

**Tulare Local Health Care District  
Board of Directors Meeting  
Wednesday, December 18, 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
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. **Consent Agenda**
  - a. 11/20/2019 Regular Meeting Minutes
  
5. **Public Hearing Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as Amended, and Action to Approve Issuance of General Obligation Bonds**
  - a. **Discussion and Action to Approve Resolution Number 881 of the Board of Directors of the Tulare Local Health Care District Approving the Issuance of Its General Obligation Refunding Bonds, Series 2020, in an Aggregate Principal Amount Not To Exceed \$85,000,000 for the Purpose of Refunding General Obligation Bonds Issued by the District in 2007 and 2009 and Certain Other Matters Relating Thereto**
  - b. **Discussion and Action to Approve Resolution Number 882 Approving the Issuance and Sale of the District's 2020 General Obligation Refunding Bonds as Required by Section 147(f) of the Internal Revenue Code of 1986, as amended.**
  
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 Patch and Paint
    - i. Discussion and Action to Approve NPC-2 Emergency Lighting Patch and Paint Project
    - ii. Discussion and Action Determining Financial Responsibility
    - iii. Discussion and Action to Approve Adventist Health Payment of Project Expenses as Offset Against Rent Pursuant to the Lease
  - b. Kitchen Upgrade
    - i. Discussion and Action to Approve Kitchen Upgrade Project
    - ii. Discussion and Action Determining Financial Responsibility
    - iii. Discussion and Action to Approve Adventist Health Payment of Project Expenses as Offset Against Rent Pursuant to the Lease
  - c. Miscellaneous Projects
- 10. Discussion and Action to Approve Resolution Number 883 related to the Matter of Compliance with Health and Safety Code Section 130066 (AB 2190) regarding the Deadline for Substantial Compliance with the Seismic Safety Regulations and Standards Described in Health and Safety Code Section 130065.**
- 11. TLHCD Bond Financing Rating Process Update and Next Steps Towards the Refunding – Ben “Bud” Levine and Roy Nelson, Wulff Hansen & Co.**
- 12. Discussion and Action to Authorize Expense to Engage Moody’s for Bond Rating Upgrade**
- 13. Discussion and Action to Approve Cash Flow Projections**
- 14. Discussion and Action to Approve Real Property Lease Agreement with Adventist Health Tulare for Gem Street Parking Lot**
- 15. 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**
- 16. Discussion and Action to Authorize District CEO to Hire Staff**
- 17. Discussion and Action to Increase District CEO Salary**
- 18. Chief Executive Officer Report**
  - a. Property Management Updates
  - b. Evolutions IT Update

- c. Insurance Coverage
- d. Tower
  - i. Ongoing Work
  - ii. Construction Site Clean Up
- e. 4-acre Parcel Update

**19. Chief Financial Officer Report**

Review and Recommend the following for Board Approval:

- a. TLHCD Internal Financial Statements – October 2019
- b. TLHCD Internal Financial Statements – November 2019
- c. Cash Report Update – December 13, 2019
- d. Medicare Bad Debts Recovery – Update (Verbal)

**20. Status Update of District Real Properties – Steve Harrell**

**21. Suspend Open Session – Recess to Closed Session**

**22. 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 construction trailer located at 869 N. Cherry (*pursuant to Ca. Govt. Code § 54956.8*).
- g. 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*).
- h. End closed session.

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

24. **Adjournment** – Next regular meeting scheduled for 6:30 PM on Wednesday, January 22, 2019 at the TLHCD Administrative Offices located in the Annex Lab Building, 2nd Floor - Conference Room 2.