

**Tulare Local Health Care District
Board of Directors Meeting
Wednesday, April 27, 2022, 6:30 PM
Administrative Offices, Construction Trailer
869 N. Cherry Street, Tulare, CA
(Northeast corner of Terrace and Gem Street)**

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

Zoom Webinar link and call in information¹:

<https://us06web.zoom.us/j/87362772526?pwd=MEJIM0pGQWE0M2h2emlSWk5PalFFUT09>

You can also dial in using your phone

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

Webinar ID: 873 7494 1479

Passcode: 517899

Special notice to individuals with disabilities:

Please email psmith@tulareregional.org or call (559) 685-3465
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, Construction Trailer, 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 Government Code Section 54953(e) (as amended by AB-361), when a legislative body holds a meeting during a proclaimed state of emergency and either (a) state or local officials have imposed or recommended measures to promote social distancing, or (b) the board of the local agency, by majority vote within the last 30 days, has determined that, as a result of said emergency, meeting in person would present imminent risks to the health or safety of attendees, certain provisions of the Brown Act respecting notice, quorum and accessibility requirements applicable to meetings of local legislative bodies are modified to accommodate overriding public health concerns. A physical location for public participation in the February 23, 2022, regular meeting of the Board of Directors will therefore be provided on a limited occupancy basis. 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 Philip Smith at psmith@tulareregional.org or call 559-685-3465 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) 685-3465 or email psmith@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
Xavier J. Avila	Secretary	District 5
Margaret Fidler	Treasurer	District 3
Brandon Taylor	Director	District 1

1. Call to Order

President Northcraft called the meeting to order at 6:37 PM.

2. Recognition of Evo Management LLC Members & Management for their many years of service to the community in maintaining Evolutions Fitness & Wellness Center

Among consensus, the Board agreed to move number five on the agenda up to number two to accommodate honorees.

Northcraft: shared a brief summary of the Hospital and Evolutions history was shared with attendees, recognizing the three entities that helped reopen Evolutions and the Hospital. Fidler: noted the impact the three entities made on the community. President Northcraft commented we have eight of the honorees in attendance this evening. Jayne Presnell thanked everyone for their dedication to keeping Evolutions going. Mr. Northcraft then presented the following individuals and entities with their certificate of appreciation for their dedication: Kevin Mooney, Ken Nunez, Marmie Fidler, Mike Lane, Paul Atlas, Tulare Hospital Foundation, Tulare Industrial Site Development Foundation, and Tulare Local Development Company. Trish Hitlin and Joseph Soares were additional honorees not in attendance.

3. Public Comment

Kevin Mooney- commented regarding the number eighth on the agenda, roman numeral ii, iii, iv; please remember to invite or include the High School Foundation when planning or executing.

Alex Gutierrez- advised the case is still in the courts to bring justice to the Tulare Health Care District. He shared the recording will be available on ourtularehealthcare.com.

4. Board Announcements

Mike Jamaica expressed his gratitude toward the honorees for their dedication to the Hospital, Evolutions, and the community.

5. Tulare Hospital Foundation Update

By consensus, the committee agreed to move item eleven on the agenda up to number five to accommodate the Foundation. Executive Director Smith announced that they are bringing back the Summer Jubilee on May 21st at 6:30 PM at County M Ranch; the theme will be Casablanca. On May 12th, the Foundation will be hosting the Tulare Chamber after-hours mixer, held behind the Foundation. We are looking for trustees, and the tower is the focus. The community has positive feedback regarding partnering with Adventist and the compassionate health care the community receives from the hospital. Ms. Smith shared that Nurses' week is May 9th- 13th, and then May 8-14th is Hospital week. There have been two new physicians added to the Foundation board.

6. Consent Agenda

The meeting minutes from 3/23/22 were tabled until the following meeting. Motion was made by Marmie Fidler and seconded by Xavier Avila to approve the discussion and action related to the continuation of remote attendance by Zoom. Motion approved 5-0.

7. Discussion and Possible Action Related to Retaining Brokerage Representation Services for the Sale of Certain District Properties

CEO Smith announced the following two presentations are broker options on properties owned by the district and the possibility of lease or sale opportunities.

- a. Zeeb and Smith shared a presentation with the committee.
- b. The Shawn group presented a slide show to the Board.

By concurrence, this item is being tabled at this time.

8. Discussion and Possible Action Related to Future Development of District Real Estate Located at Gem & Merritt

A presentation was shared by presenters Bill Cummings and Jeff Milgrim. Legacy Realty and Development Company noting data snapshots, development options, and potential funding options. No further action was taken at this time.

9. Discussion Related to District Strategy Session Special Meeting

President Northcraft shared the long-term Board goals with the group, which were also listed on the agenda as follows:

- a. Long-term goals (5 – 10 years).
Discussion items are broken down by level of importance as quantified by Board Members:
 - i. Tower Completion: Including Bond acceptance level, website, and tower tour support – 15 votes assigned.
 - ii. Physician Recruiting and Retention (expand to all Healthcare Employees): Including plans to incentivize High School, Junior High, and Elementary School Students – 12
 - iii. Plans for Evolutions Transition: Including cooking classes, increased access, alternative uses for conference room – 12
 - iv. Cherry and Gem Development: income-producing properties – 5
 - v. Future of District: Including mental health, students, bereavement, Veteran, diabetes services, review of sale of hospital, rural access, transportation, and translation services – 9
 - vi. Heart Healthy Lifestyle: Utilizing Evolutions – 7
 - vii. Mental Health – Coordinate with County to expand availability in Tulare County– 7

After discussion among the group, it was decided to review the goals quarterly and move Cherry and Gem Development to number iv. A motion was made by Marmie Fidler, seconded by Brandon Taylor, to approve the review of the District goals each quarter. Motion approved 5-0.

10. Hospital Tower Construction Committee

Update on Tower Projects: Roy Magdaleno discussed several projects, including the parking lot and awning installation, firewall in the basement, overflow drainage approval from HCAI; and generator servicing.

11. Evolutions Fitness & Wellness Center

Gym Status Update: Xavier Avila shared he and Brandon Taylor met with some of the gym staff members. The topic was increasing gym memberships and expansion of local services.

12. Adventist Health Tulare Update

No information available.

13. Chief Executive Officer Report

- a. Property Management Update
 - i. Property Repairs: 874/922 Demo, pending asbestos survey.
 - ii. Discussion and possible action related to the adoption of Resolution 908-Umpqua Bank. A motion was made by Marmie Fidler, seconded by Mike Jamacia, to approve Resolution 908. Motion approved 5-0.
 - iii. Discussion and possible action related to the adoption of Resolution 909. The group engaged in a discussion regarding Resolution 909 and paying off the debt altogether. A Motion was made by Xavier Avila, seconded by Marmie Fidler to approve paying off the loan to Greater Tulare Chamber. Motion approved 5-0. There will be no need for Resolution 909 due to the approved payoff.
 - iv. Initial review and discussion of District Investment Policy

14. Financial Report – Discussion and Action to Approve:

CEO Smith shared the TLHCD Internal Financial Statements for February 2022 with the group. Mike Jamaica made a motion, seconded by Brandon Taylor, to approve the financials as presented. Motion approved 5-0.

15. Suspend Open Session – Recess to Closed Session at 9:13 PM.

16. Closed Session

- a. Potential Litigation (*pursuant to Ca. Govt. Code § 54956.9*)
 - a. 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
- b. Instructions to designated representative related to real property at 1425 E. Prosperity Avenue, commonly known as Evolutions (*pursuant to Ca. Govt. Code § 54956.8*)
- c. 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*)
- d. End closed session

16. Reconvene Open Session 9:39 PM – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1.

Meeting closed at 10:00 PM.

- a. Month to month ReVive lease approved
- b. Evolutions start date to coincide with Evo Management, LLC assumption of operation on November 22, 2017.

17. Adjournment at 9:44 PM– Next regular meeting is scheduled for 6:30 PM on Wednesday, May 24, 2022, at the Administrative Offices, Administrative Offices, Northeast corner of Terrace and Gem Street.