

Regular Board Meeting Minutes

**Tulare Local Health Care District
Board of Directors Meeting
Wednesday, November 18, 2020 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/95827844727?pwd=dDgvZlphK1lzNWlwQlUrWEhOQ3BiQT09>

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: **958 2784 4727**

Passcode: **197372**

Special notice to individuals with disabilities:

Please email sormonde@tulareregional.org or call [\(559\) 685-3465](tel: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, 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 November 18, 2020 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 Sandra Ormonde at sormonde@tulareregional.org or call [\(559\) 685-3465](tel: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](tel:559-685-3465) or email sormonde@tulareregional.org to arrange viewing access to documents.

AGENDA

Tulare Local Health Care District Board Members in Attendance:

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

1. Call to Order

Kevin Northcraft called the meeting to order at 6:34 pm.

2. Public Comment

None.

3. Announcements – Board

President Kevin Northcraft confirmed the sale of the 4 acre parcel on Prosperity Avenue. Northcraft reported he met with Adventist Health project management team regarding the tower, including its architect whom had completed a thorough analysis of the tower development. The estimate to complete the tower is approximately \$70 million.

4. Consent Agenda

a. 10/28/2020 Regular Board Meeting Minutes

Motion was made by Steve Harrell and seconded by Senovia Gutierrez to approve consent agenda. Motion approved 5-0.

5. Tulare Hospital Foundation Update – Jan Smith

An update was provided by Kevin Mooney via Zoom stating the Festival of Trees was a successful event for the Foundation. The virtual event was simulcast on Zoom, Facebook Live and YouTube with approximately 150 viewers.

6. Evolutions Wellness Center Update – Evolutions Oversight Committee and EVO Management Company

Ken Nunes reported via Zoom stating EVO Management is looking to reduce operating expenses to a bare minimum. EVO is in the process of applying for forgiveness of their PPP Loan.

7. Adventist Health Tulare Update – Sheri Pereira, Site Administrator

Sheri Pereira reported the sleep lab is now open; September and October were good months financially; VA patients are now able to get lab and radiology services on an outpatient basis; currently performing 200 surgeries a month.

8. Adventist Health Tulare – Capital Improvements

a. NPC-2 Emergency Lighting Construction Administration Services – Final OR sterile corridor centerline light replacements on hold pending receipt of sample light fixtures.

- b. NPC-2 Exit Lighting – Sandra Ormonde advised that work is on hold pending determination of exit route.
- c. IT Server Room AC Upgrade – Still working on HVAC upgrade.
- d. Miscellaneous Projects – IT archival project is on hold.

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

Randy Dodd reported that he has received a proposal to evaluate the properties. The proposal was approximately \$11,000. The evaluation will take approximately 3 weeks to complete and then an RFP can be started.

10. Hospital Tower Construction Committee

- a. Update – Since the approval of the Charter, potential committee candidates have been contacted to find out their interest in serving on the Tower Construction Committee.
- b. Discussion and Action Related to Adopting Candidate Application/Selection Process and candidate’s requirements to serve as committee members.
Motion was made by Steve Harrell and seconded by Senovia Gutierrez to approve the application/selection process as presented. Approved 5-0.
- c. Discussion and Action Related to Modifying/Clarifying Requirements of Members under Section V.E of the Tower Construction Committee Charter. No action taken.

11. Discussion and Action on Resolution 898 Declaring Surplus Property Related to 4-acre Vacant Land Parcel Adjacent to 1425 E. Prosperity Avenue, Tulare, California

Motion was made by Steve Harrell and seconded by Xavier Avila to approve resolution as presented. Approved 5-0.

12. Chief Executive Officer Report

- a. Property Management Update
 - i. Leases – Courtesy letters regarding lease increases have been sent out to Lessees.
 - ii. Property Repairs – Repairs will be made at the VA building due to a leak at the HVAC unit.
- b. IT Update – This project has been put on hold
- c. Tower –The PVC piping will be replaced with cast iron pipes on the roof.

13. Financial Report

Discussion and Action to Approve Financials:

- a. TLHCD Internal Financial Statements – October 2020
- b. Cash Report Update – November 14, 2020
- c. TLHCD Cash Flow FY2021 (Q1 revision)
- d. FYE June 30, 2020 Audit Update

Sandra Ormonde provided a brief review on financial statements and reports. Motion was made by Senovia Gutierrez and seconded by Mike Jamaica to approve Financial Report as presented. Approved 5-0.

14. Suspend Open Session – Recess to Closed Session at 7:35 pm.

Prior to going into closed session, Sandra Ormonde noted there was an erroneous oversight regarding closed session item e. which did not have proper language. This item will be continued to the next meeting.

15. 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. VA
- f. End closed session at 8:34 pm.

16. Reconvene Open Session – 8:34 pm. Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1

- a. The Board approved a vendor fair in the Evolutions parking lot on December 5, 2020 to be organized by Alyssia Cardenas.
- b. The Board approved 20% rent reduction for two months for Fugazzi's.

17. Adjournment at 8:35 pm – Next regular meeting scheduled for 6:30 PM on Wednesday, December 16, 2020 at location to be determined

Senovia Gutierrez
Board Secretary