Alcona County Commission on Aging

July 23, 2024 Regular Board Meeting

- Call to Order by President Potter at 10:00 am
- Pledge of Allegiance
- Invocation
- Roll call
    - Treasurer Rolland Lynch - Present
    - Director Pam MacKinnon - Present
    - President Phil Potter - Present
    - Vice President Delores Schlicker - Present
    - Secretary Dr. Robert Turek - Present
    - Director Mike Szczepanowski - Present
    - Member-at-Large Commissioner Carolyn Brummund – Present

      Also present – Executive Director Wendy Bain and one member of the public

- Approval of Agenda
    - Motion by Schlicker, second by MacKinnon, to approve the agenda as presented
        - Motion Passed

- Approval of Meeting Minutes
    - Motion by MacKinnon, second by Schlicker, to approve the June 25, 2024 Regular Meeting minutes with corrections
        - Motion passed

- Public Comment period – No comments

- Update of the New Building Project by Developer/Construction Manager Andy Shaw

- Report by Commissioner Carolyn Brummund.

- Executive Director's report
    - Debbie McKay is researching grant opportunities.
    - A part-time Human Resources Manager, Lahnaya Neve, has been hired.
    - A total of 2641 meals were served in June.
    - NEMCSA performed a general and in-home services assessment and the ACCOA passed and is in full compliance.
    - We are still awaiting release of collateral confirmation from the SBA
    - The new Home Delivered Meals truck is on the road. New logos will be obtained for all ACCOA vehicles.
    - The ACCOA will be working at the upcoming Alcona County Fair, Tuesday and Saturday.

        - Motion by Schlicker, second by Szczepanowski, to authorize ED Bain to proceed with selling the now-retired white meal truck, after confirming no NEMCSA restrictions on the sale.
            - Motion passed

- Treasurer's Report
    - Motion by Turek, second by Szczepanowski, to accept the Treasurer's Report as presented, subject to audit.
        - Roll Call Vote
            - MacKinnon - yes
            - Potter - yes
            - Schlicker – yes
            - Turek - yes
            - Szczepanowski – yes
            - Lynch - yes
                - Motion passed

- Secretary's Report
    - Motion by Turek, second by Lynch, to ratify the Executive Committee action dated July 13, 2024 which authorizes Phil Potter to execute documents to complete the sale of the Lincoln Senior Center property to Brad Cole at the agreed upon price of $150,000
        - Roll Call Vote
            - Szczepanowski – yes
            - Turek – yes
            - Schlicker – yes
            - Potter – yes
            - MacKinnon – yes
            - Lynch – yes
                - Motion passed

- Committee Reports – ACCOA Receptionist Megan Richter is handling the advertising for Board Candidates for the Nominating Committee. The New Building Project Committee continues working toward the opening of The Sunrise Center and the Senior bungalows.

- Unfinished Business – Potter reports that the signing of the paperwork for the sale of the Lincoln Senior Center property was delayed until receipt of the second disbursement of $6.25 million was received from the State/MEDC to complete the new building project. Now that those funds have been received, he and John Klukowski of 45 North Realty will get with Brad Cole to complete the transaction. The ACCOA is not required to move out until December 31st. John did cut his commission on the sale by several thousand dollars. Proceeds to the ACCOA should be around $143,000 or so. The generator will be moved to the new facility.

- New Business – None

- Public Comment Period – Kim Fleming (via Zoom) suggests verbiage giving President Potter additional authority to execute the sale of the Lincoln Senior Center property in specific referencing the Title company.
    - Motion by Turek, second by Szczepanowski, to give authority to Phil Potter on behalf of the Board, to execute any and all closing documents with the Title company related to the sale of the Lincoln Senior Center Property.
        - Motion Passed(Potter abstained from voting precluding any potential conflict of interest)

- Director Final Comments – Turek comments on the challenges in dealing with tax issues required to remain in compliance with our non-profit status pertaining to the new building project. Potter relates that the process to

clarify these issues is ongoing with legal counsel and local tax authorities. A third party will be determining who will be renting the Senior bungalows.

- Motion by MacKinnon, second by Lynch, to adjourn meeting
    - Motion passed at 10:57 pm

Meeting adjourned until the 10 am, August 27, 2024 Regular Board Meeting.

Dr. Robert Turek, Secretary