

PRODUCTIVE LIVING BOARD
COMMUNITY SERVICES COMMITTEE MINUTES

Thursday, February 1, 2018

121 Hunter Avenue, Suite 200
St. Louis, Missouri 63124

COMMITTEE MEMBERS PRESENT:

Kimberly Tuttle, Chairperson
Mary Beth Monafo

COMMITTEE MEMBER PRESENT VIA TELEPHONE:

Cordell Whitlock

COMMITTEE MEMBER ABSENT:

Diane Buhr

OTHER BOARD MEMBERS PRESENT:

Scott Malin
Christine Ney
Anne Tolan

STAFF MEMBERS PRESENT:

Becky Herschbach, Executive Director
Jennifer Boedeker
Glen Goldstein
Donald Kaufmann
Kathy Williams

GUESTS PRESENT: (See Attached)

A quorum was present and due notice had been published. Ms. Tuttle called the meeting to order at approximately 10:30 a.m.

Board Action Items:

1. Rainbow Village Properties, Inc. - Request for funding for Residential Down Payment Assistance – (PLB Project #1411/10)

Ms. Monafo moved that the Community Services Committee recommend that the Board approve a down payment assistance loan to Rainbow Village Properties, Inc., PLB Project #1411/10 to purchase a residence for up to three St. Louis County consumers for a total amount not to exceed \$56,700 from the PLB Housing Development Fund for the period of February 12, 2018 through June 30, 2018.

This project is subject to the following conditions:

- The distribution of funds is subject to a second deed of trust, loan addendum to service agreement, and promissory note equivalent to the PLB resources invested in this property.
- Prior to the release of PLB funds, the Agency shall provide the PLB with copies of all addendums to the sales contract.

- Prior to the release of PLB funds, the Agency shall provide the PLB with written information regarding the proposed residents and written commitment for funding support in the form of DMH/St. Louis Regional Office "Service Authorization" for each St. Louis County consumer.
- Prior to the release of funds, the Agency shall provide assurances that the property meets applicable standards of the Missouri Department of Mental Health and local ordinances.
- All policies regarding down payment assistance shall apply.

Mr. Whitlock seconded the motion.

Michael Rea, Executive Director of Rainbow Village Properties commented that the home is being purchased for four individuals instead of three as stated in the motion.

Mr. Whitlock moved to amend the motion to state that the home would be for up to four St. Louis County consumers. Ms. Monafa seconded the motion and the motion passed as amended.

2. Rainbow Village Properties, Inc. - Request for funding for Renovations – (PLB Project #1412/45)

The Community Services Committee recommends that the Board approve a grant to Rainbow Village Properties, Inc., PLB Project #1412/45, for renovations in an amount not to exceed \$3,140 from the PLB Housing Development Fund for the period of February 12, 2018 through June 30, 2018 with the following conditions:

- All PLB policies regarding Housing Renovations and Repairs shall apply.
- Partial lien waivers shall be obtained for all materials and services as invoiced with a final lien waiver upon final invoicing.
- PLB General Guidelines for Policies Related to Capital Items shall apply.

Board Information Item:

1. Community Alternatives Missouri, Inc. (CAMO) Update

Becky Herschbach updated the Committee on the transition of individuals served by CAMO. The 14 individuals impacted by PLB not entering into a contract with CAMO in FY'19 have been notified and the St. Louis Regional Office has agreed to reach out to offer assistance in selecting a new provider sometime in February. Information about the five other agencies that provide ISLA services was provided. All have capacity to serve more individuals. Selection of new providers is requested by April, with full transition by June 30.

There being no further business before the Committee, the Community Services Committee adjourned at approximately 10:40 a.m.

Respectfully submitted,



Becky Herschbach
Executive Director

As recorded by Kathy Williams, Executive Administrative Assistant

The above minutes were reviewed and approved by Kimberly Tuttle, Chairperson of the Community Services Committee.

Guests Present

Jean Marshall	Easter Seals Midwest
Karen Trower	Heartland Industries, Inc.
Stacey Elster	Lafayette Industries
Karen Schuster	LifeBridge Partnership
Mike Rea	Rainbow Village Properties, Inc.
Sue Fleming	Recreation Council
Mark A. Keeley	St. Louis Arc, Inc.
Amanda Kehoe	Sunnyhill, Inc.