

**Tulare Local Health Care District
Board of Directors Meeting Minutes
Wednesday, May 27, 2020 6:30 PM
Evolutions Plaza Conference Room
1425 E. Prosperity Ave., Tulare, CA
(Use Prosperity Avenue entrance north side of Plaza)**

Please note: we will accommodate a maximum of 10 people at the physical location in order to comply with current CDC recommendations.

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

Zoom Meeting link and call in information¹:

<https://zoom.us/j/2771572997>

You can also dial in using your phone

United States: +1 253 215 8782 Use Meeting ID: 277 157 2997

Special notice to individuals with disabilities:

Please email sormonde@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, 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 May 27, 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 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 sormonde@tulareregional.org to arrange viewing access to documents.

Tulare Local Health Care District Board Members:

Kevin Northcraft (Remote)	President	District 4
Mike Jamaica	Vice President	District 2
Senovia Gutierrez (Remote)	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 6:32 pm.

2. Public Comment

Joseph Soares thanked Sandra and the Board for their support and willingness to work with EVO Mgt. L.L.C.. He said it has been a pleasure to work with all of you.

3. Announcements – Board

Xavier Avila – Requested Agenda item 14 be combined with Agenda item 5
Mike Jamaica – Tower Committee moving forward

4. Consent Agenda

a. 4/22/2020 Regular Board Meeting Minutes

Senovia Gutierrez made a motion to approve the consent calendar. Xavier Avila seconded the motion. Approved 5-0.

5. Evolutions Update – EVO Management

Jayne Presnell – Gym opened 5/26. Policy changes made to meet CDC guidelines include checking temperatures, signing waivers & Covid affidavits, observing social distancing. Classes are limited to 10 people, sauna, Jacuzzi, Locker Rooms and conference room are closed. Staff is cleaning more frequently. Daycare is limited to 10 children. Repairs were made to flooring in the free weight area and deep cleaning was completed while the gym was closed. On opening day Tuesday 5/26, 492 people utilized the gym
Senovia Gutierrez asked about temp checks. Yes.

Marmi asked about long wait times. 1.5-2 min wait times.

Jody Mason – Confirmed everything Jayne stated. She was in the gym on Tuesday.

Applauded Jayne & Staff.

Mike Jamaica – Asked if there were 492 members yesterday? Yes. Average stay? 30-60 min.

14. Discussion and Potential Action related to Reopening and Operation of Tenant Businesses located in Evolutions Plaza.

After brief questions and comments item was withdrawn because of action taken by the Governor late in the day that addressed the agenda item.

6. Tulare Hospital Foundation Update

Jan Smith thanked everyone who donated to the hospital. Spoke about free estate planning by the Foundation. Creating a joint logo with AH. Foundation meeting to discuss 60k portable ultrasound for ICU & ED. Possible 100k elevator repair. Seeking

grants for Tower. Will reach out to industrial park tenants. Would like to start tower tours again.

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

All positive Covid tested patients go to Hanford. AH Tulare considered a clean hospital. Average daily census 8 patients. 5/15 Davita is doing dialysis treatments. 17 babies born in May. ED averaging 50 patients/day, half of normal. Tulare is prepared if there were a surge of Covid cases. All urgent surgeries are happening as of 4/20. Most Covid patients quarantine at home. Mammo and Dexa are up and running. Radiology group is better than expected.

8. Adventist Health Tulare – Capital Improvements

- a. NPC-2 Exit Sign Alternate 1 Proposal
 - i. Discussion and Action to Approve Proposal

Xavier Avila made a motion to approve the NPC-2 Exit Sign Alternate Proposal. Mike Jamaica seconded the motion. Motion approved 4-1 with Senovia Gutierrez in dissent.

- ii. Discussion and Action Determining Financial Responsibility

Xavier Avila made a motion to approve the financial responsibility as TLHCD. Mike Jamaica seconded the motion. Motion approved 4-1 with Senovia Gutierrez in dissent.

- iii. Discussion and Action to Approve Adventist Health Payment of Project Expenses as Offset Against Rent Pursuant to the Lease

Xavier Avila made a motion to approve AH payment as offset against rent pursuant to the lease. Mike Jamaica seconded the motion. Motion approved 5-0.

- b. Miscellaneous Projects

Chillers, IT server room update, NPC-2 Exit lighting & Signs, Parking lot, & Kitchen Upgrade.

9. Update and Next Steps Toward the Revenue Bonds Refunding and related City of Tulare Line of Credit Payoff – Ben “Bud” Levine and Roy Nelson, Wulff Hansen & Co.
Roy Nelson presented updates on refunding the Revenue Bonds.

10. Tower Funds Committee Update

2 meetings in the works

11. Discussion and Action to Approve Resolution 888 Requesting and Consenting to Consolidation of Election and Setting Forth the Specification of the Election Order

Steve Harrell made a motion to approve Resolution 888. Xavier Avila seconded the motion. Motion approved 3-0 with Kevin Northcraft & Mike Jamaica abstaining.

12. Discussion and Action related to the VA Clinic Lease Extension Agreement

Xavier Avila made a motion to approve in form. Steve Harrell seconded the motion. Motion approved 5-0.

13. Discussion and Action to Approve First Amendment to the Chief Executive Officer Employment Agreement

Jason clarified amendments.

Xavier Avila made a motion to approve the first amendment to the CEO employment agreement. Steve Harrell seconded the motion. Approved 5-0.

15. Chief Executive Officer Report

a. Property Management Update

i. Leases

VA Lease is in negotiation. All AH Lease are fully executed, rent is due and payable.

ii. Property Repairs

874 N Cherry air conditioner.

Construction trailer water leak.

b. Tower

Ongoing work.

c. Insurance

20% jump.

16. Financial Report

Discussion and Action to Approve Financials:

a. TLHCD Internal Financial Statements – April 2020

b. Cash Report Update – May 22, 2020

Xavier Avila made a motion to approve the interim financial statements. Senovia Gutierrez seconded the motion. Approved 5-0.

17. Suspend Open Session – Recess to Closed Session

18. 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, Kevin Northcraft, related to 4 acres real property contiguous to but not a part of the real property at 1425 E. Prosperity Avenue commonly known as Evolutions (*pursuant to Ca. Govt. Code § 54956.8*).

- d. Instructions to designated representative, Kevin Northcraft, 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.
19. **Reconvene Open Session at 9:09pm – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**
Nothing to report
20. **Adjournment - Next regular meeting scheduled for 6:30 PM on Wednesday, June 24, 2020 at location to be determined.**



Senovia Gutierrez, Secretary