

**Tulare Local Health Care District  
Board of Directors Meeting  
Wednesday, February 23, 2022, 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 information<sup>1</sup>:**

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

**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: 873 6277 2526

Passcode: 011017

**Special notice to individuals with disabilities:**

Please email [psmith@tulareregional.org](mailto: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.**<sup>2</sup> 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.

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<sup>1</sup> 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](mailto:psmith@tulareregional.org) or call 559-685-3465 at least three (3) hours prior to the scheduled commencement of this meeting.

<sup>2</sup> 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](mailto:psmith@tulareregional.org) to arrange viewing access to documents.

## AGENDA

### **Tulare Local Health Care District Board Members:**

Kevin Northcraft	President	District 4
Mike Jamaica	Vice President	District 2
Xavier J. Avila	Secretary	District 5
Marmie Fidler	Treasurer	District 3
Vacant	Director	District 1

- 1. Call to Order**
  - a. Roll Call
  - b. Welcome/Introductions
  - c. Pledge of Allegiance
  
- 2. Public Comment:** The public may comment on any item of public interest within the jurisdiction of the Tulare Local Healthcare District Board of Directors. In the interest of time and equal opportunity, speakers are requested to observe a 3-minute maximum time limit (subject to change at the Chair's direction). In accordance with the Brown Act, if a member of the public addresses an item not on the posted agenda, no response, or action on the item may occur during the meeting.
  
- 3. Announcements – Board**
  
- 4. Administer Oath of Office to Brandon Taylor, Director District 1, subject to appointment by Tulare County Board of Supervisors at special meeting to be held February 22, 2022**
  
- 5. Consent Agenda**
  - a. 1/26/2022 Regular Board Meeting Minutes
  - b. 1/05/2022 Special Board Meeting Minutes
  - c. Discussion and Action Related to Continuation of Remote Attendance Accommodations (by Zoom) in Accordance with AB 361
  
- 6. Discussion and Action Relative to Redistricting:**
  - a. Conduct Public Hearing to Receive Public Input regarding the Redrawing of District Boundaries
  - b. Review and Provide Direction Relative to Submitted Proposed Maps
  - c. Adoption of Resolution 907 Regarding Modification of District Zone Boundaries
  
- 7. Discussion and Action Related to Appointment of Two (2) Board Members to the HR Committee**
  
- 8. Tulare Hospital Foundation Update – Jan Smith**
  
- 9. Evolutions Fitness & Wellness Center**
  - a. Gym Status Update – EVO Management Company
  - b. Transition Update – Phil Smith, CEO
  - c. Review of Report from Fitness Management Consultants

- 10. Adventist Health Tulare Update – Sheri Pereira, Site Administrator**
- 11. Hospital Tower Construction Committee**
  - a. Update on Tower Projects – John Atilano and/or Roy Magdaleno
  - b. Discussion and Action Related to Appointment of Member to the Committee
- 12. Discussion and Action Relative to Approval of District’s Draft Employee Handbook**
- 13. CEO Presentation on final format of Consultant Agreement with Sandra Ormonde**
- 14. Discussion and Action Related to the Refinancing by the Greater Tulare Chamber Trust of the Tulare Industrial Site Development Foundation Note Payable by EVO Management LLC**
- 15. Discussion and Action to Approve Tulare Industrial Site Development Foundation Payoff and Potential Rapid Amortization of the Tulare Land Development Company and Tulare Hospital Foundation Equity Positions in EVO Management, LLC**
- 16. Review of Legal Actions against prior Counsel and former Directors of District – Jason O. Howard, General Counsel**
- 17. Chief Executive Officer Report**
  - a. Property Management Update
    - i. Leases
    - ii. Property Repairs
  - b. Project Manager Recruiting Effort Update
  - c. Board Retreat – March 5, 2022
- 18. Financial Report – Discussion and Action to Approve Financials:**
  - a. TLHCD Internal Financial Statements – January 2022
  - b. Cash Report Update – February 17, 2022
- 19. Suspend Open Session – Recess to Closed Session**
- 20. 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. End closed session

- 21. Reconvene Open Session – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**
  
- 22. Adjournment – Next regular meeting scheduled for 6:30 PM on Wednesday, March 23, 2022, at Administrative Offices, Construction Trailer, northeast corner of Terrace and Gem Street.**