

**Tulare Local Health Care District
Board of Directors Meeting
Wednesday, September 22, 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://us06web.zoom.us/j/83299361032?pwd=c2U3dUhBQVdIRdVtNHJ4cGNsa0djQT09>

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: **832 9936 1032**
Passcode: **469574**

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, 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 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 September 22, 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: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 6:30 PM.

Northcraft introduced Interim Project Manager from VANIR. Mr. Magdaleno was welcomed by the Board and Magdaleno provided an updated list of proposed tasks and is looking forward to moving ahead with projects. Interim Inspector of Record Sean Buckley from VANIR was unavailable.

2. Public Comment

Dan Casarez from the Times Delta/Advance Register introduced himself. No public comments were received.

3. Announcements – Board

- a. Retirement of Sandra Ormonde, CEO: President Northcraft reported that Sandra Ormonde has given a 2+ month notice of her impending retirement. The Board wishes her well and thanked her for her leadership through the bankruptcy process.
- b. Retirement of Gary Sutherlin, Inspector of Record: President Northcraft recognized his contributions as Inspector of Record.

4. Consent Agenda

- a. 8/25/2021 Regular Board Meeting Minutes
- b. November 17, 2021, Regular Board Meeting, one week earlier than currently scheduled
- c. December 15, 2021, Regular Board Meeting, one week earlier than currently scheduled

Motion was made by Xavier Avila and seconded by Phil Smith to approve consent calendar as presented. Motion approved 5-0.

5. Tulare Hospital Foundation – Jan Smith, Executive Director

Foundation Trustee President Kevin Mooney reported that the Festival of Trees will once again be held virtually due to Covid restrictions. There will be four live auction trees and two raffle trees as well as a silent auction. This virtual event will be simulcast on Facebook and YouTube.

6. Evolutions Fitness & Wellness Center

- a. Gym Status Update – Jayne Presnell, Executive Director

Ms. Presnell reported membership has increased by 41 over last month; staff is planning a holiday marketing campaign for memberships; the shade structure project is on hold; staff Covid incidents have been minimal.

- b. **Transition Update – Sandra Ormonde, District CEO**
Ormonde advised that she is working with District counsel and EVO counsel on contracts for services and finalizing the employee handbook. Ormonde feels the transition should take place by the end of this year.
 - i. **Discussion and Potential Action Related to Gym Management Consulting Services:** Ormonde reported the proposals fees were not directly comparable because each firm uses a different approach. She may have them present to the Board to determine which approach is desired.
 - ii. **Discussion and Potential Action Related to Gym Ownership Transition**
- c. **Discussion and Action to Approve Proposals for Energy Audit Services – Sandra Ormonde, CEO:** Ormonde reported she received three proposals. Two of the proposals received included financing and the third company does not. Ormonde is hopeful to provide further information by the October meeting.

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

Pereira was not available. President Northcraft stated that, according to Adventist Health's Facebook page, there are 29 Covid patients including 5 in ICU.

8. **Adventist Health Tulare Capital Improvements Update – Sandra Ormonde, CEO**

- a. NPC-2 Emergency Lighting
- b. NPC-2 Exit Lighting
Ormonde reported there is one last segment of the project to complete and will then be forwarded to OSHPD to sign off.
- c. **Miscellaneous Projects:** None.

9. **Tower Construction Committee – Phil Smith, Committee Chair**

Smith advised there were no action items to discuss so the September meeting was canceled.

10. **Hospital Tower Project**

- a. **Update on Tower Projects – Roy Magdaleno, Project Manager:** Update given at beginning of meeting.
- b. **Update on Requests for Qualifications - Sandra Ormonde, CEO**
 - i. **Inspector of Record**
 - ii. **Architectural Services**

Ormonde advised that the District extended the deadline to October 1 to receive written questions. RFQs will be reviewed by staff and a recommendation will be given to the Board at its next meeting.

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

- a. **Request for Proposals for Medical Office**
Consultant Dodd stated there has been quite a bit of interest in the proposal process. Dodd explained that the initial process should include determining a trusted partner to develop the property at Merritt and Gem and then define the overall plan for the

property. It was the consensus of the Board to allow an extension of the deadline to receive questions and staff will present proposals to the Board at its next meeting.

12. **Update on Redistricting Services – Kathy Melendez, Executive Administrative Assistant**
Executive Assistant Melendez reviewed the two proposals received from Cooperative Strategies LLC and Best, Best & Krieger noting that the proposals were within the authority of the CEO to approve. Staff has selected Cooperative Strategies LLC to provide demography services for redistricting.
13. **Discussion and Action Related to Recruiting Process and Timeline for Chief Executive Officer Position**
Ormonde provided a timeline to the Board advising that recruitment for the CEO position will begin on September 23 and will be recruited on the open market. It was the consensus of the Board to accept the timeline as proposed.
14. **Status Update of Request for Lease Proposals No. 36C26120R0097 for Veterans Administration Facility – Sandra Ormonde, CEO**
Ormonde advised the deadline for proposals has ended and an expression of interest was submitted to the VA. The response will be included in the market survey. Secretary Avila mentioned he is looking forward to hearing the outcomes.
15. **Discussion and Action to Approve Resolution No. 904 Authorizing Finance and Audit Committee Members to Act as the District’s Agent with Regard to Banking and Lending Institutions and Transactions**
Motion was made by Phil Smith and seconded by Senovia Gutierrez to approve Resolution No. 904 as presented. Motion approved 5-0.
16. **Discussion and Action Related to Scheduling Board of Directors Retreat and Follow-on District Strategy Session Special Meeting – Sandra Ormonde, CEO**
It was the consensus of the Board to hold a Board Retreat after December 1, 2021, to clarify Board direction regarding assets and to set goals and strategies. More information to follow.
17. **Discussion and Action Related to Temporary Parking along East Side of Evolutions Plaza for Employees of Raising Cane’s – Sandra Ormonde, CEO**
It was the consensus of the Board to allow employees from Raising Cane’s to park in undesignated parking spaces at Evolutions.
18. **Chief Executive Officer Report**
 - a. Property Management Update
 - i. Leases: Ormonde reported that Microcorre Lab vacated on September 15. Staff will need to market the facility.
 - ii. Property Repairs: There has been no extensive damage.
 - b. IT Update: District email is now in the Cloud and IT is still moving other files.
 - c. Project Manager Recruiting Effort Update: Ormonde advised there have been a few responses.

19. **Financial Report**

- a. Discussion and Action to Approve TLHCD Financial Statements – August 2021
Motion was made by Phil Smith and seconded by Mike Jamaica to approve the financial statements as presented. Motion approved 5-0.
- b. Cash Report Update – September 16, 2021: Information only.
- c. Audit Status: Information only.

At this time, Director Gutierrez publicly announced her resignation from the Board advising she has accepted a new position in Los Angeles. The Board congratulated her in her new role and wished her well. The Board also recognized her for her accomplishments throughout the bankruptcy process. Gutierrez was reminded to submit a formal letter of resignation.

20. **Suspend Open Session – Recess to Closed Session at 7:34 PM**

21. **Closed Session at 7:43 PM**

- a. Potential Litigation (pursuant to Ca. Govt. Code § 54956.9).
- b. Conference with 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
- c. Instructions to designated representative related to real property commonly known as Lots 24, 26 and 35 of the Tulare Medical Center located on North Cherry Street in Tulare (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. Instructions to designated representative related to real property at 890 N. Cherry Street, formerly Microcorre Diagnostic Lab (pursuant to Ca. Govt. Code § 54956.8)
- f. End closed session at 8:43 PM

22. **Reconvene Open Session at 8:44 PM – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**

Nothing to report.

23. **Adjournment at 8:44 PM – Next regular meeting scheduled for 6:30 PM on Wednesday, October 27, 2021, at Evolutions Plaza, Conference Room.**