



MINUTES
BOARD of DIRECTORS MEETING
AUGUST 23, 2018 - 4:30 PM
PATRICK CENTER ANNEX

Notice of the meeting was sent to all Board Members, The Greenville News, The Greenville Journal, WYFF-TV 4, Fox-TV 21, and the Clerk to Council, Greenville County. Notice and agenda were posted in the lobby of the Patrick Center Administration Building and the Patrick Center Annex and the Thrive Upstate Website prior to the meeting.

Members Present: Bryant Nixon, Chair
Clyde Baucom
Christy Bright
Paul Hamberis
Alex McNair
J.T. Morris
Amanda Walkup

Members Absent: Bob Ariail
Bern Mebane

Staff Present: Tyler Rex
Al Hill
Sandy Brown
David Bright
Peggy White

Charles Randall
Stacy Whitsell
Alicia Grubel

Call to Order: Bryant Nixon, Chair, called the meeting to order at 4:30 PM.

Approval of Consent Agenda: The Consent Agenda items included the June 28, 2018, Board Minutes, the Health and Safety Report, the Dashboard and Services at a Glance reports, and Board Policies 400-6 and 400-9. **A Motion: To approve the Consent Agenda items. Paul Hamberis made the motion with a second by Clyde Baucom. The motion passed.**

Executive Director's Report: Tyler Rex reviewed items in the Executive Director's Report provided in the Board Packet.

Southchase. The Southchase employment initiative is being phased out. Lessons learned by the experience were discussed. Employment enclaves in the community are being developed and other employment activities moved to existing agency work centers to provide jobs for individuals currently at Southchase. A letter was sent to all families impacted.

Southchase Lease Update. A sublease agreement for Southchase has been signed, and it is believed a new occupant can be found quickly. The current lease ends in September 2019.

Enrichment Activities and Community Engagement. Enrichment activities provided to individuals served and community engagement activities by the Executive Director were reviewed and detailed in the report.

Utilization of FY18 Contributions. It was determined that a good use of unused, non-designated contributions would be to provide a covered walkway for the Patrick Center employment center to provide safe, comfortable entry for individuals with limited mobility.

Undeveloped Property Owned by Thrive Upstate. Mr. Rex described three undeveloped properties and reported on their status. The Greer Industrial Site is awaiting an appraisal and development of an action plan based on the value. The Craigo Creek Court Residential Lot is being surveyed to divide the property into two lots, and a "For Sale by Owner" sign has been placed. Mr. Rex recommended transferring the Judson Neighborhood Garden property to the Judson Mill Community Association for \$1. Lengthy discussion followed on possible conditions to be attached to the property transfer regarding future sale/transfer of the property. The Board requested the Executive Committee and the Executive Director develop a plan of intention for disposal of the Judson garden property, and make a recommendation to the full Board.

"Thrive Gives Five!" Mr. Rex informed that the staff was offered an opportunity to make a one-time, \$5 contribution to United Way. Thrive Upstate receives approximately \$20,000 each year in United Way funds. The Board was also offered an opportunity to donate.

July 2018 Financial Report: Clyde Baucom summarized the June financial report, since there was no Board meeting in July, and reported a \$119,000 surplus in June, and a surplus for the year of approximately \$900,000 before audit adjustments. He concluded it was a good year for Thrive Upstate.

He reported on the July Balance Sheet Total Assets for the Current Month of \$13,786,559, with Change Prior Month of \$857,436 and Change since July 1, 2017 of \$1,450,884. He noted that Buildings and Equipment showed a negative (\$436,287) Change in Prior Month due to disposal of 25 older autos replaced by leased vehicles. With accumulated depreciation, the value of the sale was \$22,000. Peggy White commented that Cash increased due to an extra DDSN check in July.

On the Profit and Loss Report, Mr. Baucom reported an \$11,131 surplus for the month. A surplus of \$17,467 was budgeted -- a difference of negative (\$6,336). He doesn't expect significant surpluses or deficits in future months due to tight budgeting.

Mr. Baucom noted a gain of \$11,131 on the Profit and Loss Comparison-All Months report and commented that Overtime is increasing.

On the Year Over Year report, Total Operating Revenue for July 2017 was reported to be \$2,216,397. For July 2018, Total Operating Revenue was \$2,149,518, a variance of (\$66,879). He also pointed out that Total Operating Expense was \$20,651 less than last year.

On the Cash Flow Projection report, Mr. Baucom called attention to the July 2018 Actual Total Receipts of \$2,994,586 and Total Disbursements of \$2,348,171. He noted a \$646,414 Net Increase in Cash. Cash at the end of July 2018 was \$1,617,279, which does not include the \$500,000 in the LGIP account. He pointed out the cash flow projection for August through December indicated an increase in Cash, and he foresees the Board may need to move more money into the LGIP account.

Mr. Rex reported the Finance team received high praise from the auditors after completion of the annual audit, and he recognized Al Hill, Peggy White, and Charles Randall.

Peggy White added the Board will be asked to approve the Management Discussion and Analysis (MDA) report next month, and Lois Eustace of Clark Eustace Wagner will present the audit at the October 25 Board meeting.

She reported the preliminary audit income statement showed a \$904,000 surplus but after deducting slightly more than \$500,000 depreciation, the surplus decreased to \$387,000. However, after booking \$2.3 million for the agency's portion of the state pension liability as required by GASB 68, the income statement ended with a \$1.8 million loss. Mr. Rex explained GASB 68, a unique accounting requirement. Ms. White added the OPEB liability for retirees was \$100,000 this year.

In response to a Board member question, there was discussion on the employee bonus for employees that was approved by the Board, the pay increase for Direct Support Professionals, and the compression pay increase for certain positions.

New Business: There was no new business.

Public Comments: There were no public comments.

Adjournment: The meeting adjourned at 5:50 PM.

Respectfully submitted by Sandra W. Brown, Executive Assistant.

Approved by: 
Bryant Nixon, Chairperson

9/27/2018
Date