



STEELE COUNTY BOARD OF COMMISSIONERS WORK SESSION AGENDA

Administration Center - 630 Florence Avenue – Owatonna, MN 55060

*Steele County's Mission:
Driven to deliver quality services in a respectful and fiscally responsible way.*

TUESDAY, APRIL 9, 2024 AT 4:00 PM
County Boardroom, Steele County Administration Center

Agenda

1. Call to Order
2. Law Enforcement Center Purchase Agreement/Interim Lease
3. 26th Street NW Lots Memorandum of Understanding
4. Other Business

Presentation

Family Resource Centers – 30 minutes

Meghan Mohs, Consultant

Patty Harrelson, LICSW, Program Manager Child & Family Social Services

Adjourn

Disclaimer: This agenda has been prepared to provide information regarding an upcoming meeting of the Steele County Board of Commissioners. This document does not claim to be complete and is subject to change.

PURCHASE AGREEMENT AND INTERIM LEASE

THIS PURCHASE AGREEMENT AND INTERIM LEASE is made this _____ day of _____, 2024 by and between the County of Steele (“County”) and the City of Owatonna (“City”).

RECITALS

1. County and City jointly own the Law Enforcement Center facility (“LEC”) located at 204 East Pearl Street, Owatonna, Minnesota, the legal description of which is attached hereto as Exhibit A and incorporated herein by reference.
2. The LEC serve as the headquarters for both the Steele County Sheriff’s Office and the Owatonna Police Department.
3. The County desires to relocate the Sheriff’s Offices to the Steele County Detention Center located at 2500 Alexander Street, Owatonna, Minnesota.
4. The City desires to purchase the County’s one-half interest in the LEC for the sum of Seven Hundred Thousand Dollars (\$700,000) based on a total appraised price of \$1,400,000.00, pursuant to the terms and conditions below.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises below, the County and City agree as follows:

AGREEMENTS

1. Purchase Price and Manner of Payment. County agrees to sell and City agrees to pay the sum of Seven Hundred Thousand (\$700,000) Dollars for the County’s interest in the LEC building. On the closing date, the balance of the Purchase Price, Seven Hundred Thousand (\$700,000) Dollars, subject to adjustments and prorations, as provided in this Agreement, will be paid by wire transfer to the account of Steele County or by payment of a written check.

2. Date of Closing. The date of closing shall be on or before April 25, 2024.
3. Deed and Marketable Title. Upon performance by City the County shall deliver a Warranty Deed conveying marketable title to the property to the City subject to (a) building and zoning laws, ordinances, state, and federal regulations; (b) rights of tenants lawfully in possession.
4. Possession. County shall deliver possession of the property to City effective the date of closing subject to the County's interim lease described below.
5. Proration. As of the date of closing County and City will calculate and prorate all charges for utilities and other monthly services provided to the LEC.
6. Mechanic Liens or Other Charges. The County warrants that prior to closing payment in full has been made for any labor and materials, machinery, fixtures, or tools furnished within 120 days to its portion of the facilities preceding the closing. No reimbursement to the County shall be made by City for the County's share of recent capital investments at the LEC.
7. Access. Prior to closing, County will allow City reasonable access to the property for purposes of conducting any inspections of the property upon 3 days notice by email to County. The City will be responsible for any damage to the premises caused by the inspection, for example, removing ceiling tiles or drywall to check for leaks.
8. Walk-Through Review. City has the right to a walk-through review of the property prior to closing.
9. Risk of Loss. If there is any loss or damage to the property between the date of this Agreement and the closing due to fire, vandalism, flood, tornado, or any other natural cause the risk of loss shall be borne equally by the parties as co-owners. If the property is destroyed or substantially damaged before the closing the City may cancel this Agreement by written notice to the County, in which event, the County and City shall immediately sign a cancellation of this Purchase Agreement confirming the cancellation.

10. Interim Lease.

- a. Pending the County's relocation to the Steele County Detention Center, the County may continue to occupy that portion of the LEC it currently occupies with no rental obligation or other additional consideration for one (1) year after the date of this Agreement.
 - b. After the first anniversary of this Agreement the County may continue to occupy the portion of the LEC it currently occupies at the rental rate of \$19.00 per square foot.
 - c. The County and City agree that the Interim Lease will terminate no later than April 25, 2025.
 - d. During the duration of the Interim Lease the County shall continue to share 50/50 in the operating expenses including telephone, telecom, garbage, shredding, pest control, copier and supplies.
 - e. The City will share the cost of the Records Personnel and Janitorial Services on a 50-50 basis. The City will pay for any necessary repairs, maintenance, improvements, & planned upgrades which includes all labor and materials.
11. Insurance. County shall at all times during the term of this lease and any extensions thereof, carry public liability insurance covering the leased premises, which insurance shall insure against liability for personal injury or death and property damage with insurance limits of not less than \$500,000 for all damages arising out of bodily injuries to or death of one (1) person and \$1.5 Million for all damages arising out of bodily injury to or death of two (2) or more persons in any one accident and shall provide any increases in such limits so as to always be equal to the maximum amount as provided in Minn. Stat. § 466.04. All such insurance policies shall be with a company and in a form acceptable to the City and County agrees to provide and keep filed on record with the City a certificate of insurance naming the City as an additional insured and certifying to the existence of such policies.

12. Indemnification. County agrees to defend and indemnify City, its officers, employees, and volunteers from and against all claims, damages, losses and expenses including attorney's fees arising out of or under this Agreement but only to the extent caused in whole or in part by the negligent acts, errors, or omissions of County, its contractors or sub-contractors or anyone directly or indirectly employed by County or anyone for whose acts County may be liable. County agrees that this indemnify obligation shall survive the termination of this lease.

City agrees to defend and indemnify County, its officers, employees, and volunteers from and against all claims, damages, losses and expenses including attorney's fees arising out of or under this Agreement but only to the extent caused in whole or in part by the negligent acts, errors, or omissions of City, its contractors or sub-contractors or anyone directly or indirectly employed by City or anyone for whose acts City may be liable. City agrees that this indemnify obligation shall survive the termination of this lease.

13. Joint or Mutual Waiver of Subrogation. It is hereby understood and agreed by and between the undersigned parties that they do jointly and separately waive any and all right of recovery against the other or insured loss occurring at the property described herein.
14. Authorizations. The County and the City shall each take appropriate ~~resolutions~~ actions to authorize the execution of this Agreement, the Warranty Deed from the County to the City and to execute all such other documents and pay associated closing costs and to take such other actions as may be necessary to fulfill this Agreement.
15. Entire Agreement. This Agreement and any Exhibits and any addenda, if any, shall constitute the entire Agreement between County and City and supersedes any written or oral agreements between County and City. This Agreement may only be modified or cancelled in writing signed by both County and City or by operation of law.

The County and City have each executed this Agreement on the date opposite their respective signatures.

COUNTY OF STEELE

By: _____ Date: _____
Jim Abbe, Chair of the Board of Commissioners

ATTEST:

By: _____ Date: _____
County Administrator

CITY OF OWATONNA

By: _____ Date: _____
Thoms J. Kuntz, its Mayor

By: _____ Date: _____
Kris M. Busse, its City Administrator

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made on _____, 2024 between the County of Steele, State of Minnesota, “County” and the City of Owatonna, Minnesota, “City”.

1. The County is owner of the following described real estate:

Lots 1, 2, 3, 4, and 5, Block 1, Lismore Addition No. 2, Owatonna, Minnesota.
2. The County has determined that the foregoing lots are not needed for County purposes.
3. Pursuant to Minnesota Statutes Sec. 465.035, the County is authorized to convey to the City the above-described real estate for public use, without consideration.
4. The City is desirous of acquiring title to the above-described lots to be used for public purposes, namely, for parks and trails and other public uses consistent with such use.
5. The above described lots shall not have access to or from 26th Street Northwest.
6. The County agrees to deliver to the City any Abstracts of Title or any other evidence of title to the lots it may have. The City, at its expense, will request that Near North Title Group of Owatonna provide a title insurance commitment for the City.
7. County grants to City the right to enter upon the lots to conduct any inspections or testing, if deemed necessary, to determine that the lots are suitable for the intended purposes.
8. Upon receipt of a satisfactory title commitment and satisfactory inspection of the lots, City will notify the County and a closing will be scheduled.
9. At closing, the City will pay the customary charges as would be paid by a Seller and Buyer (i.e. deed tax, recording fee).

10. This Memorandum of Agreement may be amended in writing, signed by both parties. At the request of the County and City, this Memorandum may be superseded by a formal Purchase Agreement between County and City.

COUNTY OF STEELE

By: _____
Jim Abbe, Its Chairman

By: _____

Its Administrator

CITY OF OWATONNA

By: _____
Thomas A. Kuntz, Its Mayor

By: _____
Kris M. Busse, its City
Administrator

What is a Family Resource Center?

A community or school-based welcoming hub of support, services, and opportunities for families that:

- Utilizes an approach that is multi-generational, strengths-based, and family-centered
- Reflects and is responsive to community needs and interests
- Provides support at no or low cost for participants
- Builds communities of peer support for families to develop social connections that reduce isolation and stress



What do FRCs do?

- Enhance parenting skills
- Foster the healthy development and well-being of children, youth, and families
- Prevent child abuse and neglect
- Increase school readiness
- Connect families to resources
- Develop parent and community leadership
- Engage males and fathers
- Support healthy marital and couples relationships
- Promote family economic success



What are the goals of a FRC?

- To support families to be strong, healthy, and successful
- To contribute to building a strong and healthy community
- To reduce the likelihood of child abuse and neglect by building the research-based Strengthening Families Protective Factors¹

What services do FRCs most commonly offer?²

- Parenting Support
- Access to Resources
- Child Development Activities
- Parent Leadership Development



NATIONAL
Family Support
NETWORK

www.nationalfamilysupportnetwork.org

What outcomes do FRCs achieve?



- \$4.93 Social Return on Investment for every dollar invested ³
- \$3.65 savings for the child welfare system for every dollar invested ⁴



- 63% reduction of child abuse cases ⁵
- 50% reduction of out of home placements ⁶
- 26% lower rates of community-level child abuse investigations ⁷



- Gains in economic self-sufficiency, health, social support, family functioning and resiliency, child nurturing and healthy attachment ⁸
- Improvements in children's educational success ⁹



What locations have invested in FRCs being available for all families?



Kentucky

888 school-based Family Resource and Youth Service Centers



New Jersey

57 Family Success Centers across all of its 21 counties



Vermont

15 Parent Child Centers, one in each service area



Allegheny County, PA

28 Family Support Centers



San Francisco, CA

26 Family Resource Centers

Did you know?

- Although there is no dedicated federal funding for Family Resource Centers, there are more than 3,000 of them nationwide in 39 states and the District of Columbia that serve more than 2 million people annually.
- The heritage of Family Resource Centers in the U.S. goes back to the establishment of Settlement Houses in the late 1800s to support new immigrants to succeed.



Good Samaritan Settlement House

San Francisco, CA
1913



Good Samaritan Family Resource Center today

What does it cost to run a FRC?

FRC budgets vary across the country in relation to local costs of living, specific programming, and physical space.

- A typical community-based New Jersey Success Center has an annual budget of \$240,000 to \$300,000 with 3-4 full-time staff.
- A school-based FRC in Kentucky has an annual budget of \$33,000-\$82,000 with 1-2 full-time staff and space and other resources provided in-kind.

Sources:

- ¹ Center for the Study of Social Policy. (2005). Strengthening Families: A Protective Factors Framework.
- ² OMNI Institute. (2016). Advancing the Family Support & Strengthening Field Project Survey Results.
- ³ Community Services Analysis LLC. (2014). Social Return on Investment Study.
- ⁴ OMNI Institute (2021). Return on Investment of a Family Resource Center to the Child Welfare System: Westminster Family Resource Center, Orange County, CA.
- ⁵ OMNI Institute (2021). Return on Investment of a Family Resource Center to the Child Welfare System: Community Partnership Family Resource Center, Teller County, CO.
- ⁶ Colorado Community Response Evaluation Findings 2014-2018.
- ⁷ Chapin Hall. (2018). Do Family Support Centers Reduce Maltreatment Investigations? Evidence from Allegheny County.
- ⁸ Family Pathways & CFSA 2.0 Evaluation Report - Executive Summary 2019.
- ⁹ Family Resource and Youth Services Centers of Kentucky.



NATIONAL
Family Support
NETWORK

www.nationalfamilysupportnetwork.org

Family Resource Center (FRC)

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Community Assessment

Steele County Board

April 9, 2024



Agenda

Consultant Introduction

Project Scope, Timeline, and Deliverables

Guiding Principles

Family Resource Centers (FRC) Overview

Questions/Discussion

Consultant Introduction





A little about me...

Meghan Kelley Mohs, MA, MSW
Health & Human Services Consultant

Email: mkmohs@gmail.com

Phone/Text: 651-587-2767

[LinkedIn Profile](#)

"Helping governments and nonprofits
better serve the public good."

Current Role

Brought on by MNPrairie to perform a community assessment regarding Family Resource Centers (FRCs)

Conduct Assessments in each county and report at the end on what I find.

Assessment is funded through a grant from the Sauer Family Foundation

Experience

Over 25 years experience in MN county government: Public Health, Human Services, Corrections

Worked at AMC/MACSSA in the late '90s/early 2000s; on my own as a consultant since 2016.

Experience in the Metro area and Greater Minnesota



Project Scope, Timeframe & Deliverables

Project Scope

“...[A]ssist MNPrairie with assessing the need for and supporting the development of community resources to assist families in building strengths and meeting needs.”



Timeframe

Now through August 2024

Deliverables

Conducting a **community needs assessment** for the possible development of Family Resource Centers (FRC) in any of the various communities across the Dodge, Steele, and Waseca Counties.





Guiding Principles

Strengthening Families™

Protective Factors Framework

PARENTAL RESILIENCE

Managing stress and functioning well when faced with challenges, adversity and trauma

SOCIAL CONNECTIONS

Positive relationships that provide emotional, informational, instrumental and spiritual support

KNOWLEDGE OF PARENTING AND CHILD DEVELOPMENT

Understanding child development and parenting strategies that support physical, cognitive, language, social and emotional development

CONCRETE SUPPORT IN TIMES OF NEED

Access to concrete support and services that address a family's needs and help minimize stress caused by challenges

SOCIAL AND EMOTIONAL COMPETENCE OF CHILDREN

Family and child interactions that help children develop the ability to communicate clearly, recognize and regulate their emotions and establish and maintain relationships

(Center for the Study of Social Policy)

Standards of Quality For Family Strengthening & Support

FAMILY CENTEREDNESS

Working with a family-centered approach that values families and recognizes them as integral to the Program.

FAMILY STRENGTHENING

Utilizing a family strengthening approach to support families to be strong, healthy, and safe, thereby promoting their success and optimal development.

DIVERSITY, EQUITY, AND INCLUSION

Valuing, respecting, and embracing families' diversity, and advancing equity and inclusion.

COMMUNITY STRENGTHENING

Developing a strong and healthy community by working collaboratively with various stakeholders and supporting families' civic engagement, leadership development, and ability to affect systems change.

EVALUATION

Looking at areas of Program strength, as well as areas for further development, in order to guide continuous quality improvement and achieve positive results for families.

(National Family Support Network)

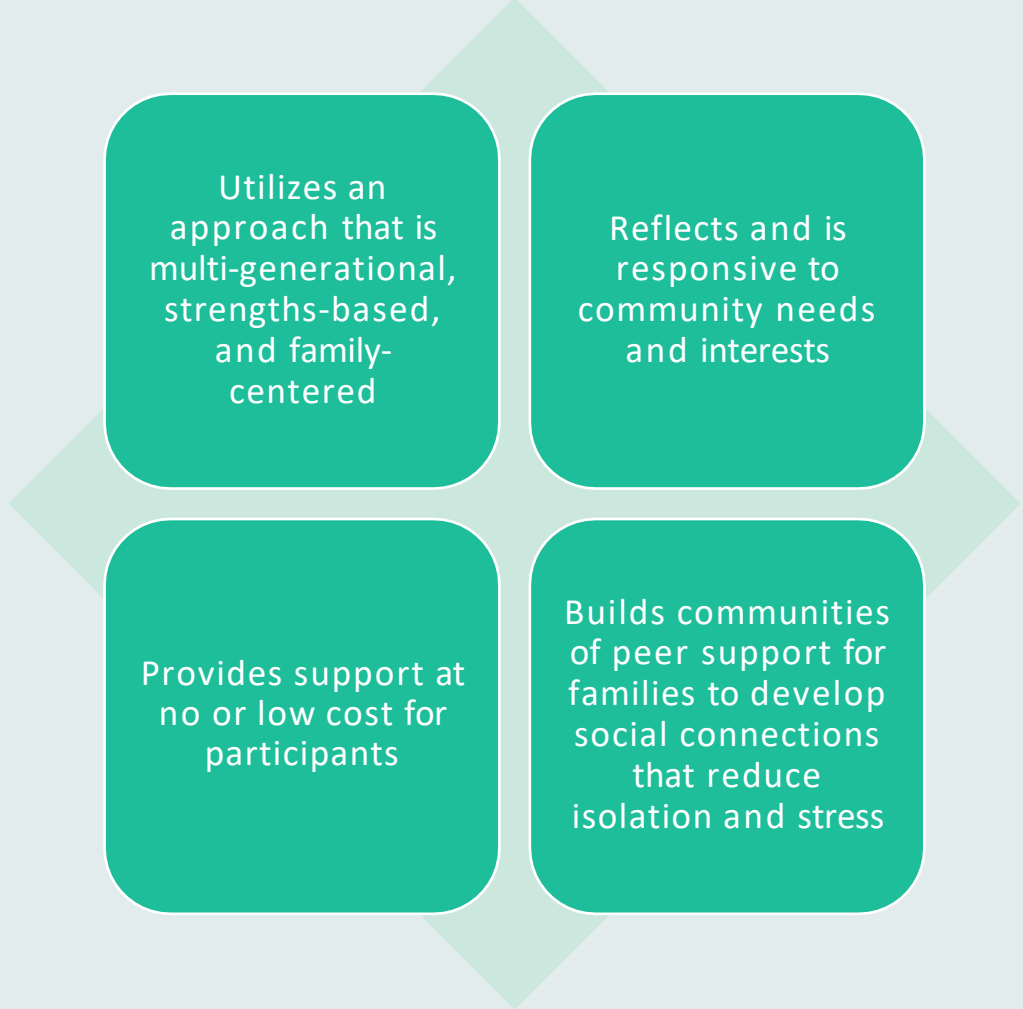
Family Resource Centers (FRC) Overview



All the following information is adapted from the [National Family Support Network \(NFSN\)](#)

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Builds communities of peer support for families to develop social connections that reduce isolation and stress

What the goals of an FRC?¹



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To contribute to building a strong and healthy community

To reduce the likelihood of child abuse and neglect by building the research-based Strengthening Families Protective Factors¹

What services do FRCs most commonly offer?²

Parenting
Support

Access to
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Child
Development
Activities

Parent
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What outcomes do FRCs achieve?

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Gains in economic self-sufficiency, health, social support, family functioning and resiliency, child nurturing and healthy attachment ⁸

Improvements in children's educational success ⁹

63% reduction of child abuse cases ⁵

50% reduction of out of home placements ⁶

26% lower rates of community-level child abuse investigations ⁷

Resources and References

This information is available in handout form by clicking this link (National Family Support Network)

Sources:

- ¹ Center for the Study of Social Policy. (2005). Strengthening Families: A Protective Factors Framework.
- ² OMNI Institute. (2016). Advancing the Family Support & Strengthening Field Project Survey Results.
- ³ Community Services Analysis LLC. (2014). Social Return on Investment Study.
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- ⁸ Family Pathways & CFSA 2.0 Evaluation Report - Executive Summary 2019.
- ⁹ Family Resource and Youth Services Centers of Kentucky.



Any questions or
comments on any
of the information
shared so far?

Questions for the Board





1. What does a consultant who is not based in Steele County need to know or understand about your communities?



2. Is there anything you noticed in the materials presented today or those shared previously that draws your attention or concern? Any initial direction you want to provide us?

Thanks for
your time and
leadership!

