

**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](tel: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](tel: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](tel:559-685-3465) or email sormonde@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
Senovia Gutierrez	Secretary	District 3
Xavier J. Avila	Director	District 5
Steve 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. Administer Oath of Office to Directors-Elect, Kevin Northcraft and Mike Jamaica**

- 5. Consent Agenda**
 - a. 11/18/2020 Regular Board Meeting Minutes

- 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

- 7. Tulare Hospital Foundation Update – Jan Smith**

- 8. Evolutions Fitness & Wellness Center**
 - a. Gym Status Update – EVO Management Company
 - b. Transition Update – Sandra Ormonde
 - c. Discussion and Action to Adopt Resolution Number 899 Approving Prepayment of Existing Loan Debt for Acquisition of Evolutions Gym Equipment

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

- 10. Adventist Health Tulare – Capital Improvements**
 - a. NPC-2 Emergency Lighting
 - b. NPC-2 Exit Lighting
 - c. IT Server Room AC Upgrade
 - d. Miscellaneous Projects

- 11. Hospital Tower Construction Committee**
 - a. Update
 - b. Discussion and Action Related to Timeline of Candidate Application/Selection Process for Committee Members
- 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**
- 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**
- 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**
- 15. Discussion and Action to Adopt Resolution Number 900 Approving Records and Data Retention and Records Destruction Policy and Schedule**
- 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**
- 17. Chief Executive Officer Report**
 - a. Property Management Update
 - i. Leases
 - ii. Property Repairs
 - iii. Sales/Use of Properties Update
 - b. IT Update
 - c. Tower
- 18. Financial Report**
Discussion and Action to Approve Financials:
 - a. TLHCD Internal Financial Statements – November 2020
 - b. Cash Report Update – December 11, 2020
- 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, January 27, 2021 at a location to be determined