



ARPA-22-2

ARP Application - Cabell County

Status: Active

Date Created: Feb 17, 2022

Applicant

Kim Miller
kim.miller@prestera.org
5600 US Rt 60 East
Huntington, WV 25705
3047413616

Internal Section

Decision

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Award Amount

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Additional Comments

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Certification

PLEASE CERTIFY THAT YOU HAVE REVIEWED THE US TREASURY GUIDELINES REGARDING THE ELIGIBLE USES OF AMERICAN RESCUE PLAN STATE AND LOCAL RECOVERY FUNDS

Digital Signature

Kim Miller for Prestera Center
02/01/2022

Click here for more information
(<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds>)

Contact Information

Organization Name

Prestera Center for Mental Health Services, Inc.

Address

5600 US Rt 60E; Huntington, WV 25705

Website (if applicable)

www.prestera.org

Phone Number

3045257851

Email Address

Lisa.Zappia@prestera.org

Project Summary

Please provide a narrative overview or summary of your proposal, including but not limited to the following:

1. Brief description of the proposal

Eliminate hazardous standing water underneath cottages for women and their children, bonus employee pay for working through the COVID-19 Pandemic and complete major renovations to Prestera's Pinecrest at 5600 US Rt 60 East in Huntington WV. Prestera Center is a non-profit certified community behavioral healthcare organization.

2. Purpose and key anticipated outcomes

1. Complete drainage project to remove standing water under cottages by 5/1/2022. Complete replacement sub-flooring and install new flooring for 19 cottage units plus one office at Prestera Center's Pinecrest by 9/1/2022.
2. Purchase and install kitchen sinks, counters, cabinets, microwaves, refrigerator and stove cook tops to 20 rooms to convert 20 former hotel rooms into permanent recovery housing for low-income individuals by 9/1/2022.
3. Grade then replace blacktop over parking lots and stripe lots including handicapped parking spaces by 7/1/2022.
4. Bonus every full-time employee that worked through the COVID-19 pandemic \$1,000 each by 7/10/2022 in appreciation for their commitment to our clients and to help them personally.

3. Individuals or communities served

Prestera Center provides high quality behavioral healthcare services to individuals, families and adults each year, regardless of ability to pay for services. Prestera Center is a comprehensive service and safety-net organization. Prestera at Pinecrest, 5600 US Rt 60 East in Huntington, West Virginia (25705) was The Stone Lodge for many years. Purchased in 2012, Prestera at Pinecrest is Huntington's central location for residential substance use disorder services, including our Renaissance program cottages. The Renaissance program is a long-term residential SUD (substance use disorder) treatment program for women and their dependent children to live and recover together. 19 cottages and 1 office have standing water underneath creating a potential environmental hazard (mold, bacteria growth, etc.). Renovating 20 hotel rooms to efficiency apartments will expand the permanent recovery housing program at Pinecrest in an area that is presently underutilized. The parking lot looks like an earthquake hit. The staff are stressed and tired from the pandemic and many have worked through the entire pandemic to ensure clients receive services. Prestera Center does not have funding to accomplish these priorities.

4. How the COVID-19 pandemic has necessitated this request

1. The pandemic has reduced the number of clients willing to enter residential treatment, even with COVID-19 testing prior to admission as well as safety precautions. This reduction in services has resulted in a severe loss of revenue going on three years.
2. It is a great time to install proper drainage and replace flooring in the Renaissance program cottages. Because of a lack of revenue related to the pandemic, Prestera Center has no funding currently or anticipated to remediate standing water and ensure proper draining under the cottages while repairing damage to the floors.
3. There are 26 converted hotel rooms to efficiency apartments for recovering individuals at Pinecrest with many more needed as evidenced by a long waiting list for an efficiency apartment in a recovery community. The lack of admissions to residential treatment can be offset once remodeling is complete by increasing the number of low-income tenants in the efficiency apartments at Pinecrest.
4. Lost revenue from services has resulted in a lack of funding to grade and re-pave our parking lots.
5. Finally, the pandemic has been very hard on our staff that have worn masks and protective equipment and carried out their regular responsibilities because our clients deserve our best services. Like the standing water issue, the kitchen renovations for recovery apartments, the parking lot and employee bonuses would not be possible without additional external funding.

5. Amount of funding requested

1,000,000

6. Amount of any bids or cost estimates received to date, if applicable

0

7a. Amount of matching funds raised or committed by your organization

0

7b. Source of matching funds raised or committed by your organization

0

8. How ARP funds, if awarded, will be used

Drain standing water and replace sub-flooring and flooring in 20 cottages; add kitchens to 20 former hotel rooms to turn them into efficiency apartments for adults in SUD recovery; repair and repave parking lot at Pinecrest treatment location and pay staff stipends/bonuses.

9. How long it will take you to complete the project if awarded funding

Entire project will be completed by 11/1/2022 or sooner if funding is awarded sooner.

Proposal Details

1. Please describe the problem or need which your project seeks to address

Major, life safety-sensitive renovations are desperately needed at Pretera at Pinecrest at 5600 US Rt 60 East in Huntington, WV (25705).

2. Please describe goals and expected outcomes of your proposal.

The goal is to resolve safety concerns at Pretera at Pinecrest by renovating the property and adding kitchens to add 20 efficiency apartments on the first floor of the west wing.

3. Please provide your project timeline

The project begins within a week of notification of award of funding. These projects will be completed by 11/1/2022, or, within no more than 8 months following notification of an award.

4. Please provide your project's total proposed budget.

1,000,000.00

5. Please list any partners in this proposal, and the partner's role and your relationship with them.

There are no partners needed other than capable businesses that will be selected to complete the work.

6. Please describe your plan for sustainability of the project or initiative after the grant award has been exhausted.

These renovations will be long-lasting (20 years, 30 years or more). The general upkeep will be maintained through Pretera Center's general budget so sustaining these improvements will be easy. Pretera Center lacks funding to accomplish these improvements without grant funds. Tenants in 20 new efficiency apartments will pay rent which will provide funds needed to keep the apartments updated.

Organization Information

1. Please provide your organization's mission statement.

A united effort dedicated to clients achieving their full potential. This is accomplished through the provision of effective and comprehensive community-based, comprehensive behavioral healthcare services.

2. Describe the history of your organization, tell us about your current programs and activities

Pretera Center is the comprehensive community mental health center serving Cabell County, West Virginia. Pretera started in 1967, 55 years ago in Huntington. Over the years, Pretera Center has grown in response to needs identified in the community and provides services to meet identified needs. Pretera Center offers professional services (therapists,

physicians, psychiatrists, nurse practitioners) and traditional outpatient and residential services, and now offers a continuum of professional services and para-professional supports. Prestera provides employment assistance, housing, group homes, transportation, children and family services, in-home services, in-school services, wellness services, primary care clinics, peer coaches, care navigators, emergency services and other services that support treatment and recovery. Prestera Center is a SAMHSA Certified Community Behavioral Health Center, is CARF-accredited and is licensed as a behavioral health center by the State of West Virginia, Department of Health and Human Resources.

3. Please describe three significant accomplishments of your organization.

1. Obtained USDHHS, SAMHSA distinction in 2021 as a Certified Community Behavioral Healthcare Center (CCBHC), ensuring quality and comprehensive community-based services.
2. Meeting programmatic, administrative, legal and life safety criteria to continue accreditation from CARF and licensure from WVDHHR, Office of Healthcare Facilities, Licensure and Certification (OHFLAC).
3. Celebrating 55 years in 2022 of serving low- and no-income individuals (adults and children) and families, adopting the most recent advancements in the behavioral healthcare field. Quite an accomplishment!

4. Please list your Owner(s), Board of Directors, senior staff members, or other key members of your organization:

There are no owners of Prestera Center, a non-profit board of officers and members are responsible for the organization. Key personnel include: Lisa Q. Zappia, President and CEO of Prestera Center and members of the Executive Team: William Dunston, Chief Operating Officer; Ken Fitzwater, Chief Clinical Officer; and Natalie Erlenwein, Chief Financial Officer.


Prestera Center's Governing Board of Directors members includes: William Mullett of Charleston WV - Board Chairman; Linda Pleasants of Huntington WV - Vice Chair; Frank Markun of Huntington WV - Treasurer; Larry Lapelle of Huntington WV - Secretary; Ruby Lewis of Barboursville WV; Donna May of Huntington, WV; Paul Lageman of Kenova, WV; Gene Preston of Huntington, WV; Charlotte Hoffman Norris of Huntington, WV and Sue Sutfin of Barboursville, WV. Joan Ross of Huntington West Virginia is a member with emeritus status.

5. Please list the staff involved with this project and describe their roles and responsibilities:


Natalie Erlenwein, CFO at Prestera Center, will manage financial aspects (finalizing a budget, drawing down funding, providing required financial documentation, announcing bidding, paying Davis-Bacon wages, etc.). The CEO, Lisa Zappia, is responsible for implementation of the project and ensuring its completion.

6. Please upload/attach the following financial documents, if applicable:


Cash flow statement for applicant's most recent fiscal year

 2022 2Q CASH FLOW.pdf
Uploaded by Kim Miller on Feb 1, 2022 at 4:01 pm

Two years of audited financial statements

 FY19 and FY20 Prestera Center Audit Report.pdf
Uploaded by Kim Miller on Feb 1, 2022 at 4:32 pm

Current operating budget

 2022 board budget.pdf
Uploaded by Kim Miller on Feb 1, 2022 at 4:32 pm

If the applicant has not been audited, please include an unaudited balance sheet and income statement as prepared by the applicant

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7. List any federal, state, local or private grant awards or funding received in the last three years and the current status of those funds. If your organization has previously received funds from Cabell County, please list the amount, nature of the project(s) and current status of the funding and project(s).

Prestera Center depends on billing for services whenever possible as an approved provider accepting Medicaid, Medicare and private insurances. Reimbursement rates are much lower than the cost of providing services. Prestera Center also requires funding from state and federal entities, primarily the US Department of Health and Human Services and the West Virginia Department of Health and Human Resources. Prestera Center's current funding streams only pay for specific costs associated with providing services and do not cover buildings, grounds, and renovations. Grants obtained are always for expanding services and only pay for the cost of providing professional, medically-necessary behavioral healthcare services. There is not funding for staff bonuses, even though they have worked consistently through the pandemic as "essential healthcare workers." Prestera Center maintains all federal and state governmental requirements and has never defaulted on a federal debt. Prestera Center is more than capable of managing grant funds and ensuring all federal requirements for funding are met.

The Cabell County Commission currently supports Prestera Center for providing services for on-call after-hours emergency involuntary medical commitments when a person is considered dangerous to themselves or others and must be immediately confined for their own protection by providing \$4,000 per month or \$48,000 a year.

8. If you have made an application for funding for this project from other sources (city, state, private or non-profit organizations) please list the same here.

No other sources identified or applied to.

Impact of the COVID-19 Pandemic

1. Please explain the impact of the COVID-19 pandemic and how it relates to your request.

The stress of the on-going pandemic has worsened and/or created mental health problems and increased overdoses by at least 40% in 2021, attributable to the COVID-19 pandemic, according to the CDC. Prestera Center has remained open during the entire COVID-19 pandemic because our clients and the community depend on our essential services. Staff and clients and their families have all been affected through the pandemic, many becoming ill with the virus, some are hospitalized and on ventilators and while many recover, some people are still dying.

The pandemic has worsened and accentuated systemic problems with a national mental health crisis and the overdose epidemic and stretched and strained our local workforce. According to the National Institutes of Health, the pandemic has doubled the prevalence of mental health problems. This includes increased depression, worry, anxiety, stress, suicide, substance use, trauma, death, grief, paranoia, insomnia, dis-information, mis-information, new information, illness, loneliness, isolation and despair, to name a few. The pandemic has taken its toll on every single American's mental health and wellness. Prestera must continue to provide life-saving essential behavioral healthcare services, regardless of ability to pay.

Some clients receive service through a secure real-time video connection or over a landline telephone while others require face-to-face services. Throughout the pandemic, Prestera Center has offered both services from the convenience of your own home through technology, or, come into an office, or, we can sometimes see people in their natural environment (at school services for children and families, and, in-home mobile crisis response teams for children and their families, for example). The results of the pandemic are evident in Prestera Center's decreased revenue, cash flow issues and fewer clients seen in a time when mental health services should be increasing. Lack of funding has led to delays in these projects (remediate standing water under cottages; converting hotel rooms into efficiency apartments for people in recovery; grading/leveling the parking lots and installing new blacktop asphalt with lot striping for parking spaces; and finally providing a one-time bonus to our dedicated and hard-working employees.

2. How will ARP funding, if awarded, aid in the recovery from the COVID-19 pandemic?

We can ensure the health and safety of the women and their children housed in the cottages and decrease the likelihood of mold and bacterial growth that could lead to breathing difficulties that COVID-19 will worsen. We will also be using space, an entire hallway on the first floor of the west wing at Pinecrest, for creating 20 efficiency apartments as that space is not currently utilized due to lower numbers of clients enrolled in residential treatment services during COVID-19.

The parking lot will be even, level and paved and that will reduce the likelihood of trips and falls as the pavement is uneven and non-existent in numerous places - these upgrades will outlast the pandemic. Staff deserve a one-time bonus on their pay in recognition of the importance of the work they do as well as a sincere appreciation for working every day during an entire pandemic.

Prestera Center continues to observe all pandemic-related recommendations set forth by the CDC, WVDHHR and other regulatory bodies. Many staff are fully vaccinated. Vaccines and boosters have been offered at worksites several times since 12/19/2020. Staff are washing their hands more frequently and practicing social distancing. Staff and clients must wear masks at all times in common areas of buildings and when around others. Routine weekly laboratory testing is conducted for clients and staff. Clients entering Pinecrest programs must provide negative COVID-10 test results and are subjected to laboratory and instant testing throughout their treatment stay. Staff and clients are asked to stay home if they are sick.

3. Are you requesting lost revenue due to COVID-19


Yes

If yes, please explain

Over the course of the COVID-19 pandemic, Prestera Center has had to consistently rely on a line of credit at United Bank to make payroll as the lack of revenue due to a lack of clients has compounded over the course of the pandemic to the point that on December 31, 2021, the cash flow statement was down over one million dollars (that's over one million dollars in the negative - see the cash flow statement attached later). The budget document attached below provides a revenue comparison over 3 years; each year of the pandemic, Prestera's revenue is decreasing by losing around one million dollars a year or more. Prestera was too large or too small to fit into the large PPP funding that was available. We, unfortunately, fell in the donut hole.

Awarding one million dollars to cover critical improvements at Pinecrest at 5600 US Rt 60 East in Huntington, WV (25705) will support behavioral healthcare as an essential healthcare service during the pandemic and therefore support the public health response to the pandemic. Supporting behavioral healthcare is a top priority funding objective of the American Rescue Plan Act. Providing this funding will also address negative economic impacts experienced by Prestera Center and it will help elevate pay for essential workers in the form of a one-time bonus payment.

Upload supporting documentation for revenue loss

 2022 board budget.pdf
Uploaded by Kim Miller on Feb 2, 2022 at 11:27 am

Supplementary Information

1. Please enter contact information (name, email, and phone) for at least one third-party reference.

Andrew Dawson, Market President, United Bank, (304) 781-2379; Andrew.Dawson@bankwithunited.com
(mailto:Andrew.Dawson@bankwithunited.com)

2. Please include any supplementary information or documentation (such as letters of support, newspaper articles, etc) which you feel will be essential to the County's review.

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Attachments

No attachments

History

Date	Activity
Feb 1, 2022 at 2:08 pm	Kim Miller started a draft of Record ARPA-22-2
Feb 17, 2022 at 9:48 am	Kim Miller submitted Record ARPA-22-2
Feb 17, 2022 at 9:48 am	changed the deadline to Feb 18, 2022 on approval step Application Review on Record ARPA-22-2

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Request Letter of Acknowledgement	Issued	Feb 17, 2022 at 9:48 am	Feb 17, 2022 at 9:48 am	-	-
 Application Review	Active	Feb 17, 2022 at 9:48 am	-	-	02/17/2022