

**Special Meeting of the
EDEN HEALTH DISTRICT
BOARD OF DIRECTORS
OPEN SESSION
April 16, 2024
In Person & Zoom Hybrid
5:00 p.m.**

APPROVED

I. CALL TO ORDER:

Vice Chair Hernandez called the meeting to order at 5:05 p.m.

MOTION: Motion made by Director Grant, seconded by Director Lewis, to approve Chair Russo attending the meeting via Zoom due to a contagious illness per AB 2449. The motion carried unanimously.

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

Directors Present via Zoom: Chair Russo

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

Guests: Ramona Faith, Chief Executive Officer, Healthy
Petaluma
No members of the public

II. APPROVAL OF THE AGENDA:

MOTION: Motion made by Director Faria, seconded by Director Lewis, to approve the Agenda of the April 16, 2024, special Board meeting as presented. The motion carried unanimously.

III. PUBLIC COMMENT:

No public comment.

IV. CONSENT CALENDAR:

A. Minutes of March 22, 2024 Special Meeting:

The Open Session Minutes for the March 22, 2024, special meeting were reviewed.

MOTION: Motion made by Director Hernandez, seconded by Director Faria, to approve the Open Session Minutes of the special meeting of March 22, 2024, as presented. The motion carried unanimously.

V. RAMONA FAITH – HEALTHY PETALUMA DISTRICT:

Chair Russo thanked Ramona Faith, CEO, Healthy Petaluma.

Ramona Faith reported that Healthy Petaluma was previously Petaluma Healthcare District. She reported that they did go through a full rebranding exercise after the sale of their hospital. She also reported they used Design Guild for their rebranding agency and the rebranding took approximately 6 months. Ms. Faith that they did their rebranding due to the confusion regarding agency with the public, due to there being other Petaluma health agencies in their area. She reported that they looked at who they were and what they do during their rebranding process. She reported that their legal name is Healthy Petaluma District.

Lengthy discussion held regarding the Healthy Petaluma rebranding process.

Ramona Faith reported that they also have the Healthy Petaluma Foundation which is a 501(c)(3) organization so that the foundation can apply for community grants.

Discussion held regarding the grants their foundation recently received, as well as the grants they have disbursed to their community from those grant funds.

Ramona Faith reported on RFP process they did for proposals for possible affordable housing on the vacant lot they own. She reported that they are also looking at behavioral health or mental health projects for this vacant lot. She also reported on the critical response team they have with a counselor and Marriage and Family Therapist who respond to the calls the critical response team receive.

VI. STRATEGIC PLAN:

Mark Friedman, CEO, presented and reported on the draft Strategic Plan. He reported that the previous strategic plan was used to incorporate the changes from the

Strategic Planning Retreat. He reported on the goals of the draft Strategic Plan. Mr. Friedman reported on the actions for each goal.

Discussion held regarding the goals and actions of the draft Strategic Plan.

Board directed staff to change the Strategic Plan as follows:

- Add goal 4 of continued exploration of reinstating District’s taxation authority.
- Add some type of education in plan goal 2.
- Add a 5th bullet for plan goal 2 to read: “Synthesize results of above processes to set priorities to align with grant/program funding.”
- Change “For Plan Goal 3...” to read: “Continue to explore mission driven housing opportunities for future investments, such as senior and low-income housing.”

VII. DISTRICT POLICY REVIEW:

A. Policy 108 – Reserves and Fund Balances:

Michelle Robles reported on District Policy 108.

Discussion held regarding District Policy 108.

Remove first sentence of paragraph 6 regarding \$3 to \$4 million.

Remove 3rd and 4th paragraph.

MOTION: Motion made by Director Grant, seconded by Director Hernandez, to table this to the next board meeting. The motion carried unanimously.

C. Policy 109 – Debt Management Policy:

Michelle Robles reported that District Policy 109.

MOTION: Motion made by Faria, seconded by Lewis, to approve District Policy 109, as presented. The motion carried unanimously.

VIII. FINANCIAL STATEMENTS:

Michelle Robles presented and reported on Investment Balance by Type and Maturity as of March 31, 2024.

Discussion held regarding the District's investments.

MOTION: Motion made by Director Hernandez, to approve divestment of Pepsico Inc. investment. The motion died due to no second given.

A. March, 2024:

Michelle Robles reported on the financial statements for the month ending March 31, 2024

On a cash basis, the District had a cash gain of \$136,847 for the month ending March 31, 2024. For the medical office buildings the District owns, Dublin Gateway had a cash gain of \$179,642 and the Eden Medical Building had a cash gain of \$29,296, Community Services expenses were \$10,901, and the District Office operating expenses were \$76,288.

The District had a net loss of \$7,445 for March, 2024.

Discussion held regarding the March, 2024 financial statements.

MOTION: Motion made by Director Hernandez, seconded by Director Grant, to approve the financial statements for March, 2024, as presented.

IX. CHIEF EXECUTIVE OFFICER REPORT:

Mark Friedman reported on progress and current status between Alameda Health Systems and St. Rose Hospital.

X. CHAIR'S REPORT:

Chair Russo thanked the board for their participation in the March for Meals event. She reported that the CV forum reported on this event. She reported on discussion held with Bishop Macklin from Glad Tidings. She also reported on possible upcoming ask from Glad Tidings for funding of the commercial equipment for their kitchen.

XI. OTHER BUSINESS:

Director Faria reported on possible press release regarding the District's work regarding St. Rose Hospital and St. Rose Task Force work.

The next meeting to be held will be on Wednesday, May 15, 2024.

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XII. ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:55 p.m.

Attest:

Pamela Russo
Chair, Board of Directors
Eden Health District

Roxann Lewis
Secretary, Board of Directors
Eden Health District