questions regarding this program as it relates to Medicaid eligibility, working with the public administrator's office and managing resident's finances. Mr. Gibbs offered to stay around and answer questions after the meeting.

Alan then introduced Mr. David Langston of Pavilions Construction Company. Alan noted that last year Brian and he had toured one of the homes built by this company. Mr. Langston explained that the home had been built to provide housing for a person in a wheelchair. He provided the blueprints for a home that had just been sold and that was listed at \$249,500. Mr. Langston discussed the specifics of the house, noting that it has a raised lot to preclude any threshold barriers, the garage is oversized with a larger than normal garage door to accommodate vans with high ceilings. Mr. Langston used the blueprint to demonstrate how the layout of the house can be easily changed to a four bedroom house. However, he cautioned the group that amenities can drive the costs up. He also indicated that with the lot and house one could expect to a similar price. He indicated there was a lot available that could be held with a \$1,000 per month option until such time as a decision could be made. Several suggestion regarding the layout from those in attendance followed. Questions about

the finishes such as floor, baths, and walls were discussed and again Mr. Langston cautioned the group that almost anything can be done but there is often an increased cost. Mr. Langston offered to leave the blueprints in place so people could take a closer look. Alan thanked Mr. Langston and told the group that the house would be available for a tour if a date could be determined. It was decided that Friday March 11 worked well for many of those in attendance so Alan offered to be at the house from 1-3pm on that date.

Alan then reviewed his trip with Brian to Rainbow Village in St. Louis. The visit included sitting in on a board meeting, several hours of meeting with the agency director and board president as well as a tour of several homes currently in operation and in various stages of renovation. The staff walked Alan and Brian through the process of identifying residents, choosing a house, renovation, maintenance and costs. The staff also explained the role the SB40 Board had in the three counties around St. Louis when a house is being considered. Alan then discussed the attitude of the Rainbow Village stating the agency was client focused and it was evident everywhere they went. Alan also said he noted that most of the properties were 20 or more years old, (cost about \$150,000) but the agency had given them modern updates. Alan said the agency has offered to share their maintenance, books, schedules, and work orders with us.

Alan then moved the discussion to Flora House and Sherwood House. The costs of repairs at Flora were discussed. Rick noted that he was surprised by some of the issues he noted when he visited Flora House, especially safety of the residents. Steve said it was time to upgrade to better property. There was discussion about the current residents and the need to be prepared to manage changes as some who are ambulatory may devolve physically and require wheelchair and bath assistance. Barbara noted that a space for staff who live in must also be considered. Bob said that he felt that as director, Brian should put forth a plan that the Board could consider as this conversation has gone on way too long.

Steve then proposed a motion for the full board to consider. The motion was that a new house be built to replace Flora House. James seconded the motion and hose members of the Board Owned Property Committee voted unanimously in favor. It was also suggested that a business plan be created to determine how ownership and/or property management can best be provided for the group homes whether owned by DDRB or some other entity.

Alan noted that the meeting had run quite long but the to-do list included: Advising the group about the open house, submitting the motion to the full board at the next meeting and convening those who are willing to help put the business plan together. The meeting adjourned at 6:30pm.

Respectfully submitted,

Brian O'Malley

