

**TRI-CITY MENTAL HEALTH CENTER
JOINT GOVERNING BOARD/MENTAL HEALTH COMMISSION MEETING
MINUTES**

**Wednesday, December 19, 2012 – 4:45 p.m.
2008 N. Garey Avenue, Suite 1B, Pomona, California**

CALL TO ORDER

- A. Board Chair Paula Lantz called the Governing Board meeting to order at 4:46 p.m.
- B. Commission Vice-Chair Arny Bloom called the Mental Health Commission meeting to order at 4:46 p.m.

ATTENDANCE

Governing Board Present:

Paula Lantz, City of Pomona, Chair
Chuck Leeb, Ph.D, City of Claremont, Vice-Chair
Joseph M. Lyons, MA, Ph.D, City of Claremont
Freddie Rodriguez, City of Pomona
Bill Aguirre, City of La Verne

Governing Board Absent:

Robin Carder, City of La Verne
Carolyn Cockrell, City of La Verne
Edina Martinez, City of Pomona

Mental Health Commission Present:

Arny Bloom, Vice-Chair
Betsy MacLaren
Davetta Williams
Donald R. Perez
Cheryl Berezny
Sylvia Whitlock, Ph.D

Mental Health Commission Absent:

Paul Capraro, Chair
Maria Elena Garcia

Guests:

Darold Pieper, General Counsel
Lauren Marshall, City of Claremont
Betsey Coffman, League of Women Voters
James Bonar, CEO, Clifford Beers
Ali Barar, Architect, Clifford Beers
Page Horn, Housing Assistant, Clifford Beers
Christina Vera, Claremont Resident
Carmen Ybarra, Pomona Community Health Center

Staff:

Jesse Duff, Executive Director
Margaret Harris, Chief Financial Officer
Toni Navarro, LMFT, Director of Clinical Program Services
Nancy Gill, Director of Operations
Elizabeth Owens, LMFT, Manager of Best Practices
Rimmi Hundal, MHSA Manager
Don Pruyn, Housing Project Manager
Gilbert Saldate, Public Outreach Coordinator

ROLL CALL

- A. A visual roll call of the Governing Board was taken.
- B. A visual roll call of the Mental Health Commission was taken.

1. GOVERNING BOARD - CONSENT CALENDAR

- A. Approval of Minutes from November 14, 2012 Governing Board Meeting

Alternate Board Member Bill Aguirre motioned that the Governing Board approve the Consent Calendar as herein presented; Board Member Leeb seconded. Without objection, motion was unanimously approved.

2. GOVERNING BOARD - ACTION ITEMS

A. BOARD MEMBER DISCUSSION ABOUT MEETING LOCATION.

Executive Director Duff informed the Governing Board that Robin Carder contacted him and is requesting that the Board delay this discussion until next month so that she could participate in the discussion. This request was approved.

3. CONCEPTUAL APPROVAL OF THE HOUSING PROJECT TO BE DEVELOPED BY CLIFFORD BEERS HOUSING AND AUTHORIZATION TO PROCEED AND APPROVAL OF A PURCHASE OPTION AGREEMENT FOR TRI-CITY OWNED PROPERTY AT 2018 N. GAREY AVENUE IN THE CITY OF POMONA.

Executive Director Duff provided a summary of the status of the Clifford Beers Housing project that was presented at an earlier Board meeting. Due to Board member concerns about site selection and site design, the agenda item was removed so that all parties could meet to work on new plans over the last three months. Executive Director Duff turned the discussion over to Don Pruyn and announced that representatives from Clifford Beers were in attendance to provide more detail on the project. Housing Project Manager Don Pruyn provided an update of the two housing projects at 1445 E. Holt Ave and 2018 N. Garey Ave in Pomona, as outlined in his staff report. The total project combined would include 73 units , 38 of these units are for clients , and is anticipated to cost \$21,506,500 of which 18% will come from MHSA CSS Housing funds allocated by Tri City Mental Health Center . In addition, Tri City's responsibility will be to sell the property at 2018 N. Garey Ave with a current appraised value of \$444,000 to Clifford Beers Housing for Tri-City's book value of \$202,500. The difference between the book value and the appraised value

will be a contribution by Tri-City to the project. Board Chair Lantz asked Don Pruyn if the book value is how much Tri City owes. Don Pruyn and Chief Financial Officer Harris stated that Tri-City does not have any debt on its books relating to the land and the contribution does not cost Tri City anything.

Board member Lantz asked about the 3% interest on the MHSA CalHFA loan on the project and Board member Lyons asked if the loan will be repaid. Don Pruyn and the Chief Financial Officer stated that the interest rate of 3% is what CalHFA requires and that no loan or interest payment is required unless there is residual funds from the project. Chief Financial Officer Harris also stated that Tri City will not own the property and that the developers will own the property. In addition, the Tri-City MHSA CSS housing funds that were previously transferred to CalHFA to hold for Tri-City identified projects will be the source of the CalHFA loan that Clifford Beers will obtain for Tri-City's portion of the project. This CalHFA loan will be made to Clifford Beers, not Tri-City, and the loan will be the liability of Clifford Beers. It was also noted that the unpaid interest is deferred to the time the loan is due.

Board Chair Lantz expressed concern that the cost per unit of \$302,908.45 appears too high and requests a breakdown of the costs from management and Clifford Beers Housing.

James Bonar, CEO of Clifford Beers Housing, provided detail from the conceptual site plans for both projects. Several Board members had questions regarding access to the 2018 N. Garey Ave location. Executive Director Duff explained that the plans still need to go through Pomona Planning Department for approval. Mr. Bonar, Don Pruyn and Executive Director Duff agreed to provide a more detailed breakdown of costs, as requested by Board Chair Lantz and informed the Board that they will all continue to work with the city to create good housing that meets all requirements and needs,

Ali Barar, Architect for Clifford Beers Housing, discussed project objectives to meet City planning requirements and quality of life issues for the residents, as well as security and privacy needs. Developer Ali Barar answered questioned regarding the play area and structured parking at the 1445 E. Holt Ave site.

Executive Director Duff reported that he has been to several conferences on MHSA Housing projects and finds the costs reasonable for special needs housing. Board Chair Lantz stated that she was not as much concerned with Tri City cost on the project, as she is on the high per square feet unit cost and has reservations about this cost. Executive Director Duff and Housing Project Manager Pruyn state that \$100,000 per unit is Tri City cost (same as David & Margaret Homes, Inc)

James Bonar, CEO of Clifford Beers, stated that the project has entered escrow on the land located at 1445 E. Holt Ave and will be making a purchase by the end of summer. He requested the Board to proceed with schedules and meetings with the City. Bonar and Pruyn will research the various credit allocation committee studies on supportive housing costs to explain and compare study data to this projects estimated cost per unit.

Board Chair Lantz agreed that her concerns were addressed to this point. Don Pruyn, Housing Project Manager stated that he will keep the Board updated on MOU and all business points, including Tri City's obligations and hopefully present the MOU at the next Board meeting. Board member Lyons stated his vote of confidence in the project.

Board Member Lyons motioned and Board Member Member Rodriguez seconded that the Governing Board conceptually approve (A) the housing project to be developed by Clifford Beers Housing authorizing staff to proceed; (B) approve the Purchase Option Agreement for the property located at 2018 N. Garey Avenue in the City of Pomona ; and (C) approve Resolution 364.

4. **GOVERNING BOARD - REPORTS**

A. Executive Director

Executive Director Duff provided more details on the California Legislative Staff Education Institute visit on November 27, 2012 and staff that attended this visit.

Announcement was made that Board Member Leeb was re-instated to the Tri City Governing Board through 2015.

Recruitment for members for the Mental Health Commission continues. Three applications have been submitted and Sub-Committee Members Leeb and Martinez will be contacted to schedule interviews with these candidates. The timeframe for placement of a new Commission member will be 4-6 weeks.

B. Chief Financial Officer

Chief Financial Officer Harris informed the Board that an email was received from Los Angeles County Department of Mental Health reporting that they had received monies from the State and could make a payment to Tri City. LADMH will be making provisional payment on all forwarded claims, approximately \$1.5 million to be received in January 2013.

C. Director of Clinical Program Services

Refer to report

D. Director of Operations

Executive Director Duff announced that Gilbert Saldate was awarded Tri City's 2012 Employee of the Year.

E. Quality Assurance Manager

Refer to report

F. MHSA Manager

Refer to report

5. MENTAL HEALTH COMMISSION - ACTION ITEM

A. Approval of Minutes from October 9, 2012 Mental Health Commission Meeting

Commission Member MacLaren motioned that the Mental Health Commission approve the minutes from October 9, 2012 as herein presented; Commission Member Berezny seconded. Without objection, motion was unanimously approved.

B. Approval of Minutes from November 14, 2012 Mental Health Commission Meeting and Public Hearing for MHSA WET Plan.

Commission Member MacLaren motioned that the Mental Health Commission approve the minutes from November 14, 2012 as herein presented; Commission Member Perez seconded. Without objection, motion was unanimously approved.

6. GOVERNING BOARD/MENTAL HEALTH COMMISSION - DISCUSSION ITEMS

Board member Lyons announced that Christina Vera was in attendance to address discussions that took place at the last Claremont City Hall meeting regarding a need to be proactive with the Affordable Care Act in the tri-city area.

Commission Vice-Chair Bloom commented on the recent tragedy in Connecticut and expressed appreciation that he believes that there are foundations in the schools now and finds the Mental Health First Aiders, Student Well-Being, Mental Health toolbox and intern counseling to be extremely helpful. He also commented that with the MHFA communication loop, they are getting more resources that are very useful. Commission member Whitlock also talked about suicide and how the MHFA group trainings provide support.

Rimmi Hundal, MHSA Manager and Toni Navarro, Director of Clinical Program Services provided the Board with an update on current outreach, since this tragedy, to the Regional Center and creating special programming for the Wellness Center.

7. GOVERNING BOARD/MENTAL HEALTH COMMISSION - PUBLIC COMMENT

Christine Vera, resident of Claremont, and active in NAMI and Project Sister, made a proposal to work with Tri City on establishing an Affordable Care Act (ACA) task force and expressed concern about integration of services for clients in regards to ACA. She said that she acknowledges the important work Tri City is doing and is hearing good things about Integrations, that the attendance is good and that a client questionnaire is coming along. Ms. Vera proposes that Tri City partners with safety net providers to form a task force committee to implement specific programming.

Board member Lyons commented that the Affordable Care Act can not be ignored and that we need to be proactive or it will be done to us. There is a need to provide the best input possible.

Executive Director Duff and Director of Clinical Program Services Navarro both addressed Tri City's involvement in preparing for the ACA and that Tri City could be a participant in a Task Force, should one develop, Ms. Navarro provided a brief overview of how the Mental Health Plans (MHP) like LA County would serve the population of Medicaid clients.

Carmen Ybarra with Pomona Community Health Center introduced herself.

8. GOVERNING BOARD/MENTAL HEALTH COMMISSION - ADJOURNMENT

Board Member Leeb moved to adjourn the Governing Board meeting, seconded by Alternate Board Member Aguirre and unanimously carried at 6:19 p.m.

Commission Vice-Chair Bloom moved to adjourn the Mental Health Commission meeting, seconded by Commission Member Perez and unanimously carried at 6:20 p.m.

The next regular meeting of the Tri-City Mental Health Governing Board will be held on January 16, 2013, in Suite 1B, 2008 North Garey Avenue, Pomona, California.

The next regular meeting of the Tri-City Mental Health Commission Meeting will be held on January 8, 2013, at 1717 N. Indian Hill Blvd Suite B, Claremont, California.