

**Tulare Local Health Care District
Board of Directors Meeting
Wednesday, October 23, 2019 6:30 PM
TLHCD Administrative Offices
Annex Lab Building, 2nd Floor - Conference Room 2
869 North Cherry Street, Tulare, CA 93274**

AGENDA

Tulare Local Health Care District Board Members:

Kevin Northcraft	President	District 4
Mike Jamaica	Vice President	District 2
Senovia Gutierrez	Secretary	District 3
Xavier J. Avila	Director	District 5
Stephen Harrell	Treasurer	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. 09/25/2019 Regular Meeting Minutes
 - b. 10/08/2019 Special Meeting Minutes

- 5. Tulare Hospital Foundation Update**
 - a. Presentation – Jan Smith

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

- 7. Adventist Health and Staff Updates – Randy Dodd, President**
 - a. Hospital Services Update

- 8. Adventist Health Tulare – Capital Improvements**
 - a. NPC-2 Exit Signs and Signage

- i. Discussion and Action to Approve Project
 - ii. Discussion and Action Determining Financial Responsibility
 - iii. Discussion and Action to Approve Adventist Health Payment of Project Expenses as Offset Against Rent Pursuant to the Lease
 - b. Miscellaneous Projects
- 9. Discussion and Action to Approve Resolution Number 878 Retaining Placement Agents/Underwriters In Connection With The Proposed Refunding Of The District's Outstanding Revenue Bonds And General Obligation Bonds And Directing Certain Actions With Respect Thereto.**
- 10. Discussion and Action to Approve Resolution Number 879 Retaining A Paying Agent And A Trustee, In Connection With The Proposed Refunding Of The District's Outstanding Revenue Bonds And General Obligation Bonds And Directing Certain Actions With Respect Thereto.**
- 11. Discussion and Action to Approve the First Amendment to Debtor-In-Possession Credit Agreement related to Providing the District Access to the Line of Credit by Adventist Health Paying Certain of The District's Expenses on District's Behalf.**
- 12. Discussion and Action to Approve Assignment and Assumption of Agreements with Roche Diagnostic Corporation related to a Product Schedule.**
- 13. Discussion and Action to Approve Modification of Listing Agreement with Craig Smith & Associates, Inc. and Zeeb Commercial related to the real property at 1425 E. Prosperity Avenue commonly known as Evolutions.**
- 14. Discussion and Action to review and update District Bylaws.**
- 15. Discussion and Action related to District Chief Executive Officer Performance Evaluation.**
- 16. Chief Executive Officer Report**
 - a. Property Management Updates
 - b. Evolutions IT Update
 - c. Insurance Coverage
 - d. Tower Ongoing Work
 - i. Construction Site Clean Up
 - ii. Permit Status
 - e. November Regular Meeting Wednesday, November 20, 2019
 - f. Early to accommodate Thanksgiving holiday
 - g. Report out FYE June 2019 Audited Financials
 - h. ACHD Annual Meeting
 - i. 793, 795, 799 N Cherry Escrow Update
- 17. Chief Financial Officer Report**

Review and Recommend the following for Board Approval:

 - j. TLHCD Internal Financial Statements – September 2019

- k. Cash Report Update – October 18, 2019
- l. FYE 2019 Financial Audit – Update (Verbal)
- m. Medicare Bad Debts Recovery – Update (Verbal)

18. Update on rental and status of District real properties – Steve Harrell

- a. Property Status Updates

19. Suspend Open Session – Recess to Closed Session

20. Closed Session

- a. Pending 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 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 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*).
- e. Update and recommendation related to real property at 398 South Street, Earlimart, CA 93218, commonly known as Earlimart Clinic Building and Earlimart property (ground) Lease (*pursuant to Ca. Govt. Code § 54956.8*).
- f. Update and recommendations related to negotiation of real property lease for 935 and 937 Gem Street and 906 North Cherry Street, Tulare, Ca (*pursuant to Ca. Govt. Code § 54956.8*).
- g. Update and recommendations related to negotiation of real property lease for parking lot contiguous to but not a part of the real property at 935 - 945 Gem Street, Tulare, CA commonly known as Gem Street cottages (*pursuant to Ca. Govt. Code § 54956.8*).
- h. Update and recommendations related to negotiation of real property lease for construction trailer located at 869 N. Cherry (*pursuant to Ca. Govt. Code § 54956.8*).
- i. End closed session.

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

Adjournment – Next regular meeting scheduled for 6:30 PM on Wednesday, November 20, 2019 at the TLHCD Administrative Offices located in the Annex Lab Building, 2nd Floor - Conference Room 2.