

**Tulare Local Health Care District
Board of Directors Meeting
Wednesday, December 16, 2020 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://zoom.us/j/91843760301?pwd=ak1xNUtMb3NIMHhqVUJuM3o4dIVUZz09>

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: 918 4376 0301

Passcode: 932349

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 December 16, 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.

MINUTES

Tulare Local Health Care District Board Members:

Kevin Northcraft	President	District 4
Mike Jamaica	Vice President	District 2
Steve Harrell	Treasurer	District 1

1. Call to Order

President Northcraft called the meeting to order at 6:30 p.m.

2. Public Comment

None.

3. Announcements – Board

Vice President Jamaica congratulated Steve on his election to the City Council in District 3. President Northcraft shared those same sentiments. Northcraft also stated he would like to adjourn tonight's meeting in memory of Joseph Oldenbourg, Editor of The Valley Voice whom was a valuable asset to our community in taking back our hospital.

4. Administer Oath of Office to Directors-Elect, Kevin North and Mike Jamaica

The Oath of Office was administered to Kevin Northcraft and Mike Jamaica by Notary Public Paula Tucker.

5. Consent Agenda

- a. 11/18/2020 Regular Board Meeting Minutes

Motion was made by Steve Harrell and seconded by Mike Jamaica to approve consent agenda. Motion approved 3-0.

6. TLHCD Financial Audit Report FYE June 30, 2020

- a. Presentation and Approval of Financial Audit FYE June 30, 2020 – Rick Jackson C.P.A., JWT and Associates, LLP

Motion was made by Mike Jamaica and seconded by Steve Harrell to approve the Financial Audit Report as presented. Motion approved 3-0.

7. Tulare Hospital Foundation Update – Jan Smith

An update was provided by Kathy Melendez stating the Christmas wreath has been installed by Morris Levin & Son on the tower. MLS is working on getting the electricity connected within the next day or so.

8. Evolutions Wellness Center Update – Evolutions Oversight Committee and EVO Management Company

- a. Gym Status Update – EVO Management Company. Ormonde reported the gym remains closed and there is no reopen date at this time.

- b. Transition Update – Ormonde provided a PowerPoint presentation to the Board providing an overview of Evolutions’ current status, transition, and operations budget.
- c. Discussion and Action to Adopt Resolution Number 899 Approving Prepayment of Existing Loan Debt for Acquisition of Evolutions Gym Equipment

Motion was made by Steve Harrell and seconded by Mike Jamaica to approve Resolution 899 as presented. Motion approved 3-0.

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

Sheri Pereira was unavailable. Rick Albert was present and advised Board that AH employees will have the Covid-19 vaccine available to them on Monday, the Sleep Lab is open, and the Porterville Center is currently accepting Covid patients with low acuity.

10. Adventist Health Tulare – Capital Improvements

- a. NPC-2 Emergency Lighting – A few more fixtures need to be installed.
- b. NPC-2 Exit Lighting – An acceptable exit route needs to be found in the birthing center area due to a security issue.
- c. IT Server Room AC Upgrade – The installation should be complete this week.
- d. Miscellaneous Projects – The IT project is currently on hold.

11. Hospital Tower Construction Committee

- a. Update –Ormonde reported that 8 applications have been submitted to date. Ormonde is still reaching out to individuals.
- b. Discussion and Action Related to Timeline of Candidate Application/Selection Process for Committee Members

Motion was made by Mike Jamaica and seconded by Steve Harrell to approve the deadline to accept Tower Construction Committee applications until January 15, 2021. Motion approved 3-0.

12. Discussion and Action to Approve Rent Amount on Previously Approved Lease Extension for Property Located at 1050 N. Cherry Street, Commonly Known as VA Clinic

Motion was made by Steve Harrell and seconded by Mike Jamaica to approve the lease extension for the VA Clinic as presented. Motion approved 3-0.

13. Discussion and Action to Approve Extension of Listing Agreement with Craig Smith & Associates, Inc. related to the Real Property on North Cherry Street in Tulare, commonly referred to Tulare Medical Center Lots 24, 26 and 35

Motion was made by Mike Jamaica and seconded by Steve Harrell to approve the listing agreement with Craig Smith & Associates to June 2021. Motion approved 3-0.

14. Discussion and Action to Approve Extension of Listing Agreement with Craig Smith & Associates, Inc. related to the Real Property located at 1425 E. Prosperity Avenue, commonly referred to Evolutions Plaza

Motion was made by Mike Jamaica and seconded by Steve Harrell to not extend the listing agreement with Craig Smith & Associates at this time. Motion approved 3-0.

15. Discussion and Action to Adopt Resolution Number 900 Approving Records and Data Retention and Records Destruction Policy and Schedule

Motion was made by Steve Harrell and seconded by Mike Jamaica to approve Resolution 900 as presented. Motion approved 3-0.

16. Discussion and Action to Approve District Payment of Cost of Installation of Light in 4-acre Parcel Developer Provided Parking Improvement, East of Evolutions

Motion was made by Steve Harrell and seconded by Mike Jamaica to approve the District payment as presented. Motion approved 3-0.

17. Chief Executive Officer Report

- a. Property Management Update
 - i. Leases – To be discussed in closed session.
 - ii. Property Repairs – Gi has made HVAC repairs at the VA Clinic. Construction at Pro PT has generated lots of dust and has entered the air filtration system.
 - iii. Sales/Use of Properties Update – Property needs to be cleaned up enough for the architect to inspect the interior of the building.
- b. IT Update – Ormonde has purchased new computers for staff to work remotely
- c. Tower – Ormonde will call a special meeting for next week to discuss the contract renewal for the Architect of Record. Kluger’s contract expires in January 2021.

18. Financial Report

Discussion and Action to Approve Financials:

- a. TLHCD Internal Financial Statements – November 2020
- b. Cash Report Update – December 11, 2020

Motion was made by Steve Harrell and seconded by Mike Jamaica to approve the financial statements and cash report as presented. Motion approved 3-0.

19. Suspend Open Session – Recess to Closed Session at 7:59 p.m.

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 at 8:50 p.m. – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1

Board approved deferral of Fugazzi's past due rents until November 2021 and approved rent reduction to \$4,000 per month until outdoor dining is no longer restricted by State mandate.

22. Adjournment of this meeting was at 8:58 p.m. in memory of Joseph Oldenbourg. Next regular meeting is scheduled for 6:30 p.m. on Wednesday, January 27, 2021, at a location to be determined

**Senovia Gutierrez
Secretary**