

The Behavioral Health Board of Cuyahoga County (working title)

Site/Location Review Committee

AGENDA

Tuesday, April 29, 2008

4:00 p.m. - 6:00 p.m.

ADASBCC Offices

Rockefeller Building, 3rd Flr.

614 W. Superior Ave., Cleveland

Board Members

Eugenia Cash, CCCMHB
Darlene Darby Baldwin, ADASBCC
J. Robert Fowler, Ph.D., CCCMHB
Kathryn Gambatese, Chair, CCCMHB
L. Douglas Lenkoski, M.D., CCCMHB
Mary McElrath, Acting Chair, ADASBCC
Cynthia Miller, ADASBCC
Barbara E. Saltzman, Esq., CCCMHB
Terrance Wilkinson, ADASBCC

Directors

William M. Denihan, CCCMHB
Russell S. Kaye, Ph.D., ADASBCC

1. Welcome and Introductions
2. Review and Approval of Minutes of April 15, 2008 Meeting
3. Market Information for a Future Combined Headquarters Facility

Guests: *Scott Pick, UGL Equis*
 Steven Zannoni, Project Management Consultants

4. Follow Up Issues from April 15th Meeting
 - Verify the Program
 - Discuss the Legal Considerations for an RFP
 - Update on County's Potential Financial Support
5. Next Steps
6. Other Business

Next Meeting: Tuesday, May 13, 2008, 4:00 p.m. - 6:00 p.m., ADASBCC Offices

List of Active Items for Continuing Discussion in Future Meetings

- Fund Development Sub-Committee
- Staff / Consumer Survey

CONSOLIDATION SITE REVIEW COMMITTEE MEETING
April 29, 2008

Board Members Present:

Kathryn Gambatese, Chair, CCCMHB
L. Douglas Lenkoski, M.D., CCCMHB
Mary McElrath, Acting Chair, ADASBCC
Cynthia Miller, ADASBCC
Barbara Saltzman, CCCMHB
Terrance Wilkinson, ADASBCC

Board Members Absent:

J. Robert Fowler, CCCMHB
Eugenia Cash, CCCMHB

Guests:

Steve Zannoni, Director of
Project Management Consultants
Don Frantz, Metro Consulting, LLC
Rose Fini, Director of Legal Affairs,
CCCMHB
Scott Pick, Vice President, Equis
Brian Conroy, Equis
Jonathan Synpiewski, Equis

Directors:

William M. Denihan, CCCMHB
Russell S. Kaye, Ph.D., ADASBCC

The meeting was called to order at 4:10 p.m. by Mary McElrath, Acting Chair, ADASBCC. It was noted that Russell Johnson, Chair of the ADASBCC will be on a leave of absence for health reasons for a few months. Mary McElrath, Vice Chair will serve as acting Chair and Cynthia Miller, the Board's Secretary, will fill in on both this Committee and the Executive Steering Committee.

Minutes - The Minutes of the April 15th Meeting were accepted as submitted.

Upon motion of Darlene Darby Baldwin, seconded by Kathryn Gambatese and unanimously carried, the reading of the Minutes of the April 15th Meeting was waived and the Minutes approved as submitted.

Ayes: 6
Nays: 0
Abstentions: 0

Market Information – Russ Kaye stated that at the last meeting members requested some market information on some of the potential locations. Equis is here to provide that market information. It was further reported that follow-up from the past meeting included (1) Steve Zannoni, Bill Tobin and Cassondra Richardson to verify the space needs of the two boards; (2) Rose Fini would research the legal considerations of the RFP process; and (3) Bill Denihan and Russ Kaye would research the County Commissioners' potential support for the purchase and renovation of an existing building.

Scott Pick, Vice President of Equis, distributed materials containing 40 to 45 sites available for consideration in the downtown/Midtown area, "B" buildings with 35,000 – 55,000 available square feet. Discussion followed regarding usable vs. rentable space. The rent is charged on the

rentable space, which takes into account restrooms, meeting rooms, and common areas. This figure is different for each building. We must also consider “fitable space.”

Several sites were discussed at length:

- The IMG/Lincoln Building at East 9th and St Clair;
- The Halle Building which would be a sublease from CWRU;
- Tyler Village, which is located in Midtown (3615 Superior Avenue) and has lots of free parking;
- 6575 Erieview Building, which is currently being sold and the landlord is looking for long term tenants

Some top buildings for lease and renovation considerations were:

- Hall Building
- Diamond Building
- Huntington Building
- IMG/Lincoln Building
- Eaton Building
- 6575 Erie View
- 45 Erie View
- 1717 East 9th Street (East Ohio Gas Building)
- 800 Superior Building
- Tyler Village Project

The committee also discussed the Myers University Building, 3813 Euclid Avenue (former University Club) which is now for sale. It was noted that we also need to consider security, the image to the community, and traffic patterns.

Steve Zannoni reported that a preliminary review of the needed space indicates that we are below the 90% goal.

Legal Considerations for the RFP – Rose Fini, Director of Legal Affairs for the CCCMHB was asked to research the legal considerations for the RFP process. Rose first indicated that the Prosecutor’s Office has determined that the Revised Code legislation must be adopted allowing the two boards to consolidate before the RFP is released. Once the legislation is adopted the Boards must consider whether they will lease an existing building and renovate, purchase an existing building and renovate, or consider a lease-purchase of a facility. Ms. Fini reported that according to ORC Section 307.02, the consolidated boards *may* be able to enter into a lease-purchase plan.

The next steps in regard to this agenda item are as follows: (1) Secure the passage of the ORC language that permits the CCCMHB and the ADASBCC to consolidate; (2) While awaiting passage of the ORC, the Site Committee should study and formulate its recommendation regarding whether or not the consolidated boards should lease or own its administrative offices; (3) Once the ORC is amended allowing the consolidation, the Site Committee should makes its recommendation to the full CCCMHB and ADASBCC regarding whether to lease or own the administrative offices; and (4) Based upon that decision, comply with the relevant ORC sections that govern that process of property acquisition.

Russ Kaye and Bill Denihan met with Dennis Madden regarding the option of buying and renovating a building and whether the County would support such a purchase either financially or by way of recommendation to the Port Authority. An answer is expected by the end of the week. If the Commissioners do not support the purchase and renovation of a building, the boards will have no alternative but to lease and renovate office space.

It was noted that by purchasing an existing building and renovating it, the new Board would be better able to define the space and have visibility in the community.

It was determined that Equis needs to provide more detailed information as to the pros and cons of the Tyler Village Project, Halle Building, Myers University, and some of the others listed in the top considerations. Perhaps Equis can arrange for a tour of each building, general overview of each building, and parking considerations.

Next Steps:

1. Use the above information to formulate the RFP process.
2. Do not rule out the lease purchase option. Costs will be amortized over a long period of time which will drive the cost down.
3. Secure a written opinion from the County Prosecutor regarding whether lease-purchase is an option.
4. Consider eminent domain issues.
5. The broker issue needs to be resolved, so that the duties of Equis are properly defined. Rose Fini and Renee Bacchus will work with Equis to resolve this issue.

Next Meeting: The next meeting of this Committee is scheduled for Tuesday, May 13th, at the Mental Health Board, second floor, at 4:00 p.m.. First will be a joint board meeting with Commissioner Hagan, and then the Site Committee will convene on the third floor. Further discussion about properties and legal matters will take place. The panel discussion with agencies is postponed.

There being no further business, the meeting was adjourned at 6:15 p.m.