

Marion County Hospital District

Board of Trustees Meeting Minutes

May 20, 2019 @ 5:00 p.m.
Sam McConnell, Vice Chairman

Call to Order

Sam McConnell, as acting Chairman, called the May 20, 2019 regular meeting of the Marion County Hospital District Board of Trustees to order at 5:02 p.m.

Board Members Present

Ken Marino, Randy Klein (arrived 5:04 pm), Sam McConnell, David Cope, Larry Strack, Ram Vasudevan

Board Members Absent

Rich Bianculli - Chairman

Present by Phone

None

District Attorney Present

Joe Hanratty

Others Present:

Curt Bromund, Dolly Dockham, Brianna Liles, Debbie Cooper, Rebecca Tull, Janet Tutt, Jamie Ulmer, Carlos Medina, Michelle Stone, Karla Grimsley, Brandi Cooney

Invocation

David Cope

Public Comment (3 minutes)

None

Approval of Previous Minutes – April 29 and May 20, 2019

The minutes of April 29 and May 20, 2019 were approved as presented by general consensus.

MCHD Financial Reports, Budget vs. Actual Balance Sheet and Income Statements.

Debbie Cooper reviewed the April 2019 financials. A **Motion** was made by David Cope to accept the Financials of April 2019 as presented. The **Motion** was seconded by Randy Klein. The **Motion** passed unanimously.

New Business

Grant Committee Update

Sobriety Village – Curt handed out a diagram of the community and how the community network services will work. Phase I is to get Ann into the building. Phase II is to develop continuity of care from Phase I. Phase III will be step-down Sober Living from Phase I and II. David stated that another \$100K is need now for repairs now, the county has approved 700K in funds towards the MLK (Centers) purchase and renovations, 400K of the funds went toward the purchase of the facility and 300K is available for the renovations. There needs to be a lease agreement done with each tenant which includes performance based services in the leases and if the tenant does not perform the services then they lose the lease and agree to release the District from any liability. Joe will prepare some draft performance based leasing agreements to be reviewed at next committee meeting.

At this time, funds in the amount of \$100K are being requested to add to the existing \$100K previously approved from the district to start the repairs and renovations as we are hoping to move FreeDOM clinic by end of May. These funds are being used before the grant money. Dave stated that some repairs need to be done now such as mold abatement etc. The larger repairs such as roofs etc. will be done with the county funds.

After some discussion Randy made a Motion to approve another \$100K for renovations at the Sobriety Village site. The Motion was seconded by Ken Marino. The Motion passed unanimously.

Curt then presented some suggestions on new names for the Sobriety Village. After some discussion it was decided to approve calling the new Sobriety Village “Beacon Point”. A **Motion** was made by Randy Klein to approve calling the new Village “Beacon Point”, the **Motion** was seconded by Ram Vasudevan. The **Motion** passed unanimously.

AMP/Fans Updates

AMP

Collaboration & Partnership

- *CHIP Steering Committee*
- *Marion County Fire 7 rescue Department*

Smart Phone Application

- Continue to work with developer to enhance features

Multi-Media Engagement

- Weekly videos for pop up fitness
- Finalized videos with WIMS media
- Social media

Health Education Campaign

- Kiosks are displaying health messaging
- Provide health education to parents and children with *Early Learning Coalition- Success by 6*
- Start summer programming with Belleview Santos school and Marion County libraries in June

AMP Workplace Wellbeing

- Continue to reach out to new workplaces
- Continue to provide programming and PES changes to existing workplaces

FANS – Heather was not present but her update was presented at the committee meeting.

Grants Cycle 4.0

Quarter one reports received. Reports were presented by Curt and new grant monitor Brandi Cooney.

InterFaith – Karla Grimsley was present and gave an update on her grant. Karla mentioned updating her goals and objectives to align with her adjusted budget and will get a copy of those adjustments to Brandi Cooney when ready. She mentioned they trained an advocate to help with prescriptions and getting more referrals to HOF. Their diabetes treatment has decreased to 7% so they are sending patients to places that offer free diabetic strips. Hope clinic has started free cooking classes for better nutrition. Some challenges experienced are Lilly Pharmaceutical has a 3 month backlog. Still trying to get with HOF for the 340b program. Hope clinic is going to help reduce the cost of medicine. They will start tracking better where the clients are coming from.

Hope Clinic – was not present – technical assistance is occurring with Hope. They are having issues with submitting their reports on time and properly, there is an issue with number of clients served during the first 45

days of the grant cycle. Community Foundation will be helping them with their reports going forward. They are being monitored closely.

Boys and Girls Club – Have Brandi check the number of unique clients anticipated to serve in their grant in respect to how many they actually do for the year.

Estella Byrd Whitman – getting off to a slow start but will have extra classes in 2nd quarter.

Langley – question to ask is “what is the cost per patient per year?”

Project Lift – is currently getting their clients from the Dunnellon High School and the Court System, how can we help get them more clients?

Freedom Clinic Mental – would like to see a better mental model to follow, maybe the Lutheran model and what will the outcomes of this venture be.

It was requested that Brandi for future reporting on the grant reports check the number of unique clients anticipated to serve in their grant in respect to how many they actually do for the year.

Old Business

Heart of Florida – A revised DRAFT Memo of Understanding (MOU) between Heart of Florida and Marion County Hospital District was presented/discussed by Joe Hanratty. The District intends to provide HFHC with 2M towards the cost of building out Parcel 2 of said property located at SR40 and NE 25th Ave.

A Motion was made by Randy Klein to approve the revised HOF MOU, the Motion was then seconded by Larry Strack. The Motion passed unanimously after amended.

After some discussion, there was an error detected in paragraph 8 that needed to be fixed, paragraph 8 needs to change \$1,705,000 to \$1,750,000.

A Motion was made by David Cope to amend the previous Motion for paragraph 8 and to approve the HOF MOU with the change in paragraph 8 as discussed above. The Motion was seconded by Ken Marino. The Motion passed unanimously after amended.

Jamie Ulmer was present to answer questions about the MOU and invoices that need to be paid to the contractor Steve Allen and to the architect Michelle Partin. Jamie is requesting that \$150K be made available immediately as he has already paid \$150K in invoices to Steve Allen and Michelle Partin. Jamie stated that the roof and incidentals will come from the HOF budget and they are applying for a HRSA grant for \$380K to help pay for furniture etc.

After some discussion, David Cope made a Motion to amend the amendment for paragraph 8 that \$150K would be made available now for current invoices and \$100K would be made available when the next set of invoices are received. The Motion was seconded by Ram Vasudevan, The Motion to amend the amendment passed unanimously.

In regard to the Commercial Lease Agreement changes need to be made as follows:

Paragraph 3; make it clear the parking is non-exclusive.

Add the following to the end of the last sentence of #8: “during the initial 30 year term”.

Shouldn't Operating Costs be renamed Common area maintenance costs to be consistent with #8?

Add, “subject to the prohibitions in paragraph 2.” to the end of paragraph 12 and the first sentence of paragraph 26.

A Motion was made by David Cope to approve the Grant report as presented, the Motion was seconded by Ken Marino. The Motion passed unanimously.

Investment Committee Update

We were up ~\$4.6M last month and are down ~ \$1.2M so far this month. We are up \$5M fiscal year to date.

A **Motion** was made by David Cope to approve the Investment Report, the **Motion** was seconded by Ken Marino. The **Motion** passed unanimously.

Operations Committee Update

New Business

MCHD Bylaws – Under Article V, Section 5.1 Election – After some discussion it was decided to remove the the sentence “Each officer of the Board shall be limited to two (2) one (1) year terms for each office.”

After some discussion, A Motion was made by Ram Vasudevan to remove the term limit as stated above in Section 5.1 of the MCHD Bylaws. The Motion was seconded by David Cope. The Motion passed with a hand vote of 5 in favor and 1 against (Larry Strack).

MRHS/MCHD Employee Handbook – an employee handbook is being compiled for the District. A draft of the handbook will be reviewed with Sam and the trustees before going to an HR lawyer to review also. The HR lawyer is Shannon Kelley, she is being retained at \$275/hr for the current services and then a retainer of \$1,500/yr would be available for certain unlimited HR services. Larry Strack stated that the employee benefits presented in 2015 to the board are the benefits that the Board approved for the employees at that time.

Sixth Amendment to the Lease – Joe has communicated to the Advent Health attorney the Trustees concerns about the first draft of the Sixth Amendment to the lease and they are working on a revision to address those concerns. Joe will try to have a revised Amendment by the next committee meeting.

A **Motion** was made by David Cope to approve the Operations Report as presented. The **Motion** was seconded Ken Marino. The **Motion** passed unanimously.

Old Business

None

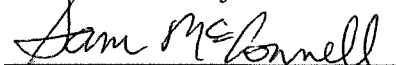
Legal/Other

District Roof Skylight/Dome Repair – the Skylight/Dome on the District roof is leaking and is in need of replacement, a quote was obtained from the roofer who installed the new roof, the new skylight to replace the dome is \$9,693.00.

After some discussion, it was decided to approve the Scott Smith Roofing Skylight quote for \$9,693.00. A **Motion** was made by David Cope to move forward with the quote as presented. The **Motion** was seconded by Randy Klein. The **Motion** passed unanimously.

Adjournment

Sam McConnell adjourned the meeting at 7:05 p.m.



Sam McConnell, Vice Chairman

MARION COUNTY HOSPITAL DISTRICT

Grant Committee Meeting Minutes

May 14, 2019

David Cope, Chairman

Call to Order

David Cope called the May 14, 2019 Grant Committee regular meeting of Marion County Hospital District to order at 12:05 p.m.

Public Comment (3 minutes)

None

Committee Members Present

Curt Bromund, David Cope, Randy Klein, Rich Bianculli, Sam McConnell

Committee Members Absent

Larry Strack

Present by Phone

None

District Attorneys Present

None

Invocation

None

Others Present:

Dolly Dockham, Debbie Cooper, Carlos Medina, Rebecca Tull, Heather Wyman, Brianna Liles

Approval of Previous Minutes

- April 23, 2019

A **Motion** was made by Rich Bianculli to approve the minutes of April 23, 2019 as presented. The **Motion** was seconded by Sam McConnell. With no further discussion, the motion passed unanimously.

New Business

Sobriety Village – Curt handed out a diagram of the community and how the community network services will work. Phase I is to get Ann to the building, Phase II is to develop continuity of care from Phase I. Phase III will be step-down Sober Living from Phase I and II. Rich stated we cannot just be the landlord we need to be slightly involved and there needs to be a lease agreement done with each tenant which include performance based services in the leases and if the tenant does not perform the services then they lose the lease and agree to release the District from any liability. Sam also wants the funding for the village to be done through the grant cycle as to have more control of the funds. Rich also stated that another \$100K is need now for repairs now, the county has approved 700K in funds towards the MLK (Centers) purchase and renovations, 400K of the funds will go toward the purchase of the facility and

300K towards the renovations. At this time, funds in the amount of \$100K are being requested to add to the existing \$100K previously approved from the district to start the repairs and renovations as we are hoping to move FreeDOM clinic by end of May. These funds are being used before the county community block grant money. Rich stated that some repairs need to be done now such as mold abatement etc. The larger repairs such as roofs etc. will be done with the county funds.

After some discussion Randy made a **Motion** to approve another \$100K for renovations at the MLK site. The **Motion** was seconded by Sam McConnell. The **Motion** passed unanimously and will be presented at the May board for approval.

Curt also presented some suggestions on new names for the Sobriety Village.

After some discussion it was decided to recommend to the board to approve calling the new Sobriety Village "Beacon Point". A **Motion** to recommend was made by David Cope to approve calling the new Village "Beacon Point", the **Motion** to recommend was seconded by Randy Klein. The **Motion** passed unanimously and will go to the May board for approval.

AMP/Fans Updates – will be presented at board meeting

AMP

Collaboration & Partnership

- *CHIP Steering Committee*
- *Marion County Fire 7 rescue Department*

Smart Phone Application

- Continue to work with developer to enhance features

Multi-Media Engagement

- Weekly videos for pop up fitness
- Finalized videos with WIMS media
- Social media

Health Education Campaign

- Kiosks are displaying health messaging
- Provide health education to parents and children with *Early Learning Coalition- Success by 6*
- Start summer programming with Belleview Santos school and Marion County libraries in June

AMP Workplace Wellbeing

- Continue to reach out to new workplaces
- Continue to provide programming and PES changes to existing workplaces

FANS - is wrapping up for the school year. Cheri's replacement will start in June. Will spend most of June getting them up to speed for the upcoming school year. Elementary Schools will begin solarizing their beds for summer. They are also fishing up fitness test and we will collect the final data for the year.

SHAPE Florida (Society of Health and Physical Educators) is doing a county visit to FANS schools as a model for the state. Secondary schools are harvesting their last crops and are cleaning greenhouses/shade houses for the summer. Greenhouse meeting with facilities and BHS faculty is being set up. FANS club

meetings are finalizing their end of the year scrapbooks that will highlight all the events from the year. Wrap up meeting with the sponsors is May 16.

Grants Cycle 4.0 – Quarter one reports received. Reports will be presented at board meeting with Curt and Brandi Cooney.

Old Business

Heart of Florida – A DRAFT Memo of Understanding (MOU) between Heart of Florida and Marion County Hospital District was presented by Joe Hanratty. The District intends to provide HFHC with \$2M towards the cost of building out Parcel 2 of the property located at SR40 and NE 25th Ave., 9,911 square feet shall be included in the proposed build out of Parcel 2 in the manner depicted on Exhibit “A.” The balance shall be unfinished open space contiguous to the area built out as described herein. The District shall use its’ own funds to build out the portions of the building to be occupied by District, no part of the \$2 million for the HOF shall be used to build out the District area.

After some discussion the following was determined to need more explanation:

5. The District shall have a right to renew the lease of the Subject property at the conclusion of the first term of 30 years for an additional 30 year term.

More explanation is needed on the next 30 years, such as at what price and what conditions?

After some discussion it was decided that Section 7 of the Lease addresses this issue.

7. The District shall only be responsible for the cost of utilities, maintenance and repair of the space it actually leases and shall not pay common area maintenance or any apportioned costs that cover areas not included in the District’s space shown on Exhibit “A”.

More explanation is needed in regard to the maintenance of the space and what about HVAC maintenance?

8. The District and HFHC agree that the \$2 million dollars from the District shall be expended on build out expenses of HFHC area only and shall be used prior to any other funds expended on the project to build out the interior of Parcel 2. The funds shall be expended in the manner set forth in paragraph Ten (10) below and shall require approval by the District after a minimum of 14 day notice.

Number 8 is to be completely removed from the agreement. There are more questions for Jamie in regard to the 2M we don’t want to be the last money into the job as we don’t want the project to run out of money with our money. If we are the next money in will it complete the job?


Joe Hanratty will get with Jamie and try to acquire more answers for the May board meeting.

Legal/Other

None

Adjournment

There being no further business, David Cope adjourned the meeting at 1:46 pm.



David Cope, Chairman

MUNROE REGIONAL HEALTH SYSTEM MARION COUNTY HOSPITAL DISTRICT

Investment Committee Meeting Minutes May 14, 2019

Richard Bianculli, Chairman

Call to Order

Rich Bianculli called the May 14, 2019 regular meeting of the Munroe Regional Health System and Marion County Hospital District Investment Committees to order at 12:00 p.m.

Public Comments (3 Minutes)

None

Trustees/Committee Members Present

Curt Bromund, David Cope, Randy Klein, Rich Bianculli, Sam McConnell

Committee Members Absent

Larry Strack

Present by Phone

None

District Attorneys Present

None

Others Present

Dolly Dockham, Debbie Cooper, Carlos Medina (arrived 12:03 pm), Rebecca Tull, Heather Wyman, Brianna Liles,

Approval of MRHS/MCHD Previous Minutes

- April 23, 2019

A **Motion** was made by David Cope to approve minutes of April 23, 2019, the **Motion** was seconded by Sam McConnell. The **Motion** passed unanimously.

New Business

We were up ~\$4.6M last month and are down ~ \$5M so far this month. New IPS was signed and is now in effect.

Old Business

None

Legal/Other

None

Adjournment

There being no further business, Rich Bianculli adjourned the meeting 12:04 pm.


Rich Bianculli, Chairman

**Munroe Regional Health System
Marion County Hospital District**

**Operations Committee Meeting Minutes
May 14, 2019
Sam McConnell, Chairman**

Call to Order

Sam McConnell called the May 14, 2019 regular meeting of the Munroe Regional Health System and Marion County Hospital District Operations Committees to order at 1:50 pm.

Public Comment (3 Minutes)

None

Committee Members Present

Curt Bromund, Rich Bianculli, David Cope, Sam McConnell

Committee Members Absent

Larry Strack, Randy Klein

Present by Phone

None

District Attorneys Present

None

Others Present

Dolly Dockham, Debbie Cooper, Carlos Medina, Heather Wyman, Rebecca Tull, Brianna Liles

Approval of Previous Minutes

- April 23, 2018

The minutes of April 23, 2019 were approved by general consensus as presented with no objections.

New Business

Financials

Budget vs Actual, Balance Sheets, Cash Flow and Income Statements for Munroe Regional Health System and Marion County Hospital District –April Financials will be presented at the May board meeting for approval.

MCHD Bylaws – Under Article V, Section 5.1 Election – After some discussion it was decided to remove the term limit of two-one year terms trustees can serve for each officer of the board. There will now be no limitation on the number of terms a Trustee may serve as an officer but each officer will still be elected on a yearly basis.

A Motion to recommend to the board was made by Sam McConnell to change the term limit as stated above in Section 5.1 of the MCHD Bylaws. The Motion to recommend was seconded by David Cope. The Motion to recommend passed unanimously and will be presented to the board for approval.

MRHS/MCHD Employee Handbook – an employee handbook is being compiled for the District. A draft of the handbook will be reviewed with Sam and the trustees before going to an HR lawyer to review also. The Marion County Commissioner's Office has also volunteered to help out with the HR review.

Old Business

Pension Plan Termination Update – Debbie presented an issue with some employees of the old pension plan. It appears that 77 participants so far cannot be located to determine if they were paid or not due to lack of information on the people, such as social security number, date of hire, date of termination. Debbie stated the ones she could find appear to have been paid, she has reached out to the hospital to inquire on how to access the previous files and is working to try and find some information. Question is also being asked why did AON not handle this over the last 5 years? Joe stated that the letter to freeze the pension plan was mailed out to all employees with a freeze date of May 15, 2019.

Sixth Amendment to the Lease – Joe read the modification Advent Health is proposing provides as follows: There was an agreement for \$150,000,000 of "Facility Plan Projects". \$25,775,813 of that has been spent as of August 1, 2018. In accordance with the timeline set forth in Exhibit A, a sum not less than \$124,224,187.00, which sum includes \$70,000,000 in Capital Expenditure on the Hospital's main campus, will be spent and lessee is required to commence Main Campus Projects by December 31 2020 and non-main campus projects must commence by January 1, 2022. The trustees are not happy with the information submitted, they want a better explanation of time-lines and expenditures of the money. Is the 75M almost expended? If so on what? Also new capital could be turning into capital repair, are they using the 4% net revenue. **Joe will talk to Advent and try to have more detailed information for the May board meeting.**

Legal/Other

Legal Claims – no change.

Adjournment

There being no further business, Sam McConnell adjourned the meeting at 2:46 p.m.



Sam McConnell, Chairman