



City of Alameda
HEALTH CARE DISTRICT

Special Meeting Minutes for July 15, 2024

Location: Executive Boardroom

Board Members Present	Legal Counsel Present	Also Present	Absent
Robert Deutsch, MD Gayle Codiga, Stewart Chen, DC Jeff Cambra David Sayen	Tom Driscoll	Richard Espinoza James Helena Kim Miranda Eric Schottgen Kristen Thorson	

Agenda Item/Topic	Presentation and Discussion Notes	Action/Follow-Up
Call to Order	The meeting was called to order at 4:30 p. m. by the Board president Dr. Robert Deutsch.	
Roll	Roll was called prior to the start of the closed session. A quorum of Directors was present.	
Property Oversight Committee Update	Mr. Cambra informed the group that the following maintenance items should be taken care of at the Pearl Street apartments: tree removal, driveway/sidewalk repair, exterior shingle siding, water heater replacement, exterior window replacement, and electrical outlet update. A motion to approve Project 1, the tree removal, and Project 2, the driveway and sidewalk repair, while collecting quotes for the above-listed projects, was made by Mr. Cambra and seconded by Ms. Codiga. The motion was unanimously approved.	Motion Approved
Seismic and operational Upgrade Status Report	Ms. Thorson noted that during the last week of June, the structural engineer conducted a site visit to inspect any NPC 4-related items. There were no concerns regarding any anchorages below the ceiling, and a design investigation is still taking place for everything above the ceiling. NPC 5: The geotechnical team was on site last week to test the soil composition and is advancing forward. SPC: The structural engineers are reviewing the geotechnical reports to discuss the potential impact on shear walls. SNF: A validation study is taking place, which involves a schematic design. There has been one review with	

	the OAC team to assess how it will work in 2 South while addressing any major risk items, such as the air handler unit on top of the south wing nearing the end of its life and potentially needing replacement. The OAC team is evaluating how this can be incorporated into the project. The Cardiology department will need to be relocated permanently while the Respiratory department will only be relocated temporarily during construction.	
District Communications Planning	Mr. Cambra noted that following the June 10th Board meeting, the Board requested a more comprehensive proposal from Ms. Perata regarding the services she will provide. The scope has been narrowed down to a website update to inform the public about the history of the hospital and the district, along with social media outreach to create a better communications plan. It was discussed to hold off on mailed communications at the moment. Ms. Perata will provide her updated proposal during the September Board meeting.	

Action Items		
Consent Agenda	A motion to approve the meeting minutes from June 10, 2024, and Financial Statements from May and June 2024 was made by Ms. Codiga and seconded by Mr. Cambra. The motion was unanimously approved.	Motion Approved
Resolution 2024 -5	Mr. Quint noted that this is the first of two planned issues. The first issue will finance some of the pre-construction costs of the work that needs to be done by the district. Resolution 2024-5 authorizes the execution of these documents to sell the COPs. The preliminary official statement describes the transaction and would allow the funds to be deposited to get the project started. A motion to approve Resolution 2024-5 was made by Mr. Cambra and seconded by Ms. Codiga. The motion was unanimously approved	Motion Approved
Review and Approval of FY 24 – 25 District Priorities	Ms. Stebbins presented the focused priorities for the upcoming fiscal year, including: <ul style="list-style-type: none"> - Obtaining approval and the Governor's signature for AB 2157 - Developing a system for tracking all COP payments and signatures - Designing and implementing a communications plan with the Community Outreach Committee - Enhancing the visibility of the District in the community - Suggestion planning A motion to approve the FY 24 -25 District priorities was made by Ms. Codiga and seconded by Dr. Chen. The Motion was unanimously approved.	Motion Approved
Resolution 2024 -6	Mr. Driscoll noted that during each election, the district sends a notice of the general election. The Registrar of Voters is requesting a signed resolution approving the filing of this notice. A motion to approve Resolution 2024-6 was made by Dr. Chen and seconded by Mr. Sayen. The motion was unanimously approved.	Motion Approved

Minutes submitted by: Alixandria Williams, Executive Assistant

Approved: _____