

**ASSEMBLY STANDING COMMITTEE MINUTES
SPECIAL MEETING- CORNERSTONE CAMPUS
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

February 12, 2018 12:00 PM

City Hall, Assembly Chambers

I. ROLL CALL

Chair Mary Becker called the meeting to order at 11:57pm.

Members Present: Mary Becker; Beth Weldon; Rob Edwardson; Jerry Nankervis

Liaison Present: Chris Mertl, Parks & Recreation; Paul Voelckers, Planning Commission; Weston Eiler, Docks and Harbors

Staff Present: Dan Bleidorn, Deputy Lands Manager; Rachel Friedlander, Lands and Resources Specialist

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved.

III. AGENDA TOPICS

A. Applicant Presentations for New Uses of the Cornerstone Campus

Chair Becker said the purpose of today's meeting was to listen to the five applicants for the Cornerstone property, with each applicant receiving 8 minutes to present their material. The Committee will then ask questions after each presentation.

Mr. Bleidorn reminded the Committee that the Glory Hole has dropped out of application process, and that this agenda topic will be continued at the February 26th Lands Committee meeting, which will begin at 4:30 pm.

The applicants, in alphabetical order, were then invited to present their material.

Alaska Legacy Partners: Garrett Schoenberger and Paul Simpson

Mr. Garrett Schoenberger, principal of Alaska Legacy Partners (ALP), let the Committee know that the Juneau based organization is focused on commercial real estate and development, along with venture capital and investing in local businesses. Mr. Schoenberger introduced his business partner, Paul Simpson, to the Committee. Mr. Schoenberger said they both were born in Juneau, left to go to college, and are back to invest in the community. The first project for ALP was the \$3 million dollar purchase of the University's old bookstore building in Auke Bay.

A. Team Experience

The developer for the Hurlock property would be ALP, which formed in late 2017. Both principals—Mr. Schoenberger and Mr. Simpson—are originally from Juneau. ALP's intent is to turn the Hurlock Ave. property into a 16-18 senior assisted living facility and/or memory care beds. Property Management could be out of state or local operators. ALP has been talking to local senior facility operators in Juneau, and has received a pre-commitment from Hans Schneider, R.N., of Sunny Day Senior Living, who would be the executive director of this facility. ALP has also spoken with Kelly Pagano, Director of Home Health Care and Hospice for Multi-Care in Tacoma, Washington, to be ALP's lead consultant. ALP has spoken with Catholic Community Services, which has indicated a willingness to contract support services such as registered nurses to the project.

B. Community Service

Mr. Schoenberger said the service ALP will provide at the Hurlock facility is one of the greatest needs facing this community.

C. Project Design and Characteristics

Mr. Schoenberger said a detailed renovation plan has been proposed and provided in the initial application. Mr. Schoenberger confirmed an \$850,000 budget for the upgrades and building maintenance was included in ALP's application. Mr. Schoenberger said the project complies with relevant ADA accessibility requirements.

D. Operational Feasibility

Mr. Schoenberger confirmed a realistic operational budget was included in with the application. Both lead consultant Kelly Pagano and local provider Hans Sneighder have reviewed the budget and supported its viability. Mr. Schoenberger confirmed the source of funds for the project is sustainable, and that the budget demonstrates sustained profitability.

E. Juneau Applicant Preference

Mr. Schoenberger said ALP is a Juneau-based organization with both principals residing in Juneau.

F. Readiness to Proceed

Mr. Schoenberger confirmed ALP was ready to proceed with their proposal, and denied any uncertain variables that could delay operations. Mr. Schoenberger confirmed the proposal included a realistic schedule and timeline, and that ALP is ready to move forward understanding there is a process for permitting. Mr. Schoenberger said ALP has the funds available in \$850,000 and are ready to deploy that upon acceptance of proposal.

Mr. Nankervis asked if Legacy Village Senior Center a not-for-profit and Mr. Schoenberger replied no, it is a for-profit corporation.

Mr. Voelckers asked if ALP has investigated D-5 zoning requirements and if it would work for the 16-18 residents and Mr. Schoenberger said that is something ALP is continuing to evaluate, and that a conditional use permit may be needed.

Mr. Simpson then began to speak from the audience, and Chair Becker invited him to testify at the stand. Mr. Simpson said everyone's application would require a conditional use permit, and would hope someone being awarded the property would be contingent on them meeting the permit requirements. Mr. Simpson said that based on the number of beds in the facility with the acreage and zoning, it works.

Mr. Mertl asked for the statistics regarding the need for assisted living in Juneau and Mr. Schoenberger replied the Pioneer Home has an active waiting list of over 117 people, and an inactive list of over 500 people. The Alaska Department of Labor estimates there are currently 3,500 seniors ages 65 and over in Juneau, and that this population is estimated to double by 2032. Mr. Schoenberger said the senior population in Juneau is the fastest growing demographic by far, and that there has been an existing need for at least the past 10 years that has not been addressed. Mr. Schoenberger said it is hard to find facilities and make development numbers pencil out. Mr. Schoenberger said an existing facility like the Hurlock property allows ALP to tap into this sector without having the ground-up development costs. ALP's intent is to leverage this advantage, and fill in a need for Juneau's senior community. Mr. Simpson said senior citizens support group had the Celais group do a market demand study for Juneau and found that for 2018, there is a demand for 120 beds—roughly 60 for memory care. This is for people not on Medicaid, said Mr. Simpson, which has a need for 15 beds. Mr. Simpson said the senior citizens support group made a push with the City to get a development out in Vintage Park and the City has gone as far as to pledge backing,

but there is some conflict behind the City backing private development. Mr. Simpson said if the City is willing to back a \$26 million dollar development, he would hope the City sees the value of repositioning a building that has a value of \$350,000 dollars.

Mr. Simpson said that if the market demand studies say there is an overwhelming need, and that the City thinks there is an overwhelming need, and no one is stepping up to form an assisted living facility, Alaska Legacy Partner's proposal by wanting to lease the facility severely under market to give the operator an incentive to test the market. Mr. Simpson said ALP can use this as a proving ground for a much larger development.

Aunt Margaret's House: Kelli Grummett

A. Team Experience

Ms. Kelli Grummett has 12 years of experience hiring re-entrants. Ms. Grummett said she works with case managers to provide successful employment, as well as assisting re-entrants in finding stable housing. Ms. Grummett can speak with parole officers, case workers, and anyone else involved in the re-entrant's offender management plan (OMP). The OMP is an evidence-based plan that lives throughout incarceration and beyond, said Ms. Grummett. SB91 was passed in 2016 to reform Alaska's criminal justice system without jeopardizing public safety, and mandated several levels of support including a re-entry plan in place 90 days before release. The Department of Corrections (DOC) is required to work with at least one non-profit in the re-entry plan and inform inmates of what is available. Ms. Grummett told the Committee she would be happy to attain non-profit status however if she does not maintain non-profit status, she would be a second resource involved in the inmates' re-entry plan. Ms. Grummett said the re-entrant worker has a great attitude in regards to their employment because they do not want to have their case worker involved in any misconduct complaints. Ms. Grummett said that if she ever had problems with a re-entrant, she would implement an action plan and remedial training. Ms. Grummett said this program won't work for everyone, but that she will ensure positive relations between the residents and neighbors. Ms. Grummett explained the tourism portion of her proposal is merely adjunct to the re-entry portion of the proposal. Ms. Grummett said she has to keep the rents low because she has minimum wage earning occupants, but that since the space will be vacant to begin with, with beds to fill that can help meet the program's budget. Ms. Grummett said the tourism population works well because they leave, re-opening the beds to the re-entrant population, which can be there as long as they want. Ms. Grummett said that in the beginning she would have tourism occupants, but in a few years might not have any or only a few since the re-entrants will occupy that space.

Ms. Grummett said as for property management, she was in the hotel industry for 6 years and was president of her condo association, in addition to managing her own rental properties and those of her clients for 22 years.

B. Community Service

Ms. Grummett said recidivism is a well-documented problem governments have a hard time to overcome. One of the key elements listed by DOC for re-entrants is stable housing, which is at the top of the list. Stable housing isn't being offered in Juneau, said Ms. Grummett. The closest thing is Haven House, which is only for women, who have to move out after 2 years. Ms. Grummett said her residents can stay as long as they want, so she is creating stable housing. Not being able to find housing stresses out re-entrants, said Ms. Grummett, and it prevents them from finding employment and rehabilitation.

C. Project Design and Characteristics

Ms. Grummett said the property is built already for the intended use and there is very little that needs to be done.

D. Operational Feasibility

Ms. Grummett said her operational budget is operational and feasible. Ms. Grummett adjusted for utility costs and new uses. Ms. Grummett said her maintenance cost is going to be significantly less than JYS because Aunt Margaret's House won't have full time building maintenance staff. Ms. Grummett has pre-existing relations with contractors in town and is confident the building will remain in good repair.

E. Juneau Applicant Preference

Ms. Grummett said at the end of her presentation that she is a Juneau resident.

F. Readiness to Proceed

Ms. Grummett said she is ready to proceed and that there are no uncertain variables. Ms. Grummett said zoning said there will not be a problem getting a conditional use permit for this project and that the schedule is flexible. Ms. Grummett said the project will meet ADA requirements.

Ms. Grummett said she intended her initial offer of \$365,000 would be over-market value, but that she realized her request for land included a strip of land to accommodate the encroachment of the shed. Ms. Grummett said she wanted to rescind that portion of the offer so that she could re-instate her offer as over-market value. Ms. Grummett also said she would engage in discussions regarding a lease option so that the Aunt Margaret's House model can be proven.

Mr. Voelckers asked if there would be 24 hour staff and Ms. Grummett said she would have a resident manager. Mr. Voelckers asked if the residents would be able to come and go from the property at random and through the middle of the night, and Ms. Grummett confirmed it so.

Ms. Weldon asked if all of Aunt Margaret's House residents will be on an OMP plan or in a treatment program, and if this is the case, what will happen if they violate their agreement. Ms. Grummett replied inmates won't necessarily be on an OMP if they've passed that point. The inmate can stay as long as they want to, but if they are newly out of prison, then they will be on an OMP. Ms. Grummett said if the re-entrant violates their parole, they will be subject to whatever consequences exist with the parole officer. Ms. Grummett said she can be in communication with residents' parole officers whenever she thinks there is a situation that needs to be addressed.

Mr. Edwardson asked what support services are required for re-entry housing, and how Ms. Grummett will make sure those are adhered to. Ms. Grummett replied there is no requirement specifically for re-entrant housing except that there is a plan for re-entry in place. Ms. Grummett said there are a lot of state agencies involved with the re-entrant. Ms. Grummett would be engaged with the pre-90 release plan, and work with the DOC to play her part in it.

Mr. Nankervis said there will no requirement that re-entrant people will have to leave, and as such she could put herself out of the re-entry business, which would defeat the purpose of her application. Ms. Grummett said anyone with a felony has a hard time obtaining housing, and landlords will turn felons away even if it has been 10 years. Ms. Grummett said if she has to turn them away, the re-entrant will still not have stable housing. Ms. Grummett said there is a need to identify what landlords do allow felons and what resources are available. Ms. Grummett wasn't sure how many people having stable employment would want to continue living at the Hurlock property so she does not think people are going to live there forever. Ms. Grummett said according to a study, it is the three year mark that indicates re-entrants have the best chance for successful reentry; up until that point, the re-entrant is still at risk.

Ms. Weldon asked how Ms. Grummett will ensure compatibility and safety of the neighborhood, and Ms. Grummett replied if there is a neighbor complaint, she will address it so everything is under control. Ms. Grummett then gave a few examples, including residents not hanging around outside the property after 8pm, or not going past a particular part of the property. Ms. Grummett said she will ensure that everyone will live cohesively and happily.

Chair Becker asked if the residents would be off of parole when they come to the property and Ms. Grummett replied probably not, and that most residents will be on parole. Chair Becker asked once the resident seeks housing outside of Aunt Margaret's house, will they still have a parole officer at that time and Ms. Grummett said the resident can leave whenever they want if they can attain other housing, but each case is on an individual basis. Chair Becker shared she has had experience with someone renting who was on parole, and that once the person was off of parole, there is no supervision of the person. Chair Becker was curious of Ms. Grummett's supervision on the property, and when the resident manager comes and goes, if there would be an assistant to ensure 24 hour supervision. Ms. Grummett replied she could do that if it is needed. Ms. Grummett said there is a whole range of social behavior with inmates when they come out, and that some need more assistance than others. Ms. Grummett said this program will not work for everybody, but it will work for a lot. Ms. Grummett said there are 500 people leaving Lemon Creek every year, with 40% not knowing where they are going to live and 60% going to a family member for a landing spot. Ms. Grummett said she can't have everyone stay at the Hurlock property since there will only be 18 people, so if there is a problem person, then they will have to leave. Ms. Grummett said not everyone will be able to stay at Aunt Margaret's House.

Gehring Nursery School: Izzie Kako-Gehring

Ms. Gehring let the Committee know that the rumor of her dropping out from the application process was true until she received encouragement not to do so. Ms. Gehring said she would like to withdraw her current bid of \$102,000. After speaking to the neighborhood, Ms. Gehring was trying to figure out what the biggest concerns were for the neighbors. The top three concerns for the nursery being in the neighborhood were:

- 1) Purchasing and then flipping the property at a later date; for this reason, Ms. Gehring would like to rebid her proposal for \$1 a year annually.
- 2) An increased amount of traffic; for this reason, Ms. Gehring would like to change the amount of children allowed in the facility to 50-75 children.
- 3) Fencing; Ms. Gehring said it's required by state regulation to have fencing, and that the school would be following all rules for child safety.

A. Team Experience

Ms. Gehring said in 2014 she lobbied for childcare to be in neighborhoods and not just industrial areas. Subsequently the zoning laws were changed in 2016.

B. Community Service

CBJ offers a very slim amount of childcare for the kinder-ready program at one of the elementary schools; not all children are able to get into these programs, so this isn't something the City provides.

C. Project Design and Characteristics

Gehring Nursery has budgeted \$6,000 a month for projected building maintenance costs. Ms. Gehring let the Committee know she can run this program whether she is in town or not. Ms. Gehring is in the military

and has been deployed to a variety of places without a single incident happening at her school, and her employees able to successfully take over while she is away.

D. Operational Feasibility

Ms. Gehring did not verbally present information on this topic (but she mentioned earlier that she is currently operating a preschool in Juneau).

E. Juneau Applicant Preference

Ms. Gehring did not verbally present information on this topic (but she mentioned earlier that she is a Juneau resident).

F. Readiness to Proceed

Ms. Gehring confirmed Gehring Nursery is ready to start. Ms. Gehring said Gehring Nursery school wants to continue their pilot summer program for children ages 6-12 for a lot less than what Rally, the City school program is offering. Rally charges \$1,000 a month while Gehring Nursey was charged \$700 a month last year. Gehring's plan is to offer that same program this year at the Hurlock location this summer, and then go from this summer program to integrating the actual school program. Ms. Gehring let the committee know that state funds have decreased for children on assistance for ages 6-12; it's gone down to approximately \$750 when Rally cost approximately \$1,100 this year, which means families on assistance will be supplementing this difference or leaving the workforce.

Ms. Gehring let the Committee know that she strongly believes in what she does, and that childcare is a need.

Mr. Edwardson asked how many staff members Gehring Nursey School would need for 50-75 children, and Ms. Gehring replied that based on 53 children, there would be 9 staff members and 2 floaters working part-time or full time for (the school to be open) at least 50 hours a week.

Ms. Weldon asked if the Assembly received a copy of Gehring Nursery's budget, and Ms. Gehring said no because she was seriously considering withdrawing until Friday. Ms. Gehring sent this information to Lands Manager Mr. Chaney, who was out of town.

Mr. Voelckers asked Ms. Gehring to provide an analysis of the Hurlock property's building maintenance needs and renovation budget and Ms. Gehring replied the building is pretty well set up for the school to operate but there are minor modifications that need to be done. Ms. Gehring then mentioned her husband is a structural engineer, and that a lot of the walls at the Hurlock property are non-bearing walls. Ms. Gehring said the idea is to tear down the non-bearing walls and create bigger classrooms versus the building's current structure of bedroom-bathroom-bedroom. Ms. Gehring said there is already an ADA bathroom at the end of the hall, and that there are enough smaller bathrooms to satisfy potty training.

Mr. Voelckers asked how much was budgeted for these renovations, and Ms. Gehring said there is no budget for this now, but there is a set aside monthly amount. Ms. Gehring said Gehring Nursery would be paying for this and not the City. Ms. Gehring also said state licensing must be involved with the renovations in the building.

Ms. Weldon asked if Gehring Nursery would be willing to do a lease instead of a purchase of the property and Ms. Gehring replied that at the beginning of her presentation, she said she was withdrawing her actual bid and resubmitting her proposal to be a lease for \$1 a year while having a monthly anticipated maintenance cost of \$6,000.

Mr. Mertl asked what the need for childcare in Juneau is and Ms. Gehring said the need is all across the board. Ms. Gehring said Juneau's biggest need in childcare is infant care, toddler care, and also preschool care. Ms. Gehring said she can't say which one is needed more, and that she has parents that planned pregnancies based on securing a spot at her nursery. Ms. Gehring said our children in Juneau lack basic abilities in kindergarten and aren't ready for kindergarten. Ms. Gehring then shared a story that involved her daughter as a way to contrast the preparedness and development of average Juneau children who are not receiving high quality childcare. Ms. Gehring said all around, there is desperate need for childcare in Juneau.

Ms. Gehring said she is happy with her program, but with her employees and community pushing her to do this, it is not for her personal gain.

Ms. Weldon asked if she would be moving her business now and Ms. Gehring replied no. Ms. Gehring said she does not want to lower anymore childcare openings in Juneau. With Gehring Nursery pursuing the Hurlock Ave. property, the idea is to have more childcare openings. Gehring Nursery School at the Windfall property would be the profitable school versus the Hurlock location, and she will not give her current location away.

Polaris House: Bruce Van Dusen

Mr. Bruce Van Dusen, Executive Director of Polaris House, read his Oral Presentation Document provided in the February 12, 2018 packet verbatim. Link Here: [February 12, 2018](#).

Mr. Van Dusen let the Committee know that an updated budget has been provided in the packet, which accounts for a 20 hour per week property manager position.

Mr. Voelckers asked for more information regarding the income side to the Polaris House Budget, specifically the short term psychiatric care and other full time residents. Mr. Van Dusen replied the psychiatric care service is provided by the Adult Individual Service Agreements with the State through Medicaid billing fees. Mr. Van Dusen said Polaris House could have a fee agreement with JAMI when facility services are used. Mr. Van Dusen said the rest of the Polaris House budget comes through the Alaska Mental Health Trust and the Department of Behavioral Health, totaling around \$450,000. Mr. Voelckers said the Polaris House day uses have a variety of activities, and asked if 15-20 people would be walking into the facility. Mr. Van Dusen said the respite care would accommodate 5 people with one full-time clinician. Polaris House would then hire 4 other people as Behavioral Associates to provide site and safety supervision.

Ms. Weldon asked where the budget was for the 3,000 meals Polaris House provides and Mr. Van Dusen said the lunch program is self-supporting with the members and staff paying \$2 for lunch, coupled with donations from organizations like the Food Bank.

Chair Becker asked what the population was in Polaris House's current space and Mr. Van Dusen replied there are almost 500 members total, with 70 un-duplicated visits a month and visits from about 20 people a day on average. Chair Becker then asked if the Hurlock property was the size Polaris House would need and Mr. Van Dusen replied absolutely. Polaris House currently provides services in 1,800 square feet and the Hurlock property is somewhere around 6,000 square feet. Chair Becker said the Hurlock property seemed large for 20 people, and then said Polaris House will have other things going on in the space, which Mr. Van Dusen confirmed.

Mr. Voelckers said he was confused if this move would add or remove current operations and Mr. Van Dusen replied Polaris House would move out to the Hurlock property. The club house operations would continue, while adding psychiatric respite and a training center.

Mr. Voelckers asked if the Polaris House space used now would be vacated with 100% transference and Mr. Van Dusen confirmed it so.

Prama Home Incorporated: Charles Wilson III

Mr. Charles Wilson III, President and CEO of Prama Home Inc. Board of Directors, let the Committee know that after working to get their operations started, the Hurlock property's availability fit their needs. Mr. Wilson III included an updated budget for the Assembly members in the blue folders on their desk. Before Mr. Wilson III retired, he was a principal for two Arizona schools with 850 students; one of the schools had a childcare facility of 24 students. Mr. Wilson III said he was not originally planning to come to Juneau, but after being directed to come here as it was not his intention, he feels like this is the best place out of the 37 countries he has been to. Mr. Wilson III said in the five years he has been in the CBJ, he has had a lot of support from local leaders in Juneau. Mr. Wilson III is working with AEYC staff in the Juneau Empire building have been guiding Mr. Wilson III with Alaska childcare guidelines. Mr. Wilson III said he is committed to following zoning guidelines. Mr. Wilson III said the budget Prama Home Inc. has presented is workable and doable, and is ready to move forward. Mr. Wilson III does not see any hurdles that would prevent Prama Home Inc. from moving forward. Mr. Wilson III introduced the project's architect, Sean Boiley of Northwind, to the Committee. Mr. Wilson III visited the facility and believed the structure was sound and there was no need to upgrade anything that they could see. Mr. Wilson III said Alaska has the greatest blight out of 50 states in the union. Mr. Wilson III's number one aim is to fulfil the needs the senior citizens, unaccompanied youth, and childcare. Mr. Wilson III then shared a Tlingit story regarding a walrus hunt.

Mr. Voelckers said the original project narrative had a much smaller number of users in the building for daycare and seniors, and those numbers are now twice as big. Mr. Voelckers asked if those numbers reconciled with the Hurlock avenue space and Mr. Wilson III said that as a result of the second visit, it was clear that the original numbers were underestimated. Mr. Wilson III said the space will accommodate 15 seniors and 10 unaccompanied youth. Mr. Wilson III said seniors provide a lot for youth when you can have a staff person with the seniors and youth working together.

Mr. Edwardson asked if there are any areas where the laws for childcare conflict with laws for elder care and Mr. Wilson III said the state licensing office said there are no issues because the childcare section will be separate from the elders.

Mr. Voelckers asked if there were any opportunities for unaccompanied homeless youth now and if Mr. Wilson III could elaborate on the regulatory process of how the residents will be selected and what care paradigm would be in place for them. Mr. Wilson III replied Prama Home Inc. has been working with Zach Gordon Youth Center. Mr. Wilson III said no one does a dormitory situation where unaccompanied youth could have a place to stay. Mr. Wilson III said many unaccompanied youth are preyed upon by the very people that should be taking care of them and as a result they have left their homes and are looking for a friend that will put them up. Prama Home Inc. wants to make a space open for them, and make it possible for the unaccompanied youth to get their GEDs or job training skills. Mr. Wilson III said staffing budget has been addressed, and the unaccompanied homeless youth are not being charged anything to stay because the income comes from the senior citizens and the childcare center.

Mr. Mertl asked Mr. Wilson regarding the interaction between seniors, youth, and homeless youth. Mr. Wilson III replied the key to homeless youth and seniors working together is documented if you google

various activities going on in the US. Mr. Wilson III shared his personal experience with seniors and children living in the same home and thought it would be a good thing to happen here. Mr. Wilson III saw the elders as role models for the youth, and encouragers for the youth to receive an education or job training skills.

Ms. Weldon asked what Mr. Wilson III relationship was with Juneau Empire Southeast Alaska and Mr. Wilson III replied that was a typo in their budget plan. Ms. Weldon then asked if there was a budget prepared for the renovations and Mr. Wilson III replied it is in the strategic plan. Mr. Wilson III said Prama Home Inc. was working on a larger facility plan that would have taken more time, but when the Hurlock Ave. property came up, Prama Home Inc. thought it would give their project a jumpstart.

Chair Becker issued a disclaimer that nor she or her husband were a part of Prama Home, Inc.

Mr. Nankervis said Prama Home Inc has childcare and senior care budgeted for and no budget for homeless youth. Mr. Wilson III confirmed this was the case and said you cannot charge homeless youth because they do not have money. Mr. Nankervis asked if homeless youth have been budgeted for in staff needs and meals and Mr. Wilson III confirmed it so and directed Mr. Nankervis to the Prama Home Inc. budget breakdown.

Mr. Mertl asked how ready Prama Home Inc. was ready to proceed and Mr. Wilson III said 100% and that Prama Home Inc. would do everything they could to work with the City.

Mr. Voelckers said he did not see anything for a capital improvement budget and Mr. Wilson III said the system has a sprinkler system in 75% of the facility but childcare (portable classroom on site) does not have a sprinkler system and did not know if this would be required. Mr. Wilson III said that was a positive surplus in the budget of \$50,000 that could take care of any additional costs. Mr. Voelckers said Prama Home Inc. is hoping that improvements would be minimal and do it as an in-progress step and Mr. Wilson III confirmed it so. Mr. Wilson III said he is aware the roof may need some repair according to the appraiser, and Prama Home Inc. will be ready to address that when it happens.

Chair Becker thanked the applicants for answering Lands Committee questions and for presenting the information. Chair Becker said the Committee will be meeting February 26, 2018 from 4:30 pm-6:00pm to discuss (this meeting time was later rescheduled to start at 4:00pm), have a public hearing, answer questions, and hopefully make a choice of three of the proposals to send to the Assembly. Chair Becker said additional questions may arise, and these questions will be asked on the 26th.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 1:22 pm.