



**MINUTES OF THE
JUNE 3, 2025 MEETING OF THE
ST. JOSEPH'S VILLA CORPORATION BOARD**

A meeting of the St. Joseph's Villa Corporation Board was held on June 3, 2025 from 12 noon until 1:00p.m. in the Administration Building boardroom, pursuant to notice given in accordance with the By-Laws.

Mr. Darren Nolt served as chair and Ms. Caitlin Sneed served as secretary.

ATTENDANCE:

Board Members Present:

John Gentry Darren Nolt Kathy Duke Frank Thornton

Villa Staff Present by Invitation:

Jenny Friar Caitlin Sneed Suzanne Hinton Elizabeth Foster

OPENING REMARKS

Mr. Nolt opened the meeting at 12:00, welcoming members.

CONSENT AGENDA:

Mr. Nolt introduced the Consent Agenda, including the minutes from the February 4, 2025 meeting.

Motion:

Upon a motion duly made and seconded, the consent agenda, including the minutes of the February 4, 2025 meeting, was approved.

Mr. Nolt and Ms. Friar presented the nominations of exiting Trustees member, Tom Zachry, to the Foundation Board; exiting Trustees member, Richard Wintsch, to the Corporate Board; and Courtney Friedlein to the Board of Trustees.

Motion:

Upon a motion duly made and seconded, the appointments of Tom Zachry to the St. Joseph's Villa Foundation Board, Richard Wintsch to the Corporate Board, and Courtney Friedlein to the Board of Trustees was approved.

VILLA UPDATES:

Ms. Friar gave some updates to the activities that have been going on to celebrate the end of the school year here on the Villa campus. We hosted The Villa Mile to students and staff who wanted to participate in running or walking the mile around campus. We held the Spring Festival, the Summer Sizzler, and Prom. Members of the Villa staff and partners were recipients of annual awards from VASEF in a ceremony at Virginia Beach.

Graduation was held for 9 graduates this year. An update on the strategic plan is that we are finalizing the strategic framework for the agency and are preparing to close out the first ever operational business plan by the end of the year that coincides with the strategic plan. The Housing Success Center continues to stay on schedule, as well as budget, and is set to be completed by September with a Grand Opening event in October. We have been chosen by the Behavioral Health Commission to host their bi-annual meeting. Delegates and Senators will join members of the BHC to tour our youth mental health crisis services. These individuals are charged with making recommendations regarding mental and behavioral health. It is a big honor to be selected and a privilege to show off our services to this important group of decision makers. Mr. Thornton asked what our outreach is like to specific communities for our mental health services, citing different black communities as an example. He suggested sharing information with black newspapers, specific or lesser-known radio stations, or linking up with fraternities and sororities. Offered to share contact information he has and Ms. Foster was very receptive to engaging with those contacts for tours and Villa information. Ms. Duke asked for an update to the Flager Funding that has been held up through the HUD grants and federal government. Ms. Friar shared the news that the Villa has successfully worked with the state to receive an additional grant of \$170,000 that will help fill the gap in the missing federal money. We are in the process of an appeal with HUD to receive the funds granted to the Villa.

COMMITTEE REPORTS:

Advancement Report: Ms. Foster reported that we have raised \$5,509,043 thus far in FY25. We hosted a tour for the Bank of America and they are generously making \$160,000 commitment from a private trust. Ms. Friar and Ms. Foster met with Kenan White and Liza White Weir who will be helping us approach their family members in an effort to close the Campaign through a combination of Lewis family gifts. Kenan and Liza have already committed \$85,000 between their two families and Liza has agreed to join the Advancement Committee. Thus far in FY25, the Annual Fund has raised \$650,479 (110% of our \$590,000 goal). We have been awarded \$951,755 in private grants and more than \$3.4 million in government grants so far in FY25. Altria volunteers came to campus on 5/13 for another large-scale project. Organized by the Community Foundation, volunteers made improvements to “Cottage 7” and our Day Support program. The project also came with ~\$15,000 in funding. We have been selected by Capital One to receive support through a pro-bono project that will help improve the “shopping” experience for Season of Hope. We’re looking forward to getting started on the 10-week project this summer.

Marketing Communications: Ms. Foster gave the marketing report beginning with how we partnered with Henrico County’s PR team to raise community awareness of the Crisis Receiving Center. In celebration of the program’s one-year anniversary, we received coverage by NBC12, ABC8, and Virginia Public Media (VPM), featuring testimonials from families we served. Henrico also helped us produce a short CRC video that we debuted to kick off Mental Health Month. Our spring newsletter has been published and mailed to nearly 3,200 recipients. We also created a publication

celebrating Flagler's 35 anniversary and the future of the program with the launch of the Housing Success Center this fall.

Villa Financial Report: Ms. Hinton informed the board that the investment committee met on May 6. The Mercer portfolio reported that market volatility affected the first quarter. As of March 31, 2025, the combined Villa net portfolio balance at was \$14,152,000, which was down .42% for the quarter. As of April 30, there was some recovery to \$14,155,000, and by May 5, the balance was \$14,390,000. The Brown Advisory report was discussed briefly. The Brown portfolio is up .4% for the quarter ended March 31, 2025 and up 6.2% since inception, with a balance of \$12,182,651. We were advised to continue with our 4% spend rate.

March results for the Villa is reporting ahead of budget by \$51,000. For the month of March, Outpatient Behavioral Therapy was ahead of budget and has been able to make up some ground on their year to date deficit now that they are more fully staffed with the licensed professionals needed. We continue to monitor Federal, State, and local funding shifts and responses to things happening at the federal level as we move through the end of this fiscal year and the budget process for next year. The State budget to be signed will include a 5% cap on rate increases for private day services. Our budget has been prepared for FY26 with that in mind. Returns were filed with the IRS before their extended deadline of May 15th. The Finance Committee reviewed all four returns on March 12th. Each Board received a copy of their Form 990(s) prior to filing with the IRS. After a position-by-position assessment, we incorporated most of the increases recommended in the compensation study into a new salary scale and into the FY26 budget. Budget was reviewed by the Finance Committee in detail on May 22nd. It was approved at the May 27th Trustees meeting.

ADJOURNMENT:

Mr. Nolt adjourned the meeting at 12:50 p.m.

NEXT MEETING:

The next scheduled meeting of the Corporation Board will be held Tuesday, October 7, 2025 from 12:00 to 1:00 p.m.