

**Audubon Area Community Services, Inc.**  
***Community Support Committee***

***MINUTES***  
September 30, 2008

The Community Support Committee meeting was called to order at 12:15 p.m. by Committee Chairman Marshall Hatfield.

***Members Present:***

Mr. Paul Hart

Mr. Marshall Hatfield

Rev. Jerry Manning

***Staff Present:***

Ms. Sheila Boling, Housing Services Director

Ms. Tracie Howe, GRITS Assistant Director—Administration

Mr. Michael Hughes, GRITS Assistant Director—Operations

Mr. Dan Lanham, GRITS Transit System manager

Mr. Mary Ann Mountain, Acting CFO

**Green River Intra-county Transit System (GRITS).**

**Parking Garage.** Mr. Lanham stated that the 222 St. Elizabeth Street parking garage was coming along well, and now finally above ground the structure seems to be getting somewhere. At the request of county officials, some numbers were sought from the contractors on the estimated costs for a phase II and II. Those estimates are rather high, said Mr. Lanham. Too, he is working on add-on estimates of the costs for delaying phases II and III for a year or more. Those “delay” costs alone are in the neighborhood of \$500,000.

**HSTD Medicaid Brokerage Start-up Customer Complaints.** Mr. Lanham advised the Committee on the number of customer complaints in Regions 3 and 5. Region 3 (Green River Area) had two (2) complaints in July, one (1) in August, and seven (7) in September. On the other hand, the Region 5 (Barren River Area) had fourteen (14) in July, twenty-three (23) in August, and twelve (12) in September. Mr. Lanham said that while GRITS had received a number of early complaints that those are starting to lessen. Indeed, GRITS now seems to be getting lots of compliments, so he thinks the operations are beginning to smooth out.

**Discretionary Grants.** Mr. Lanham informed the Committee that GRITS had applied for a \$600,000 Discretionary Grant, but word of funding had not yet been received. If funded, the much needed grant will be used to replace some vehicles.

The Office of Transportation Delivery (OTD), Kentucky Transportation Cabinet has called and said GRITS was being awarded a CMAQ grant in the amount of \$61,767. This grant is for Congestion Mitigation and Air Quality (CMAQ) improvement. Daviess County is one of the targeted counties with air quality issues. GRITS must match the CMAQ grant with 20% of its own funds. This grant will support the acquisition of three (3) *hybrid* vehicles. The challenge, though, will be finding a dealer who can get GRITS the three hybrid vehicles, said Lanham.

**Update on Storm Damage.** Mr. Lanham reported that the recent wind storm had left GRITS without power for three days! GRITS rented three generators from Lanham Brothers General Contractors. This emergency power source allowed GRITS to maintain four (4) live computers—compared to the

usual eighteen—and two printers. Mr. Lanham advised the Committee that the entire GRITS staff showed up for work during the outage, and through it all a good attitude was maintained. GRITS hopes down the road, he said, to get a fairly large-scale generator (through an OTD capital grant) to power its entire building should another outage occur—as it has now occurred twice in the past year. Should that acquisition be approved by OTD, GRITS would also need to install a switch for its immediate use. That’s the only way to go, he said.

Mr. Hart suggested also checking with FEMA to see if they might have any used generators available for purchase.

**Leased GRITS Vehicles.** Mr. Hughes told the Committee that GRITS was currently working with the OTD on deciding the fate of some leased vehicles. GRITS has leased vehicles to other agencies for \$1.00 per year. But if those vehicles have met their “useful life” according to Transportation Cabinet rules, then they can be “signed over” to the lessees.

## **Housing Services.**

**Ribbon Cutting at The Learning Villa.** Ms. Boling presented a brief review of the ribbon-cutting for The Learning Villa, which was held on Monday, October 22<sup>nd</sup>. There were approximately 150-175 people in attendance, she said. At the end of the day, Ms. Boling counted the number of people that had actually signed the registration book. There were 100 signatures in the book. The Head Start program had set up a classroom that was just like it will be when the center is officially opened. Ms. Linda Inman, project manager, also opened an apartment so that people could see what the units looked like. Two of the residents attended the ribbon cutting, one of whom had painted a couple of the paintings in the center. The Learning Villa currently has 40 of the 56 units rented.

**Independence Heights and Horizon Place.** *Independence Heights*, a housing development for foster youth “aging out” of the foster care system, is moving along very quickly, advised Ms. Boling. Staff anticipates beginning to move in residents around the end of the year. *Horizon Place*, a development for the elderly, is under construction. Its completion is not expected until mid-spring 2009.

**KHC’S Lincolnshire Apartments / Lincolnshire North Apartments Monitoring Review.** Representatives from Kentucky Housing Corporation were at both Lincolnshire properties on July 15<sup>th</sup> for their annual monitoring, said Ms. Boling. Copies of both KHC’s report and AACCS’ staff response back to KHC were distributed to the Committee. One particular item of interest, said Ms. Boling, was that the properties’ maintenance was rated “above average.”

There were a few findings in the files, she said, and there were some items that the KHC monitors wanted added to the properties’ Tenant Selection Plan. All of the items that were in the KHC report had been corrected or changed to meet their satisfaction, she reported. The KHC monitors did not speak to as many residents as they usually do, but the temperature on the day they were there was approximately 98 degrees! A letter has already been received back from KHC stating that AACCS’ corrections and/or revisions have been accepted.

**Storm Damage at Lincolnshire/Lincolnshire North.** During the recent wind storm there was damage at the properties. The electricity went out around noon on Sunday and did not get service restored until the following Thursday at 4:00 p.m. There were instances where people got on each others nerves, but that was to be understood, Ms. Boling said. The thing that seemed to upset many of the people was the fact that the office phones were connected to the electrical service, so staff had no phone service during this period. The residents could not understand why they had phone service,

but the office did not. When the electricity finally came back on, staff had over 200 messages waiting for them.

The buildings suffered some damage such as, shingles blown off of the roofs, gutters down and eaves blown off. One of the strange things that happened during this storm was that on a couple of the buildings, the gables were blown into the attic space. It appeared that the wind sucked them inside the buildings instead of blowing them outward, as one would think.

**Presidents Place.** Ms. Boling spoke briefly on a new project that was in the works with Wabuck Development. It is an elderly project behind The Springs on East Parrish Avenue (Highway 54 East). That 60-unit development will sit on 12.7 acres. This project will also have a large community building on it. It will be made available to area non-profits that are in need of office space. Wabuck Development is working on the application to be submitted to Kentucky Housing Corporation in its fall 2008 funding round. The staff has no definite figure on dollars needed for the project, but it is anticipated to be between \$8 million and \$9 million.

**Lincolnshire North Re-hab.** Along with the above project (Presidents Place), Wabuck is working on an application for the rehabilitation of Lincolnshire North. Wabuck has been interested in working with AACS for several years to get Lincolnshire rehabilitated, but rehab projects have previously been harder to get funded. At this point, though, said Ms. Boling, the management is not sure if this would entail any long-term debt, something they had rather not do. In this round of funding with KHC, rehab proposals are probably going to score more points toward winning tax credits than will new construction projects. If that is the case, there is a possibility that a Lincolnshire rehab could be funded and President's Place not be funded, she said.

**Weatherization.** The Cabinet for Health and Families has approved the AACS Weatherization program to purchase a new vehicle. This will probably be a 2009 Ford Escape. It is rare for weatherization projects to receive funds for vehicle purchase, so Ms. Boling said that she felt very lucky to be able to do this.

## ADJOURNMENT

Mr. Hatfield asked if anyone had more business and everyone said no.

There being no further business,

*A motion was made to adjourn the meeting. There being no objection, the meeting adjourned at 12:55 p.m.*

Marshall Hatfield  
Chairperson