**MINUTES**

TEHACHAPI VALLEY HEALTHCARE DISTRICT

**SPECIAL** BOARD OF DIRECTORS MEETING

August 19, 2019

Tehachapi Area Association of Realtors Office

 803 Tucker Road

Tehachapi, CA 93561

2:00 pm

**Board Present**: Mike Nixon, President; Sam Conklin, Vice-President; Duane Moats, Treasurer; Christine Sherrill, Secretary; William Steele, attending via teleconference from Memphis City (Hooks) Library Conference Center, 3030 Poplar Ave., Memphis , TN 424-645-9372

**Staff Present**: Chet Beedle, CFO; Lisa Hughes, Business Manager; Scott Nave, Counsel; Caroline Wasielewski, District Manager

1. **CALL TO ORDER**

President Mike Nixon called the meeting to order at 2:00 pm

1. **FLAG SALUTE**

 **III. STRATEGIC PLANNING WORKSHOP**

 District Manager Wasielewski spoke about the current condition of the building at 115 W E Street. The Board discussed what to do with the building. It was the TVHD hospital and is currently not used. A community group facilitating adult day care, Mountain Pathways, is interested in leasing space. Adventist Health is still officially leasing the building, but an amendment to the Master Facilities Lease is in negations. Scott Nave stated that a lease with a commencement date could be in place, parallel to the amendment. Various members of the Board voiced their opinions concerning uses for the building and funding. There was a consensus that part of the building should be designed as offices for healthcare providers. Ms. Wasielewski distributed copies of the Community Needs Assessment conducted by the District in 2015. The Board reviewed the areas of need, and agreed that an updated assessment will be part of, and most likely, guide the strategic plan. The question of collaborating with other districts and areas arose. The Board was reminded that two committees were formed, but have since ceased to meet or act. They are Quad Healthcare Collaborative and the Southern Eastern Kern Healthcare Consortium. The Board asked that Scott Nave begin the process of dissolving both committees.

As the Board discussed plans for physician offices, leasing to an adult day care and moving District operations to the building, the question of city requirements and timing came up. Jay Schlosser, a representative of the City of Tehachapi, commented that time is of the essence and items such as code acceptability, determining architectural treatment, and submitting plans for remodeling, must be taking care of and submitted as soon as possible. He also stated the City is very interested in keep the esthetic value of the downtown intact. Mr. Schlosser suggested removing the building and collaborating or selling to an entity that could build a new, multipurpose structure. The Board was not interested in this option and continued to discuss repurposing the building. It was determined that Ms. Wasielewski should find out exactly how much square feet the potential lessee, Mountain Pathways, has interest in.

The Board agreed that TVHD should hire an architect/ engineer that will be able to make drawings and consult on the vision for the building. Scott Nave will put together an RFP.

The Board advised Ms. Wasielewski to review what the tenant needs and wants. What special services, if any are needed, are the utilities separated, and is there a need for additional meters?

The next item discussed was disaster planning. Mike Nixon reported on TVHD’s presence at National Night Out. TVHD did education and spoke to many people in the community. The Board discussed how disaster planning could be helpful for the wellness of Tehachapi and perhaps increased resources allotted going forward.

The last item was the New Hospital. TVHD will be the lead agency for a CEQA assessment on the area where AH would like to place solar panels. Engie, the energy company, will do an RFP to acquire the consultant and the District will contract with them. Board members spoke about potential imaging center at the new hospital. They were reminded to be aware of right of way issues and the need for AH to keep some space open for future development. It was said that the biggest liability for TVHD is the maintenance costs in the new hospital. Money must be put aside for any event. It was suggested that the Board look at this issue annually and there there is a yearly review and approval of the District investment policy.

The meeting was adjourned at 3:09pm

Respectfully,

Christine Sherrill