

**Meeting of the  
EDEN HEALTH DISTRICT  
BOARD OF DIRECTORS  
OPEN SESSION  
September 18, 2024  
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:** Chair Russo  
Director Faria  
Director Lewis  
Director Grant

**Directors Absent:** Vice Chair Hernandez

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

**Guests:** Jeff MacDonald, Managing Director, Fixed  
Income Strategies, Fiduciary Trust  
International  
Trask Leonard, CEO, Bayside Realty Partners  
Roger Martins, Property Director, Bayside  
Realty Partners  
One (1) 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 September 18, 2024, Board meeting as presented. The motion carried unanimously.**

**III. PUBLIC COMMENT:**

Manu Chopra, member of the public, spoke regarding the objectives of the meeting and asked what the meeting will be about.

Chair Russo reported on the mission of the District and that we will be speaking about a variety of health initiatives.

**IV. CONSENT CALENDAR:**

**A. Minutes of July 31, 2024 Special Meeting:**

The Open Session Minutes for the July 31, 2024, special meeting were reviewed.

**MOTION: Motion made by Director Faria, seconded by Director Lewis, to approve the Open Session Minutes of the special meeting of July 31, 2024, as presented. The motion carried unanimously.**

**V. INVESTMENT REPORT – FIDUCIARY TRUST INTERNATIONAL:**

Jeff MacDonald, Managing Director, Fixed Income Strategies, Fiduciary Trust International, presented Power Point dated September 18, 2024. He reported on Global Economics & Financial Markets Review; Investment Strategy & Outlook; Fixed Income Market Review; Top-Down Investment Themes and Portfolio Strategies; Fixed Income Portfolio Characteristics; Year-To-Date Transaction Journal; 1-5 Year Yield Curve Maturity Distribution; and Fixed Income Account Performance.

Discussion held regarding Investment Report.

**VI. PROPERTY MANAGEMENT REPORT – BAYSIDE REALTY PARTNERS:**

Roger Martins, Property Director, Bayside Realty Partners, reported on Eden Medical Building upcoming lease renewals, completed and budgeted capital improvements, and occupancy summary. He reported on the Dublin Gateway Property Building Report. He also reported on upcoming lease renewals, tenant improvements, completed and budgeted capital improvements, and occupancy summary. Mr. Martins reported on solar system proposal from Synergy Power for the Dublin Gateway Property.

Discussion held regarding Property Management Report.

Discussion held regarding possible solar system at the Dublin Gateway Property.

Trask Leonard, CEO, Bayside Realty Partners, reported on the current market for medical office buildings. He reported on the leasing markets and capital markets. He also reported that at the end of Covid only Sutter is aggressively leasing new space in the area. Mr. Leonard reported on markets in East Bay, Peninsula, and San Francisco areas. He reported on estimated values of both the Eden Medical and Dublin Gateway properties.

Discussion held regarding possible interest in opportunities for additional property.

**VII. SPONSORSHIP REQUESTS:**

**A. District 2 Board of Supervisors: Science in the Park:**

Maria Long, Office of Supervisor Elisa Marquez, Alameda County District 2 Board of Supervisors, reported on past Science in the Park events. She reported on the current Science in the Park event. She also reported that they are requesting \$1,000 sponsorship of the event from the District.

Discussion held regarding healthcare services which will be provided at the event.

**MOTION: Motion made by Director Faria, seconded by Director Lewis, to approve sponsorship of the District 2 Board of Supervisors Science in the Park event in the amount of \$1,000.00. The motion carried unanimously.**

**B. United Seniors of Oakland & Alameda County: 21<sup>st</sup> Annual Healthy Living Festival:**

Tanya Washington, Program Assistant, United Seniors of Oakland & Alameda County. She reported on the 21<sup>st</sup> Annual Healthy Living Festival. She also reported on approximate number of seniors, volunteers, and exhibitors who attend the event. Ms. Washington reported that Covid vaccinations, blood pressure checks, and healthy lunches which will be provided at the event.

Discussion held regarding Healthy Living Festival.

**MOTION: Motion made by Director Lewis, seconded by Director Grant, to approve sponsorship of the United Seniors of Oakland & Alameda County 21<sup>st</sup> Annual Healthy Living Festival event in the amount of \$1,000.00. The motion carried unanimously.**

**VIII. AD HOC GRANTS & POLICY COMMITTEE REPORT – DISTRICT NAME CHANGE:**

Mark Friedman reported on District name change background, the names that were selected for consideration, and responses received from stakeholders. He recommends that the possible District name change be tabled until the future.

**IX. DISTRICT POLICY REVIEW:**

**A. Policy 204 – Community Representation on the District Board:**

Chair Russo reported on District Policy 204. She reported that she would like new verbiage and come back to the board with new language having to do with Zone elections and diversity of people in the District.

Board tabled policy 204 to future meeting after amendment.

**B. Policy 205 – Board of Directors Code of Conduct:**

Chair Russo reported on District Policy 205. She reported the only change is to the board signers on the policy.

**MOTION: Motion made by Lewis, seconded by Faria, to approve District Policy 205, as presented. The motion carried unanimously.**

**X. FINANCIAL STATEMENTS:**

**A. July, 2024:**

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

On a cash basis, the District had a cash gain of \$184,089 for the month ending July 31, 2024. For the medical office buildings the District owns, Dublin Gateway had a cash gain of \$210,047 and the Eden Medical Building had a cash gain of \$63,855, Community Services expenses were \$41,968, and the District Office operating expenses were \$63,801.

The District had a net gain of \$184,089 for July, 2024.

**B. August, 2024:**

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

On a cash basis, the District had a cash gain of \$190,192 for the month ending August 31, 2024. For the medical office buildings the District owns, Dublin Gateway had a cash gain of \$213,288 and the Eden Medical Building had a cash gain of \$68,328, Community Services expenses were \$41,811, and the District Office operating expenses were \$66,177.

The District had a net gain of \$70,892 for August, 2024.

**MOTION: Motion made by Director Grant, seconded by Director Lewis, to approve the financial statements for July and August, 2024, as presented. The motion carried unanimously.**

**XI. CHIEF EXECUTIVE OFFICER REPORT:**

Mark Friedman reported on Ad Hoc Grant Committee meeting coming up in October. He reported that the District received 23 grant applications and that he has met with Socius Group regarding the applications. He also reported that La Familia has not received a grant for the past 2 years. Mr. Friedman reported that they are asking for a \$6,000 sponsorship of their 3<sup>rd</sup> annual golf fundraiser. He reported that since our policy is not to give sponsorships to grant recipients in the past year.

**MOTION: Motion made by Director Lewis, seconded by Director Faria, to approve sponsorship of the La Familia Charity Golf Event in the amount of \$4,000.00. The motion carried unanimously.**

Mr. Friedman reported on current status of AB 2271 regarding St. Rose Hospital loan forgiveness. He reported on the attorney general's possible waiver regarding the acquisition of St. Rose Hospital by Alameda Health Systems.

**XII. CHAIR'S REPORT:**

Chair Russo thanked everyone for their work on the upcoming mental health event, and the St. Rose Attorney General and AB 2271 Governor's proposal meeting.

**XIII. OTHER BUSINESS:**

Mark Friedman reported that the November and December meetings will be combined to a special meeting on Wednesday, December 4, 2024.

Director Faria reported on upcoming Glad Tidings building dedication. She also reported that Community Resources for Independent Living (CRIL) has asked someone from the District to make a presentation at the event regarding the District.

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The next meeting to be held will be on Wednesday, October 16, 2024.

**XIV. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:40 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