

**Tulare Local Health Care District
Board of Directors Meeting
Wednesday, January 22, 2020 6:30 PM
TLHCD Administrative Offices
Annex Lab Building, 2nd 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. 12/18/2019 Regular Meeting Minutes

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

- 6. Evolutions Wellness Center Update – Evolutions Oversight Committee and EVO Management Company**

- 7. Adventist Health Tulare Updates – Randy Dodd, President**

- 8. 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
- 9. Discussion and Action related to Change Orders Submitted for Previously Approved Projects**
- 10. TLHCD Bond Financing Rating Process Update and Next Steps Towards the Refunding – Ben “Bud” Levine and Roy Nelson, Wulff Hansen & Co.**
- 11. Discussion and Action to Authorize Expense to Engage Dissemination Agent to Ensure Bond Reporting Compliance**
- 12. Discussion and Action related to Change in Insurance Premiums**
- 13. Discussion and Action related to EVO Oversight Committee Meeting and Reporting Frequency and Schedule**
- 14. Discussion and Action to Approve Medicare Bad Debts Recovery Project**
- 15. Chief Executive Officer Report**
 - a. Property Management Update
 - b. Evolutions IT Update
 - c. Tower
 - i. Ongoing Work
 - ii. Construction Site Clean Up
 - d. 4-ac Parcel Update
 - e. Conflict of Interest Form 700 Review
 - f. Staff Update
- 16. Chief Financial Officer Report**

Review and Recommend the following for Board Approval:

 - a. TLHCD Internal Financial Statements – December 2019
 - b. Cash Report Update – January 17, 2020
- 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
- c. 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).
- d. 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).
- e. 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).
- f. 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).
- g. 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, February 26, 2019 at the TLHCD Administrative Offices located in the Annex Lab Building, 2nd Floor - Conference Room 2.