

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

March 22, 2024

In Person: Suite 303 Conference Room
And Hybrid via Zoom Teleconference
10:00 a.m.

APPROVED

I. CALL TO ORDER:

Chair Russo called the meeting to order at 10:03 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:

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 22, 2024, 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 10:04 a.m.

Returned to Open Session at 10:30 a.m.

V. REPORT, IF ANY, FROM EXECUTIVE SESSION:

Chair Russo reported that the Board has approved a one-time bonus of \$12,000 based on the fact that CEO Mark Friedman's performance exceeded expectations.

VI. CONSENT CALENDAR:

A. Minutes of February 21, 2024 Regular Meeting:

The Open Session Minutes for the February 21, 2024, regular meeting were reviewed.

MOTION: Motion made by Director Lewis, seconded by Director Faria, to approve the Open Session Minutes of the regular meeting of February 21, 2024, as presented. The motion carried unanimously.

VII. FINANCIAL STATEMENTS – FEBRUARY, 2024:

Michelle Robles reported on the financial statements for the month ending February 29, 2024.

On a cash basis, the District had a cash gain of \$233,100 for the month ending February 29, 2024. For the medical office buildings the District owns, Dublin Gateway had a cash gain of \$235,304 and the Eden Medical Building had a cash gain of \$62,841. Community Services expenses were \$11,937. The District Office operating expenses were \$62,799.

The District had a net gain of \$61,480 for February, 2024.

Discussion held regarding the February, 2024 financials.

Discussion held regarding how many times the Stay Well Bulletin should be published.

MOTION: Motion made by Director Faria, seconded by Director Lewis, to approve the February, 2024 financial statements, as presented. The motion carried unanimously.

VIII. STRATEGIC PLANNING MEETING:

A. Welcome:

Chair Russo welcomed everyone to the Strategic Planning Session.

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

Director Grant introduced the icebreaker exercise.

Board and staff completed the ice breaker exercise.

Director Grant reported on the Mission and Vision statements of the District.

Discussion held regarding the District's Mission Statement.

Board agreed that Mission Statement should be amended to read: "The mission of Eden Health District is to improve the health of the community we serve by providing access to healthcare services and health education."

Discussion held regarding the possibility of changing the District's name in the near future.

C. Review of 2023 Strategic Plan/Celebration of Accomplishments

Mark Friedman reported on 2023 Strategic Plan and which goals have been accomplished.

Discussion held regarding St. Rose Hospital.

Discussion held regarding the goals of the 2023 Strategic Plan.

Rephrase Plan Goal 3 to read: Continue to explore mission driven housing opportunities for future investments, such as senior and low-income housing.

D. Financial Presentation

Michelle Robles presented PowerPoint presentation regarding financial overview.

E. SWOT Analysis

Strengths:

- Strong connections
- Functional
- Engaged
- Nimbleness
- Staff
- Solvent finances & increased ability to financially support community health priorities
- Well positioned with stakeholders
- Informed CEO
- Respected by community
- Added appreciation of the District due to St. Rose Hospital Feasibility Study

Weaknesses:

- Community lack of awareness/confusion over who we are
- Financial constraints including debt service coverage ratio
- Lack of taxing authority

- Lack of direct service delivery

Opportunities:

- Partnerships: Eden Housing, Alameda Health Systems, La Familia, Tiburcio Vasquez/Castro Valley High School Health Clinic, Alameda County
- St. Rose Hospital sustainability
- Federal Grant Funding for Special Districts
- Community roundtable
- General connecting & networking
- Leveraging
- Future debt retirement
- Engaging youth
- District board turnover

Threats:

- Staff retirement
- Continued financial stability
- Continued sustainability of St. Rose
- Change of elected officials
- District board member turnover

F. Working Lunch

G. Next Steps

- Alternate financial scenarios to increase community grants
- Letter to St. Rose
- Task force roundtable

Mark Friedman will draft outline and present this to the board at the April, 2024 board meeting.

IX. ADJOURNMENT:

There being no further business, the meeting was adjourned at 1:05 p.m.

Attest:

Pamela Russo
Chair, Board of Directors
Eden Health District

Roxann Lewis
Secretary, Board of Directors
Eden Health District