

January 18, 2018

To: Eden Health District Board

From: Michael P. Mahoney

Re: January CEO Report

COMMUNITY GRANTS

The first payment awards for the 2018 grants have been processed. Additionally we have received most of the year end reports from last year's grantees. We are in the process of reviewing their reports which will also be reviewed by the CHAC at their next meeting.

BAYWOOD COURT

As previously reported Baywood Court Board & administration are initiating a planning process this month. As stated by the Administration the overall goal is to assess the short term & long viability of Baywood Court. The planning process will focus on six primary concepts, evaluate the mission & services as it relates to independent living, assisted living, skilled nursing including dementia care, identify an optimal use of the Strobridge property, develop a community outreach program, expand fundraising efforts, and "evaluate Baywood's independent status", note there is a loose association with the local Health District which needs to be considered in any analysis.

Clearly, this planning process may have implications for clearly understanding the District's role with Baywood Court as things progress.

PROPERTY MANAGEMENT

Dublin Gateway:

There is no new activity on the leasing front. The lease for Suite 305 expires on 11.29.18. The tenant has two options for terms of five years. Tenant may exercise the options by giving written notice at least six months prior to the expiration date.

Parking is still a sporadic problem, some spaces have been restriped and Bayside is working to improve the coordination between the tenants and the valet parking service.

In spite of the valet parking there have been concerns expressed by PAMF for additional solutions. Bayside staff is working on a plan that might involve restriping & adding signage for "Permit Parking Only".

Eden Medical Building:

Suites 201, 203 & 204 remain vacant with little expressed interest at this time.

Building Operational Issues:

The District hosted the regional meeting for the Association of California Special Districts. The meeting was held in Suite 203. In setting up the room it was noticed that the overhead lights were not working. Apparently because of the improvement across the hall the power supply for the lights has been altered. Bayside is researching how the electrical panel was moved.

We have also requested that Bayside survey the tenants regarding parking. Unfortunately the existing leases are somewhat vague on the allocation of parking based on suite size. I will be meeting with Bryan Daylor to see if we can work out an arrangement for accessing additional parking. This may create some tension with the tenants as this will require monitoring systems, and the additional expense should be the tenants' responsibility not the landlord.

San Leandro Medical Arts Building:

Suite 110A. The lease expires 2/28/18. It appears that we will reach an agreement for the tenant to renew for at least a 5 year term starting at \$2.32 per sq. ft. or a 10 year term at \$2.25 per sq. ft. The lease is with the tenant and Bayside expects it to be signed this week.

Suites 119, has expressed a desire to renew for an additional five year term.

Suites 209 & 218 all expire in the second quarter of 2018. Initial renewal discussions are just starting.

Suites 102A, 116, 200A & 203 remain vacant with little promising activity.

Suite 200. A certificate of occupancy was issued on 8/27/17. There are still outstanding disagreements relating to the final construction costs and architectural fees. The review has been delayed but it is back on track and should be completed by the end of the month.

PERSON OF THE YEAR

The Hayward Chamber Annual Awards event will be on 1.27.18 at CSUEB. The Vasquez family and the Mia's dream project will be featured in a new video that H.A.R.D. has prepared.

STRATEGIC PLANNING PROCESS

The Planning meeting will follow the Board meeting next week. I am hopeful that we will be able to reconfirm the overall strategic goals that were approved as part of the five year plan during the last planning event. Additionally, I believe that we need to also confirm the tactical goals and the objectives necessary to achieve the goals in the areas as listed under item #15 on the Board agenda.

WORK BASED LEARNING

While we are through Jonnie Banks' efforts working to implement an internship program, there are ongoing regional efforts to focus on work based learning. I have been asked by Linda Grainger to serve on an Advisory Board the ROP is organizing as the Healthcare sector representative. I think this is another opportunity to promote the efforts of the District.