

## RESIDENTIAL OPTIONS COMMITTEE MINUTES

DATE: Thursday, December 5, 2019  
 TIME: 1:30 – 3:20 p.m.  
 LOCATION: Room 115, Wood County Courthouse  
 ATTENDEES: Stephanie Gudmunsen (WCHS), Quentin Ellis (WCSD), Joe Zurfluh (WCSD), Dan Schroeder (WDOC), Scott Timm (WDHS), Heather Gehrt (Treasurer), Reuben Van Tassel (Maintenance) and Peter Kastenholz (WCCC).

The Committee members determined that there were no changes needed to the minutes of the meeting of November 14, 2019.

The Committee reaffirmed that it is pursuing a two track approach. The first track is using a county tax deeded property for lease to the state for purposes of placing the subject and the second track being to identify properties to one or more vendors that the vendor could purchase and lease to the state for placement of the subject.

With respect to using a county-owned property for placement, Heather had worked with GIS Specialist Paul Bernard to determine which of the county-owned properties would meet the statutory criteria for placement. Only one such property was potentially suitable and that was a tax-deeded property on Highway 73 in Saratoga. Reuben had assessed the property for its condition and cost for repairs. Reuben reported that it would cost \$10,000 – \$15,000 to put the property in a condition that it would be reasonably habitable. Scott advised that the likely period of supervised release for which the property would be leased for the subject would be 2.5 – 3.5 years. The standard lease with the state is one year with an option to renew. A reasonable lease rate would be about \$500 per month. Quentin, Joe, and Dan spoke in favor of using the county-owned property approach such that there weren't any out-of-county placements in the home when the subject is done living there. Joe presented a report on his review of the neighborhood of this property and stated there were several homes nearby but none of them had small children residing in them. The committee recognized that having children in close proximity to the subject's residence was not a legal impediment but it was one that all of us factored into our consideration as a priority concern.

Discussion was had on the process for getting funds to renovate the property and it requiring county board action. It was suggested that this could be acted on at the December county board meeting via a resolution using contingency funds, which would require a 2/3rds vote.

Further discussion was had on there being a church as well as a group home for developmentally disabled and mentally ill adults not too far from the property. The law enforcement participants and Stephanie emphasized the priority of safety to residents and in particular handicapped ones and suggested taking this option off the table for that reason despite their concerns about bringing a vendor in to buy a property and the county not having long-term control of the situation.

With respect to the second option, using the list of vendors provided by the state that purchase homes for subjects such as we have here and then leasing the property to the state for placement

of the subject, background information was shared. Specifically, the state has identified such vendors and attempts were made to contact all of them. Two of them have not responded and four of them expressed interest in buying a home in Wood County wherein the subject could be placed. The vendors had shared their respective criteria for buying properties and those were shared with the committee. Past experience by the state and current communications with the county suggest that one of the vendors would be the best to work with.

The committee next reviewed about 25 properties in the county that were listed on Zillow or Trulia that meet the criteria set by the vendors and meet the statutory location restrictions. During this process all but nine of the properties were determined to not be good locations due to proximity to other homes and parks. This left nine properties. Paul Bernard will be asked to place these properties on a single map. The committee determined to ask the one vendor to ascertain if they would be interested in any of the nine properties such that a further, more detailed vetting by law enforcement, could be done. Peter will follow up on this. Emphasis was made to expedite this process.

The discussion turned to when we need to meet next and what would need to be done at the meeting. The group wanted a meeting soon such that an update can be obtained on the selected vendor's actions and anticipated time frames for completing a purchase of a property in that we have to report back to the court on or before February 4 as to a property owner that is willing to enter into a lease with the state to house the subject lest the county is subject to sanctions by the court. The Committee will meet again on Friday, December 20, at 8:30 a.m., in Room 317-A of the courthouse with Stephanie and Scott participating telephonically. If there is not a need for action by the committee, then Peter will share a status report with the committee electronically