

**Special Meeting of the  
EDEN HEALTH DISTRICT  
BOARD OF DIRECTORS  
OPEN SESSION  
December 7, 2023  
In Person & Zoom Hybrid  
5:30 p.m.**

**APPROVED**

**I. CALL TO ORDER:**

Chair Russo called the meeting to order at 5:33 p.m.

**Directors Present In Person:** Director Lewis  
Director Grant  
Director Faria  
Vice Chair Hernandez  
Chair Russo

**Staff Present:** Barbara Adranly, District Clerk  
Michelle Robles, Director of Finance  
Mark Friedman, Chief Executive Officer

**Guests:** No members of the public

**II. APPROVAL OF THE AGENDA:**

**MOTION: Motion made by Director Faria, seconded by Director Hernandez, to approve the Agenda of the December 7, 2023, special Board meeting as presented. The motion carried unanimously.**

**III. PUBLIC COMMENT:**

No public comment.

**IV. CONSENT CALENDAR:**

**A. Minutes of October 18, 2023 Meeting:**

The Open Session Minutes for the October 18, 2023, meeting were reviewed.

**MOTION: Motion made by Director Lewis, seconded by Director Faria, to approve the Open Session Minutes of the regular meeting of October 18, 2023, as**

**presented. The motion carried by a vote of three (3) yes (Directors Lewis, Faria, and Russo) one (1) abstention (Director Hernandez).**

**V. SPONSORSHIP APPLICATIONS:**

**A. City of San Leandro:**

Director Hernandez reported on the City of San Leandro Residential Street Planning project. He reported that the City of San Leandro are looking for additional funding for the project.

Discussion held regarding the City of San Leandro Residential Street Planning project and application.

**MOTION: Motion made by Director Hernandez, seconded by Director Faria, to approve sponsorship of the City of San Leandro Residential Street Planting in the amount of \$500.00. The motion carried unanimously.**

**B. Cherryland Community Association:**

Chair Russo reported on the Cherryland Community Association sponsorship application.

Discussion held regarding the Cherryland Community Association application and possibility of having the District logo on their event flyers.

Director Grant arrived at meeting at 5:40 p.m.

**MOTION: Motion made by Director Lewis, seconded by Director Faria, to approve sponsorship of the Cherryland Community Association HARD/Cherryland Holiday Lights at Meek Estate Park and the Ashland Cherryland Children's Holiday Party in the amount of \$500.00. The motion carried unanimously.**

**C. Grant Avenue Foundation:**

Discussion held regarding the Grant Avenue Foundation application and food drive event.

Director Hernandez reported that he will be abstaining due to his being on the San Leandro Community Food Pantry board whose organization was a recipient of the Grant Avenue Foundation food drive.

**MOTION: Motion made by Director Grant, seconded by Director Lewis, to approve sponsorship of the Grant Avenue Foundation Second Annual San Leandro Food Drive in the amount of \$1,000.00. The motion carried by a vote of**

**four (4) yes (Directors Grant, Faria, Lewis, and Russo) and one (1) abstention (Director Hernandez).**

**VI. AD HOC GRANT COMMITTEE – COMMUNITY HEALTH FUND 2023 GRANT RECOMMENDATIONS:**

Mark Friedman reported that this year the District has had to cut back on this year's Community Health Fund grant program due to the debt service coverage ratio the District must maintain. He reported on meetings held by the Ad Hoc Grant Policy Committee. He also reported on the three grant applications which were received. Mr. Friedman reported that the Ad Hoc Grant Policy Committee determined that an additional \$10,000 be included in the total amount for this year's grant funding, for a total of \$100,000.00.

Discussion held regarding the grant applications.

The Ad Hoc Grant Policy Committee is recommending approval of the 2023 Community Health Fund Grants as follows:

- |  |             |
|--|-------------|
| • Hayward Fire Department                        | \$25,000.00 |
| • Glad Tidings Community Development Corporation | \$25,000.00 |
| • Castro Valley Unified School District          | \$50,000.00 |

**MOTION: Motion made by Director Faria, seconded by Director Hernandez, to approve the Community Health Fund 2023 Grants as shown above. The motion carried unanimously.**

**VII. DISTRICT POLICY REVIEW:**

**A. Policy 101:**

Mark Friedman reported that at the last board meeting the board asked to review two to three District policies at each board meeting.

Barbara Adranly reported on District Policy 101.

Discussion held regarding District Policy 101.

Discussion held regarding having a limit for the CEO signature only on checks and whether to have a limit on an amount for the CEO signature.

Discussion held on having two parties sign on checks, one being the CEO and the other being an authorized signatory board member, sign on checks over a certain amount.

Staff will research the check signatory issue and bring it back to the board at a future

board meeting.

**MOTION: Motion made by Director Grant, seconded by Director Lewis, to approve District Policy 101, as presented. The motion carried unanimously.**

**B. Policy 102:**

Barbara Adranly reported on District Policy 102.

Discussion held regarding District Policy 102.

**MOTION: Motion made by Director Hernandez, seconded by Director Faria, to approve District Policy 102, as presented. The motion carried unanimously.**

**VIII. FINANCIAL STATEMENTS:**

**A. October, 2023:**

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

On a cash basis, the District had a cash gain of \$199,844 for the month ending October 31, 2023. For the medical office buildings the District owns, Dublin Gateway had a cash gain of \$236,959 and the Eden Medical Building had a cash gain of \$64,847 Community Services expenses were \$11,976, and the District Office operating expenses were \$58,991.

The District had a net gain of \$56,495 for October, 2023.

**MOTION: Motion made by Director Faria, seconded by Director Lewis, to approve the financial statements for October, 2023, as presented.**

**IX. CHIEF EXECUTIVE OFFICER REPORT:**

Mark Friedman reported on the possibility of hiring lobbying firms for possible restoration of the District's taxation authority. He reported that we have received three proposals from various lobbying firms. He also reported on the possible future of St. Rose Hospital.

Discussion held regarding lobbying firms for possible restoration of the District's taxation authority.

**The direction of the board at this time is to hold off on any lobbying engagement until after meeting with Assemblywoman Ortega and also seeing what direction the St. Rose Hospital negotiations go in in the months to come.**

Mark Friedman reported on the St. Rose Hospital presentation which will be made by Colleen Chawla on December 12, 2023 to the Alameda County Board of Supervisors.

**X. CHAIR'S REPORT:**

Chair Russo reported on the Requests for Proposal and Non-Disclosure Agreements which will sent out by St. Rose Hospital. She reported that Mark Friedman has been in contact with the new Director of Community Service for the City of Hayward regarding the \$250,000 reimbursement that the City of Hayward owes to the District and having these funds going to the St. Regis Project. She also reported on scheduling a Finance Committee meeting.

**XI. OTHER BUSINESS:**

Discussion held regarding having more information the work the District has done regarding St. Rose Hospital in the District bulletins.

The next meeting to be held will be Wednesday, January 17, 2024.

**XII. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 6:38 p.m.

**Attest:**

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Pamela Russo  
Chair, Board of Directors  
Eden Health District

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Roxann Lewis  
Secretary, Board of Directors  
Eden Health District