

Lucas County Board of Developmental Disabilities

December 15, 2025

Place of Meeting: Larc Lane Center
1155 Larc Lane, Toledo, Ohio

Time: 5:30 P.M.

Members Present: Mr. Ron Volk, President, presided
Mr. Bill Axe, Ms. Megan DeSloover, Ms. Karen
Kerr, Dr. Eileen Quinn, Mr. Conor Smenner and
Ms. Cheryl Tyler-Folsom

Members Absent: n/a

I. Call to Order/Welcome:

Mr. Ron Volk called the meeting to order at 5:31 p.m. Following roll call, Mr. Volk then welcomed everyone to the meeting.

During the presentation of Special Recognition Awards, the Board recognized:

- A. Retiree Lisa Saunders with 26+ years of service. Ms. Saunders was unable to attend. Her recognition plaque will be forwarded to her.
- B. Shelby Hancock, Investigative Agent, as the Staff Person of the Month for December 2025. Ms. Hancock was unable to attend. Her recognition plaque will be forwarded to her.

Mr. Volk thanked everyone and then opened the floor for public comments. There were no public comments.

II. Action Items:

A. Consent Agenda:

Mr. Volk opened the floor to Board members and asked if there were any topics to be removed from the Consent Agenda and placed on the Topics for Board Discussion section. There were no topics removed from the Consent Agenda.

After hearing no topics be removed from the Consent Agenda, Ms. Tyler-Folsom made a motion to approve the Consent Agenda dated December 15, 2025 as submitted. Seconded by Mr. Axe. Motion carried unanimously.

1. November 24, 2025 Board Meeting Minutes

To approve the November 24, 2025 Board Meeting Minutes as submitted.

2. Correspondence:

To approve the following correspondence as submitted:

- a) November 19, 2025 Correspondence from Stacy Harper, Avenues for Autism

3. No Contracts

There were no service contracts for Board review and approval this month.

4. Annual Plan Resolution

To approve the Annual Plan per O.R.C. 5126.054.

B. Topics Requiring Board Discussion:

1. Finance Report **(Board Motion)**

Mr. Steve Tucker, Director of Finance/CFO, highlighted the financials for November 2025.

After discussion, Mr. Axe made a motion to approve the Financial Report for November 2025. Seconded by Ms. DeSloover. Motion carried unanimously.

2. Resolutions and Vouchers **(Board Motion)**

Payment schedule for November 2025 stands as submitted. Ms. Tyler-Folsom made a motion to approve the payment schedule for November 2025. Seconded by Dr. Quinn. Mr. Smenner abstained. Motion carried.

III. Presentation: There was no formal presentation scheduled this month.

IV. Program Priorities and Goals Update:

- A. Management Letter: Superintendent Myerholtz highlighted the November 2025 Management Letter.
- B. Statistics/Metrics: November 2025 figures were provided in the Metrics Report dated December 11, 2025.
- C. Provider Community:

1. Preferred Properties, Inc.: The Executive Director report for November 2025 was provided by Ms. Cheryl Wilson.

D. Supplemental Reports:

1. MUI Unit Report: A status of November 2025 MUI unit activities was provided. There were 69 MUIs filed in November 2025.
2. Public Hearing Summary: Superintendent Myerholtz hosted a public hearing on Year 2 of the Strategic Plan on Tuesday, November 11, 2025. She highlighted the summary provided in memo dated December 10, 2025.

As attendance at the forums/public hearing has declined, Mr. Volk indicated we need to evaluate the event: look at doing it differently or frequency of the meeting.

V. Board Governance Matters:

A. Board Member Comments/Questions/Assignments/Presentations:

Mr. Volk commented that our occupancy rate as reported in the Preferred Properties, Inc. report tends to be around 75% now. Is there something going on? Should we not have as many units as we have? Should we re-evaluate?

Superintendent Myerholtz indicated that Ms. Wilson and her team are working to address the rental fees. We predict that the rental increase will help address the occupancy rate as well as the solvency of Preferred Properties, Inc. in that it will allow us to reduce our contract with them. When someone is paying \$400 a month for an entire home, that's extremely unrealistic. Preferred Properties, Inc. is researching actual rent based on the current market rate in the community.

This is not that Preferred Properties, Inc. nor the Board are trying to price people out of the home but there does need to be some responsibility to pay more of a reasonable rent amount which will help with occupancy rate because people will be living in more real-world scenarios. Right now, it is a little bit easier to say no to roommates which means that occupancy rate is lower. It will not completely alleviate the concern because we still sometimes have the issue where an individual lives in the home and they have a certain provider. They then have to find a roommate that will also take that same provider. Otherwise, it is pretty difficult to have two different providers in the same home. It can happen; however, a lot of times it doesn't work out.

Ms. Wilson indicated that Preferred Properties has been working over the last eight months on this project. They secured auditors to assist with looking at forecast to make sure the County Board receives correct information. Preferred

Properties, Inc. has no control over who can be placed in the homes. She appreciates the efforts of Superintendent Myerholtz and her team to work with different providers. We need to look at this differently.

Mr. Volk commented that he noticed the four move-outs and there were no move-ins last month. Do we know why they moved out? He is concerned with the low occupancy rates. We need to do a better job at finding people to live in the homes.

Ms. Wilson intends to present a rental plan to the Board early next year.

- B. Legislative Update: A status of legislative activities was provided in a memorandum dated December 9, 2025 prepared by Mr. Joe Stanford, Legal Counsel.
- C. Future Service Contracts: Per request of the Board, service contracts will be submitted one month in advance for review. There are no contracts requiring Board review this month.
- D. Annual Board Meeting: Superintendent Myerholtz indicated that we are doing something different this year. The meeting is on Tuesday, April 28th, 2026 as the venue was not available on our regularly scheduled fourth Monday of the month. We are hosting a breakfast, having a keynote speaker and only awards. We will focus on the great things that the Board does and use this event as an outreach and an educational opportunity for the community.

Mr. Volk suggested maybe one of the speakers from the OACB Annual Convention as a possible keynote. Superintendent Myerholtz hopes to secure a young woman with lived experience as the keynote.

A “Save the Date” notice will be sent out before the winter break.

- E. OACB Annual Convention Summary: The 2025 Annual Convention was held in-person at the Hilton Columbus at Easton on November 19th thru November 21st, 2025. There were a number of sessions offered which focused on our system and the future of our system. There were several virtual sessions offered daily as well for those who were not able to attend in-person.
- F. Board Liaison Assignments: Annually, the Board reviews Board Liaison Assignments. Please let Superintendent Myerholtz know if you would like to change your current assignment before the January 2026 Board meeting.
- G. Nominating Committee: Mr. Volk thanked Mr. Axe and Ms. Kerr for volunteering to serve on the Nominating Committee. The committee announced that it is recommending the following slate of officers for the 2026 calendar year:

Ms. Cheryl Tyler-Folsom
Ms. Karen Kerr
Mr. Bill Axe

President
Vice President
Recording Secretary

No formal action is necessary until the January 2026 Organizational Board meeting at which time the Board members will be asked to vote on the officers.

VI. Old Business

There were no issues to come before the Board under Old Business.

VII. Board Calendar of Events:

- A. Wednesday, December 24, 2025 – Thursday, January 1, 2026: Winter Holiday Break
- B. Friday, January 2, 2026 @ 8:30 a.m.: Board Facilities Open
- C. Monday, January 19, 2026: Martin Luther King Holiday-Facilities Closed
- D. Monday, January 26, 2026: LCBDD Board Meeting at 5:30 p.m., Larc Lane Center

For current list of all Board activities: <https://lucasdd.org/upcoming-events>

VIII. Executive Session:

Mr. Volk made a motion to go into Executive Session at 6:03 p.m. to discuss Pending Litigation with the Attorney and Client Matters Required to be kept Confidential by Federal or State Law. Seconded by Mr. Axe. Motion carried unanimously by roll call vote:

Mr. Bill Axe voted - yes
Ms. Megan DeSloover voted - yes
Ms. Karen Kerr voted - yes
Dr. Eileen Quinn voted - yes
Mr. Conor Smenner voted - yes
Ms. Cheryl Tyler-Folsom voted - yes
Mr. Ron Volk voted - yes

Motion by Mr. Volk to return to regular session at 6:58 p.m. following discussion of the above. Seconded by Ms. Tyler-Folsom. Motion carried unanimously by roll call vote:

Mr. Bill Axe voted - yes
Ms. Megan DeSloover voted - yes
Ms. Karen Kerr voted - yes
Dr. Eileen Quinn voted - yes
Mr. Conor Smenner voted - yes

Ms. Cheryl Tyler-Folsom voted - yes
Mr. Ron Volk voted – yes

IX. New Business:

There was no action taken from Executive Session.


X. Adjournment:

Mr. Volk thanked everyone for attending tonight's meeting and wished everyone a Merry Christmas! Ms. DeSloover made a motion to adjourn at 6:58 p.m. Seconded by Mr. Smenner. Motion carried unanimously.


Respectfully submitted,


Michele Myerholtz, Superintendent/CEO

Attest:


Bill Axe, Recording Secretary

Approved by:


Ronald C. Volk, President