

Developmental Disability Services of Jackson County - eitas

Property Committee Meeting

August 19, 2009

Topic/Issue	Minutes	Summary of Action Taken or Pending
Attendance	Rosetta Robins, Barbara Winkler, Tom Davis, Don Saxton, Betty Sharp and Robbie Makinen, Board Members. Jake Jacobs, Nancy Nicolaus, Catherine Sterrett, Marvin Blake, Lindsey Hankins, and Kathleen Ganaden, Staff. Guests: Aaron Martin and Vince LaTona.	
Call to Order	Don Saxton, Member called the meeting to order at 4:38 PM at the Administrative offices of Developmental Disability Services of Jackson County, 8508 Hillcrest Road, Kansas City, Missouri.	
Update on Properties	<p>Marvin Blake, Facilities and Maintenance Coordinator opened his report by sharing information about the Developing Potential (DPI) facility on the lower level at 1608 Prospect. The facility is surrounded with large walls of windows that have been leaking a lot of water during recent rain storms. This problem needs to be corrected quickly so Mr. Blake is in the process of getting estimates.</p> <p>In addition, to the above problem at DPI, Mr. Blake shared that he had received a 7-page listing of facility repair requests from DPI that encompasses both their facilities. Mr. Blake will meet with DPI and a contractor tomorrow to go over the list. Many items listed are not the responsibility of eitas.</p> <p>Mr. Blake then shared a concern regarding Blue Valley Industries (BVI) and the possibility that BVI might be overloading their floor with pallets of heavy lawn mower blades that they are putting in to packages. Mr. Blake checked the plans to see what the load per square foot would be and it appears the floor load to be significantly over. Jake Jacobs, Executive Director has recommended getting a structural engineer to look at the problem and Tom Davis, Member agreed.</p> <p>At the 8511 Hillcrest building Mr. Blake shared that estimates are being collected regarding the cost of heater replacement on the roof. This item was found in the due</p>	Information

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Update on Properties Continued	<p>diligence inspection of the building before closing.</p> <p>All other eitas facilities are on a repair as needed basis.</p>	
Carriage House	<p>Jake Jacobs reported that the sale of the Carriage House has been finalized. Closing is scheduled for September 4, 2009. Eitas will receive about \$112,000 from the sale. The water seepage damage in the detached garage was caused by run-off from the house next door and has been resolved.</p>	<p>Carriage House on Booth Street has been sold.</p>
Stowers Project	<p>Members will conclude on other items on the agenda before going into Closed Session to discuss the Stowers Project.</p>	
New Business	<p>Mr. Jacobs shared that he met with Habitat for Humanity and as a result of previous meetings and a new person in their development division; Habitat would like eitas to partner with them in the building of 2-three bedroom homes for persons with development disabilities. These houses will be totally accessible and modified to meet ADA qualifications. Habitat will also be working with Universal Design. Mr. Jacobs stated that he was going to be negotiating and talking to Habitat about the new venture. Eitas can enter into sponsorship in one of two ways; (1) \$100,000 per house for full sponsorship or (2) \$50,000 per house to co-sponsor with another company. Eitas will also have the option of supporting the person(s) receiving the house(s) by pulling teams together to assist with the “sweat equity” requirement for each new home owner.</p> <p>Robbie Makinen, Member asked Mr. Jacobs if Habitat does work from the ground up and do they do rehabs too. Mr. Jacobs responded that Habitat received some grant monies from the stimulus package to do some rehabs in the Ruskin Heights area, but mostly Habitat builds from the ground up and has building sites over the Greater Kansas City area.</p>	<p>Habitat for Humanity – Eitas will partner with Habitat to build two homes for people with developmental disabilities.</p>

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<p>Committee Moves Into Closed Session</p> <p>Reopen Property Committee Meeting</p> <p>Adjournment</p>	<p>Motion: Don Saxton, Member moved that the Developmental Disability Services of Jackson County Property Committee go into closed session pursuant to the Missouri Revised Statues 610, Subsection 610.021 to discuss a real estate issues at 4:50 PM. Tom Davis, Member seconded the motion. Motion Carried.</p> <p>Motion: Barbara Winkler, Member moved to reopen the meeting at 5:10 PM. Don Saxton, Member seconded. Motion Carried.</p> <p>From the Closed Session the following motion was made:</p> <p>Motion: Tom Davis moved and Robbie Makinen seconded a motion, to recommend to the Board, a counter offer of the following two items for the sale of 4.93 acres at the west end of a 10-acre tract fronting on Hillcrest Road; (1) \$250,000 and (2) at closing the Board requests a formal Letter of Agreement, such that Mr. Stowers (Buyer) will partner with Seller in having a committee with representatives from Eitas work with him and his development group to create and sustain ongoing employment opportunities for persons with developmental disabilities within the project, once it is underway. Motion Carried.</p> <p>There being no further business the meeting was adjourned at 5:11 PM.</p> <p>Respectfully submitted</p> <p>Staff</p>	<p>Motion: Don Saxton, Member moved that the Developmental Disability Services of Jackson County Property Committee go into closed session pursuant to the Missouri Revised Statues 610, Subsection 610.021 to discuss a real estate issues at 4:50 PM. Tom Davis, Member seconded the motion. Motion Carried.</p> <p>Motion: Barbara Winkler, Member moved to reopen the meeting at 5:10 PM. Don Saxton, Member seconded. Motion Carried.</p> <p>Motion: Tom Davis moved and Robbie Makinen seconded a motion, to recommend to the Board, a counter offer of the following two items for the sale of 4.93 acres at the west end of a 10-acre tract fronting on Hillcrest Road; (1) \$250,000 and (2) at closing the Board requests a formal Letter of Agreement, such that Mr. Stowers (Buyer) will partner with Seller in having a committee with representatives from Eitas work with him and his development group to create and sustain ongoing employment opportunities for persons with developmental disabilities within the project, once it is underway. Motion Carried.</p>