

St. Louis Office for Developmental Disability Resources
Minutes of the Meeting of the Board of Directors
June 11, 2026

Board Members Present:

William Siedhoff, Vice-Chairperson
Patrick Brennan, Treasurer
Nina North Murphy, Secretary
Sarah Sims, Board Member

Delilah Sullivan, Board Member
Mike Fitzgerald, Board Member
Catrina Adams, Board Member
Selena Washington, Board Member

Board Members Absent: none

Staff Members Present:

Shaelene Plank, Executive Director
Kelly Head, Executive Assistant
Nate Head, Director of Agency &
Community Relations
Olivia Pruitt-Payne, Director of HR
Nathan Patton, Director of IT

Chris Winkelmann, Director of Finance
Lisa Briggs, Director of Finance
Jack Neyens, Financial Consultant
Ebony Young, Agency Relations
Representative

Samantha Montgomery, Director of
Service Coordination
Gabrielle Buenger, Marketing &
Communications Coordinator

Guests Present by Phone or In Person:

Matt Elmore, Promise Community
Homes
Gabrielle Grundy-Lester, Promise
Community Homes
Kathy Farache, AADD
Pamela Merkle, AADD

Amanda Kehoe, Sunnyhill
Sarah Fulk, Sunnyhill
Mindy Davis, Recreation Council
Laura St. George, Sunnyhill
Stacy Ismail, DDA
David Weiler, DDA

Lisa Rohr, Delta Gamma Center
Matt Jannings
Melanie Mills, ESMW
Melanie Urbaniak, FACT

I. Remarks from Visitors – none

II. Call Meeting to Order: William Siedhoff, Board Vice Chairperson
William Siedhoff called the St. Louis Office for Developmental Disability Resources Board of Directors Meeting to order at 5:01 p.m.

III. Introductions:

Introductions of the Board Members, staff and guests were made.

IV. Mission Moment: Promise Community Homes, Matt Elmore – Executive Director

- a. Matt Elmore, Executive Director of Promise Community Homes, provided a presentation regarding the organization's housing programs and services. He discussed Promise Community Homes' mission of providing affordable, accessible housing for individuals with developmental disabilities.

V. Recognition of retirement of Lisa Briggs, Director of Finance

Executive Director Shaelene Plank recognized Lisa Briggs for her years of service and leadership as Director of Finance.

VI. Board Consent Agenda Items: William Siedhoff, Vice Chairperson

- i. Approval of the minutes of the May 14, 2026 DD Resources Board Meeting
- ii. Approval of the minutes of the May 21, 2026 Nominating/Personnel Committee Meeting
- iii. Approval of the minutes of the June 4, 2026 Finance Committee Meeting
 - **Patrick Brennan moved to approve the board consent agenda items**
Sarah Sims seconded the motion.
All voted in favor. None opposed. Motion passed.

VII. Executive Director's Report: Shaelene Plank

b. Agency Relations/ Eastern Region Alliance

- i. Agency Relations reported that Horizon Housing Development Company (HHDC) completed the sale of its West Florissant property, a 12-unit apartment building originally acquired with assistance from the Mental Health Board and used to serve individuals with intellectual/developmental disabilities (IDD) and mental health/substance use diagnoses. Due to significant tenant-related repairs and increasing insurance challenges, HHDC elected to sell the property and reinvest the proceeds into two replacement properties located in North St. Louis City and South St. Louis City. Existing tenants were offered the option to relocate to another HHDC property or remain in their current units under the new owner, who agreed to honor existing leases for one year. DD Resources had an interest in the property through three capital projects funded in 2025. HHDC repaid DD Resources' investment of \$51,000 in accordance with the promissory note to release liens and facilitate the sale.
- ii. Agency Relations attended a networking and panel discussion hosted by Mission Realty Advisors regarding financing opportunities for nonprofit real estate projects. Several housing-focused partners and funders were invited to participate. Attendees included nonprofit organizations, financial institutions, foundations, community development financial institutions (CDFIs), and representatives from the St. Louis Development Corporation.
- iii. Agency Relations met with staff from the St. Louis Housing Authority to discuss housing challenges faced by older adults and individuals with cognitive disabilities, particularly in securing housing within voucher timeframes. Resources and referral pathways were identified to support housing authority staff, and both organizations expressed interest in continued collaboration.
- iv. As part of the Board's Strategic Plan, an ad hoc Housing Committee is being established to support the organization's housing-related initiatives and priorities. Nina North-Murphy and Bill Siedhoff have agreed to serve on the committee. Additional board members interested in participating are encouraged to contact Shaelene. The committee is expected to begin meeting in the near future.
- v. DD Resources received the Southside Wellness Center Founders Award at the organization's annual *Bringing It Together* event. The award was also presented to The Senior Fund and the St. Louis Area Agency on Aging.

c. TCM

- i. The annual TCM review conducted by The Columbus Organization was completed June 8-10, 2026. Highlights from the exit conference will be presented later in the board meeting.
- ii. The TCM program is currently serving 574 consumers.
- iii. Development of a new internal information system has been completed. The platform will serve as a centralized resource hub for case managers, providing access to forms, training materials, manuals, resource links, tracking and submission tools, direct communication features, and an AI-enabled resource support function. The system is scheduled to launch on July 1, 2026.
- iv. DMH has informed providers that the Centers for Medicare & Medicaid Services (CMS) has contracted with CoventBridge to conduct random audits of claims paid between October 2023 and November 2025. Staff have been advised to comply with all records requests and follow established TCM records request procedures if contacted.
- v. The new TCM contract, expected to start July 1, 2026, has not yet been received. The contract has been returned to the Division of Developmental Disabilities from the procurement department due to concerns regarding a potential fingerprinting requirement for staff.

d. Legislative Updates

- i. No legislation related to reducing or eliminating property taxes was approved during the legislative session. The Governor's priority proposal to eliminate the state income tax will appear on the August ballot and, if approved, would require increased sales tax revenue to offset lost funding. The Governor has until the end of June to sign the state budget and may exercise line-item veto authority. Several proposed reductions affecting developmental disability services were restored during the legislative process.

Specific budget items of interest that have been approved by the General Assembly for Fiscal Year 2027 that begins July 1, 2026 pending Governor Kehoe's approval include:

- ii. HB 2002, Section 2.265 – Vocational Rehabilitation Program
 - Includes approximately \$85 million to restore fully funding the state-match to assist people with disabilities to access community employment services.
 - State-match funding was restored, supporting employment services for individuals with disabilities.
- iii. HB 2010, Section 10.410 – DD Community Programs
 - Developmental disability provider rates were maintained at current levels.
 - IDGS and Community Specialist Services are slated for elimination as originally proposed by Governor Kehoe.
 - Fifty new DD waiver slots were approved for FY27, beginning July 1, 2026. The Division of Developmental Disabilities anticipates a waiting list may develop and is working to determine the estimated timeline.
- iv. **Other**
 - Board engagement opportunities:
 - ♦ Project CU - June 30th at 1:45pm
 - ♦ Oak Tree Respite – July 30th at 2:00pm

VIII. Committee Reports:

a. Finance Committee: Pat Brennan

- i. Review and approve April 2026 financials, Chris Winkelmann, Director of Finance
 - Chris Winkelmann reviewed the April financials. Highlights include:
 - ♦ 18.2 million in cash and investments.
 - ♦ Head count is 35.65.
 - ♦ Total revenues of \$11.5 million, exceeding budget by approximately \$740,000.
 - ♦ Total expenses of \$9.4 million.
 - ♦ TCM operating deficit of \$466,000
 - ♦ Year-to-date surplus of approximately \$2.2 million.
 - **Sarah Sims moved to approve the April 2026 financials.**
Catrina Adams seconded the motion.
All voted in favor. None opposed. Motion passed.
- ii. Review and recommendation to approve DD Resources annual budget for FY27, Chris Winkelmann, Director of Finance. Highlights include:
 - No overall increase in headcount.
 - A 4% salary pool for merit and cost-of-living adjustments.
 - Increased personnel and benefit costs.
 - Funding award increases totaling approximately \$471,000.
 - A projected FY27 organizational deficit of approximately \$1.79 million.
 - **Michael Fitzgerald moved to approve DD Resources annual budget for FY27**
Sarah Sims seconded the motion.
All voted in favor. None opposed. Motion passed.

b. Nominating/Personnel Committee: Sarah Sims

- The committee recommended the approval of the following slate of officers
 - ♦ Board Chair – Nina North-Murphy
 - ♦ Vice Chair – Bill Siedhoff
 - ♦ Secretary – Sarah Sims
 - ♦ Treasurer – Pat Brennan

- **Patrick Brennan moved to approve the slate of officers.**
Michael Fitzgerald seconded the motion.
All voted in favor. None opposed. Motion passed.

ii. The committee reviewed and is recommending approval of new and revised policies and procedures, including

- Board of Directors Performance Policy
- AI Meeting Reporting and Summarization Policy
- Additional revised organizational policies reviewed by the committee

- **Michael Fitzgerald moved to approve the new and revised policies and procedures.**
Catrina Adams seconded the motion.
All voted in favor. None opposed. Motion passed.

IX. Unfinished Business: none

X. New Business:

a. Review and recommendation to approve the Code of Ethics Resolution, Shaelene Plank, Executive Director

- i. The Code of Ethics for DDR Resolution was included in the packet and therefore does not have to be read into the minutes. This is something we approve every year and are required to submit it to the MO Ethics Commission every 2 years.

- **Patrick Brennan moved to approve the Code of Ethics Resolution.**
Michael Fitzgerald seconded the motion.
All voted in favor. None opposed. Motion passed.

b. Review and recommendation to approve the Technology Plan, Nathan Patton, Director of IT

- i. Nathan Patton presented the FY27 Technology Plan, highlighting:

- Infrastructure and network upgrades completed during FY26.
- Hardware replacement schedules.
- Cybersecurity initiatives and planned third-party penetration testing.
- Continued Microsoft 365 optimization.
- Website accessibility compliance efforts.
- Third-party risk management strategies.

- **Catrina Adams moved to approve the Technology Plan**
Sarah Sims seconded the motion.
All voted in favor. None opposed. Motion passed.

c. Review and approve funding request from Promise Community Homes, Shaelene Plank, Executive Director

- i. The Board reviewed a funding request from Promise Community Homes in the amount of **\$12,930** for repairs and remediation work at the Jamison property.

- **Michael Fitzgerald moved to approve funding request from Promise Community Homes**
Patrick Brennan seconded the motion.
All voted in favor. None opposed. Motion passed.

d. Review and approve funding request from House of Pais, Shaelene Plank, Executive Director

- i. The Board reviewed a funding request from House of Pains in the amount of **\$8,503.75** to support services through the end of the fiscal year.

- Sarah Sims moved to approve funding request from House of Pais
Catrina Adams seconded the motion.
All voted in favor. None opposed. Motion passed.

XI. Announcements: None

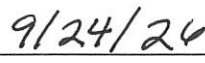
XII. Call for motion to Adjourn

- Michael Fitzgerald moved to adjourn the general board meeting.
Patrick Brennan seconded the motion.
All voted in favor. None opposed.
The meeting was adjourned at 5:48 p.m.

Next Meeting: September 24, 2026, at 5:00pm – regular board meeting and public hearing



Sarah Sims, Secretary



Date Approved