

**Special Meeting of the
EDEN HEALTH DISTRICT
BOARD OF DIRECTORS
OPEN SESSION**

March 17, 2023

In Person: Suite 303 Conference Room
And Hybrid via Zoom Teleconference
9:00 a.m.

APPROVED

I. CALL TO ORDER:

Chair Russo called the meeting to order at 9:08 a.m.

Directors Present:

Chair Russo
Vice-Chair Hernandez
Director Faria
Director Lewis
Director Grant

Staff Present:

Barbara Adranly, District Clerk
Michelle Robles, Director of Finance
Mark Friedman, Chief Executive Officer

Guests:

Daniel Ashbrook, Development Director, SOS
Meals on Wheels
Nadia Bueno, Deputy Director, CALICO
No members of the public

II. APPROVAL OF THE AGENDA:

MOTION: Motion made by Director Lewis, seconded by Director Faria, to approve the Agenda of the March 17, 2023, Special Board meeting as presented. The motion carried unanimously.

III. PUBLIC COMMENT:

No public comment.

IV. ADJOURN TO EXECUTIVE SESSION:

Adjourned to Executive Session at 9:09 a.m.

Returned to Open Session at 9:39 a.m.

V. REPORT, IF ANY, FROM EXECUTIVE SESSION:

Chair Russo reported that the board approved a one-time bonus of \$9,000 for CEO Mark Friedman.

VI. CONSENT CALENDAR:

A. Minutes of February 15, 2023 Regular Meeting:

The Open Session Minutes for the February 15, 2023, regular meeting were reviewed.

Amend Page 3, 3rd paragraph, of the February 15, 2023 minutes regarding the CEI sponsorship, to change that Director Grant does not have a conflict of interest, but that she is the Director who abstained.

MOTION: Motion made by Director Hernandez, seconded by Director Lewis, to approve the Open Session Minutes of the regular meeting of February 15, 2023, as amended. The motion carried unanimously.

VII. GRANTEE REPORTS:

A. SOS Meals on Wheels:

Daniel Ashbrook, Development Director, SOS Meals on Wheels and thanked the board for funding the grant to their organization.

He reported on an overview of the SOS Meals on Wheels grant project; progress and expected outcomes and number of people served within the District; how the project is improving health; how the District can partner with their agency to let the community know about our collaborative work together; and how funding has impacted the individuals they serve.

Discussion held regarding the SOS Meals on Wheels March for Meals program that is happening this year.

B. CALICO:

Nadia Bueno, Deputy Director, CALICO (via Zoom) introduced herself and thanked the District for the grant. She reported on the services provided by their agency. She

also reported on overview of the CALICO's grant project; progress and expected outcomes and number of people served within the District; how the project is improving health; how the District can partner with their agency to let the community know about our collaborative work together; and how funding has impacted the individuals they serve.

Discussion held regarding CALICO and the services they provide.

VIII. FINANCIAL STATEMENTS:

A. JANUARY, 2023:

Michelle Robles reported on the revised financial statements for the month ending January 31, 2023.

On a cash basis, the District had a cash loss of \$274,775 for the month ending January 31, 2023. For the medical office buildings the District owns, Dublin Gateway had a cash gain of \$200,686 and the Eden Medical Building had a cash gain of \$61,375. Community Services expenses were \$451,996. The District Office operating expenses were \$96,705.

The District had a net loss of \$378,194 for January, 2023.

Discussion held regarding the January, 2023 financial statements.

B. FEBRUARY, 2023:

Michelle Robles reported on the financial statements for the month ending February 28, 2023.

On a cash basis, the District had a cash gain of \$157,334 for the month ending February 28, 2023. For the medical office buildings the District owns, Dublin Gateway had a cash gain of \$209,762 and the Eden Medical Building had a cash gain of \$59,080. Community Services expenses were \$31,206. The District Office operating expenses were \$91,717.

The District had a net loss of \$58,663 for February, 2023.

Discussion held regarding the February, 2023 financials.

MOTION: Motion made by Director Grant, seconded by Director Hernandez, to approve the January and February, 2023 financial statements, as presented. The motion carried unanimously.

IX. RESOLUTION 45 RE: INITIATIVE 21-00421A1:

Mark Friedman, Chief Executive Officer, reported on Resolution 452. He reported that Alameda County LAFCO is calling for nominations for a 4-year term regular non-enterprise special district seat. He also reported that Director Faria has expressed interest in being nominated for this LAFCO special district seat.

MOTION: Motion made by Director Lewis, seconded by Director Hernandez, to nominate Director Faria for the regular non-enterprise special district seat on Alameda County LAFCO, and to approve Resolution 452, as presented. The motion carried unanimously.

X. STRATEGIC PLANNING MEETING:

A. Welcome:

Chair Russo welcomed everyone to the Strategic Planning Session. Thanked Directors Grant, Lewis, and Mark Friedman for coordinating.

B. Introductory Exercise & Discussion – Review/Statement of the vision, mission and purpose of the organization

Director Grant introduced and coordinated an air of optimism ice breaker exercise.

Board and staff completed the ice breaker exercise.

Director Grant reported on the mission of the District. She asked the board to give ideas of the ways the District can be publicized more.

- Needs: not just one zone
- Advocacy & support – programs & policies
- Connected by “roots” (tree) analogy
- Not money, but resources
- Bring our energy to help everyone
- Partnership with others
- Sustain the effort – fighting for housing/water interconnectedness
- Public education and awareness of what we do
 - Especially underserved
 - Bilingual
- Timeliness of service needs
 - Equity
 - Geography
 - Resources
- Connect to other programs/leverage with other programs/organizations

Board discussed ways in which we can achieve the mission and vision of the District.

Process Commitment/Engagement:

- Agenda items: Pam and/or Mark
- Community presentations as “self” or with other board member
- Community roundtable to share resources regarding programs & services
 - Housing
 - Mental Health
 - Youth/young adults (publicize to youth)
 - Schools
 - Work with County Supervisors
- Update website with programs & data information
 - Give Barbara information/content
 - Links to services we fund (videos)

C. Review of 2022 Strategic Plan/Celebration of Accomplishments

Mark Friedman reported on 2022 strategic plan and which goals have been accomplished.

D. Financial Presentation

Michelle Robles presented Power Point presentation regarding financial overview.

E. SWOT Analysis

Strengths:

- Strong connections
- Functional
- Engaged
- Nimbleness
- Staff
- Solvent finances
- Well positioned w/stakeholders
- Informed CEO
- Respected by community
- Pivot from hospital centric
- Foresight: building Baywood, Dublin Gateway, and Eden Medical Building

Weaknesses:

- Confusion over who we are
- Financial constraints
- Small staff
- Lack of taxing authority
- Lingering effects: LAFCO process & Lawsuit
- Sutter debt
- Lack of direct service delivery

Opportunities:

- Partnerships: Eden Housing, Baywood, Alameda County
- St. Rose study
- Community roundtable
- General connecting & networking
- Leveraging
- Future debt retirement
- Engaging youth
- Taxation authority restoration

Threats:

- Collapse of First Northern Bank
- Future LAFCO scrutiny
- Staff retirement

F. Working Lunch

G. Discussion of Priorities for Coming Year

- St. Rose study
 - Mark Friedman shared presentation regarding St. Rose feasibility study RFP outline.
- Be ambitious – grow or die
- Mental Health roundtable:
 - legislation/earmark
 - community needs assessment
- Taskforce for roundtable
- Housing & homeless
- Conduit
- Health access
- Healthcare workers
- Vehicles for funding

- Fentanyl

H. Next Steps

- St. Rose feasibility study
- Task force for roundtable
- Senior housing
- Update website

Mark Friedman will draft an outline of the strategic plan and will present this to the board at the April, 2023 board meeting.

XI. ADJOURNMENT:

There being no further business, the meeting was adjourned at 1:50 p.m.

Attest:

Pamela Russo
Chair, Board of Directors
Eden Health District

Roxann Lewis
Secretary, Board of Directors
Eden Health District