

**Developmental Disability Services of Jackson County ~ eitas
Property Committee
February 17, 2016**

Topic/Issue		Summary of Action Taken or Pending
<p>Attendance</p> <p>Call to Order</p> <p>Update on Properties</p>	<p>Betty Sharp, Russell Jones, Tammy Kemp, Paula Smith and John Humphrey, Board Members. A quorum of board members was present. Marvin Blake, Bob Rice, Amanda George, Nancy Nicolaus, Mark Riley, Anne Whalen, Jake Jacobs and Kathleen Ganaden, Staff. Guest: Kelly Logan.</p> <p>Tammy Kemp, Board Secretary called the meeting to order at 5:04PM at the Administrative offices of Developmental Disability Services of Jackson County - eitas located at 8511 Hillcrest, Kansas City, Missouri.</p> <p>Marvin Blake, Facilities Coordinator opened his report by giving the highlights of work in progress and/or work completed.</p> <p>Mr. Blake opened his report by sharing that all eitas properties have already gone through their annual check-up and repairs made when needed.</p> <p><u>Job One:</u> Blue Springs: Required only general maintenance Grandview: Repaired dock door with tune-up Independence: Repaired roof drain leak <u>Rehabilitation Institute on 12th Street:</u> Repaired roof and put exterior lighting around outer deck <u>Developing Potential:</u> Independence: Repaired entry threshold; HVAC repair and repaired heater floor tile caused by building settlement <u>Southeast Enterprises:</u> Lighting replacement completed. Buying fixtures from wholesaler as KCP&L has backed out of upgrade program. Starting to use some LED as price has gone down.</p>	<p style="text-align: center;">Information</p>

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Update on Properties Continued	<p><u>Blue Valley Industries:</u> Made ceiling repairs and replaced hand washing sink</p> <p><u>Southwood (Open Options):</u> General maintenance as needed.</p> <p><u>White Oaks & Nolen Manor:</u> (former Special Neighbors) CDD maintenance crew has started maintenance on these properties.</p> <p><u>8511 Hillcrest:</u> Collecting bids for security and elevator upgrades</p> <p><u>8508 Hillcrest:</u> Collecting bids for security upgrade</p> <p><u>6400 James A. Reed Road:</u> Collecting bids for security upgrade</p> <p>Vacant eitas buildings include Sunshine Center, Marlow House and building in Blue Springs on 5th Street.</p> <p>Russell Jones, Board member asked Mr. Blake for his comments about the Sunshine Center. Mr. Blake replied that the building is going to take some work as ceiling leaks are appearing in the lunch room; there is no heat in the building as there is no gas meter and the plumbing is in need of repair. Vandalism has slowed down considerably.</p> <p>Following Mr. Blake's report, Jake Jacobs, Executive Director shared that the elevator at 8511 has shut down three times in the last 8 days trapping individuals inside each time. This is a priority and we are in the process of getting bids to upgrade the elevator. The last bid received was \$85,000.</p> <p>Mr. Blake interjected that it has been the elevator doors causing</p>	Information

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Update on Properties Continued	<p>most of the problems so the old mechanical parts and fuses need to go and replaced with a new system.</p> <p>Continuing, Mr. Jacobs shared that after the elevator is repaired the HVAC in the 8511 building needs repair along with vent cleaning and new thermostats so the heating and/or cooling of an area can be adjusted.</p> <p>The security system also needs to be brought into the 21st Century. Bids will be developed for all three eitas locations for a key card system and updated cameras so properties can be monitored from home or Smart phones.</p> <p>Matt Levi, Vice President for Block & Company presented to board members statistical data and a synopsis of the three eitas properties for sale; including offers received.</p> <p>Following Mr. Levi's presentation, Mr. Jacobs shared that situation has been presented to us which is similar to what we had at the Sunshine Center earlier. We have a non-for-profit that might be interested in the building if we could give it to them; let them start using it for a limited amount of time (5-10 years); and they would pay for it at the end of that time. They would take it off our hands and renovate it at their own cost, but eitas would not get any money out of it until the end of the term.</p> <p>Mr. Jacobs wanted members to recall that long before he was here that the initial agreement for the Sunshine Center was to use that building for ten years and have ten years to pay us for it. The building went from a value of \$915K when we gave it to them to a value of \$390K at the end of that ten year period and they just gave it back to us as is and never paid us a cent.</p>	Information

