Board Meeting Minutes
Productive Living Board
May 11, 2026

Present:
Members: Curt Ittner, Lou Brock, Jasmine Chen, Dave Herman, Lauri Koster, Scott Malin, Felice McClendon, Amy Wilson

Staff Participants: Becky Herschbach – Executive Director, Don Kaufmann - Director of Finance and Administration; Amy Meyer - Director of Agency and Community Relations

Guests: Mike Kaemmerer, McCarthy, Leonard & Kaemmerer L.C.

Absent:
Members: Melissa Garza

I. Call to Order

A quorum was preset and due notice had been published.
Mr. Herman called the meeting to order at approximately 4:00. p.m.

II. Open Forum for Comments from the Public

No comments were made.

III. Executive Director's Report – Becky Herschbach

Agency Updates
Association on Aging with Development Disabilities Annual Conference was May 11-12. PLB helps offset the cost of attendees from St. Louis County.

Matt Jannings is leaving his role as Chief Program Officer with BCI to become the Executive Director of Pathways to Independence. Jodi Woessner left Pathways to Independence to become the Executive Director at Community Opportunities in Troy Missouri, Lincoln County's SB40 Board.

Jeanne Marshall will be the new CEO of Easterseals Midwest, replacing Wendy Sullivan, who is retiring.

Epworth has a new interim CEO, Vinita Govan.

PLB is meeting with Paraquad's new CEO, Latosha Fowlkes this week.

Sunnyhill is unable to hold Sunnyhill Adventures Camp this year due to staffing challenges related to visa issues. Approximately 350 individuals from St. Louis County are impacted. The Recreation Council is helping families identify alternatives for this summer.

Satisfaction Survey
In April PLB sent a satisfaction survey to our partner agencies to send to all the individuals who participated in PLB funded services. The response rate is strong. PLB

staff are following up with the agencies and services that have not received any responses. Surveys are due May 15.

Legislative Updates
The proposed constitutional amendment to eliminate state income taxes passed the House and the Senate and will be on a ballot in August or November.

The Bill regarding Medicaid Work Requirements, HJR 154, is still in committee.

HB3467 will allow SB40 Boards to ask voters to approve a sales tax of up to one-half of one percent on retail sales. This bill received strong support but is not expected to be passed this year.

SB1410 is a property tax bill that may pass. It proposes changes related to tax reassessments, how ballots are worded, and classifications of different types of property. It does not appear to negatively impact PLB.

State Budget:
Governor Kehoe must sign the budget by July 1. Funding for services that wasn't included int the Governor's original proposal has been added, including Day Services and Self-directed supports. Advocacy continues in an effort to keep DD funding in the budget.

50 new comprehensive waiver slots are proposed, which is fewer than typical so waitlists for waivers are anticipated in the coming year.

Federal
At the Federal level there is discussion on reducing Supplemental Security Income (SSI) for individuals who live with families that receive SNAP (Food Stamp) benefits. The maximum SSI benefit is just under $1,000 and this change is estimated to reduce the payment by 1/3.

Other Items
PLB is preparing an RFP to identify a Strategic planning consultant. Send consultant recommendations to Ms. Zeller.

The May Committee meetings are on May 26. The Operations Budget will be reviewed at the Administration Committee meeting. Board members who are not on the Committee are welcome to attend.

PLB Board members will be touring the Gateway Down Syndrome Association on June 26. Let Ms. Herschbach know if you can attend by Friday, May 15.

Mr. Herman, Ms. Koster, and staff decided to streamline PLB's legal counsel. PLB will be working solely with McCarthy, Leonard, and Kaemmerer moving forward. Mike Kaemmerer, PLB's legal counsel for over 20 years, was present and shared about his firm.

IV. Board Consent Agenda Items

Ms. Wilson moved to approve the Board Consent Agenda items as listed. Mr. Malin seconded the motion and the motion passed unanimously.

A. Approval of the Monday, March 9, 2026 Productive Living Board Meeting Minutes

V. Financial Report – Don Kaufmann, Director of Finance and Administration

A. April 30, 2026 Financial Report

Mr. Kaufmann reported that the Statement of Revenue and Expenses reflects Revenue of $22.5 million. This is $1.1 million higher than prior year and $656 thousand higher than budget. Delinquent Tax Collections have not been posted to PLB's account and can happen as late as May or June. Administration expenses were $1.9 million, which is $6 thousand below budget.

$20.9 million has been expended on Project Services. This represents a $2.8 million increase over prior year.

Mr. Ittner moved to accept the Financial Report as presented. Mr. Brock seconded the motion and the motion passed unanimously.

VI. Appointment of Nominating Committee – Dave Herman, Board Chairperson

Mr. Herman announced the appointment of the Nominating Committee. The Committee members are Dave Herman, Scott Malin, and Amy Wilson. The Committee will present the FY'27 slate of officers for approval at the June Board meeting.

VII. Standing Committee Reports

A. Administration Committee – Lauri Koster, Chairperson

Ms. Koster gave a brief summary of the Administration Committee meeting.

1. Agency Loan Payment Deferrals

Ms. Koster moved that the Board approve the Annual Payment Deferral of all PLB Loans as attached. Ms. Wilson seconded the motion. The motion passed unanimously.

2. FY'27 Operations Budget Assumptions

Mr. Kaufmann discussed the FY'27 PLB Operations Budget Assumptions. Mr. Kaufmann answered questions from the board regarding the shared technology budget and the Chamber of Commerce as an insurance option.

B. Community Services Committee – Jasmine Chen, Chairperson

Ms. Chen gave a brief summary of the Community Services Committee meeting.

1. Community Services FY'27 Funding Recommendations

Ms. Meyer discussed the Community Services FY'26 Funding Recommendations.

a. Community Living FY'27 Services

Ms. Chen moved that the Board approve the FY'27 appropriations and associated conditions for the Community Living services, from the Unassigned Fund for a total amount not

to exceed $5,500,212. Mr. Brock seconded the motion and the motion passed unanimously.

b. Community Integration FY'27 Services

Ms. Chen moved that the Board approve the FY'27 appropriations and associated conditions for the Community Integration services, from the Unassigned Fund for a total amount not to exceed $2,897,634. Ms. Wilson seconded the motion and the motion passed unanimously.

c. Professional Services FY'27 Services

Ms. Chen moved that the Board approve the FY'27 appropriations and associated conditions for Professional Services, from the Unassigned Fund for a total amount not to exceed $910,639. Ms. Koster seconded the motion and the motion passed unanimously.

d. Support Systems FY'27 Services

Ms. Chen moved that the Board approve the FY'27 appropriations and associated conditions for the Support Systems services, from the Unassigned Fund for a total amount not to exceed $7,719,735. Ms. Koster seconded the motion and the motion passed unanimously.

e. Community Transportation FY'27 Services

Ms. Chen moved that the Board approve the FY'27 appropriations and associated conditions for the Community Transportation services, from the Unassigned Fund for a total amount not to exceed $188,914. Mr. Malin seconded the motion and the motion passed unanimously.

f. Agency Supports FY'27 Services

Ms. Chen moved that the Board approve the FY'27 appropriations and associated conditions for the Agency Supports services from the Unassigned Fund for a total amount not to exceed $2,536,221. Ms. Wilson seconded the motion and the motion passed unanimously.

2. Independent Supported Living Assistance (ISLA) Request for Additional FY'26 Funding – Sunnyhill

Ms. Chen moved that the Board approve an additional appropriation for Sunnyhill PLB Service #1086/36 in an amount not to exceed $16,539 for FY'26 from the ISLA Assigned Fund for a revised FY'26 total appropriation of $2,019,934. Ms. Koster seconded the motion.

Ms. Meyer discussed the funding request. Amanda Kehoe, Sr. Director of Community Services from Sunny Hill, responded to questions from the board regarding whether there was a waitlist for services.

The motion passed unanimously.

3. Independent Supported Living Assistance (ISLA) Request for Additional FY'26 Funding - Bridges

   Ms. Chen moved that the Board approve an additional appropriation for Bridges PLB Service #1320/36 in an amount not to exceed $34,717 for FY'26 from the ISLA Assigned Fund for a revised FY'26 total appropriation of $109,379. Ms. Koster seconded the motion.

   Ms. Meyer discussed the funding request.

   The motion passed unanimously.

4. Easterseals Midwest Fund Transfer Request

   Ms. Chen moved that the Board approve a transfer of funds from Autism Groups, PLB Service #4048/10 in an amount not to exceed $66,888 to In-Home Supports, PLB Service #2003/12 for FY'26. The revised FY'26 appropriations for Autism Groups will be $167,220 and In-Home Supports will be $410,322. Mr. Brock seconded the motion and the motion passed unanimously.

C. Employment Services Committee – Scott Malin

Mr. Malin gave a brief summary of the Employment Services Committee meeting.

1. Employment Services FY'27 Funding Recommendations

   Ms. Meyer discussed the Employment Services FY'27 Funding Recommendations.

   a. Employment Training FY'27 Services

      Mr. Malin moved that the Board approve the FY'27 appropriations and associated conditions for the Employment Training services, from the Unassigned Fund for a total amount not to exceed $2,419,983. Ms. McClendon seconded the motion and the motion passed unanimously.

   b. Employment Services FY'27 Services

      Mr. Malin moved that the Board approve the FY'27 appropriations and associated conditions for the Employment Services, from the Unassigned Fund for a total amount not to exceed $6,552,410. Mr. Brock seconded the motion and the motion passed unanimously.

   c. Employment Transportation FY'27 Services

      Mr. Malin moved that the Board approve the FY'27 appropriations and associated conditions for the Employment Services, from the Unassigned Fund for a total amount not to exceed $6,552,410. Ms. McClendon seconded the motion and the motion passed unanimously.

   d. Agency Supports FY'27 Services

      Mr. Malin moved that the Board approve the FY'27 appropriations and associated conditions for the Agency

Supports services from the Unassigned Fund for a total amount not to exceed $29,645. Ms. Koster seconded the motion and the motion passed unanimously.

e. Partnership for Hope for FY'27

Mr. Malin moved that the Board approve the FY'27 appropriation for Partnership for Hope from the Unassigned Fund for a total amount not to exceed $200,000. Ms. McClendon seconded the motion and the motion passed unanimously.

f. Supported Employment Request for Additional FY'26 Funding - St. Louis Arc

Mr. Malin moved that the Board approve an additional appropriation for St. Louis Arc, PLB Service #3004/10 in an amount not to exceed $59,304 for FY'26 from the Supported Employment Assigned funds for a revised FY'26 total appropriation of $849,202. Mr. Brock seconded the motion and the motion passed unanimously.

VIII. New Business

Mr. Ittner congratulated Ms. Herschbach and PLB and the Alliance for winning a What's Right with the Region Award. He praised Ms. Herschbach's video interview.

There being no further business before the Board, the meeting was adjourned at 4:50 p.m.

Respectfully submitted,

Melissa Garza, Board Secretary

As recorded by Jill Zeller, Manager of Executive Projects and Board Relations.

The above minutes were reviewed and approved by Dave Herman, Chairperson of the Productive Living Board.

Productive Living Board for St Louis County Citizens
With Developmental Disabilities

SCHEDULE OF PROJECT LOAN ACTIVITY

March 31. 2026

Agency	Nature of Request	Loan Date	Ending Balance
Heartland Industries, Inc.	3103/75 Acquisition	Dec-08	2,908,806
Lafayette Industries North, Inc.	3099/75 Acquisition	Sep-08	944,690
Lafayette Industries North, Inc.	3127/82 Renovations	Jun-10	691,146
Lafayette Industries North, Inc.	3132/82 Renovations	Feb-16	2,300,000
Promise Community Homes	1017/75 Acquisition	Sep-02	34,730
Promise Community Homes	1023/00 Acquisition	Sep-02	350,037
Promise Community Homes	1046/75 Acquisition	Sep-02	70,912
Promise Community Homes	1056/75 Acquisition	Sep-02	65,323
Promise Community Homes	1295/10 Down Payment Assistance	Sep-09	33,000
Promise Community Homes	1299/10 Down Payment Assistance	Mar-10	45,000
Promise Community Homes	1301/10 Down Payment Assistance	Jun-10	29,400
Promise Community Homes	1303/10 Down Payment Assistance	May-11	60,000
Promise Community Homes	1313/10 Down Payment Assistance	Oct-12	34,200
Promise Community Homes	1322/10 Down Payment Assistance	Dec-12	34,500
Promise Community Homes	1328/10 Down Payment Assistance	May-13	33,000
Promise Community Homes	1331/10 Down Payment Assistance	Aug-13	40,000
Promise Community Homes	1342/10 Down Payment Assistance	Mar-14	20,550
Promise Community Homes	1350/10 Down Payment Assistance	Aug-14	33,000
Promise Community Homes	135810 Down Payment Assistance	Dec-14	16,500
Promise Community Homes	1360/10 Down Payment Assistance	Dec-14	36,000
Promise Community Homes	1364/10 Down Payment Assistance	Dec-14	13,500
Promise Community Homes	1366/10 Down Payment Assistance	Dec-14	28,500
Promise Community Homes	1367/10 Down Payment Assistance	Dec-14	45,000
Promise Community Homes	1369/10 Down Payment Assistance	Dec-14	47,940
Promise Community Homes	1371/10 Down Payment Assistance	Dec-14	51,000
Promise Community Homes	1377/10 Down Payment Assistance	Jul-15	39,000
Promise Community Homes	1379/10 Down Payment Assistance	Sep-15	39,000
Promise Community Homes	1381/10 Down Payment Assistance	Sep-15	35,000
Promise Community Homes	1383/10 Down Payment Assistance	Nov-15	36,150
Promise Community Homes	1385/10 Down Payment Assistance	Jan-16	32,100
Promise Community Homes	1388/10 Down Payment Assistance	Feb-16	42,000
Promise Community Homes	1393/10 Down Payment Assistance	Sep-16	42,000
Promise Community Homes	1395/10 Down Payment Assistance	Sep-16	38,550
Promise Community Homes	1405/10 Down Payment Assistance	Jun-17	46,500
Promise Community Homes	1403/10 Down Payment Assistance	Jun-17	44,100
Promise Community Homes	1407/10 Down Payment Assistance	Jun-17	43,500
Promise Community Homes	1411/10 Down Payment Assistance	Sep-08	56,700
Promise Community Homes	9376/10 Down Payment Assistance	Dec-25	93,600
St. Louis Arc	9362/10/Acquisition	Aug-25	2,300,000
Valley Industries	3128/75 Acquisition	Nov-12	52,350
Valley Industries	3130/42 Mortgage Debt Payoff	Dec-12	271,328
			11,178,613