

MEDINA COUNTY BOARD OF DEVELOPMENTAL DISABILITIES
Regular Board Meeting Minutes
November 14, 2016

I. Call to Order

The Regular Board Meeting was called to order by Board President, Ms. Thomas Fain, at 6:34 p.m. Board Members present included: Ms. Thomas Fain, Mr. Daugherty, Ms. Barnes Brown, Ms. Morrison, Mr. Perkins, and Ms. Orlandi. Ms. Morrison left at 7:22 p.m.

Staff present included the following: Ms. Davis-Kramp, Mr. Goebel, Ms. Lees, Ms. Hetkey, Ms. Wilbraham, Ms. Finnerty, Mr. Bluebond, Ms. Davis, Ms. Majoros, Ms. Hunt, Mr. Khadige, Ms. King, and Ms. Schafer.

Others present included the following: parents, Wayne Carrol, Jay Mitzel, Patty Manning, and Karen Tanski, and MCH (Medina Creative Housing) staff, Dianne DePasquale-Hagerty, James Derry, and Sharon Biggins.

II. Presentation

1. Medina Creative Housing

Ms. DePasquale-Hagerty, Executive Director, gave a PowerPoint presentation that included the following information about MCH:

- Medina Creative Housing has 17 single-family independent living homes and 34 garden-style apartment units. There are currently 13 vacancies: 9 are situational vacancies.
- Differences between Medina Creative Housing and Medina Creative Living include the following:
 - Medina Creative Housing – Congregate living, scattered throughout Medina County, residents pay 30-40% of income, residents pay utilities so they can access subsidies.
 - Medina Creative Living – Community setting, individual apartments, HUD subsidized, residents pay 30% of income, yearly verification is required.
- Commonalities between MCH and MCL include all tenants signing a standard lease, lease flexibility (30-day notice to terminate), and homes being located in close proximity to amenities.
- Medina Creative Living has three waiting lists and Medina Creative Housing has one. There are currently 400 individuals on the waiting lists for housing.
- The rent is very affordable at \$313 for MCH homes and \$361 for MCL apartments.
- MCH has been awarded \$3.5 million in competitive housing development funding in the past eight years: HUD Section 811, Federal Home Loan Bank, OFHA (Ohio Housing Finance Agency), DODD (Ohio Department of DD), Finance Fund, private donors.
- DODD Housing Guidelines/Preferences – DODD desires housing corporations to access additional funding through state and federal agencies. Housing should be mixed with other populations. For DODD housing funds, no more than four people with DD can be housed under one roof and no home may be next to another DD home.
- CSH Housing Institute – The primary goal is to help housing agencies develop a plan to integrate more people into the community with independent housing. Agencies that

complete the plan are eligible for a set-aside pool of funds at OHFA.

- Keller-Hanna Project – The goal is to develop four units of fully accessible, affordable, one-bedroom apartments. It is a pilot project using technology to increase independence.
- MCH Housing Plans for Medina County – The goal is to build four-unit, garden style apartments on Keller-Hanna Dr. in Brunswick in partnership with the MCBDD, access project-based vouchers, and continue with the current project of building the Medina Creative Transition Post-secondary College Program.

Ms. DePasquale-Hagerty thanked the Board and the staff for their support.

III. General Session

A. Pledge of Allegiance

B. Mission Statement Affirmation

C. Approval of Minutes

1. Motion was made by Ms. Barnes Brown, seconded by Ms. Holmes, to approve the minutes from the Regular Board Meeting on October 24, 2016.

Motion passed with a unanimous “aye” vote.

D. Old Business

1. There was no Old Business this month.

E. New Business

1. NEON Representative and Alternate Resolution #24-16 (ACTION)

A motion was made by Mr. Daugherty, and seconded by Ms. Holmes, to approve Superintendent, Annette Davis-Kramp, as the authorized representative and Annie Finnerty, Director of Quality Systems, as the alternate representative to council meetings and in business matters of the NEON (North East Ohio Network) Council of Governments, effective immediately and until their successors are appointed. A delegate and an alternate are needed to attend, vote, and to represent the Board’s best interest in all NEON business and meetings throughout the year.

The motion passed with a unanimous “aye” vote.

2. Abolishment and Creation of Positions Resolution #25-16 (ACTION)

A motion was made by Ms. Orlandi, and seconded by Ms. Holmes, to abolish the following positions: Director of Adult Service and Associate Director of Adult Services, and to create the following positions: Director of Day Services and Director of Community Employment. The future direction, goals, and corresponding challenges of the community and day service programs are significant enough to warrant a director in each area. This will allow each director to focus on strategic plans in their particular area, ultimately allowing for smoother transitions during this period of transformation. The current Director of Adult Services has accepted a new position with the Board effective January 2, 2017. We would like to make the above changes effective on the same date. There is no additional cost to the agency for this proposal.

Ms. Davis-Kramp reviewed the original structure of Adult Services management and how it compares to the new proposed structure.

The motion passed with a unanimous “aye” vote.

3. Approval of the Ethics Committee Report (ACTION)

Ms. Barnes Brown stated that the Ethics Committee met and reviewed 336 Employee Conflict of Interest Disclosure Statements, one for every employee of the MCBDD. Eighty-four were found not to be in “conflict of interest” positions by the committee and one was forwarded to the Board. The committee requests Board approval of the Ethics Committee Report.

A motion was made by Mr. Daugherty, and seconded by Mr. Perkins, to approve the Ethics Committee Report dated 11/14/16.

The motion passed with a unanimous “aye” vote.

F. Discussion Items

1. Windfall Industries Contract

A draft copy of the contract was distributed along with a rates page that offers comparison. Any questions can be directed to Jon Bluebond. The contract will be brought to the Board at the December Board Meeting.

2. ViaQuest

The MBCDD is in negotiations with ViaQuest to use space in the MCAC building as a hub. If all goes well, they could move into this building in the first quarter of 2017. At this time, there will be no cost to them to use the space. This is an opportunity that could be extended to other providers as well.

3. Community Connections Career Partnership – Ohio (C3PO)

This program is going very well. A newsletter was in the Miscellaneous Packet. Some individuals that are involved in this program will attend the Board Meeting in February, 2017.

G. Reports Review

- Superintendent's Report
 - Ms. Davis-Kramp reviewed the Superintendent's Report and discussed the following:
 - There is some concern regarding the US President Elect and where he stands on disability rights.
 - Planning for the 2024 infrastructure and fee schedule, as well as the sustainability of county boards, was discussed at the SEC Meeting.
 - The Director of HMG is not in agreement with combining services with the MCBDD.
 - We continue to have great success in the Assistive Technology Program. Look for more resources to be allocated to this area in the future.
 - Financial Report - Mr. Bluebond reviewed the Financial Report. Two expense statements were included in this packet. There was no increase, only a transfer.

In addition, revenue is higher than expected.

- Voucher Report(s) – Mr. Bluebond reviewed the Voucher Reports. Mr. Daugherty asked about the monthly support for MCH and whether there is a way to minimize the cost. Mr. Bluebond stated that this is a three-year agreement that expires next year at which time we can review the cost. We are currently working to find ways to find and use other funds for housing costs.
- MCBDD Enrollee Statistics Report – Ms. King gave an update on the success of providing EI services in the natural environment.
- Provider Report — There were no questions from the Board regarding the Provider Report.
- MUI Report — There were no questions from the Board regarding the MUI Report.
- Personnel Report – There were no questions from the Board regarding the Personnel Report.
- Ombudsman Report – There were no questions from the Board regarding the Ombudsman Report.
- Operating Contracts Report – There were no questions from the Board regarding the Operating Contracts Report.

H. Public Relations

Ms. Hetkey updated the Board regarding PR activities that included the following:

- The annual Hat and Glove Drive runs 11/14 – 12/2. Hats, gloves, scarves, and personal care items are needed.
- Several staff and self-advocates attended the Autism Summit that included a luncheon and interview with Tony Coehlo, ADA author; a session that included film, music, dance, and art; and the all-day conference and trainings.
- Collaboration with Feeding Medina County continued with a presentation at the Hunger Summit about volunteer programs and using volunteer opportunities to open doors to the community and employment.
- The Vanderhaven Publications identified the MCBDD as a spotlight business making an impact on the community. They presented Ms. Hetkey with four matted and framed proofs of the articles that ran regarding community employment.
- Upcoming Events include Warm Up Medina County on 11/21, the Probate Court Build a Bear event on 12/7, and the Leadership Medina County Health and Human Services event on 12/14.

I. Open Forum (Board Policy 2.4.4)

Mr. Mitzel wanted to make the Board aware of two things: 1. There is a resolution in Congress to roll back the ADA (Americans with Disabilities Act) for businesses with under 50 employees. 2. Thanks are extended to the staff at MCBDD for the hard work that went into the Operating Plan. The clearer the plan, the more buy in you will get from the community and parents. There needs to be more opportunity for parents to have input regarding the plan.

IV. Adjournment to enter into Executive Session

A motion was made by Mr. Daugherty, seconded by Ms. Orlandi, to adjourn the meeting at 8:28 p.m. The Board will now enter into Executive Session with no business conducted after.

The motion passed with a unanimous “aye” vote.

A motion was made by Ms. Orlandi, seconded by Ms. Holmes, to enter into Executive Session at 8:29 p.m. for the following reasons:

- A. To Consider Matters to be kept Confidential by Federal Law or Regulations or State Statute.
- B. Preparing for, conducting or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.
- C. Conferences with an attorney for the Board concerning disputes involving the Board that are the subject of pending or imminent court action.

The motion passed with a unanimous “aye” vote.

The Board exited Executive Session at 8:55 p.m.

IV. Adjournment

A motion was made by Ms. Orlandi, seconded by Ms. Holmes, to adjourn the meeting at 8:55 p.m.

The motion passed with a unanimous “aye” vote.

FOR APPROVAL

Sandra Thomas Fain
Board President
Medina County Board of DD

Elaine Orlandi
Secretary
Medina County Board of DD