

**Special Meeting of the
EDEN HEALTH DISTRICT
BOARD OF DIRECTORS
OPEN SESSION
October 21, 2025
In Person & Zoom Hybrid
4:00 p.m.**

APPROVED

I. CALL TO ORDER:

Vice Chair Faria called the meeting to order at 4:00 p.m.

Directors Present In Person: Chair Hernandez
Vice Chair Faria
Director Lewis
Director Aranda
Director Jojola Gonsalves

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

Guests: Narges Dillon, Executive Director, Crisis
Support Services
Nathan Doty, CPA, JDT & Associates
Diana Doyle, Principal, Socius Group
James Gillis, Principal, Socius Group
Garrett Contreras, Consultant, La Familia
One (1) member of the public

II. APPROVAL OF THE AGENDA:

MOTION: Motion made by Director Faria, seconded by Director Lewis, to approve the Agenda of the October 21, 2025, Special Board meeting as presented. The motion carried unanimously.

III. PUBLIC COMMENT:

No public comment.

IV. CONSENT CALENDAR:

A. Minutes of September 16, 2025 Regular Meeting:

The Open Session Minutes for the September 16, 2025 regular meeting were reviewed.

Chair Hernandez arrived at 4:04 p.m.

MOTION: Motion made by Director Lewis, seconded by Director Faria, to approve the Open Session Minutes of the regular meeting of September 16, 2025, as amended. The motion carried by a vote of three (3) yes with Director Jojola Gonsalves abstaining.

V. SPONSORSHIP APPLICATION – CRISIS SUPPORT SERVICES MINIGOLF TOURNAMENT FUNDRAISER:

Narges Dillon, Executive Director, Crisis Support Services, reported on sponsorship application for the Cookies for Crisis Support Minigolf Tournament Fundraiser which was held on October 17, 2025. She reported on the number of attendees and the school teachers and students who attended.

Director Aranda arrived at 4:08 p.m.

Chair Hernandez reported on the event which he attended.

Discussion held regarding the Cookies for Crisis Support Minigolf Tournament Fundraiser.

MOTION: Motion made by Chair Hernandez, seconded by Director Jojola Gonsalves, to approve sponsorship of the Crisis Support Services Cookies for Crisis Support Minigolf Tournament Fundraiser in the amount of \$1,000.00. The motion carried unanimously.

VI. DRAFT AUDIT REPORT – FISCAL YEAR 2025:

Nathan Doty, CPA, JDT & Associates, introduced himself and reported on the draft audit for the fiscal year ending June 30, 2025. He reported that an unmodified opinion is being given. He also reported that during testing in the audit no errors or omissions were found and that no reportable findings were found. Mr. Doty reported that no audit adjustments were necessary. He reported that there were no disagreements with management and staff. Mr. Doty shared the draft audit report. He reported on Management Discussion and Analysis; Statement of Net Positions; Balance Sheet; Cash Flow Statement; Notes to Financial Statements; and Independent Auditors Report.

Michelle Robles reported on the draft audit report.

MOTION: Motion made by Director Faria, seconded by Director Lewis, to approve the Fiscal Year 2025 Audit Report, as presented. The motion carried unanimously.

VII. AD HOC GRANT COMMITTEE – COMMUNITY HEALTH FUND 2025 GRANT RECOMMENDATIONS:

Diana Doyle, Socius Group, reported on the Ad Hoc Grant Committee meeting which was held last week. She reported that there were 43 applications received this year for a grand total of over \$1,064,505, with a District budget of \$330,000. She also reported that the Ad Hoc Grant Committee did a lot of work reviewing the applications and are recommending 15 agencies for funding for a total of \$330,000. Ms. Doyle reported on requests that were only for \$5,000 and that due to the amount of overage in the total requested grant requests the board may want to consider another way to deal with these smaller requests.

James Gillis reported on the grant applications and that they provided summaries and focused on alignment with the District priorities for their recommendations and for the reviewers to consider. He reported that there were a group of 18 strongly aligned proposals and that the majority of them could not be funded at the full grant request. He also reported that there were 3 grant applications that were recommended for full funding and which were below the \$35,000 maximum amount.

Director Faria reported on the raise to \$35,000 for large grants this year. She reported that the Ad Hoc Grants Committee had to reduce these requests to \$25,000 due to the large number of grant applications the District received.

Director Aranda reported that this was her first time on the Ad Hoc Grants Committee, the work she did to read the applications, and the recommendations outlined by Socius Group. She reported that she would like to have a follow-up Committee meeting due to the large number of grant requests. She also reported that after this follow-up meeting she recommends having an after action review of what went well in the process, as well as areas that can be improved in the process.

Discussion held regarding the grant review process and whether there should be a scoring process.

Mark Friedman reported on his observations on the grant review process.

Discussion held regarding the impact that the grants can have on the community.

Chair Hernandez reported on some of the grant applications which were not recommended for funding.

MOTION: Motion made by Director Faria, seconded by Director Aranda, to approve the Community Health Fund 2025 Grants, as follows, for a grand total of \$330,000:

\$25,000	Spectrum Community Services
\$20,000	Love Never Fails
\$20,000	Black Girls Mental Health Foundation
\$25,000	La Clinica de La Raza
\$15,000	East Bay Agency for Children
\$25,000	Tiburcio Vasquez
\$25,000	Operation Access
\$25,000	Eden United Church of Christ
\$20,000	The Peace Haven Corporation
\$20,000	San Lorenzo Family Help Center
\$25,000	Eden Youth & Family Center
\$25,000	Building Futures with Women & Children
\$10,000	Eden I&R
\$25,000	SOS Meals on Wheels
\$25,000	Vietnamese American Community Center

The motion carried unanimously.

VIII. LA FAMILIA EMERGENCY GRANT:

Mark Friedman reported that at the September 16, 2025 board meeting the board unanimously approved an emergency grant of \$50,000 to La Familia for the Phase 3 facility upgrades needed at their FQHC Look-A-Like clinic. He reported that the total amount of the emergency grant request was for \$150,000 from La Familia. He also reported that the board directed Michelle Robles to analyze the District's cash flow projections to determine if the District could accommodate the additional \$100,000 requested and to bring a recommendation to the board.

Michelle Robles reported on how she determined that the additional \$100,000 requested for La Familia's FQHC Look-A-Like Clinic would have a minimal impact on the District's cash flow projections.

Garrett Contreras, Consultant, La Familia reported on the updated costs for the facility upgrades. He reported that construction will move forward if the District moves forward with the funding and that they will make it work for any additional funding that they may need to complete the facility upgrades. He reported that they are planning on opening the clinic in April, 2026.

MOTION: Motion made by Director Lewis, seconded by Director Jojola Gonsalves, to approve an a special grant to La Familia in the amount of \$100,000 for the FQHC Look-A-Like Clinic Phase 3 facility upgrades. The motion carried unanimously.

IX. FINANCIAL STATEMENTS:

A. September, 2025:

Michelle Robles reported on the financial statements for the month ending September 30, 2025.

On a cash basis, the District had a cash gain of \$234,700 for September, 2025. For the medical office buildings the District owns, Dublin Gateway had a cash gain of \$246,929 and the Eden Medical Building had a cash gain of \$63,155. Community Services expenses were \$40,265. The District Office operating expenses were \$64,098. Net assets were higher by \$1,466,099 compared to June 30, 2025. The District had a net gain of \$79,780 for September, 2024.

MOTION: Motion made by Director Lewis, seconded by Director Faria, to approve the September, 2025 financial statements, as presented. The motion carried unanimously.

X. MELLO ROOS PROCESS – HIRING A CONSULTANT AND/OR POLLSTER:

Mark Friedman reported on discussions regarding the possibility of partnering with Alameda Health System to create a Mello Roos District next year and going to the voters of the District in November, 2026 with a parcel tax measure to fund the newly created Mello Roos District. He reported that the task force reviewed the proposals received from the Consultants and Polling Firms and are recommending the District hire the Lew Edwards Group as the consultants and Evans Mcdonough (EMC) as the polling firm to assist in the feasibility phase of the project. He also reported on various proposals received and the reasons they were not being recommended. Mr. Friedman reported that we anticipate that Alameda Health System will cover 50% of the costs of the first phase of the project. He reported that the task force is recommending the approval of the hiring of Lew Edwards Group at \$7,000 per month starting the end of October, as well as hiring the polling firm of Evan Mcdonough (EMC) to conduct polling in the fall of 2025.

Chair Hernandez reported on the Mello Roos project and the polling that will be completed.

Discussion held regarding the hiring of the consultant and pollster for the initial phase of the Mello Roos Project.

MOTION: Motion made by Chair Hernandez, seconded by Director Lewis, to approve the hiring Lew Edwards Group and Evans Mcdonough (EMC) at a cost not to exceed \$75,000 for the first phase of the Mello Roos Project. The motion carried unanimously.

XI. CHIEF EXECUTIVE OFFICER REPORT:

Mark Friedman reported on Healthy Petaluma and the branding firms that they used. He reported that the board decided not to change our name at this time. He reported on December 9th board meeting. He asked the board what their recommendations would be on whether to get food at the meeting or having the meeting and then going out to a restaurant after the meeting.

The board recommended going to a restaurant after the December 9, 2025 board meeting.

XII. CHAIR'S REPORT:

Chair Hernandez reported on the ACHD annual conference which he attended in September, 2025 and the various services that other healthcare districts are providing to their communities.

Mark Friedman reported on the Blue Zones project.

XIII. OTHER BUSINESS:

The next meeting to be held will be a combined meeting for November and December, 2025, which will be held on Tuesday, December 9, 2025 at 5:30 p.m.

XIV. ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:40 p.m.

Attest:

Ed Hernandez
Chair, Board of Directors
Eden Health District

Roxann Lewis
Secretary, Board of Directors
Eden Health District