

**Tulare Local Health Care District
Board of Directors Special Meeting
Wednesday, July 14, 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/93359918504?pwd=OG9TcitNeUZSWk5ySTI5Y2VCdlM3dz09>

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: 933 5991 8504
Passcode: 137168

Special notice to individuals with disabilities:

Please email kmelendez@tulareregional.org or call [\(559\) 685-3879](tel:5596853879)
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 July 14, 2021, special 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:5596853879) 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:5596853879) 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 6:33 PM. All Directors were in attendance.

2. Public Comment

Paul Atlas spoke in opposition of Evolutions Plaza being a possible location for the VA's new facility, explaining it is ludicrous to take away the function of the gym from the facility and the community. Atlas also feels this would not be a viable project. Atlas added that he does support the AMVETS.

Jennifer Burcham inquired about timeframe of the proposal and the cost. She also added she is in support of the veterans but the request would affect small businesses and the community, and there would be a loss of jobs. Burcham stated she could not find information online to educate herself about Board discussion regarding VA lease proposal and stated there is no transparency by the Board.

Steve Harrell stated it is admirable to support the veterans but reducing the size of the facility would make it unusable. Harrell believes that, in its current state, the gym will turn itself around and be as productive as it was when it first opened. Harrell asked the Board to seriously consider all sides before making an agreement.

Jayne Presnell announced she is against the possibility of allowing the VA utilize gym space for their needs. She stated she is confused by the conversation and has been kept in the dark by management over the years, she noted that rumors are rampant, and any additional closures would be the death of memberships. She asked the Board if they want to be a property management or a healthcare and wellness business. Presnell said she didn't see transparency she expected from the Board.

Northcraft responded to the public that the Board has made no decisions and the majority wants to look thoroughly at options. If the Board proceeds, there will be public input before any decisions are made.

3. Announcements – Board

CEO Ormonde introduced Robert Pardo and Steven Cody from Catalyst Capital. Mr. Pardo stated that Catalyst Capital is working on identifying viable locations for the VA for a community based outpatient clinic to expand healthcare services.

Director Avila stated that the Board is divided on the topic of the VA but there is a need to hear all sides. He also stated that all discussions have been made in open session and there is full transparency.

Director Smith announced that this is a highly nuanced decision that was not taken lightly. Smith feels that property east of the Veteran's Memorial Building might better suit the VA's needs to expand services.

Director Gutierrez stated she is not against services for veterans, she is against locating their facility at Evolutions.

Vice President Jamaica concurred with other board members stating the District is a healthcare district and we support Evolutions. At the time of initial discussions, the Board did not want to say no to the VA's request, they wanted to keep the VA's interest in Tulare. It was just a formality that was expressed.

President Northcraft stated we have wanted to keep the conversation going along with discussions with the City. We thought it would be better to have services close and accessible and within our district. Northcraft stated the VA building is being moved and the District would like to keep in our county. Northcraft announced that he is opposed to utilizing Evolutions but believes we need to continue discussions with the VA. The Board facilitated to keep the conversations going but, at some point, a decision needs to be made.

4. **Suspend Open Session at 7:24 PM – Recess to Closed Session**
5. **Closed Session at 7:25 PM**
 - a. 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*)
 - b. End closed session at 8:06 PM.
6. **Reconvene Open Session at 8:09 PM – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**
7. **Discussion and Action to Approve Memorandum Of Understanding with Catalyst Capital Related to Request for Lease Proposals No. 36C26120R0059 for Veterans Administration Facility**

Discussion was ensued by the Board. Director Smith inquired to Catalyst Capital about the potential in utilizing Catalyst's services to locate a facility. He stated there is a consensus amongst the Board and inquired if Catalyst would be willing to work with the Board in locating an alternative location. Mr. Cody stated they would be interested, however, the VA will not allow for a build-to-suit project. Secondly, Cody stated if there is no initial offer made by July 16, Catalyst will not be able to submit an offer, unless the VA extends the proposal due to not receiving any viable options. If there is another facility the District owns, Catalyst could take a look at the possibility. Director Smith stated the District will continue to work with the City on locating a facility. Director Avila

wanted to clarify that the District wants the VA clinic in Tulare, not specifically on a property owned by the District. He noted that it is the District's mission to bring healthcare to our District even if it would be located on another property.

Motion was made by Phil Smith and seconded by Mike Jamaica to not approve the Memorandum of Understanding with Catalyst Capital. Motion approved 5-0.

8. **Adjournment at 8:28 PM – Next regular meeting scheduled for 6:30 PM on Wednesday, July 28, 2021, at a location to be determined**