

Audubon Area Community Services, Inc.
Community Support Committee

MINUTES

July 23, 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. Terry Payne, Chief Financial Officer

NEW BUSINESS & COMMITTEE OVERSIGHT

GRITS Transportation Department.

Parking Garage. Mr. Lanham stated that the 222 St. Elizabeth Street parking garage was coming along well. The foundation is complete, and the contractors are starting on everything else. The brick will be an issue when the builders are ready for it because it has yet to be ordered. But it will only hold things up for a short time, he said. There was one hold up when the workers ran into some old foundations lying below ground. Those had to be removed — at an added cost of \$3,400.

Human Services Transportation Delivery (HSTD) Start Up. Mr. Lanham advised the Committee that the HSTD Medicaid “Brokerage” startup was going well, considering that GRITS had essentially doubled its size. Mr. Lanham stated that he has been handling most complaints himself, but overall things have gone well and there have been few complaints.

SFY2009 Grants. Mr. Lanham presented a review of GRITS’ SFY2009 funding requests and awards: “5309” Training/Dispatching Capital Assistance was applied for, but to date AACS has not heard anything about it being funded. “5310” Vehicle Capital Assistance was \$50,000 last year, but \$73,600 was awarded this fiscal year. RTAP training funding was \$12,500 last year and \$19,600 this year. The “5311” Rural Transportation operating-loss subsidy grant was \$340,000 last year plus an additional \$60,000 at the end of the year, and again this fiscal year the operating assistance was funded at \$400,000. The “5311” award for vehicle acquisitions was \$154,000 last year; and \$87,500 was awarded this year. The funding for Job Access reverse Commute (JARC) was \$305,000 last year and is \$111,000 this year. GRITS’ “5317” *New Freedom* equipment funding was \$379,485 last year and is \$345,962 this year. The total GRITS operating/capital assistance budget for SFY2008 was \$1,241,000. The same SFY2009 budget, based on grants thus far received, is \$1,037,000. Mr. Lanham said that final approval has not yet been received on all those grants, but should come soon.

Medicaid Brokerage Funding. Of course, AACS was also awarded *two* HSTD regions, and the capitation rates for those regions will garner some \$5.847 million — \$2,976,000 in Region 3 (Green River) at its \$8.00 capitation rate and \$2,871,000 in Region 5 (Barren River) at its \$8.25 capitation rate.

OTS Handicap Services Contract. The OTS Contract is up for renewal, it is the same contract as last year. OTS has been talking about making the transportation free. The city would have to pay GRITS for paratransit services.

State Discretionary Grant Funding. The state has advised that it has received a grant for \$4.5 million dollars for busses and bus equipment. With a grant of a portion of this money, said Mr. Lanham, GRITS would like to put cameras on its vehicles. The plan is to ask for \$204,000, he said. GRITS has had two or three instances where clients were fighting on the bus; cameras would take care of any differences in stories. GRITS also plans to ask for eight (8) minivans at \$250,000, six (6) additional minivans at \$189,000, and six (6) “cut-a-ways” at \$262,000. The total AACS request to the Office of Transportation Delivery, Kentucky Transportation Cabinet, is \$907,000, said Mr. Lanham.

Mr. Manning made a motion to submit these grant requests in the sum total of \$907,000.

Mr. Hart seconded the motion. Motion passed.

Congestion Mitigation and Air Quality (CMAQ) Grant. Mr. Lanham said that GRITS had applied before for a CMAQ grant, but the request was in the “wrong cycle.” GRITS had sought to get three (3) Ford Escapes to replace the current, aging Ford Escorts. GRITS is in the right cycle this time, he said, and it appears that this grant will be funded.

Mr. Hatfield asked if anyone had any questions relating to GRITS transportation, and no one did.

Housing Services Department

The Learning Villa. As of today, eleven (11) families have moved into the new complex. Staff is anticipating moving in seven (7) more within the next two (2) weeks. The staff members are awaiting their housing vouchers to be approved at the Housing Authority of Owensboro. In order to meet the Tax Credit compliance, The Learning Villa property has had to have eleven moved in before August 1st, and that has been accomplished, said Ms. Boling.

Independence Heights. The Clayton-Watkins builders are currently installing the roof on one of the Independence Heights buildings, which are located on Strawbridge Place and behind Seven Hills Elementary School in southeastern Owensboro. One of the other Independence Heights buildings is almost completely framed and then ready for roofing. The remaining three buildings have not been started with the exception of the foundation have been laid. The builders are still anticipating completion to be the end of November. This 25-unit housing complex will house youth aging out of the Commonwealth’s foster care system. It is the initial such model for Kentucky, and at present the only one. Both AACS’ Counseling Services and Housing Services departments will support this project.

Horizon Place. The Clayton-Watkins builders have started the dirt work for Horizon Place. Horizon Place is located on the south side of East Eighteenth Street, just across the street from The Learning Villa. Horizon Place will be a 34-unit senior housing development.

Lincolnshire Section 8 Renewing Contracts. The new 2008-2009 Section 8 Subsidy contracts have been approved through Kentucky Housing Corporation (KHC) for the upcoming fiscal year, which begins December 1, 2008. Ms. Boling distributed handouts showing the approved rents for the new 2008-2009 fiscal year. There was an increase of 1.03% for the properties’ OCAF (Operating Cost Adjustment Factor). Lincolnshire Apartments, Inc. has 100 units; Lincolnshire North Apartments, Inc. has 108 units.

Kentucky Housing Corporation’s Annual Monitoring Review. Representatives from KHC were at the Lincolnshire properties on Tuesday, July 15th and Wednesday, July 16th for their annual review.

There were no major findings, such as changing of the lease, House Rules, etc. There were some findings in the files, such as no signatures on forms, dates incorrect on leases, etc. AACS is now awaiting the written report from KHC and then staff will respond appropriately.

Weatherization Assistance Program. A handout was distributed covering the state's Weatherization monitoring visit by Mr. Keith Jackson on April 30th. AACS' contract averages were very well within the averages that grantees must adhere to. AACS did meet its contract goals for units to be weatherized this fiscal year, which ended June 30th. On some of the jobs that were inspected with Mr. Jackson, it was noted that the AACS staff did not meet our target "cfm's" for a particular dwelling. Ms. Boling explained that due to the state of some of the housing the staff weatherized, it was very hard to meet the "cfm" target on all dwellings. Sometimes, staff can see the outside while inside of the dwelling, so they are not going to be able to perform the target levels of air sealing to that dwelling.

Mr. Manning asked about the current funding for Weatherization. The current SFY2009 funding is \$302,716, said Ms. Boling, not the \$326,000 that Ms. Boling estimated at the prior meeting. AACS did submit an additional request for a vehicle, which would increase the 2008-2009 budget, she said.

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 12:30 p.m.

Marshall Hatfield
Committee Chairperson