

## **Minutes**

### **Long Range Planning Committee Meeting**

#### **Developmental Disabilities Resource Board of Clay County**

**May 19, 2014**

**The Long Range Planning Committee met on May 19, 2014 to discuss the potential sale of group homes now owned by the Board to Concerned Care, Inc. At the meeting were: Gary Steinman, Chair, Pat Schoenrade, Tom Bradley, Steve Elliott, Bob Boydston, Linda Thomas, Bill, Taylor, Heath Roberts. Guests from Concerned Care included Barbara Griggs, Executive Director, Pete Hall, Cindy Sevier and Janet White. Shawn Harmon from the Public Administrator's office was also present as was Brian O'Malley, Administrative Director.**

**Gary opened the meeting by asking everyone to introduce themselves and welcomed everyone. Gary then asked for an update on actions toward the purchase of the homes. Barbara Griggs gave a detailed report of the past 10 months. Included in her remarks was the efforts working with a developer who had given some hope that he could help Concerned Care develop less expensive group homes. These discussions did not lead to the development of group homes because of the cost of property available. Discussions did progress with several developers and the Concerned Care board continues to work with a developer with a very modest design. Steve raised several questions regarding the developer brought forward from the Board. Barbara replied the developer was working on some false assumptions that the Board or Concerned Care had sites and funds available to develop the new group homes. However, given what Barbara described as a modest wish list there was no way to keep the price per resident under the current level.**

**It was during this process over the past several months that Concerned Care learned that there would be no prohibition against them owning the group homes. So, rather than develop new group homes that are less desirable, Concerned Care would prefer to stay in the current homes. Concerned Care has not chosen to purchase the group homes at this time.**

**Gary then asked for clarification regarding which homes were under consideration. Barbara replied all the group homes except Sherwood House**

because of all the steps. Steve then asked why Concerned Care was even interested in the homes as he described them as in need of constant repair and upkeep and that Concerned Care would have to spend a lot of money to care for the homes.

Gary reminded Steve that the board had already set in motion plans to sell the homes and he wanted to keep moving forward. Steve said he was not aware the board had ever voted on selling the homes and Brian could research the minutes to verify this. (A review of previous minutes confirms Steve's statement that the Board had not taken a vote to sell the homes.) Gary stated that he understood that the Board had made that decision and said he wanted to move forward.

Pete Hall expressed their interest in buying the homes but without having any figures to work with they are not able to take any further steps. Steve once again warned the guests from Concerned Care about the costs of maintaining the homes and that should be taken into consideration. Pete agreed, so Steve then asked Brian to gather figures on work done at the homes over the past 3 years.

Gary then moved the discussion to choosing an appraiser. Barbara said their board had discussed a few names, one of which is well known to the community Tom Pryor. By consensus the group agreed to use Tom Pryor.

Pete Hall once again said the Concerned Care board is interested in moving forward but needed some figures to work with the banks in terms of financing. As this would be a commercial loan the rates one hears about home purchases are not the same. Pete said they are looking at rates in the 5% range.

Gary then said we would gather the information we could and get it to Barbara. Gary then asked for any further comments. There were no additional comments and the meeting was adjourned.

Respectfully submitted,

Brian O'Malley