



THE JOHN W. CLEM RECOVERY HOUSE

8044 Dairy Lane
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(740) 593-3797
director@clemhouse.org

Diane,

This is a follow-up to our Sept. 10 meeting during which we agreed a letter from us would be necessary to facilitate discussions with your Board about the John W. Clem Recovery House Strategic Plan, one piece of which pertains to our goals for the land and property at 8044 Dairy Lane. The Clem House Board is eternally grateful for its partnership with the 317 Board which led to the founding of our residential recovery house in 2006. Over the years financial support from your Board has grown to account for 40% of our annual revenues. It should be noted here that our Board is also keenly aware that we have been charged no rent since 2006 a gratuity that allowed us resources to develop as a leader in the residential recovery field in Ohio.

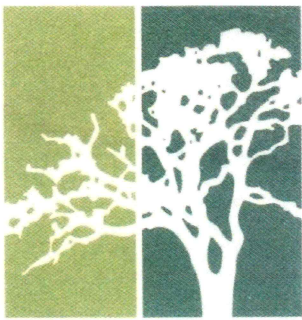
When we last approached your Board in 2023, we expressed interest in purchasing the land and building we currently lease from your organization. You eventually shared with us that the 317 Board was not inclined to sell those assets. There was also a concern that our leadership had not clearly identified the goals and vision that had led to our request. Our three-year plan, completed in late 2024, addresses fundraising, resident behavioral management improvements, career and job development opportunities for residents, marketing and public relations products, and facility renovations. This letter will focus only on the improvements needed in the building to provide a better environment for the residents and to strengthen enrollment, the fundraising required to enact our vision for the property, the existing lease and modifications that might require changes, and equity concerns the Clem House Board has about its financial investments in the property.

The Clem House is a 50-year-old building currently designed to house 10 men but whenever capacity is reached men start leaving due to overcrowding in the common spaces, bedrooms, bathrooms, and kitchen, and thus the census declines. Moreover, another outbuilding is needed to accommodate equipment, bicycles, and a weight room. In 2024 BDT Architects was commissioned to analyze the existing space and to create drawings to resolve these problems. The renovation plan eliminates most double occupancy bedrooms, expands and remodels the bathrooms, enlarges the kitchen, creates a new larger meeting room, remodels the house manager suite, relocates offices, builds a combination facility for storage and workouts while preserving the capacity for 10 men. The preliminary architects estimate is \$1.5 million however, consultation with a local construction manager indicates opportunities for substantial reductions in the final cost. The drawings will be available for your review.

Year	Amount raised
2019	\$62,311
2020	\$32,155 (covid)
2021	\$91,000
2022	\$97,030
2023	\$137,940
2024	\$112,737
2025*	\$120,960
Total: \$654,133	
*not finalized	

The Clem House Board initiated its annual fundraising efforts seven years ago and this table demonstrates results for that period. The John W. Clem Endowment created in 2019 based at the Foundation of Appalachian Ohio (FAO) now stands at \$690,662. A multi-year capital fundraising campaign will be necessary to complete this renovation project. Our current fund (operations) at FAO is approximately \$100,000, which can be used to initiate fundraising. We have reason to believe the initiative would be eligible for grant funding from non-profits supporting addiction services such as The Osteopathic Heritage Foundation and perhaps the One Ohio Foundation, which is dispersing opioid mitigation settlements.

We are interested in opening discussions with the 317 Board to determine the feasibility of this project, identify opportunities and obstacles, and formulate necessary actions. Such discussions likely need to begin with the existing lease which expires in 2034, places responsibility for maintaining the facilities with the Lessee, and indicates that any alterations, additions, and improvements made in the facility belong to the Lessor without compensation to the Lessee. These items bear discussion, and most importantly we are interested in the possibility of a 99-year lease which would offer us long term stability, "almost ownership," and mortgage potential.



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We also understand the 317 Board has its own strategic plan underway including funding for alternative housing for individuals with mental health disorders however, we wonder if at some point your Board would be able to make a financial commitment to our fundraising campaign.

In summary the issues we bring to you for discussion are 1) our strategic plan and vision for improving the property; 2) a request for consideration of a 99-year lease; 3) a forecast for eventual 317 Board financial support for our project; and 4) a dialog around the issues of equity and ownership.

Thanks for your consideration of these requests.

David Stroh DO, Board President

Steven Sloan, Board Attorney

Christopher T. Meyer DO, Founding Board Member/Medical Advisor