

TEHACHAPI VALLEY HEALTHCARE DISTRICT
BOARD OF DIRECTORS MEETING
MINUTES

116 W E Street
Tehachapi, CA 93561
November 2, 2021
Conference Call # 351-888-6527
10:00 am

Board Present: Mike Nixon, Christine Sherrill, William Steele, Duane Moats

Staff Present: Caroline Wasielewski, CEO; Scott Nave, Legal Counsel

I. CALL TO ORDER

Chair Mike Nixon called the meeting to order at 12:30 pm.

II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

None

III. NEW BUSINESS

None

V. OLD BUSINESS

A. Ideas for Community Resource Center

CEO Wasielewski reviewed with the Board what items have been discussed at previous meetings, to include: solar heat exchangers, charging stations, EV charging stations, and possible grants for such items. The Board then discussed the possibility of a two-story building facing E street that would have loft apartments on the second floor. These would be used for traveling nurses or medical providers. Questions were brought up concerning if there was a great need for housing considering there are hotels and suites nearer to the new hospital. It was determined that it would need to be discussed with Adventist Health to determine level of need. A suggestion was entered that they could be leased to residents of Tehachapi. Legal counsel Navel advised the Board that residential housing is most likely not within the scope of a Healthcare District. President Mike Nixon suggested that the first phase of the project be to construct offices/storefronts facing Curry Street. Again Mr. Nave reminded the Board that the scope of healthcare districts involves health and wellness, so the offices should be leased to such professionals, not ordinary retail, as it could affect

the provisions that are provided to a healthcare district. If the Board was moved to be involved in retail leasing and residential housing it would be advisable to investigate a Joint Powers Agreement with the City of Tehachapi. A few Board members want the Mountain Pathways to be part of the first phase and for a community building to be built before the offices. It was suggested the Board work on creating a vision first, then, for each phase, go to an architect, then CEQA, then planning, design, bidding and construction. Mr. Nixon would like a full and complete vision before an architect is obtained.

VI. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

The Board thanked community member Kim Nixon for attending and contributing to the discussion.

VII. CLOSED SESSION

A. Water Rights Negotiations

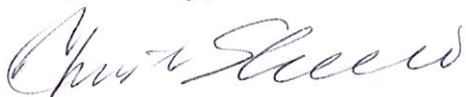
VIII. CLOSED SESSION REPORT

The Board discussed water rights negotiations. No action was taken and no other items were discussed.

IX. ADJOURNMENT

Meeting adjourned at 11:15 am

Respectfully,



Christine Sherrill
Secretary