

**Tulare Local Health Care District
Board of Directors Meeting
Wednesday, April 27, 2022, 6:30 PM
Administrative Offices, Construction Trailer
869 N. Cherry Street
(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/87374941479?pwd=SmpBaVdHbXhISUJNazRpMnFSajAvdz09>

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 cwatkins@tulareregional.org or call [\(559\) 685-3879](tel:559-685-3879)
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.

AGENDA

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 April 27, 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 Christie Watkins at cwatkins@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 [\(559\) 685-3879](tel:559-685-3879) or email cwatkins@tulareregional.org to arrange viewing access to documents.

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

- 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. Consent Agenda

- a. 3/23/2022 Regular Board Meeting Minutes
- b. Discussion and Action Related to Continuation of Remote Attendance Accommodations (by Zoom) in Accordance with AB 361

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

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

- a. Presentation by Zeeb and Smith
- b. Presentation by Shawn

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

- a. Presentation by Legacy

8. Discussion Related to District Strategy Session Special Meeting

- a. Long-term goals (5 – 10 years).
Discussion items 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 – 15

- iii. Plans for Evolutions Transition: Including cooking classes, increased access, alternative uses for conference room – 15
- iv. Future of District: Including mental health, students, bereavement, Veteran’s, diabetes services, review of sale of hospital, rural access, transportation, and translation services – 15
- v. Heart Healthy Lifestyle: Utilizing Evolutions – 15
- vi. Mental Health – Coordinate with County to expand availability in Tulare – 15
- Cherry and Gem Development: income producing properties – 15

9. Hospital Tower Construction Committee – John Atilano and/or Nancy Overstreet

- a. Update on Tower Project(s)

10. Evolutions Fitness & Wellness Center

- a. Gym Status Update – Financials and Membership

11. Tulare Hospital Foundation Update – Jan Smith and/or Barbara Harrell

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

13. Chief Executive Officer Report

- a. Property Management Update
 - i. Property asbestos remediation and demolition
 - ii. Discussion and possible action related to adoption of Resolution 908 – Umpqua Bank
 - iii. Discussion and possible action related to adoption of Resolution 909 – Greater Tulare Chamber Trust
 - iv. Initial review and discussion of District Investment Policy
 - v. Discussion and possible action on ratification of state funding requests

14. Financial Report

Discussion and Action to Approve Financials:

- a. TLHCD Internal Financial Statements – February 2022
- b. Cash Report Update –March 17, 2022

15. Suspend Open Session – Recess to Closed Session

16. 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*
 - i. *Tulare Local Health Care District v. Bruce R. Greene, et al., Superior Court for the State of California for Kern County Case No. BCV-19-103514*

- 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

17. Reconvene Open Session – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1

18. Adjournment – Next regular meeting is scheduled for 6:30 PM on Wednesday, May 25, 2022, at Administrative Offices, Construction Trailer, Northeast corner of Terrace and Gem Street.