

Munroe Regional Health System Marion County Hospital District

Board of Trustees Meeting Minutes February 22, 2021 Rich Bianculli, Chairman

Call to Order

Rich Bianculli called the February 22, 2021 Meeting of the Munroe Regional Health System and Marion County Hospital District Board to order at 5:09 P.M.

Board Members Present in Office

Rich Bianculli, David Cope, Sam McConnell, Teresa Stephens

Board Members Absent

Randy Klein

Others Present (by web/phone)

Matt White, Jeff Feller, Elizabeth Alt, Julie Moderie, Ram Vasudevan, Ken Marino

Others Present in Office

Debra Velez, Curt Bromund, Joe Hanratty, Heather Wyman, Jessica Cole, Dolly Dockham

Public Comment (3 Minutes)

None

APPROVAL OF PREVIOUS MINUTES

January 25, 2021 and February 16, 2021 - A Motion was made by Sam McConnell to approve the previous minutes of January 25, 2021 and February 16, 2021 as presented. The Motion was seconded by Ken Marino. With no further discussion and no objections, the Motion passed unanimously.

COMMITTEE REPORTS

STRATEGIC INITIATIVES COMMITTEE - DAVID COPE

David Cope called the Strategic Initiatives Committee Report to order and asked Curt and Debra to proceed with the report.

NEW BUSINESS

Guest Speakers WellFlorida/Healthy Starts

Jeff Feller and Julie Moderie – Pregnant Women with Substance Use Disorder and Substance Affected Infants - Nurse Family Partnership offers a free, voluntary, client focused program. Pregnant women are partnered with a registered nurse early in pregnancy and continue with individualized ongoing home visits until their child's second birthday. The nurse client relationship developed during these visits, has been proven to improve pregnancy outcomes, strengthen child health and developmental wellness and advance family's economic self-sufficiency. The nurse will conduct screenings, assessments, and provide family focused case management, as well as support mothers health and wellness goals. The opportunity for their nurses and Women's Intervention Specialist to be located at Beacon Point will allow for close collaboration with the other programs to ensure our pregnant women, newborns and families affected by substance use

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have access to much needed services. In addition to being able to refer their clients to the other amazing programs at Beacon Point, those programs will also be able to refer their pregnant clients to their services and be confident that a nurse is working with the family and helping to ensure the safety of their baby. They hope to get grant funding next year also and to get inter-agencies signed on in 60 days. Trustees would like to see a separate MOU from the lease and include an opt out for the District. More discussions need to be had to establish why they need to be at Beacon Point. It is requested that Joe separate the MOU into an MOU and a lease and bring back to next committee meeting. The MOU/Lease needs to contain how much space they need at a minimum, better termination language and a better opt out for the District. Trustees feel that WellFlorida needs to answer more questions, Curt and Debra will have more information for next meeting.

Fire Station at Beacon Point –The City and the Fire Marshall did a walkthrough of the building with Curt to assess what is needed. It would cost at least 400K just to bring the building up to code, as it is in disrepair. Also has limited parking. After some discussion it was decided not to pursue leasing the fire station and return the keys as it will be too costly to bring it up to code.

A Motion was made by Rich Bianculli to terminate the Fire Station lease and return the keys, the Motion was seconded by Sam McConnell. With no further discussion and no objections the Motion passed unanimously.

Community Home Project –Rich and Jessica previously presented a project called Community Home that will be a unique collaboration of community partners with the goal of reducing obesity and chronic diseases by providing access to nutrition education and healthy eating options as well as life-stabilization services to underserved communities. Jessica is working on partnerships and collaborations. David Cope is working on locating a house/facility to buy or rent and is looking at a facility across from Kids Central in Ocala. The timeline to have this project up and running is July 2021. A purchase and reno budget is being presented to recommend for board approval.

A Motion was made by Sam McConnell to approve the Purchase and Reno budget as presented as a reserved funding budget for operations for one year until staff presents a final budget for next year. The Motion was seconded by Ken Marino. With no further discussion and no objections, the Motion passed unanimously.

AMP/FANS – need to resume once a month brief updates at committee meetings.

Grants – need to have one grantee a month at committee meetings to give updates on their services.

OLD BUSINESS

None

A Motion was made by Sam to accept the Strategic Initiatives Report as presented by general consent, the Motion was seconded by Teresa. With no further discussion and no objections, the Motion passed unanimously.

David closed the Strategic Initiatives Committee Report and Rich opened the Finance Committee Report.

FINANCE COMMITTEE -SHERYLL GOEDERT

NEW BUSINESS

MCHD January 2021 Financials – Matt presented the financials for January, stating that the financials had no anomalies. Deb, Curt, Sheryll and Matt reviewed the assets and liabilities for MRHS and they are at where they need to be for the wind down.

OLD BUSINESS

None

A Motion was made by Sam to accept the January Financials and the Finance Committee Report as presented. Dave seconded the Recommendation. With no further discussion and no objections the Recommendation passed unanimously.

There being no further business, Rich closed the Finance Committee Report. Rich then requested that Sam call to order the Operations Committee Report.

OPERATIONS COMMITTEE - SAM MCCONNELL

Sam McConnell called the Operations Committee Report to order.

NEW BUSINESS

LEGAL MATTERS/OTHER

Joe Hanratty

Legal Claims- Joe reported that there are no new legal claims to discuss.

Legal -Other

Park Place First Amendment - an addendum had been done in regard to the Marchman Act Liability and needs to be ratified. The Tenant hereby indemnifies and holds harmless Landlord from and against all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property arising from or out of an occurrence upon or at the Leased Premises, or the occupancy and use by Tenant thereof or Tenant's use of the exterior areas caused by Tenant's use of the property for Marchman Act Involuntary Assessment or Treatment activities and/or that of Tenant's employees, on the Leased Premises. The addendum needs to be ratified.

David made a Motion to approve the Park Place First Amendment by general consent, the Motion was seconded by Rich. With no further discussion and no objections the Motion passed unanimously.

Old District Office Repurposing Options

Indigent Dental Services - There are three primary organizations in Marion County who can bill Medicaid for low-income citizens to partially sustain dental operations, staff and supplies: Heart of Florida, Langley and the Department of Health. Another option here was to look at the HOF building on 17th and 3rd for dental services, which is already set up to be a dental office. After looking at the building it was decided it was not an option as there is \$900K sale price on the building, functional issues are unknown and the parking is an issue.

AdventHealth – Office Space - Advent is interested in acquiring the property to expand operations, but they prefer to trade properties. They are working on details for potential uses, which will likely include moving their HR department from trailers or their Physician's Services to our old office for interviews and new hire orientation. Advent is now offering an option of swapping the old office for the Physicians building next door to the old building. The building may require a lot of work, and David will arrange to look at the building and bring his findings back to the next committee meeting.

Old Business

Hospital Inspection Update – Debra has received a proposed list of areas to be inspected by the inspector. National Property Inspections (NPI) shall provide condition-based assessment (CBA) of the HVAC, electrical systems, roof coverings, plumbing systems, & building envelope for the MCHD outlying buildings over a five-year period from years 2021-2025 or a full inspection every other year. The assessments are intended to provide client with information obtained through visual and non-destructive examination, maintenance record review, and non-destructive examinations to help identify areas that need attention or corrective action. This is based on standard conditions and represents their best judgment, given the information available at the time of the assessment. There was a second proposal received by NPI to inspect all five areas of each of the buildings leased to Advent Health every other year versus on one area over a 5-year span of time.

A Motion was made by Sam to approve doing a full inspection on a two-year cycle at the prices as presented by general consent, with no further discussions and no objections, the Motion passed unanimously.

David made a **Motion** to accept the Operations Committee Report by general consent, the **Motion** was seconded by Teresa. With no further discussion and no objections, the **Motion** passed unanimously.

There being no further business Sam closed the Operations Committee Report. Rich then asked Teresa to call to order the Investment Committee Report.

INVESTMENT COMMITTEE -TERESA STEPHENS

Teresa called the Investment Committee Report to order.

NEW BUSINESS

Investment Policy Statement – Exhibit A

Teresa asked Caleb to provide the District with his recommendations of changing the strategic asset allocations. Caleb suggested options be explored which would be adjusting US Equities, Alternatives and Fixed Income limits, Caleb and Teresa are suggesting changing the US Equity Lower Limits to 30% and the Target Allocation to 35% and Upper Limit to 40%, Fixed Income lower the Lower Limit to 30% and Target Allocation to 35% and Upper Limit to 40%. Change the Lower Limits on Alternatives to 5% and the Upper Limit to 15%. Leave Cash and Illiquid Alternatives as is for now. Caleb needs to provide Teresa with the volatility number and to also express what he thinks the expected amount of movement the portfolio could have.

After some discussion, Sam made a Motion to recommend approving the changes suggested by Caleb and Teresa up to 15% increase over the current IPS allocation volatility. The Motion was seconded by David. The Motion passed unanimously.

OLD BUSINESS

None

David made a Motion to accept the Investment Committee Meeting Report as presented by general consent. With no further discussion and no objections, the Motion passed unanimously. There being no further business, Teresa closed the Investment Committee Meeting Report.

There being no further business Rich adjourned the meeting at 6:24 PM.



Rich Bianculli, Chairman