

**Tulare Local Health Care District
Board of Directors Meeting
Wednesday, May 26, 2021, 6:30 PM
Evolutions Plaza Conference Room
1425 E. Prosperity Ave., Tulare, CA
(Use Prosperity Avenue entrance on north side of Plaza)**

Electronic participation will be available via Zoom Webinar link/phone number below.

Zoom Webinar link and call in information¹:

<https://zoom.us/j/97037863935?pwd=bnQ5WC9YM3BaTjNtcEpNbkV6Q2NKdz09>

You can also dial in using your phone

United States: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592

Webinar ID: **970 3786 3935**

Passcode: **285864**

Special notice to individuals with disabilities:

Please email kmelendez@tulareregional.org or call [\(559\) 685-3879](tel:(559)685-3879)

in order to request any reasonable modification or accommodation as may be needed to observe or participate in this meeting telephonically/electronically.

Availability of Public Records.² All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the board members will be available for public inspection at TLHCD Administrative Offices, Annex Lab Building, 2nd Floor, 869 North Cherry Street, Tulare, California at the same time that the public records are distributed or made available to the board members.

¹ Pursuant to Executive Order N-29-20 dated March 17, 2020, in order to further combat the spread of the COVID-19 virus California Governor Gavin Newsom has temporarily suspended certain provisions of the Brown Act respecting notice, quorum and accessibility requirements applicable to meetings of local legislative bodies. In accordance with said Order—a copy of which will be made available upon request—and related recommendations by the CDC, a physical location for public participation will be provided on a limited occupancy basis for the May 26, 2021, regular meeting of the Board. To avoid unintentional transmission of COVID-19, interested members of the public are encouraged to observe and participate in this meeting telephonically or electronically using the information provided above. Any member of the public requiring assistance in accessing these offsite technologies should email Kathy Melendez at kmelendez@tulareregional.org or call [\(559\)685-3879](tel:(559)685-3879) at least three (3) hours prior to the scheduled commencement of this meeting.

² Due to present restrictions related to COVID-19, the District is operating under a modified schedule. Please call [\(559\)685-3879](tel:(559)685-3879) or email kmelendez@tulareregional.org to arrange viewing access to documents.

MINUTES

Tulare Local Health Care District Board Members:

Kevin Northcraft	President	District 4
Mike Jamaica	Vice President	District 2
Phil Smith	Treasurer	District 1
Xavier J. Avila	Secretary	District 5
Senovia Gutierrez	Director	District 3

1. **Call to Order**
President Kevin Northcraft called the meeting to order at 6:32PM.
2. **Public Comment**
None.
3. **Announcements – Board**
President Northcraft announced that bankruptcy claims were rejected due to late filings. Item 19e under Closed Session has already been discussed and will be removed.
4. **Consent Agenda**
 - a. 4/28/2021 Regular Board Meeting Minutes
Motion was made by Senovia Gutierrez and seconded by Phil Smith to approve minutes as presented. Motion approved 5-0.
5. **Tulare Hospital Foundation Update – Jan Smith, Executive Director**
Executive Director Smith announced that the first tower tour was conducted today with Noon Kiwanis Club. The feedback received from attendees was positive. The Foundation will be interviewing a videographer next week to put together a virtual tower tour; the first Community Forum will be held on June 22 at the Tulare Golf Course and subsequent forums will be held at Galaxy Theaters.
6. **Evolutions Fitness & Wellness Center**
 - a. Gym Status Update – Jayne Presnell, Executive Director: Presnell reported membership has increased by 23 members in comparison to pre-Covid numbers; Evolutions currently has a no-enrollment campaign; beginning June 1, gym will close at 10pm and will be open on Sundays beginning mid-July. Mr. Paul Atlas made note that he feels there will be parking issues once the two new businesses east of the gym open. Atlas also reported damage to the parking lot due to heavy equipment passing through the parking lot from neighboring construction.
 - b. Transition Update – Sandra Ormonde, District CEO: Transition is still on hold until the repayment of the PPP loans.
 - c. Discussion and Action Related to Child Care Facility Shade Structure: Ms. Presnell advised she is seeking proposals to shade an outdoor area for the child care facility.
7. **Adventist Health Tulare Update – Sheri Pereira, Site Administrator**
Site Administrator Pereira reported on the following: the cafeteria is now open to the public; the months of March and April were profitable; ER visits are increasing; employees were recognized during Nurses Week and Hospital Week; staff has been attending service club meetings to inform of available services at the hospital; AH has

provided City of Tulare employees with information on available services; residency program begins in July; working with an OB provider to provide services; athletic physicals will be performed by Hospital for a potential of 3,000 high school students.

8. **Adventist Health Tulare – Capital Improvements**

- a. NPC-2 Emergency Lighting: Getting closer to completing NPC-2 projects.
- b. NPC-2 Exit Lighting
- c. Miscellaneous Projects: Projects are on hold until NPC-2 improvements are completed. Pending projects include the kitchen improvements and parking lots. The IT archival project is back on track.

9. **Update on District Real Properties Sales/Use/Development Opportunities – Randy Dodd, Dodd Consulting**

Mr. Dodd gave an update on architectural and code issues on the Gem Street properties. Dodd has consulted with a development company and two options came about in that conversation. Renovation would cost \$175,000 plus the cost of tenant improvements totaling \$625,000 to renovate an existing building (\$1.66 per square foot lease with 15 year payback). New construction would cost \$800,000 to demolish and build new which allows the freedom of design (\$2.25 per square foot lease over 15 year payback). It was the general consensus of the Board to move forward and solicit proposals to demolish buildings as well as proposals for a design-build or design-bid build scenario.

10. **Tower Construction Committee Update – Phil Smith, Committee Chair**

Committee Chair Smith gave an overview of the last Tower Construction Committee meeting. Member Rick Albert concurred and advised more discussion and direction is needed in the hiring of a Project Manager.

11. **Discussion and Action on Resolution 902 Declaring Certain Medical and Non-Medical Equipment as Surplus Property**

Tabled to next meeting.

12. **Discussion and Action to Approve Proposal/Contract for Architectural Construction Administration Services by Kluger Architects for Tower 1 Expansion**

Motion was made by Senovia Gutierrez and seconded by Phil Smith to continue services with Kluger Architects as presented. Motion approved 5-0.

13. **Discussion and Action Related to Request for Lease Proposals No. 36C26120R0063 for Veterans Administration Facility**

Motion was made by Xavier Avila and seconded by Mike Jamaica to give authorization to the Chief Executive Officer to work with other local agencies to locate a suitable site for the VA. Motion approved 5-0.

14. **Discussion and Action Related to District Office Relocation**

It was the consensus of the Board to direct staff to move forward in identifying costs to move District offices into the construction trailer on a temporary basis. Projected costs will be presented at next month's meeting for consideration.

15. **Discussion and Action to Approve Second Amendment to the Chief Executive Officer Employment Agreement**

Motion was made by Xavier Avila and seconded by Senovia Gutierrez to approve second amendment to employment agreement as presented. Motion approved 5-0.

16. Chief Executive Officer Report

- a. Property Management Update
 - i. Leases: All leases are current at this time. There has been some discussion regarding the current lease for Microcorre Diagnostic Lab due to the recent passing of Dr. Walter.
 - ii. Property Repairs: No repairs, however, there has been a request received from the VA to allow signage regarding emergency service contact at the front of the building and to install Kangaroo changing tables in the restrooms. Northcraft responded that these requests are within CEO administrative authority.
- b. IT Update: District is closer to moving documents into the Cloud.
- c. Tower Update: Ormonde reported that Morris Levin is continuing cast iron work.
- d. Redistricting Update: Ormonde advised that staff will seek proposals and provide an update at next month's meeting.
- e. Board and Staff Training: Staff will provide a link to Phil Smith to access online training.

17. Financial Report

Discussion and Action to Approve:

- a. TLHCD Internal Financial Statements – April 2021
- b. Cash Report Update – May 19, 2021
- c. Finance Meeting in June – reschedule, budget workshop

Motion was made by Senovia Gutierrez and seconded by Phil Smith to approve financial reports as presented. Motion approved 5-0.

18. Suspend Open Session – Recess to Closed Session at 8:23PM.

19. Closed Session

- a. Potential Litigation (*pursuant to Ca. Govt. Code § 54956.9*).
- b. Conference with Interim Legal Counsel – Existing litigation (*pursuant to Ca. Govt. Code § 54956.9*):
 - i. *In re Tulare Local Healthcare District dba Tulare Regional Medical Center – United States Bankruptcy Court Eastern District of California Case No. 17-13797*
 - ii. *Tulare Local Health Care District v. Bruce R. Greene, et al.*, Superior Court for the State of California for Tulare County Case No. 278333
- c. Instructions to designated representative related to real property at 1425 E. Prosperity Avenue commonly known as Evolutions (*pursuant to Ca. Govt. Code § 54956.8*)
- d. Instructions to designated representative related to leases of real property located in Evolutions Plaza at 1425 E. Prosperity Avenue (*pursuant to Ca. Govt. Code § 54956.8*)
- e. Staff Evaluation
- f. End closed session at 8:51PM.

20. Reconvene Open Session at 8:55PM – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1

President Northcraft reported a change in General Counsel rates from \$225 per hour to \$275 per hour.

21. **Adjournment at 8:56PM – Next regular meeting scheduled for 6:30 PM on Wednesday, June 23, 2021, at a location to be determined.**