

**SOUTHWEST BEHAVIORAL HEALTH CENTER
AUTHORITY BOARD
AGENDA**

for
December 13, 2023
Abbey Inn of St. George
1129 S Bluff Street
St. George, Utah
1:00 p.m.

AGENDA ITEMS	DESIRED OUTCOME	RESPONSIBLE PERSON
1. CALL TO ORDER		Commissioner Taylor
2. ACTION		
2.1 Approval of November 2023 Board Meeting Minutes	Approval	Commissioner Taylor
2.2 Fiscal Year 2023 Audit Exit Conference	Approval	Mike Deal/Steve Quinn
2.3 Cedar City Property Sale	Approval	Mike Deal/Devin Snow
3. DISCUSSION/INFORMATION		
3.1 Directors Report	Information	Mike Deal
3.2 Closed Meeting if needed	Discussion	Mike Deal
4. ADJOURNMENT		

***IF NECESSARY, THE BOARD MAY HOLD A CLOSED MEETING**

If you require special handicap conditions, please contact Ruth Miller at least 5 working days before the meeting. Thank you.

SOUTHWEST BEHAVIORAL HEALTH CENTER AUTHORITY BOARD MEETING MINUTES

**December 13, 2023
St. George, Utah**

COMMISSIONERS PRESENT:

Commissioner Gil Almquist
Commissioner Jerry Taylor
Commissioner Wade Hollingshead
Commissioner Celeste Meyeres

STAFF MEMBERS:

Michael Sherratt, Clinical Director
Ruth Miller, Executive Assistant
Matt Gardiner, Controller

EXCUSED:

Commissioner Paul Cozzens
Mike Deal, Executive Director

CALL TO ORDER/ INTRODUCTIONS

The meeting was called to order by Commissioner Taylor, Chairperson of the Authority Board, who welcomed all those in attendance. Commissioner Taylor excused Commissioner Paul Cozzens and Executive Director Mike Deal.

APPROVAL OF NOVEMBER MINUTES

Commissioner Taylor asked for a motion to approve the November 2023 Authority Board minutes. Commissioner Almquist moved to adopt the minutes without change and Commissioner Hollingshead seconded the motion. The minutes were unanimously approved.

FISCAL YEAR 2023 AUDIT EXIT CONFERENCE

Matt Gardiner announced that the audit completion has been delayed due to a new State Medicaid database management system, implemented last year, that has not been able to reconcile final payments or Medicaid Match for the prior year. We are still waiting for an estimate on figures owed to put in the final audit. Mr. Gardiner excused Steve Quinn with Hafen, Everett, Buckner and Graff who has been out sick. Mr. Gardiner noted there was not a problem with expense side of the budget just the revenues. He added that the audit needs to be submitted to the State and that it will be brought to the January meeting for approval. Commissioner Taylor noted If we need to approve it before the end of the year, the Board would be willing to hold a Zoom meeting.

CEDAR CITY PROPERTY SALE

Devin Snow noted that the Board had asked for a RFQ to go out to the public in November's Board meeting for the vacant parcel of property the Center owns in Iron County. Mr. Snow distributed and reviewed the document with the Commissioners and

stated that the RFQ is created to lay out the vacant property and what we want to do with it. Mr. Snow explained Southwest does not need the property but also does not need the money but would like to be a part of providing affordable housing and added that today's meeting was to approve the document. The final purchase document will provide restricted covenants. Commissioner Almquist asked if someone bids on the property and realizes they cannot do the project, could they turn around and sell it. Devin Snow noted that there is a deed restriction on the RFQ that if they default the property would go back to SBHC. The Board would like to be included on the review committee to choose the winning proposal. Commissioner Almquist noted he would be happy to be on the committee with Devin Snow and Mike Deal and Ruth Miller. The deadline proposed is January 9, 2024 at 1:00 p.m. Commissioner Meyeres asked if this date could be pushed out to allow more time. Discussion ensued. Mr. Snow also noted the RFQ bid has to be at or above fair market value. The proposal will include financial information. Commissioner Meyeres brought up that she would like there to be a stipulation where it cannot be "smart" housing and there be a restraint that there will not be surveillance inside the dwellings and no bid will be accepted that has "smart" city measures. Mr. Snow added that this will not be introduced in the RFQ but will be included in the purchase contract. There is not a purchase contract as of yet but will come before the Board for approval when created. Commissioner Taylor suggested we just may not want to sell the property and Mr. Snow noted we are not committing to sell the property just by putting out the RFQ. He added that today we are just deciding if we want to put out the RFQ. Then before any purchase regulations we could meet and decide. Commissioner Meyeres made the motion to put out the RFQ and accept and adopt as prepared with the change of the submission deadline as January 22nd at 1:00 p.m. along with the committee as Mike Deal, Gil Almquist, Devin Snow and Ruth Miller. Commissioner Hollingshead seconded the motion and the voting was unanimous in favor.

MEETING ADJOURNMENT

Commissioner Almquist moved to adjourn the meeting and Commissioner Meyeres seconded the motion. The voting was unanimously in favor of adjournment.

JANUARY 'S BOARD MEETING

January's Board meeting will be held on Wednesday, January 10th, 2024 at 10:00 am. at the Festival Hall located at 96 N Main St. Suite 100 Room #6 in Cedar City.

DECEMBER MINUTES APPROVAL

The December 13th, 2023 Board Meeting minutes were unanimously approved at the January 10th, 2024 Board Meeting.



Southwest Behavioral Health Center Authority Board Chairperson