



St. Louis Office for Developmental Disability Resources
Minutes of the Finance Committee
May 25, 2023

Board Members Present:

Patrick Brennan, Treasurer and Committee Chair
William Siedhoff, Vice Chairperson

Ken Franklin, Chairperson

Board Members Absent: None

Staff Members Present:

Shaelene Plank, Executive Director
Lisa Briggs, Director of Finance

Jack Neyens, Financial Consultant
Rachel Shapiro, Executive Assistant

Guests Present: None

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1. Call meeting to order - The meeting was called to order at 4:01 pm by Patrick Brennan.
 2. Presentation of FY24 agency budget (Lisa Briggs, Director of Finance)
 - a. Most agencies received 5% COLA.
 - b. Last year we budgeted to have more service advocates so that revenue will be budgeted lower this time. Salaries are going up slightly. Facilities will be lower based on headcount. Operating expenses are up a little. Total expenses are \$25K more than last year for TCM. They will be negative for the year by \$418K. Total revenue (outside of TCM) – We increased tax revenue by \$300K from our forecast and decreased the TIF amounts slightly to align with what we see coming in and then didn't change MEHTAP for DMH.
 - c. Increased SB3 funding because it's been coming in over budget this year. We hope to spend \$50K above what comes in to spend down what we already have. Our other revenue has \$42K coming from PLB for the marketing & communications position we share with them, and \$124K from DDA for IT services we share. Facilities will go up slightly because rent goes up. Decreased operating next year by \$21K because we don't need to do strategic planning again. The net total budget is negative \$435K by design because agencies historically have not used what we awarded them. FY24 budget is assuming 8% will not be used so we should end up being positive \$90K.
 - d. Did not budget capital this year because laptops cost less than \$2K so it was moved to operating expenses.
 - e. Budget is just over \$11 million in expenses. Revenue is almost \$10.57 million.
 - f. Discussion about whether we can fix the issue of unused money. We opened the funding cycle to new agencies. We did not have a lot of new projects due to our funding priorities and how we asked them to think about collaborative partnerships. Probably did not give them enough time to put something together. Priorities will stay the same for next year. Want them to plan this year for next year.
 - g. **Patrick Brennan moved to approve the FY24 Agency Budget. William Siedhoff seconded the motion. All voted in favor. None opposed. Motion carried.**
 3. Discussion about proceeds from the sale of real estate
 - a. We have an extra \$552K from the sale of the Destination Café building. Discussion about how to use the funds. We could do some good things around housing if we partner with fellow tax levy boards. Shaelene has spoken with Jamie Opsal (Senior fund) and Cassandra Kaufman (MHB). MHB has over twelve years of experience in this area. They set aside millions and gave \$250K in forgivable loans to development partners. Our populations overlap (aging or diagnosed with an I/DD or mental health issue), so if we partnered it would make sense. Affordable housing is a huge issue in the city for our consumers. MHB already has relationships with developers and has gone through the process. This model also eliminates the potential for agencies to come back to us to request additional funds for repairs on properties in


which we have invested. The next steps would be to get together with MHB and their housing committee and include people from our boards.

- b. Housing is also part of St. Louis ARC and UCP Heartland's Strategic plans. They are interested in doing something in the city. Shaelene has talked to the Executive Directors of these agencies about housing priorities.
- c. Bill is familiar with some housing efforts in the city. Many avenues to take and explore.
- d. Ken suggested the idea of starting a trust fund and going after some private dollars to sustain it. A trust fund would give it more security. Caution – the legislature is still talking about making some decisions regarding personal property taxes, so we need to have that in mind. Senate Bill 190 and others are still in the works. We should have some contingency plans for where we would be if the tax structure changes. May want to do a stress analysis to see if the tax goes down and what the impact would be. Ken likes the housing idea and doing it as a public/private partnership.
- e. Senior Fund talked about Senate Bill 190 as well. A study is being done regarding the ramifications. It must be passed by each county. MACDDS met with Gamble yesterday. He said it is complicated and will be difficult to implement. That is to our benefit. They will return next session, and Shaelene will return to talk with legislators.
- f. The committee would like Shaelene to move forward with exploring the housing plan. We could allocate some interest earned each month to that. The board will need to vote on restricting funds.

Patrick Brennan moved to go into closed session per Mo. Rev. Stat. § 610.021(13) to discuss personnel issues. William Siedhoff seconded the motion. All voted in favor. None opposed. The committee went into a closed session at 4:25 pm.

The committee returned from closed session at 4:42pm.

- 4. Call for a motion to adjourn.
 - a. **Bill Siedhoff moved to adjourn the meeting. Ken Franklin seconded the motion. All in favor. None opposed. The meeting was adjourned at 4:43 pm.**

DocuSigned by:

Cynthia Mueller, Secretary

6/16/2023
Date Approved