

**Tulare Local Healthcare District
Board of Directors Meeting
Wednesday, April 24, 2024, 6:00 PM
Administrative Offices, Modular Building
842 N. Gem Street
(Northeast corner of Terrace and Gem Street)**

Electronic participation will be available via Zoom
<https://us06web.zoom.us/j/82012479330?pwd=0a5qYEkOfYdb4xKMEKjZCQlF43WpgH.1>

Meeting ID: 820 1247 9330
Passcode: 256537

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Special notice to individuals with disabilities:
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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. 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, will be available for public inspection at TLHD Administrative Offices, Modular Building, 842 North Gem Street, Tulare, California, at the same time the public records are distributed or made available to the majority of the board members.

¹ A Zoom Webinar link to this meeting is being provided for the convenience of members of the public desiring to view this meeting remotely. Any member of the public requiring assistance in the use of any offsite/remote viewing technology should email Eva Edge at eedge@tulareregional.org or call 559-656-1301 at least three (3) hours prior to the scheduled commencement of this meeting. Under the Americans with Disabilities Act of 1990 (ADA), a qualifying person may further request that the District provide a disability-related modification or accommodation for said person to participate in any public meeting of the District. Such assistance includes alternative formats for the agendas and agenda packets used for any public meetings of the District. Requests for assistance shall be made in person or in written form to the Tulare Local Healthcare District at 842 North Gem Street, Tulare, CA 93274, or by telephone at (559) 656-1301. Requests made under the ADA must be received at least 48 hours prior to a scheduled public meeting.

MINUTES

April 24, 2024

Tulare Local Healthcare District Board Members:

Kevin Northcraft	President	District 4
Mike Jamaica	Vice President	District 2
Xavier J. Avila	Secretary	District 5
Jevon Price	Treasurer	District 3
Kathy Nesper	Director	District 1

1) Call to Order

Director Jamaica called the meeting to order at 6:09 PM with Directors Kathy Nesper and Xavier Avila present. Jevon Price notified District staff prior to the meeting that he would be absent.

2) Public Comment:

Jan Smith commented that she is pleased to see the completion of the asphalt and concrete work in the Tower parking lot.

(Director Kevin Northcraft arrived.)

3) Announcements – Board

Xavier Avila commented on the recent ribbon cutting for the Solar at Evolutions Fitness Center, noting that the event was well attended. Kathy Nesper gave positive comments on the newly published Q1 2024 TLHD Newsletter. Kevin Northcraft commented on his recent participation in the Antique Farm Show event. Mike Jamaica commented on the recent completion of the parking lot sealing and striping at Evolutions Fitness Center, as well as the Solar at Evolutions, stating the positive impact both projects had on the appearance of the facility. Randy Dodd read an email statement on behalf of Jevon Price in his absence, reporting his recent activities with the Tulare Western High School Pre-Med Academy's Senior Capstone Projects and positive comments in response to the latest District Newsletter, Financial Reports, and Evolutions SWOT analysis.

4) Approval of 3/27/24 Regular Board Meeting Minutes

The minutes from the 03/27/24 regular Board meeting approved with a motion from Xavier Avila and seconded by Kathy Nesper. Motion carried 4-0-0-1 (Yes-No-Abstentions-Absent).

5) Insurance Renewal Discussion – Marsh McLennan

Representatives from Marsh McLennan gave a brief update to the Board regarding the current progress of the insurance renewal process.

6) Adventist Health Tulare Update – Jason Wells, President, Central California Network, Adventist Health

{Name} provided the Board with an update regarding the recent and upcoming activities of Adventist Health Tulare.

7) Tulare Hospital & Community Health Foundation Update – Jan Smith, Executive Director

Jan Smith reported on the recent activities of the Tulare Hospital & Community Health Foundation.

8) Evolutions Fitness & Wellness Center Update – Jayne Presnell, Executive Director

Jayne Presnell gave a brief update on the recent activities at Evolutions Fitness & Wellness Center.

9) Service & Retirement Recognition – Jayne Presnell

Jayne Presnell was presented with a plaque of recognition and appreciation for her many years of service.

10) Finance Committee Update

Randy Dodd presented the March 2024 financials to the Board. Motion to approve was made by Mike Jamaica and seconded by Xavier Avila. Motion carried 4-0-0-1 (Yes-No-Abstentions-Absent).

11) Discussion and Possible Action on a written statement from the Board regarding Yorai Benzeevi sentencing.

Agenda item tabled.

12) Discussion and Possible Action to approve costs to prepare for District office relocation to Evolutions Plaza

Agenda item tabled.

13) Discussion and Possible Action Regarding Vacancies on Tower Construction Committee

Randy Dodd notified the Board that one vacancy still remains on the Tower Construction Committee, as well as the need to name Chair and Vice Chair for the Committee. No action taken. Directions were given to District staff by the Board to seek out potential candidates for consideration.

14) Discussion and Possible Action on potential letter to California State Bar regarding Bruce Greene

The draft letter was presented to the Board for their review. A motion was made by Xavier Avila and seconded by Kevin Northcraft to approve the letter as written “in form” with minor non-substantive edits allowed. Motion carried 4-0-0-1 (Yes-No-Abstentions-Absent).

15) Discussion and Possible Action re: Resolution 924, California Surplus Land Act Exemption Concerning Real Property Located at the Tulare Medical Center

Discussion occurred regarding proposed edits to Resolution 924. Motion made by Xavier Avila to approve Resolution 924 with edits as discussed and seconded by Kathy Nesper. Motion carried 4-0-0-1 (Yes-No-Abstentions-Absent).

16) Discussion and Possible Action on the Sale of Real Property Located at the Tulare Medical Center (APN 170-340-023)

A motion was made by Xavier Avila and seconded by Kathy Nesper to approve the sales agreement as written “in form” with minor non-substantive edits allowed. Motion carried 4-0-0-1 (Yes-No-Abstentions-Absent).

17) Administrative Director Report

Eva Edge reported on the list of updates to the Board, including review and discussion regarding:

- a) Staff Leadership SWOT Analysis of Evolutions
 - i) SWOT – Strengths, Weaknesses, Opportunities and Threats
- b) Building Repairs at Evolutions Plaza
- c) District Office Move to Evolutions Plaza
- d) HVAC Installation Progress at Evolutions Plaza
- e) Additional Updates as Desired by Board or Noted by Staff

18) Chief Executive Officer Report

Randy Dodd reported on the list of updates to the Board, including review and discussion regarding:

- a) Property Management & Construction Update
 - i) Leases
 - ii) Property Repairs Update
 - iii) Sale/Use of Properties Update
 - iv) Project Updates
 - (1) Solar for Evolutions Fitness & Wellness Center – Ribbon Cutting
 - (2) Ongoing Tower Construction Projects
 - (a) Asphalt and Concrete Update for Tower parking lot.
 - (b) Installation of Sheetrock Update
- b) Strategic Planning 2024-2025 Update
- c) Ongoing conversations and planning with Adventist Health
- d) Additional Project Updates as Desired by Board or Noted by Staff

19) Conclude Open Session

20) Closed Session

- a) Potential Litigation (pursuant to Govt. Code § 54956.9) (two items)
- b) Conference with Legal Counsel – Existing litigation (pursuant to Govt. Code § 54956.9):
 - i) *Tulare Local Healthcare District v. Bruce R. Greene; Baker & Hostetler, LLP; Parmod Kumar; Linda Wilbourn; and Richard Torrez*, Superior Court for the State of California, County of Kern, Case No. BCV-19-103514.
 - ii) *The People of the State of California v. Yorai Benzeevi; Alan W. Germany; and Bruce R. Greene*, Superior Court for the State of California, County of Tulare, Case No. VCF401053A/B/C.
 - iii) *Jose “Josh” Wee, III and Ava Olson v. Tulare Local Healthcare District*, Superior Court for the State of California, County of Tulare, Case No. VCU306788.
- c) Conference with agency-designated representatives (Kevin Northcraft and Jevon Price) on labor negotiations regarding Chief Executive Officer position (*pursuant to Govt. Code § 54957.6*).

21) End Closed Session

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

No reportable action taken.

23) Adjournment – Next regular meeting is scheduled for 6:00 PM on Wednesday, May 22, 2024, at the Administrative Offices, Modular Building, Northeast corner of Terrace and Gem Street.