



City of Alameda
HEALTH CARE DISTRICT

Meeting Minutes for April 8, 2024
Location: Conference Room A

Board Members Present	Legal Counsel Present	Also Present	Absent
Robert Deutsch, MD Gayle Codiga, - Zoom Stewart Chen, DC Jeff Cambra	Tom Driscoll	Dr. Mahler Louise Nakada Dr. Joshi Kim Miranda Richrd Espinoza Chris Adams James Helena Gary Hicks	

Agenda Item/Topic	Presentation and Discussion Notes	Action/Follow-Up
Call to Order	The meeting was called to order at 4 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.	
Alameda Health System/ Alameda Hospital Update	<p>Dr. Mahler updated the group on the progress made by the Transition Committee. They identified three areas that could contribute to closing the \$7.5 million gap:</p> <ol style="list-style-type: none"> 1. Post Acute Payor Mix – Moving towards a more Medicare-based volume by at least 5 percent. Expected to increase revenue by \$350,000 annually. 2. Shorten length of stay by 0.26 days – Expected to reduce costs by \$2 million annually. 3. Relocation of elective and emergent procedures – Expected to reduce costs by \$6.5 to \$8.5 million annually. <p>CAO Report:</p>	

	<p>Dr. Mahler focused on the areas of concern for the True North Metric Dashboard, which included C difficile events and possible over testing for C diff, patient falls with injuries, and hospital-acquired pressure ulcers.</p> <p>While there are many areas of concern or "red" in the True North Metric system, there is no threshold; the measure is either red, indicating a need for improvement, or green, signifying that the goal is being met. However, many areas have shown significant improvement from last year but are still falling below the expected goal. As the True North Metric system is revamped for next year, Dr. Mahler will review it to ensure that the goals and expectations align with the hospital's needs.</p> <p>Regarding Patient Emergency Rig Offload Time, Alameda Hospital is outperforming the other campus.</p>	
Creedon Wound Care Center Update	<p>Sue Fairbanks, the Program Director for the Creedon Wound Care Center, updated the group on the status of the center. Her focus was to inform the group about the need for wound care centers and the services provided at Creedon.</p> <p>2023 Patient Numbers:</p> <ul style="list-style-type: none"> - Wound Care Visits: 7,117 - New Patients: 520 - Hyperbaric Oxygen Treatments: 3,813 - Comprehensive Healing Rate: 72.15% (the goal is 80%). If patients go to the hospitals, then it counts against the center as a healed wound or if patients move. <p>Ms. Fairbanks informed the group that the intention of a wound care center is to offer advanced modalities such as bioengineered skin supplements, specialty dressings, negative pressure therapy, debridement, vascular assessments, diabetic and nutritional counseling, biopsies, and diagnostics for atypical wounds, as well as hyperbaric oxygen therapy.</p> <p>Additionally, Creedon has received many new upgrades such as automatic doors and security enhancements to improve the functionality of the facility.</p> <p>There is currently a waiting list of 150 people and most referrals are given from physicians.</p>	
Financial Update	<p>Ms. Miranda highlighted the January 2024 Alameda Hospital Financial Statements. General Acute days are below budget, which is consistent with the whole system. Discharges are positive. Length of Stay is at 4.1 days, which is below the budgeted 4.6 days year-to-date and also below last year's 5.2 days. The ED visits were really high for January. Inpatient surgeries are still below budget, while outpatient surgeries are above budget due to pain and anesthesia cases. Skilled nursing discharges fell below budget slightly; however, the bed holds are in place, and the census is above budget.</p> <p>There was a negative contribution for January 2024. The net revenue is down due to surgical cases, primarily orthopedics, which have been moved out. Salaries looked positive due to FTEs, most of which come from skilled nursing. Registry rates have decreased by 33 percent. Materials and supplies show a</p>	

	\$407k savings once orthopedics was moved out.	
Patient Care Experience Report	<p>Mr. Adams informed the group that there is still a full-time vacancy for an RN educator. The overall vacancy rate has reduced from 35 percent in October 2023 to 24 percent in January 2024. Contract negotiations are still ongoing, with meetings happening four times a month. The goal remains to get one contract for Alameda and San Leandro Hospitals. SEIU is also undergoing contract negotiations, which mostly affects Highland Hospital.</p> <p>AH Monthly Inpatient Care Experience Scores:</p> <p>AH exceeded the goal for the month of February; March has not been closed out yet. Distribution of responses: 16 people would definitely recommend AH, and 1 probably would. Nurse leader rounding has also been more consistent day-to-day, including weekends. A significant patient satisfier in the ER is ensuring quick patient turnover. There is also ongoing work to make the triage area more private for patients.</p>	
Alameda Hospital Medical Staff Update	Dr. Joshi added that the medical staff is concerned about completely removing surgery services and what Alameda will be able to offer once they are removed. She also noted that transferring patients in a more timely manner is something that needs improvement.	
President's Report	Dr. Deutch informed the group that the District is in negotiations with AHS regarding allowing the parcel tax to be used toward seismic upgrades. Hopefully, during the next meeting, there will be an update on the JPA and the status of the negotiations.	
Property Oversight Committee	Mr. Cambra informed the group that an RFP was sent out to various property management companies to oversee the Jaber properties. Additional questions were sent to the three companies being considered to better vet them. Once this information has been received, a recommendation can be brought forward during the June 10th meeting.	
Executive Director Report	<p>Ms. Stebbins informed the group that AB 2157 passed the local government committee and is scheduled to go to the floor of the assembly this month. There is no expected opposition. Once the bill goes to the assembly, it will move on to the senate and then to the governor to hopefully be signed.</p> <p>Porter Consulting has been engaged as the owner's rep, and during the June 10th meeting, a proposal to authorize Ratcliff for the design development will be brought forward. There is a lot of coordination happening with AHS to ensure things are happening seamlessly.</p> <p>Ms. Stebbins also presented a draft budget to the group. The biggest variance in the operating budget would be for strategic planning and advocacy. Year-to-date, it was projected to spend \$175,000 in total towards strategic planning and advocacy. However, due to the increase in architectural planning along with the use of Gray Hicks, Porter, and increased legal fees, the expected budget is now \$445,000.</p>	

	<p>When the first tranche of financing is distributed in August, the District will be reimbursed first, and they will then turn that money over to AHS, which would have otherwise been used for the Parcel Tax Distribution.</p> <p>Ms. Stebbins noted that the District has been supporting the CARE program for the Fire Department for the last three years at \$250,000. The goal is to minimize ambulance traffic. There is additional funding coming from the state, and Ms. Stebbins will set a meeting with Chief Lubby to discuss their needs. The formal goals will be brought to the board during the June 10th Board meeting.</p>	
	<p>Dr. Deutsch informed the group that the JPC has proposed a 66-bed Med Surg Bed option along with an 18-bed Medical SNF unit at an estimated cost of \$55 million. The District and AHS are going through negotiations to ensure both parties are in agreement with the terms.</p>	

Consent Agenda		
Acceptance of March 11, 2024 Meeting Minutes and January/February 2024 Financial Statements	A motion to accept the March 11 th meeting minutes along with the January and February 2024 Financial statements was made by Mr. Cambra and Seconded by Dr. Deutsch. The motion was unanimously approved.	Motion Approved
Action Items		
Distribution of Jaber Funds to AHS	<p>A recommendation was made to approve the \$60,373.80 for patient care equipment provided by Mr. Harding. Dr. Deutsch asked if 4 hover jacks were needed as there is a need for other necessary equipment such as wheelchairs in the subacute department. Dr. Deutsch also asked if Mr. Adams could go around to the different departments to ask what is needed to increase patient care.</p> <p>A motion was to approve Mr. Harding's recommendation minus the Hover Jacks was made by Dr. Deutsch and seconded by Ms. Codiga. The Motion was unanimously approved.</p>	Motion Partially Approved
Approval of Property Inspections	Mr. Cambra updated the group on the condition of the Pearl Street property and the potential upgrades that need to happen. Additionally, Mr. Cambra presented the two property inspection proposals: the commercial inspection would be \$650, and the residential unit inspection would be \$2850. A motion was made to approve the two property inspections by Dr. Chen and seconded by Dr. Deutsch. The motion was passed 3 to 1.	Motion Passed 3 to 1.
Approval of Adult Engagement	Ms. Stebbins provided a recommendation to engage JWT for the FY 2024 audit. The motion was made by Ms. Codiga and seconded by Mr. Cambra, and it was unanimously approved.	Motion Approved

Minutes submitted by: Alixandria Williams, Executive Assistant

Approved: _____