

**Tulare Local Health Care District  
Board of Directors Meeting  
Wednesday, November 20, 2019 6:30 PM  
TLHCD Administrative Offices  
Annex Lab Building, 2<sup>nd</sup> 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. 10/23/2019 Regular Meeting Minutes
  - b. 11/07/2019 Special Meeting Minutes
  
- 5. TLHCD Financial Audit Report FYE June 30, 2019**
  - a. Presentation and Approval of Financial Audit FYE June 30, 2019 – Rick Jackson, C.P.A., JWT and Associates, LLP
  
- 6. Tulare Hospital Foundation Update – Jan Smith**
  
- 7. Evolutions Wellness Center Update – Evolutions Oversight Committee and EVO Management Company**
  
- 8. Adventist Health Tulare Updates – Randy Dodd, President**

- 9. Adventist Health Tulare – Capital Improvements**
  - a. NPC-2 Emergency Lighting
  - b. NPC-2 Exit Signs and Evacuation Plan Signs
  - c. Adventist Health – Tulare IT Server Room AC Update
  - d. Miscellaneous Projects
  
- 10. TLHCD Bond Financing Rating Process Update and Next Steps Towards the Refunding– Ben “Bud” Levine, Wulff Hansen & Co.**
  
- 11. Discussion and Action related to EVO Management Lease Agreement Extension**
  
- 12. Discussion and Action to Approve Real Property Lease Agreement with Adventist Health Tulare for 935 and 937 Gem Street and 906 North Cherry Street, Tulare, California**
  
- 13. Discussion and Action to Approve Resolution 880 Confirming the Intention of the Tulare Local Healthcare District to Cease Operational Involvement in Running a Hospital**
  
- 14. Discussion and Action to Approve Right of First Refusal Agreement with Adventist Health relating to Real Property Owned by District, and to Assign Negotiating Authority to District CEO and Interim Legal Counsel**
  
- 15. Chief Executive Officer Report**
  - a. Property Management Updates
  - b. Evolutions IT Update
  - c. Insurance Coverage
  - d. Tower Ongoing Work
    - i. Construction Site Clean Up
  - e. December Regular Meeting Wednesday, December 18, 2019 – Early to accommodate Christmas
  - f. 793, 795, 799 N Cherry Escrow Update
  - g. 4-acre Parcel Update – Parcel Map Process
  
- 16. Chief Financial Officer Report**

Review and Recommend the following for Board Approval:

  - a. TLHCD Internal Financial Statements – October 2019 (if available)
  - b. Cash Report Update – November 15 2019
  - c. Medicare Bad Debts Recovery – Update (Verbal)
  
- 17. Status Update of District Real Properties – Steve Harrell**
  
- 18. Suspend Open Session – Recess to Closed Session**
  
- 19. 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
  - iii. *In re Southern Inyo Healthcare District – United States Bankruptcy Court Eastern District of California Case No. 16-10015.*
- 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 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*).
- g. 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*).
- h. Update and recommendations related to negotiation of real property lease for construction trailer located at 793, 795, 799 N. Cherry Street (*pursuant to Ca. Govt. Code § 54956.8*).
- i. Update and recommendations related to negotiation of real property at 793, 795 and 799 N Cherry St, Tulare (*pursuant to Ca. Govt. Code § 54956.8*).
- j. Staff Evaluations
  - i. Public Employee Performance Evaluation of District Executive Assistant (*pursuant to Cal. Govt. Code § 54957(b)(1)*)
  - ii. Public Employee Performance Evaluation of District CEO (*pursuant to Cal. Govt. Code § 54957(b)(1)*)
- k. End closed session.

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

**21. Adjournment** – Next regular meeting scheduled for 6:30 PM on Wednesday, December 18, 2019 at the TLHCD Administrative Offices located in the Annex Lab Building, 2nd Floor - Conference Room 2.