

# Agenda Item Report



**Winnebago County**  
*The Wave of the Future*

DATE: May 10, 2023

FROM: Bill Topel, Director of Human Services, Mike Elder, Facilities Director

RE: Silvercrest Group Home Facility Purchase

## **General Description:**

The property at 1021 Green Acres Lane, Neenah WI 54956 is currently owned by Winnebago County Housing Authority and is being operated as Silvercrest Group home for Winnebago County youth. The building is for sale. Winnebago County is being given first consideration for purchase.

## **Action Requested:**

Move to approve the purchase of the property for \$240,000 and an additional \$100,000 to renovate and bring the building up to code as a public property to come from either the General Fund or through borrowing.

## **Procedural Steps:**

<u>Human Services Board</u>	Approved 6-0	<u>June 3, 2023</u>
<u>Facilities Committee</u>	Approved 5-0	<u>June 28, 2023</u>
<u>Personnel and Finance Committee</u>	Approved 3-0	<u>July 6, 2023</u>
<u>County Board presentation</u>		<u>June 20, 2023</u>
<u>County Board approval</u>		<u>July 18, 2023</u>

## **Background:**

- We are required to locate appropriate Group home placements, when court ordered based on Wisconsin State Statutes 938.34 and 48.345
- We know it is best for children and youth to remain in their community whenever possible.
- We currently rent the building which is zoned and licensed as a group home facility from Winnebago County Housing Authority who has given us a lease through the end of this year and is selling the building.
- Our current contracted provider is unable to locate a different licensable facility; other potential contracted providers also are unable to locate a different licensable facility.
- We have a need for a facility at this time – we have children and youth in need of a group home level of placement currently. We do not have another option in our community nor in nearby counties.
- We have entered into informal negotiations with Winnebago County Housing Authority for a possible purchase of the building which they are interested in doing.
- In June and July, we will work our way through parent committees of Human Services and Facilities, Personnel and Finance and the County Board to seek approval on the purchase of the building.
- This property is a 4348 square foot, 8-bed facility with a three-car garage. The building has had many updates over the past fifteen years including a recent kitchen remodel, replacement siding and windows, roof and routine physical plant maintenance. Winnebago County Housing Authority has informally agreed to sell the building for \$240,000. We estimate about \$100,000 in repairs to renovate and bring the building up to code as a public building per Mike Elder, Facilities Director.

- The total capital project will be \$340,000 for this fully operational and licensed facility, including the needed repairs.
- The financial payback on the purchase of this 4,348 square foot building is expected to take 18 years based on a projection of costs associated with equivalent rent and other maintenance compared to what we had been paying in rent.

**Policy Discussion:**

Purchasing this property will allow for the County to continue to contract for the group home program for many years to come. The property is zoned correctly, licensed correctly, and has passed city inspections. There is no comparably sized property available on the market. There are no other feasible alternatives to owning the property, as there are no other options for group home level care in our community nor surrounding counties and there are no other building options in our county.

We have the opportunity of first consideration for buying the property from Winnebago County Housing Authority who intend to sell it this year.

Building a new structure would likely cost three to four times as much as purchasing the existing property and the timeframe for building would be at least two years or more. Not having a program in our community removes youth from our area and there are very limited group home options throughout the state.