

INFORMATION ABOUT THE REAL ESTATE THAT IS OWNED BY THE COUNTY.

- > Meal Center on Edwards Street
- > Buildings that are leased to the Welfare Department.
- > The building that is leased to Workforce Solutions on Riddle St
- > The vacant property next to the Justice Center.
- > Titus County Cares Building

MEAL CENTER ON EDWARDS STREET

This building has been used for many purposes by the general public through the years. I believe that any community organization, needing a place for a meeting, could reserve this building for their use.

The meals on wheels, that were served in Titus County at that time, were prepared and delivered from NETO out of Franklin County. NETO had a fire in their kitchen in Mt Vernon, They asked if they could use the building until their kitchen was being repaired. The Commissioners agreed and immediately started getting the kitchen in working order for NETO to use. They used it approximately 6 months.

NETO completed the kitchen repairs in Mt. Vernon and moved their activities back to Mt. Vernon. Shortly after moving back to Mt. Vernon some of their officers were charged with stealing money. NETO was funded by a Federal Grant who stopped their funding.

Senior Citizens Service of Texarkana is FUNDED by a Federal Grant to perform the same services that NETO was providing. Senior Citizens Service replaced NETO and was preparing the food for Titus County from their Dangerfield office. Senior Citizens Service asked to use the building on Edwards street to prepare the meals for Titus County. The Commissioners agreed. This past year Titus County has spent lots of money on repairs, replacement, etc on this building.

Senior Citizens Service is a business that is financed by the Federal Government and serves other counties in this area.

Why do the taxpayers of Titus County have to furnish a building cost-free for this organization who is financed by the federal government.

June 27, 2014

REF: Senior's Meal Center

Commissioners and Judge,

I have some facts about these 3 entities that are going to occupy this building.

NETO: Northeast Texas Opportunities, Inc in 2012 received \$4,558,237 in total revenue, all from State grants except \$12,123 from donations. Commissioner Hinton is listed as one of their Board Members.

SENIOR CITIZENS SERVICES OF TEXARKANA: In 2011 this company received \$2,003,719 in total revenue again mostly from State grants.

ATCOG (Trax Bus Program): Brian Lee is listed as Treasurer of the Governing Body of this organization, and I am sure that he knows the financial condition of this organization.

I would like to see the written agreements between any and all of these organizations and the State of Texas concerning the provision of meals for senior citizens so that we can clearly understand what services they have committed to provide and how they are being compensated by the State.

In summary all of these are large organizations that have financing in place. I do not believe that we should ask our County tax payers to pay any of the utilities. The County is furnishing the building and maintenance on the building as stated by Brian at the last Commissioners meeting.

Al Riddle

BUILDINGS THAT ARE LEASED TO THE WELFARE OFFICES ON 9TH STEET

The lease on these buildings includes that they furnish ALL the maintenance, replace air conditioners, heaters and any other items that are broken.

The Riddle Street County Building

Titus County bought the building on Riddle Street for \$150,000.00. The purpose of this purchase was for the future growth and expansion of Titus County and the anticipated need for more county office space. However, when we were approached by Workforce Solutions, whose previous offices had sustained extensive water damage, we decided to allow them rent the building until it was needed for county use.

Workforce Solutions Northeast Texas serves 9 counties: Bowie, Cass, Delta, Franklin, Hopkins, Lamar, Morris, Red River, and Titus. They can locate their office in any of these counties. Since our county did not have an immediate need for the Riddle Street building and because we thought it was important for Workforce Solutions to remain here, the Titus County Commissioners Court agreed that it was in the best interest of Titus County to rent the building to them. This decision not only kept 9 employees in Titus County and but also prevented Workforce Solutions from relocating to one of the other counties (they had already found a building in another county that they were considering).

The needed repairs and renovations that have been made to the Riddle Street building will be paid for from the rent the county receives from Workforce Solutions. When the parking lot needed re-working, Commissioners Mike Fields and Philip Hinton volunteered to remove the old concrete. Because Precinct 2 and Precinct 3 had the equipment and the employees who were able to do the work, the county did not have to hire someone to perform this task and therefore saved money.

Someone asked why the county did not just sale the building to Workforce Solutions. Under state rules and regulations, they are only allowed to rent and restrictions do not permit them to buy a building or property.

As it is now, Titus County is providing a service to its citizens by keeping the Workforce Solutions' office here, the county is receiving rent (income) from this agreement, and the county retains ownership of the building until it is needed in the future.

THE RIDDLE STREET BUILDING

This building is leased to Work Force Solutions.

The County spent more than \$350,000 dollars, This includes \$90,000 to comply with Workforce's specification.

The lease amount will pay for the maintenance and money the County spent to remodel in less than 6 years from now.

Riddle Street Expense Sheet

Building

Roberts Air Condit: Service Call & Maint	240.00
Roberts Air Condit: 3 ton gas heat / A/C unit	3695.00
Kridler Construction Lights Maint. & Material	767.98
Deon's Plumbing : Unstopped Drain	87.50
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Dotson Electrid: Maintence and materiasl	123.00
Roberts Air Cond: replace filter	72.33
Deon's Plumbing: A/C drain, Repaired Toillet	72.33
Deon's Plumbing:: Gas Test	178.79
Roberts Air Condit: Service call & Maint	120.00
Kridler Construction; Lights Maint & material	357.80
Deon's Plumbing: Unstopped drain	88.00
Shumate Drapery: Remove & Install carpet	13105.00
Chris Basham: Construction Management	6000.00
John Hules: Plumbing work	2794.00
Jonathan Files: Paint Work	11017.00
Kridler Construction: Remove Vault Door	1900.00
Larry Lawrence: Miscellaneous Supplies	1620.46
A J Morris Jr: Carpentry Work	3740.00
Roberts Air Condit: Replace air grills	197.75
Roberts Air Condie: A/C Unit	9025.00
Dunns Construction (dirt work on yard)	6487.00
Larry Lawrence: (dirt work on yard)	16078.00
Chris Basham: Management, Construction	5000.00
Chris Basham: Management Construction	2000.00
Paul Pogue: Concrete work	13961.00
Larry Lawrence: Misc	2328.00

The Commissioners Court on Dec 23, 2013 Workforce Solutions ask for \$129,962.00 to configure building the building to fit Workforce solution's needs and, the building to be made ADA (american disability act) compliant. Mr Basham stated that he could fill the request that Workforce request for \$90,000.00.

The Commissioners Court approved the \$90,000.

None of the this additional \$90,000 is included listed in the above numbers.

Mr Basham billed the county under two names and the county paid both of these companies invoices one was "Engage Concepts" and the other were Chris Basham. Mr Basham said that he gave \$12000.00 to Larry Lawrence for his help since he had to spend more time out of town.