



**Board of Trustees
Meeting Minutes
Date: May 21, 2025**

On the above date, the regular meeting of the Texana Center Board of Trustees was held at 2330 Graeber Road in Rosenberg, Texas.

Board Members Present:

Sue Fagan, Board Chair
Dr. Dennis W. Young, Vice Chair
John Robson, Secretary
Sarah Hudgins
Linda Harnist
Leroy Cerny
Vince Bryant
Sheriff Rick DeLeon (Ex Officio Member)

Members absent:

Dr. Asim Shah
Dr. Toi Harris
Sgt. Chris Morgan (Ex Officio Member)

Staff Present:

Shena Ureste, Chief Executive Officer
Amanda Darr, Chief Financial Officer
Dot Preisler, Director, Human Resources
Sheri Talbot, Director, IDD Authority and Admissions
Kevin Barker, Director, IDD Provider Services
Kate Johnson-Patagoc, Director, IDD Specialized Services
Kara Janecek, Director, Behavioral Healthcare Services

Staff Absent:

None

Guests:

Christine Carter, Hope Fort Bend Clubhouse
Jackelyn Banan, Hope Fort Bend Clubhouse
Pat Sumner, Hope Fort Bend Clubhouse

CALL TO ORDER, INVOCATION, DETERMINATION OF QUORUM AND RECOGNITION OF GUESTS



Sue Fagan, Board Chair, called the meeting to order at 9:00 A.M. Sue asked Kevin Barker to give the invocation. Sue confirmed there was a quorum for the meeting.

I. PUBLIC COMMENT:

Pat Sumner with the Hope Fort Bend Clubhouse provided public comments on the services provided at the Clubhouse and the expansion they are working on due to increased participation and clients having to travel too far to get there and back. Pat thanked Texana Center for their continued support of the Clubhouse.

APPROVAL OF MINUTES

Sue presented the minutes from the February 19, 2025, meeting and asked the Board if there were any questions or changes needed. Linda Harnist noted that she had been left off the attendance but was in fact there and had made a motion. Shena Ureste acknowledged the mistake and noted that it would be corrected.

A motion was made to approve the minutes by Leroy Cerny and seconded by Vince Bryant. Motion Carried.

II. THE BOARD WILL CONSIDER THE FOLLOWING ITEMS WITH NO ACTION REQUIRED:

Amanda Darr provided a review of the financials for the period September 2024 through March 2025. The first seven months of the year show a positive position with revenues exceeding expenditures for the overall center of \$1,278,178. However, she explained the growing uncertainty due to:

- Probable cuts to Medicaid funding
- Reductions in other federal funding sources possible
- Immediate loss of \$529,312 (\$1.7 million loss of funds for FY 2026) in budgeted federal grant funds (terminated March 24, 2025, by federal Executive Order) affecting:
 - Mental Health Outpatient Capacity Expansion
 - Rural Mobile Crisis Outreach Team (MCOT)

Amanda further explained the net position of each division and the contributing factors to the net position for each division.

The primary reason for the positive center financial position is found in Behavioral Healthcare Services due to the DPP-BHS program exceeding budget by \$289,423 and vacant positions (salaries/benefits), lower utilization of psychiatric beds and delayed capital expenditures for vehicle purchases. The current net position of the BH Division is \$1,569,575. There is no supplementation in the BH Division.



IDD Provider Services showing a net position of (\$138,352) with supplementation of \$1,121,458 from:

- County Funds
- Interest Income
- Donations
- Sale of El Campo group home

Without this supplementation, IDD Provider Services is at a loss of \$1,259,810.

IDD Authority Services is in a current net position of \$119,898 due to Medicaid Service Coordination below budget which is more than offset by savings from unfilled positions (salaries/benefits). There is ongoing turnover in our Authority positions.

IDD Specialized Services is in a current deficit position of (\$272,944) due to the Medicaid ICF-IDD at the Behavior Treatment and Training Center (BTTC) underbudget by \$399,739 offset by savings from vacant positions (salary/benefits). Amanda explained the settle-up process which trails by 18-24 months and the fact the additional revenue cannot be recorded until received.

Amanda then reviewed the investment income report showing that interest income is continuing to go down and this is part of the supplementation being used for IDD Provider Services. In addition, the amount of funds designated for the new BH Rosenberg Clinic is part of this investment funding and as the funds are used to pay for the building, the interest income will be further reduced.

III. THE BOARD WILL CONSIDER AND TAKE ACTION ON THE FOLLOWING ITEMS:

1. Review and Consider Approval of the PNAC Reports and Appointment of New Member

Sheri Talbot reviewed the activities of the PNAC for both the November 6, 2024, PNAC meeting and the March 19, 2025, PNAC meeting. Sheri reported the recommendation to accept a new member meeting the requirements for the vacancy. This new member is Macey Quinne.

A motion was made by Linda Harnist and seconded by Leroy Cerny to accept Macey Quinne as a new PNAC member. The motion carried.

2. Review and Consider Approval of the Audit Engagement of Independent Auditor for Current Year Ending August 31, 2025



Amanda Darr recommended the Board approve the current firm of Eide Bailly to provide the Annual Financial Audit for the year ended August 31, 2025, for an amount not to exceed \$48,000. Amanda stated that we are required to re-procure every six years and we are not at the point of re-procurement yet.

A motion was made by John Robson and seconded by Linda Harnist to approve the recommendation. The motion carried.

3. Review and Consider Recommendation for IDD Waiver Services

Shena Ureste presented the Senior Leadership Team's recommendation to voluntarily terminate the IDD Home and Community-Based Services Medicaid Waiver contract and the Texas Home Living Medicaid Waiver Contract. Shena Ureste emphasized that this recommendation was made after careful consideration and full assessment of its impact on operations.

Background and Rationale

Shena Ureste explained that IDD Provider Services represent an optional service for community centers, not part of the required service array. Key factors leading to this recommendation include:

- Multi-year financial supplementation of the IDD Provider Services division from unrestricted funds
- Insufficient proposed wage rate increases to cover program costs included in the Legislature's 2026-2027 Biennium Budget.
- Inability to provide staff salary increases since 9/1/2022 or in the foreseeable future due to waiver reimbursement rates.
- Need to ensure financial security of Texana Center's core responsibilities.

Impact Assessment

The termination would affect:

- 372 individuals currently served (56 in group homes, remainder in host homes or independent living)
- 151 full-time employees subject to Reduction in Force over 120 days
- 36 PRN (as-needed) employees



The LIDDA (Local Intellectual and Developmental Disability Authority) services will remain intact with contractual requirements, continuing service coordination across the six-county service area.

Board Discussion

Sarah Hudgins inquired about alternative options and expressed concerns about client impact. Amanda Darr explained that continued supplementation remains an option but is not financially sustainable long-term.

John Robson asked about the disposition of thirteen owned group homes. Management indicated plans to sell to a Property Management Company that would lease back to private IDD providers.

Board discussion addressed:

- Comparison between private providers' operational flexibility versus governmental entity requirements
- Texana Center's additional compliance obligations, benefit structures, and administrative requirements
- Fund balance concerns (currently at 105 days of operations versus recommended 180 days)
- Legislative preference for private provider service delivery

Transition Planning

Sheri Talbot, IDD Authority Services Director, outlined comprehensive transition procedures including:

- Formation of Transition Teams to assist individuals in provider selection
- Strict adherence to individual choice requirements
- Coordination to maintain individual groupings where possible if that is the choice of individuals living in group homes.
- Timeline for a voluntary termination is 60 days. Texana will be requesting a 120-day transition timeline from HHSC due to the large number of transfers to be completed.

Financial Context



Management noted that Texana Center is the fifteenth community center to terminate contracts for these waiver services.

A motion was made by Leroy Cerny to approve the Senior Leadership Team's recommendation to voluntarily terminate the HCS and TxHmL Medicaid Waiver programs. Linda Harnist seconded the motion. The motion was carried with one abstention by Sarah Hudgins.

4. Review and Consider Recommendation for Sale of Real Property

Amanda explained the RFP and the plan for selling the thirteen group homes as part of the decision to voluntarily terminate the IDD Home and Community Services (HCS) Medicaid Waiver Contract. A primary objective of this sale is to ensure these homes remain available to HCS providers through lease arrangements.

A motion was made by John Robson and seconded by Leroy Cerny for:

- Authorization for Shena Ureste to issue a Request for Proposal (RFP) for the sale of thirteen homes.
- Authorization for Shena Ureste to complete proposal evaluations and award contract to the respondent providing best value to the Center.
- Authorization to enter into a contract to sell the thirteen homes for less than fair market value if needed to allow the Center to accomplish and maintain its public purpose by ensuring these homes remain available to HCS providers through lease arrangements.
- Authorization for Shena Ureste to complete contract negotiations with the awarded respondent.
- Authorization for Shena Ureste, Chief Executive Officer, to sign and execute all documents related to the above actions.
- Included homes are:
 1. 2902 North Street, Needville
 2. 3618 Beasey Avenue, Needville
 3. 514 Dovecoft Lane, Rosenberg
 4. 8010 Weeping Willow Place, Missouri City
 5. 814 Aqua Vista Lane, Rosenberg
 6. 9326 Russeff Field Lane, Rosenberg
 7. 1827 Camden Landing Trail, Fresno
 8. 2902 Glenn Lakes Lane, Missouri City



9. 1409 Humphrey Lane, El Campo
10. 602 Avenue H, El Campo
11. 260 Maude Street, Wharton
12. 619 University Avenue, Wharton
13. 601 Hefner Street, El Campo

Motion carried.

IV. NEXT BOARD OF TRUSTEES MEETING

The next Board of Trustees meeting will take place on July 23, 2025.

V. ANNOUNCEMENTS

The Texas Council Conference will be held at the Sheraton Dallas Hotel in Dallas from June 25, 2025, through June 27, 2025. Board members were asked to please mark their calendars pending additional information which will be forthcoming.

VI. ADJOURN

The Texana Center Board of Trustees meeting ended at 10:39 am.

Minutes Approved:

Sue Fagan, Board Chair