

NORTH CENTRAL COMMUNITY SERVICES PROGRAM EXECUTIVE COMMITTEE MEETING MINUTES

October 30, 2023

8:30 a.m.

NCHC Eagle Board Room

Present:	X	Kurt Gibbs	X	Renee Krueger
	X	Lance Leonhard	X	Robin Stowe

Staff: Gary Olsen, Jason Hake

Others: Dejan Adzic, Marathon County Deputy Corporation Counsel, Kevin Stevenson (WebEx), Carrie Sarazin (WebEx)

Call to Order

- Meeting was called to order by Chair Gibbs at 8:30 a.m.

Public Comments

- None

Approval of Executive Committee Meeting Minutes

- **Motion**/second, Stowe/Krueger, to approve the September 20, 2023 Executive Committee meeting minutes. Motion carried.

Discussion of Lease Agreement between Marathon County and NCHC for Certain Properties Utilized for CBRF Operations – G. Olsen

- After researching the properties located on Heather Street and Chadwick Street, we learned that in the 1990's Marathon County purchased these two properties and deeded them to North Central Health Care (NCHC) and NCHC paid the county back for the properties. Upon approval of a revised Tri-County Agreement in 1997, NCHC could no longer own properties and a lease was to be done to transfer the properties back to the County. However, we have not been able to locate the lease, therefore, a lease was completed now and signed by the County and NCHC.

Construction Update – G. Olsen

- Outpatient and Community Treatment have moved into the new space which were the last areas to move. Construction on the 2nd floor for Northern Reflections, is expected to be completed by end of November. The back parking lot is being paved today with anticipated completion this week.

Lakeside Medically Monitored Treatment (MMT) Update – G. Olsen

- The State approved the license for MMT which was needed before we could apply for Medicaid billing. The State informed us there is a 60-day time period to approve our request. J. Hake noted that we are exploring the possibility of a soft opening since we have staff already on the payroll.

Financial Update

- J. Hake provided an overview indicating YTD net income for NCHC programs is \$418,000 which is almost \$14,000 better than the prior month. This is due in large part to improved census over the last three months. Both nursing homes did well due to improved census. Mount View has a YTD income of about \$1.6 million and Pine Crest is just above break-even at \$32,000.
- Health insurance has a net income of \$621,000 which saw a slight decrease of \$52,000; YTD it is doing well.

Sick Leave Benefits for Employees of Pine Crest Nursing Home and Lincoln Industries Policy – G. Olsen

- NCHC continues to work with Lincoln County and asked that this agenda item be postponed.
- **Motion**/second, Krueger/Stowe, to postpone action on this agenda item until December. Motion carried.

Discussion and Possible Action of Management Agreement, Transfer Agreement, and Assignment of Leases to a 501(C)(3) Non-Profit Organization Operating in the Wausau Area

- G. Olsen informed the committee that the decision was made to transfer the operations of the Wausau Adult Day Services (ADS), Supported Apartments, and the CBRF's, to Opportunity Inc. The Management Agreement will allow Opportunity Inc to manage these programs until they receive the licenses from the State. Seven days after licenses are received, we will transfer the programs to them and then work on transferring the leases.
- **Motion**/second, Leonhard/Stowe, to support the execution of these documents as set forth in the packet relative to these programs and transferring to Opportunity Inc. Motion carried.

Discussion and Possible Action of Transfer of certain properties located in Wausau, Wisconsin, from North Central Health Care to Marathon County

- Per the Tri-County Agreement NCHC is not to own property. Currently NCHC owns two properties (811 N. 3rd Avenue, Wausau and 529 McClellan Street, Wausau). NCHC is under contract with a realtor to sell the McClellan property. With the transfer of the Wausau ADS program, NCHC no longer has use for the N 3rd Avenue property. Upon transfer of these properties to Marathon County, NCHC requests that money from the sale of these properties would go against NCHC's debt payment.
- **Motion**/second, Leonhard/Krueger, to approve the transfer of the stated properties to Marathon County with the understanding that any proceeds from their ultimate sale be considered as credit against NCHC debt obligations with the condition with termination of the real estate agreement. Motion carried.

Next Meeting

- The next meeting of the Executive Committee will be moved to 2:00 p.m. on Thursday, November 30, 2023.

Adjourn

- **Motion**/second, Stowe/Krueger, to adjourn at 8:59 a.m. Motion carried.

Minutes prepared by Debbie Osowski, Senior Executive Assistant