

Friends of Tri-Valley Foundation  
Board of Director's Conference Call  
TVDS Administrative Office, 521 W. 35 CH Pkwy, Chanute, KS 66720  
August 8, 2017

Present: Mike Reid, Mike Hofer, Don Koester, Ruth Spangler, Max McReynolds, Judy Brigham, Sandi Eggers, Shane Schauf, Lynette Emmerson, Steve Sewell, Tim Cunningham

Not Present: Vic Anderson, Dwayne Umbarger

Staff Present: Bill Fiscus, Tricia Campbell

1. Call to Order

Chairman Mike Reid called the meeting to order at 5:00 pm.

2. Home Donation

There is a local organization that is disbanding and needs to distribute their property to another non-profit. The property in question is a six bedroom house located in Chanute. Interested parties were asked to send a letter of interest to Faith House, the homeless shelter in Chanute that recently lost funding. The Friends Foundation was the one of only two non-profits that expressed interest. The Faith House Board is willing to donate the house to the Foundation; we would only be responsible for closing cost. The home has its own security system and is already set up for a group home setting per the fire marshal (sprinklers and pull stations). It does need some remodeling, but overall, the house is a steal.

We don't have any bids for the remodeling but are estimating \$40,000. The remodeling would mainly be on the interior; painting, flooring, and bathrooms. The exterior looks good and the house has a brand new roof. There are two ramps inside the house, though the second story is currently not wheelchair accessible. We will need to add a fire exit since the house has more than four bedrooms. The fire exit cost has been included in the remodeling estimate.

The square footage of the house is between 2,200 to 2,500. Currently, the house has two bathrooms, which is typical for our other six bedroom homes, though a 3<sup>rd</sup> bathroom would be better. As was mentioned earlier, the house meets all fire codes and ADA requirements with the lone exception of the fire escape on the 2<sup>nd</sup> floor.

The Foundation has approximately \$200,000 in the bank for the construction of a new home. Instead of building, Tim is recommending the Foundation accept the house donation and remodel it to fit our needs. The house is structurally sound; it just needs some cosmetic work. We have just finished remodeling the duplex that is located in Chanute.

After some calculations, Mike Reid figured that closing cost would run around \$2,600, which includes insurance. The house is located on a corner lot south of 14<sup>th</sup> Street on Evergreen. It has a fenced in backyard and a deck on the south side. The house is a nice property and has been kept up. Volunteers have spent a lot of time on its upkeep.

Tim was unsure as to the cost of utilities but will find out what they are. There are no stipulations with the Foundation taking over ownership of the house. Motion made that the Foundation move forward with accepting the house donation from Faith House (Don Koester/Max McReynolds). Motion passed.

3. Adjournment

Motion made to adjourn the meeting (Sandi Eggers/Judy Brigham). Motion passed.

Respectfully Submitted,

Ruth Spangler, Secretary