

**Tulare Local Healthcare District  
Board of Directors Meeting  
Wednesday, February 28th, 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**

Join Zoom Meeting

<https://us06web.zoom.us/j/82005489450?pwd=BTprmJegaTS6Bi6Oi17p9JlzKyvCFF.1>

Meeting ID: 820 0548 9450

Passcode: 753996

**You can also dial in using your phone:**

1 669 444 9171, 1 253 205 0468, 1 253 215 8782

1 346 248 7799, 1 719 359 4580, 1 720 707 2699, 1 507 473 4847 US

Meeting ID: 820 0548 9450

Passcode: 753996

**Special notice to individuals with disabilities:**

Please email [eedge@tulareregional.org](mailto:eedge@tulareregional.org) or call [\(559\) 656-1301](tel:559-656-1301)  
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.

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<sup>1</sup> 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](mailto: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.

# AGENDA

February 28<sup>th</sup>, 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

- 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) **Approval of 1/24/24 Regular Board Meeting Minutes and Special Board Meeting 2/1/2024 – (Attachments)**

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

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

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

8) **Finance Committee Update – (Attachment)**

#### **Discussion and Possible Action to Approve the January 2024 Financials:**

- a) Tulare Local Healthcare District Internal Financial Statements
- b) Evolutions Internal Financial Statements
- c) Cash Flow Report

9) **Discussion and Possible Action to Approve Contract with Johnson Controls to complete Fire Panel Drawings for existing hospital – (Attachment)**

10) **Discussion and Possible Action to Approve Construction Management and Inspector of Record Proposal with Vanir Construction – (Attachment)**

- 11) Discussion and Possible Action to install Heating, Ventilation and Air Conditioning systems, previously purchased by the District, at Evolutions Plaza – (Attachment)**
- 12) Discussion and Possible Action to Approve Security Camera System and Network Upgrades at Evolutions Plaza – (Attachment)**
- 13) Discussion Regarding Banking and Financial Transaction Controls and/or Standards – Director Nesper**
- 14) Administrative Director Report**
  - a) Performance Indicators and Criteria for Performance Excellence – (Attachment)
  - b) Follow up to Resolution 921 Banking Authority - Crime Policy Coverage – (Attachment)
  - c) Community Outreach and Communication
    - i) Web Site and Social Media Update – (Attachment)
  - d) Additional Updates as Desired by Board or Noted by Staff
- 15) Discussion and Potential Action Regarding Letters of Opinion in the Legal Cases of Alan Germany, Bruce Greene and Yorai Benzeevi.**
- 16) Discussion and Potential Action to Approve Resolution 922: Limited Scope Waiver of Attorney/Client Privilege Related to Prior Representation by Herr Pedersen & Berglund, LLP – Jason O. Howard, General Counsel**
- 17) Certificate of Recognition for Linda Crase**
- 18) Chief Executive Officer Report**
  - a) Property Management & Construction Update
    - i) Leases
    - ii) Property Repairs Update
    - iii) Sale/Use of Properties Update
      - (1) Potential move of District Office to Evolutions Plaza
    - iv) Project Updates
      - (1) Asphalt and Concrete Update for Tower parking lot
      - (2) Engie Solar for Evolutions Fitness & Wellness Center
      - (3) Ongoing Tower Construction Projects
  - b) Ongoing conversations and planning with Adventist Health
  - c) Investment Update
  - 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 Nos. VCF401053A/B/C.
- c) Instructions to designated representative (Kevin Northcraft) related to sale of real property at the Tulare Medical Center, parcel number 23 (pursuant to Govt. Code § 54956.8)
- d) Conference with designated representatives (Kevin Northcraft and Jevon Price) regarding employment negotiations for 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**

**23) Adjournment – Next regular meeting is scheduled for 6:00 PM on Wednesday, March 27, 2024, at the Administrative Offices, Modular Building, Northeast corner of Terrace and Gem Street**

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