

COMMISSIONER PROCEEDINGS

March 31, 2009

- Special Meeting: A special meeting of the Lincoln County Board of Commissioners was held in the commission meeting room of the courthouse Tuesday, March 31, 2009. Chairman Steve Errebo called the meeting to order at 2:00 p.m. with Vice-Chairman Al Joe Wallace and Member Terry Finch present. Debora Zachgo served as recording secretary for portions of the special meeting. County Clerk Dawn Harlow was present for portions of the meeting:
- Purpose: Purpose: The special meeting was called to discuss the nursing home lease agreement, management agreement and the transfer to new management.
- Visitors: Others present for portions of the meeting: Chuck Wurth Sr. and Jennifer O’Hare.
- Management Agreement: Chuck Wurth, Sr., Mid America Health Centers, Inc, with County Attorney Jennifer O’Hare present, discussed the Management Agreement presented to the board and explained that this agreement would allow Lincoln Park Manor LLC to operate under Mid-America Health Centers, Inc. State licenses until Lincoln Park Manor LLC obtains State licenses. Wurth also discussed the lease settlement proposals forwarded to County Attorney Jennifer O’Hare. The board contacted Christen Robinson, Lincoln Park Manor LLC, via telephone, to ascertain if she was in agreement with the management agreement and the proposals for the lease settlement of personal property and inventory.
- Lease Settlement: Christen Robinson, Lincoln Park Manor LLC, agreed to purchase all remaining supplies and inventory at a cost of \$7,500.00 and to purchase personal property including furniture, fixture and equipment, including the van, for \$29,142.00.
- Management Agreement Approved: Terry Finch moved to approve entering into a Management Agreement with Mid America Health Centers, Inc., allowing Lincoln Park Manor LLC to operate under their State Licenses at a prorated cost of \$230.00 per calendar day, with automatic termination of the agreement upon Lincoln Park Manor LLC obtaining State licenses, seconded by Al Joe Wallace. Motion carried.
- Home Health: The board related that Mid America Health Center Inc, should pay rent for space occupied within the nursing home facility. Wurth stated that Mid America is willing to pay rent and any expenses directly incurred by Lincoln Park Manor LLC for the operation of home health service, including but not limited to salaries and supplies.
- Lincoln Park Manor: The board contacted Christen Robinson, Lincoln Park Manor LLC, via telephone, to further discuss the nursing home management agreement with Mid America Health Centers, Inc., and the financial responsibility of Robinson concerning the management fees. The group discussed the nursing home lease agreement that was extended to Lincoln Park Manor LLC for operation of the nursing home facility.

Lease Agreement
Approved: Al Joe Wallace moved to enter into a Lease Agreement with Christen Robinson owner/operator of Lincoln Park Manor LLC, to lease the nursing home facility, with terms and conditions to be finalized on April 6, 2009, seconded by Terry Finch. Motion carried.

Payment Approved: Al Joe Wallace moved to approve issuing immediate payment to Mid America Health Centers, Inc. in the amount of \$29,142.00 for furniture, fixtures and equipment including the van with title, and \$7,500.00 for inventory of supplies, food and medicines, seconded by Terry Finch. Motion carried.

The board scheduled Robinson on the April 6, 2009 agenda to further discuss the terms and conditions of the nursing home lease agreement.

Adjourn: With no further business to come before the board the chairman adjourned the meeting at 4:40 p.m. until 10:00 a.m. Monday, April 6, 2009 in the commission meeting room of the courthouse.