

**Regular Board Meeting
August 20, 2019 @ 308 Lawndale St., Grayling**

The meeting was called to order at 6:01pm by Jamie McClain.

BOARD MEMBERS IN ATTENDANCE:

Jamie McClain, Sandy Woods, Greg Dulkowski, Lorelei King, Jason Thompson, Marc Dedenbach, and Susan Hensler.

BOARD MEMBERS ABSENT:

ALSO IN ATTENDANCE: Alice Snyder, Lynn Cheney, Paul Compo County Controller, Laurie Jamison County Commissioner, and Joe Wakeley former County Treasurer

The Pledge of Allegiance led by Dedenbach. A prayer was offered by Dulkowski.

CONFLICT OF INTEREST: None

PUBLIC COMMENT:

AGENDA:

Motion by Dedenbach to approve the agenda, supported by Woods. Ayes (7) seven, nays (0) zero. Motion carried.

PUBLIC COMMENT: No

MINUTES:

Motion by King to approve the minutes dated July 16, 2019, supported by Dedenbach. Ayes (7) seven , nays (0) zero. Motion carried.

FINANCIAL REPORT:

Discussion held regarding the financial report.

Motion by Dedenbach approve the financial report dated July 31, 2019 supported by King. Ayes (7) seven, nays (0) zero. Motion carried.

CORRESPONDENCE:

McClain received a letter from AAA. The one-year grant award is \$10,530. The three-year grants is \$165,436 per year.

REPORTS:

A. NEMCSA & Northeast Michigan Regional Council on Aging:

Earl Corpe gave an overview of the July 22 meeting. The speaker was Sarah Gusler, Ombudsman, she talked about dementia. Susan Bowen won the team spirit award for the MMAP program. Elder law of Michigan announced that the legal hotline has been discontinued due to funding.

B. Directors Report:

Discussed the Directors report. Dedenbach do you have any information on services for Christine. Director Snyder will send out information for Christine's funeral. Thompson asked what you mean about crisis mode. We instituted a waiting list for in-home services. We have a homemaker out at this time and one leaving at the end of the month. If they request meals, they are getting meals. In-home

services clients are being put on a waiting list. Advocacy is part time, and we have about a two week back log.

Motion by Woods to receive and file the director's report, supported by Dedenbach. Ayes (7) seven, nays (0) zero. Motion carried.

UNFINISHED BUSINESS:

NEW BUSINESS:

A. Budget Amendments:

Motion made by Thompson to approve the Budget Amendments dated July 31, 2019, supported by King. Ayes (7) seven, nays (0) zero. Motion carried.

B. FY 19-20 Director Contract:

Discussed the Director and Assistant Directors Contract. 1.4% increase

Motion made by Dedenbach to approve the Director's Contract, supported by Woods. Ayes (7) seven, nays (0) zero. Motion carried.

C. FY 19-20 Assistant Director Contract:

Discussed the Assistant Director contract.

Motion made by King to approve the Assistant Director's Contract, supported by Dedenbach. Ayes (7) seven, nays (0) zero. Motion carried.

D. FY 19-20 Nutrition Manager Contract:

Discussed the Nutrition Manager contract.

Motion made by Thompson to approve the Nutrition Manager's Contract, supported by King. Ayes (7) seven, nays (0) zero. Motion carried.

E. Administrative Assistant Contract:

Discussed the Administrative Assistant contract.

Motion made by Dedenbach to approve the Administrative Assistant Contract, supported by Thompson. Ayes (7) seven, nays (0) zero. Motion carried.

F. Lease Renewal:

Discussed the 2-year lease renewal.

Motion made by Woods, to approve the lease Oct 19 to Sept 2021, supported by King. Ayes (7) seven, nays (0) zero. Motion carried.

G. FY 19-20 Budget:

Discussed the FY 19-20 budget. You did receive a new cover sheet; one of the line items was missing. We did put the stabilization share tax per Paul Compo. It was off set with the facility development and not used for operational expenses. Director Snyder stated that the existing staffing is in the budget but reduced the Public Relations Coordinator to part time.

Motion made by King, to approve the proposed budget for FY 19-20, supported by Woods. Roll Call: McClain-Aye, Woods-Aye, King-Aye, Dedenbach -Aye, Thompson-Aye, Dulkowski –Aye, and Hensler-Aye. Ayes (7) seven, nays (0) zero. Motion carried.

H. May Day Building Proposal:

Alice Snyder called Doug Gallow from Lifespan Design Studio on speaker phone. Discussed the May Day Building Proposal and asked questions.

Dedenbach asked, is the septic system able to support our needs. Gallow answered no. Last week, the septic system and water system looked at, in the proposal there is an additional septic system.

Snyder stated in your packet that you have there is two designs. At this time, Director Snyder suggested looking at just look at purchasing the building, property lots, and remodeling the existing building.

Disconnected phone call with Gallow.

Director Snyder gave you a couple additional pieces of information on funding. On the left side is the funding for USDA loan, 40 year loan, for 1 million. Cheney put together a page regarding a loan of \$1.5 million. We are looking at roughly a payment of \$70,000 per year.

Compo stated that you get a better rate from a bank, but the USDA is a bond issue and will go for longer years. You will have two payments per year.

Dedenbach asked about the total cost of the project. Snyder stated that the total cost of the project is \$1.5 million.

Director Snyder stated that you can look at a capital campaign and other options of private foundations. King asked if there is another offer on the table. Director Snyder stated that there is another offer on the table; they are holding until the end of this week to let us make a decision on our end.

Compo stated that we can get the funding. Snyder stated that she included a couple extra sheets regarding the funding for the building. Snyder discussed the funding of the building. Operation cost would be short a minimum of \$50,000.

Compo stated that at this time, you would purchase the land first and then get a second bond to fund the renovations at a later date. Discussed the rates of the bonds.

Thompson asked the Director she could find \$50,000 in the budget? Director Snyder stated that we would have to cut staff. Director Snyder stated that, she does not know how to cut staff any further without damaging services offered. We have already cut Advocacy to part time and Public Relations to part time. Thompson asked if we could find \$50,000 in revenue. Compo stated you will be looking at growth. Thompson asked if numbers could be put to millage growth. Compo stated no. Snyder stated that we cannot go to a foundation to ask for grants without a plan. Thompson asked about when we look at the proposed 19-20 budget, if we would need \$50,000 more. In the short term the answer is yes and the contingency fund could be used.

Compo was asked, do you know what the payment would be to just purchase the building? Compo stated a third.

Snyder had one final thought; this is really an exceptional opportunity. You are not going to be able to build a building at this cost. The renovation costs after talking to Doug and Ellen, this is a clean empty building so the renovation costs are low compared to a building that has a bunch of walls that need to be taken down and moved. On the other side is a bunch of risks. We will need to work hard to raise as much money as we can.

Dedenbach would really like to have this building; it is good to have for the seniors. If we cannot pay for it, then we should not buy it. He wants the building but if we cannot pay for it then we can't do it.

Thompson asked Wakeley if you have something to say I would love to hear it. Wakeley stated that you may buy the building, get that done now. Then ask for a 20 year bond issue to renovate it. You would have to put it out to the voters to approve it.

Thompson stated that the building is a good investment. We could sell the building as it has some value. If we cannot secure funding.

Wakeley stated that when you went the voters, you could roll the purchase into the second bond issue.

Thompson stated that this is a valuable purchase and it makes sense. It is an opportunity.

Woods stated that we have talked so long about what we need. Woods thinks that if we purchase the building and present to the public it will generate excitement in the county and could lead to some fundraising opportunities.

Dulkowski stated that he is with Dedenbach and we are over extending ourselves.

King stated that it is valuable real estate and it is something we could sell if need be. It is an opportune time to purchase.

PUBLIC COMMENT:

Received public comment regarding the purchase of the Mayday building. Six participants had positive comments regarding the purchase of the Mayday building

Motion made by King to make a recommendation to the county commissioners to purchase the Mayday building thru the USDA rural development bond according to the terms in the closed session supports by Woods.

Motion made by King to table the motion put forth supported by Dedenbach. . Ayes (7) seven, nays (0) zero. Motion carried.

Motion made by Thompson, to meet in closed session to discuss the purchase terms of the Mayday Window building supported by Dedenbach. Roll Call: McClain-Aye, Woods-Aye, King-Aye, Dedenbach -Aye, Thompson-Aye, Dulkowski -Aye, and Hensler-Aye. Ayes (7) seven, nays (0) zero. Motion carried.

Returned to open meeting at 8:15pm.

Motion made by Thompson to approve the closed meeting minutes, supported by Woods. Ayes (7) seven, nays (0) zero. Motion carried.

Thompson motioned to resume the tabled motion seconded by King. Ayes (7) seven, nays (0) zero. Motion carried.

Motion made by King to make a recommendation to the county commissioners to purchase the Mayday building thru the rural development bond according to the terms in the closed session supported by Woods. Roll Call: McClain-Aye, Woods-Aye, King-Aye, Dedenbach -Nay, Thompson-Aye, Dulkowski –Aye, and Hensler-Aye. Ayes (6) six, nays (1) one. Motion carried.

BOARD MEMBER COMMENTS/CONCERNS:

Dedenbach I really want this building I don't want my vote to be miss understood.

King asked how is the staff doing this week. It has been very hard. Is there anything else you are asking the board to do? Snyder stated to sell your raffle tickets.

Dulkowski stated that he believes in the power of prayer. If everyone here prays, he thinks it will help.

PUBLIC COMMENT: None

ADJOURNMENT: 8:24pm

Respectfully Submitted,

Sandy Woods, Secretary

Recorded by Lynn Cheney