

Developmental Disability Services of Jackson County ~ eitas
Property Committee Meeting
April 21, 2010

Topic/Issue	Minutes	Summary of Action Taken or Pending
<p>Attendance</p> <p>Call to Order</p> <p>Update on Properties – Marvin Blake</p>	<p>Tom Davis, Rosetta Robins and Barbara Winkler, Board Members. Absent: Don Saxton and Robbie Makinen. Kathy Sterrett, Patti Phillips, Marvin Blake, Nancy Nicolaus, Kathy Marlatt, Jake Jacobs and Kathleen Ganaden, Staff. Guest: Bob Adams.</p> <p>Rosetta Robins, Board Secretary opened the meeting at 5:03 PM at the Administrative offices of Developmental Disability Services of Jackson County located at 8508 Hillcrest, Kansas City, Missouri.</p> <p>Marvin Blake, Properties and Maintenance Coordinator came before the committee and presented his monthly report. Mr. Blake opened his report by sharing that a dock plate was replaced at Blue Valley Industries with a new one-button air bag system representing a safety upgrade. Old parts from the old dock plate were utilized in another dock plate system on the premises.</p> <p>Questover, a UCP residence has had wood rot replaced and then the facility was totally repainted on the outside. A roofing issue was also corrected as well as having all storm windows replaced on the structure.</p> <p>Repairs on another UCP property located at 410 East 83rd Street was started. This is an 1978 structure and updates on the interior were badly needed. In the removal of wallpaper old termite tunnels were found so a preventive system will be installed to eliminate any current and/or future termite problems. Bedrooms</p>	<p style="text-align: center;">Information</p>

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Update on Properties – Marvin Blake Continued	<p>will be renovated and residents of this facility will have their choice of room colors. All renovations should be completed within three weeks.</p> <p>DESE has toured most of the workshops and upon receipt of those reports any needed repair will be scheduled accordingly.</p>	Information
Update on Eitas Properties for Sale	<p>Jake Jacobs, Executive Director shared that Eitas has a sales contract on the Carriage House that should close in mid-May. The asking price was \$130,000 and it sold for \$124,600 with the agreement to make some minor repairs.</p> <p>To date, there have been no parties offering to buy the old Rainbow property on 5th Street in Blue Springs, but a doctor’s group has shown some interest in the location as a possible surgical center.</p>	
New Business	<p>Mr. Jacobs shared information about a letter received from Jim Johnson, Executive Director for Center for Developmental Disabilities (CDD) about the Southern Road Group Home at 14101 Southern Road, Kansas City, Missouri. This is a ten bedroom group home and the only property CDD leases from eitas at this point. Within the letter Mr. Johnson shared that they have had three vacancies at the home for some time and are losing money on the property. Mr. Johnson is meeting with his Board this week to discuss whether they will keep Southern Road Home open or not. It is very likely that CDD will give the property back to eitas. Should the property be returned to eitas, Mr. Jacobs</p>	

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<p>New Business Continued</p> <p>Old Business Foundation Workshop</p>	<p>recommends that the property be put on the market. If the residence is closed Southern Road residents will be moved to CDD apartments.</p> <p>Aaron Martin, Executive Director for Foundation Workshop and Vince LaTona, Board Member for Foundation shared their new renovation plans for the workshop. Mr. LaTona shared a computer generated architectural presentation of proposed renovation plans of the current workshop. Eitas funding for this renovation have already been allocated in the FY2009 budget. The renovation plans included dividing a current parking area in half to allow a new dropping off and entrance area for employees, the relocation of a dock door so deliveries could be made away from the main entrance and employees work area. Renovated open eating and office areas which will include an employee lounge. An outside eating area for employees when weather permits. New roofing for the workshop and solar tubes installed to let in natural light.</p> <p>Mr. LaTona shared that bids will go out for both the inside and outside renovation of the workshop. Mr. Jacobs interjected that the focus is to be on the inside renovation, before any outside work is done. Money is limited and it is not known until bids are received if there will be enough for outside renovation. Monies have already been spent for a new administration building and Mr. Jacobs feels it is only right that the employees have a better work space before making plans for a new parking lot. Mr. LaTona said he would agree with that observation also, but wanted to know what the outside renovations would cost</p>	<p>Information</p>

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<p style="text-align: center;">Old Business Foundation Workshop Continued</p>	<p>and in his mind knowing the costs of doing both the inside and outside renovations would let them know what needs to be cut. Aaron Martin interjected that if any cuts were needed to be made to the project they would be made on the outside.</p> <p>Tom Davis, Board Vice-President inquired about a third building shown on the plans and Mr. LaTona shared that it is currently not being used, but that plans have been made to open the building up by eliminating some walls to use as a food packaging area which will represent a new industry for Foundation, in the future.</p> <p>Barbara Winkler, Board President inquired if Foundation will be able to have additional employees after the renovation. Mr. LaTona implied that they would have more space than before the renovation therefore enabling them to accommodate more employees.</p> <p>Mrs. Winkler also inquired as to whether Foundation had a waiting list and Mr. Martin replied that they do and the list consists of 7-8 individuals.</p> <p>Mr. Davis inquired about vacant green space on the property. It was noted that there are no plans for this space at this time and the green space will be addressed following the completion of the installation of the 2nd and 3rd Street</p>	<p style="text-align: center;">Information</p>

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<p>Old Business Foundation Workshop Continued</p> <p>Public Comment</p> <p>Adjournment</p>	<p>connector by the City of Grandview and the renovation of the workshop. Mr. LaTona interjected that at some time new fencing and gates at entrances need to be installed for better security control.</p> <p>None.</p> <p>There being no further business the Property Committee meeting was adjourned at 5:31 PM.</p> <p>Respectfully submitted,</p> <p>Staff</p>	<p>Information</p>