

ERIE COUNTY BOARD OF DEVELOPMENTAL DISABILITIES

Special Board Meeting

March 24, 2012

PRESENT: Eric Kibler, David Stuck, Jude Theibert, Howard Collins, Connie Balek, Lisa Guliano, Jackie Riedy, and Kristin Braun.

VISITORS: Diane Corso, Carrie Beier, Sharon Travis, Eric Wightman, Natalie Braun, Bob Wright, Rita Wright, and Valerie Wright.

CALL TO ORDER AND ROLL CALL

The Special Board meeting was called to order at 1:05 pm by the President, Mr. Eric Kibler.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

No comment.

BOARD ACTION

A. **Arc of Erie County Homes**

Lisa provided an update to the board: A letter was sent to ARC of Erie County by the Board's attorney on March 16, 2012. A response was received from the ARC on March 19, 2012 pledging full cooperation plus an offer for the Board to consider assuming ownership of non-CCA/ARC owned homes. A transition contract is being proposed until inspections and an audit of ARC financials can be completed.

Resolution # 03-08-12

The ARC of Erie County has offered to transfer the deeds of up to eight homes owned by ARC to the Erie County Board of DD. Currently, there are six homes that have individuals with developmental disabilities as tenants. Two additional homes are vacant properties in need of major renovations.

Mr. Jude Theibert made a motion to authorize property management services for the six homes that have individuals with developmental disabilities as tenants only

beginning April 1, 2012 on a month-to-month basis until such time that the Board can make an informed decision regarding transfer of these properties; seconded by Mr. David Stuck and with all members in favor the motion carried.

B. Revision to contract with North Coast Community Homes

Resolution # 03-09-12

North Coast Community Homes has agreed to provide property management services for a total of 19 homes (13 homes that the Erie County Board of DD has a legal interest in 6 homes owned by the ARC of Erie County) beginning April 1, 2012. The contract will be between the Erie County Board of DD, North Coast Community Homes and the ARC of Erie County (title holder only) and will remain in effect during the transition process of transferring these home's deeds to Family Initiative of Huron County. The property management contract between North Coast Community Homes, Family Initiative of Huron County and the Board will be placed on hold until the transaction of properties and deeds is completed.

Mr. David Stuck made a motion to authorize the Superintendent to enter into one contract with both North Coast Community Homes for property management and the ARC of Erie County (as title holder only) beginning April 1, 2012. The contract will run on a month-to-month basis until such time that property inspections of ARC owned homes and an audit of ARC financials is completed to include complete disclosure of the mortgage interest of the CCA homes. The amount of the contract shall not exceed \$40,000.00; motion seconded by Ms Connie Balek and with all in favor the motion carried.

C. Audit of ARC of Erie County Books

Resolution # 03-10-12

The property management contract between the Board, North Coast Community Homes and ARC of Erie County (title holder only) includes a provision for a due diligence review of ARC financials.

Mr. David Stuck made a motion to authorize the Superintendent to hire a CPA to complete a due diligence review of ARC financials including a thorough review of all loans and utilization of loan funds; seconded by Ms Connie Balek with all in favor the motion carried.

Further discussion about CCA housing in general took place and Mr. Stuck suggested a continuing education session on housing be arranged for board members. Lisa will follow up on this request and report back to the board.

Adjournment

Mr. Jude Theibert made a motion to adjourn the meeting; seconded by Mr. David Stuck with all in favor the Special Board meeting was adjourned at 1:58 pm.

Recording Secretary

Date