

MINUTES
RICHLAND COUNTY HEALTH AND HUMAN SERVICES
February 26, 2009

A meeting of the Richland County Health and Human Services Board was called to order at 9:30 a.m. on February 26, 2009 by Jeanetta Kirkpatrick in the Main Conference Room of the Community Services Building, 221 West Seminary Street, Richland Center, Wisconsin.

Members Present: Betty Havlik, Daniel Carroll, Jeanetta Kirkpatrick, Marilyn Rinehart, Paul Kinney, Robert Holets, and Walter Gust.

Members Absent: Dr. Jenny Myszkowski and Ray Schmitz.

Others Present: Angie Rizner, Randy Jacquet, Larry Wyman, Gene Hynek, and Jean Hynek.

Approval of Agenda and Posting: Motion by Paul Kinney, seconded by Robert Holets to approve the agenda and proper posting. Motion carried.

Review Proposals Involving the Sale of the Production Services Building: Randy Jacquet stated that the Finance Committee instructed Health and Human Services to advertise a request for proposals relating to the sale of the Production Services Building for one week in the Richland Observer. It was noted that Health and Human Services was given authority to sell the Production Services Building per County resolution. Randy Jacquet distributed a copy of the advertisement noting that the deadline for proposals was February 25, 2009 at 3pm. Randy Jacquet announced that two proposals were received and reviewed by Attorney Ben Southwick.

It was noted that as part of the Production Services Building Property Deed the City of Richland Center was to be reimbursed \$15,000 if the building was not used for the purposes intended for a total of 20 years and the City has the right to first refusal. Randy Jacquet noted that the City of Richland Center met on February 17, 2009 and passed a resolution relinquishing their right to first refusal only if the property is sold to Hynek Printing, LLC. It was noted that the County already paid \$15,000 to the City of Richland Center.

Randy Jacquet distributed copies of each of the proposals. Randy Jacquet stated that Greg Schneider submitted a proposal on the behalf of Schneider Plumbing & Heating, Inc. and noted that Mr. Schneider was not able to attend the meeting this morning. Greg Schneider's proposal stated that his intentions were to move Schneider Plumbing & Heating, Inc. from their current location to the Production Services Building. Schneider Plumbing & Heating, Inc. offered \$182,587 for the property.

Gene and Jean Hynek reviewed the proposal they submitted on behalf of Hynek Printing, LLC. Gene Hynek stated that he has received support in acquiring this property from both

the Association of Retarded Citizens (ARC) and the City of Richland Center. It was noted that the ARC revoked their proposal to utilize the Production Services Building as an Activity Center for people with disabilities during the Finance Committee meeting on February 13, 2009. This was done in order to make this building available for Hynek Printing. Gene Hynek noted that if the Production Services Building is not sold to him, it is likely that Hynek Printing would have to end operations and layoff staff. Gene Hynek indicated that he made a donation to the ARC as part of securing their cooperation in this matter. Hynek Printing, LLC offered \$195,000 for the property.

Randy Jacquet reported that there are a few contingencies included with the Hynek Printing offer:

1. Their ability to secure a commercial loan in the amount of \$156,000 for a term not less than 20 years at an interest rate of 7.5% (fixed for 36 months).
2. An environmental inspection is to be performed at buyer's expense.
3. Attached addendum relating to issues with the City of Richland Center which clarifies the City's responsibility for relocation expenses.

Recommend Sale Proposal to Forward onto the County Board: Discussion was held regarding Hynek Printing's legal issues with the City of Richland Center. Gene Hynek noted that they began operating Hynek Printing in April 1981, the property was taken by the City of Richland Center sighting eminent domain on December 31, 2006, and Hynek Printing has been ordered to vacate the property on April 14, 2009. It was noted that the City has plans to develop this property as part of the Orange Street Project. Motion by Daniel Carroll, seconded by Walter Gust to recommend the sale of the Production Services Building to Hynek Printing for \$195,000 including contingencies and addendum, and forward the recommendation onto the County Board for final approval.

Gene Hynek reviewed the addendum further noting that there is a chance the City could back out of payment of related moving expenses as noted in item 3.a. This payment was guaranteed when Hynek Printing was considering relocating to a different Orange Street property. Gene Hynek noted that the City also offered up to \$50,000 as a replacement property payment and \$10,000 as a re-establishment expense payment which he plans to use as a down payment on the Production Services Building. This transaction is noted in item 3.b. Gene Hynek stated that if these payments are not made by the City, he would have to revoke his offer.

Discussion was held regarding this property being sold to a business instead of being used for the purposes it was intended. Randy Jacquet noted that the Finance Committee mentioned utilizing some of the monies collected from the sale of the building for people with disabilities in our community.

Randy Jacquet stated that Attorney Ben Southwick would need to conduct a title search prior to the March County Board session in order to meet the eviction timeline that Hynek Printing must operate within. Gene Hynek stated that he would guarantee the payment of the title search (approximately \$600) in the event that the sale is not awarded to him. Gene

Hynek also requested immediate access to the building to clean, paint, and prepare the facility for move-in. Gene Hynek stated that these repairs would be at his expense and the work performed would be fully insured by Hynek Printing. It was determined that this access would be granted. Roll Call Vote. Marilyn Rinehart, Daniel Carroll, Betty Havlik, Jeanetta Kirkpatrick, Walter Gust, and Paul Kinney voted for the motion. Robert Holets voted against the motion. Motion carried.

Adjourn: Motion by Walter Gust, seconded by Betty Havlik to adjourn the Health and Human Services Board meeting. Motion carried.

Respectfully Submitted,

Angie Rizner
Office Supervisor