



## BOARD OF DIRECTORS

### LONG TERM PLANNING COMMITTEE

**Wednesday, February 6, 2019**

**District Office at 1819 Trousdale**

**Burlingame, CA 94010**

**Classroom**

**5:00-6:30 PM**

### A G E N D A

1. Call to Order
2. Approve Minutes from January 9, 2019 A.
3. Proposed New Service: Discussion  
*Eskaton's Live Well at Home Program*  
*Presenter: Tom Bollum, our Exec Director*  
Action requested: Recommend to Board
4. Peninsula Wellness Community: Information and Discussion
  - Formation of an Advisory Council
  - Discussion on messaging re: community benefit
5. PHCD Program Updates: Information B.
  - The Trousdale
  - The Wellness Center
  - The Sonrisas Dental Center
6. Adjournment

**Next Meeting: March 6, 2019**





**LONG TERM PLANNING COMMITTEE**  
**BOARD OF DIRECTORS**  
**MINUTES**  
**January 9, 2019**

1. **Call to order: Chair Cappel** called to order at 5:00pm
2. **Roll Call:** Chair Cappel, Director Pagliaro, Dr. Cameron Emmott, Nirmala Bandrapalli, Sarki Sarkisian, Paul Seto and Dan Quigg. Also present was CEO Fama. Absent: Dr. Wade Aubry and Mark Johnson.
3. **Approval of Minutes from November 7, 2018:** Paul Seto moved, and Dr. Cameron Emmott seconded approval of the minutes as presented. The motion passed 6/0/1; Director Pagliaro abstained as he was not present 11/7/18.
4. **Guest Presentation: Chair Cappel** welcomed and introduced Kevin Gardiner, Community Development Director who presented a power point presentation summarizing Burlingame's General Plan process, the plan that was approved by City Council on January 7<sup>th</sup> and the area in the plan that addresses PHCD's Burlingame property and PWC development. [Presentation is appended to and made part of these minutes.]

**Questions asked to Mr. Kevin Gardner about plan included:**

**Chair Cappel:** What is the approximate available space for development between California Drive and El Camino Real?

**Mr. Sarkisian:** Is there infrastructure with utilities and supplies for the planned density?

**CEO Fama:** Is there any plan to have an off ramp south on 101 onto Peninsula Ave?

**Director Galligan:** Is there any discussion regarding the Burlingame Plaza on El Camino?

**Chair Cappel:** Are there any plans for the empty lot on Trousdale and El Camino that is used to sell Christmas trees?

**Mr. Gardner** noted the planned development will replace a gas stations and vacant car wash with mixed use office buildings. An environmental impact report was done analyzing traffic, water use, utilities, infrastructure etc. If the current plan remains as is within parameters anticipated, there will be enough infrastructure capacity to handle the growth planned. The plan did not evaluate the off ramp at Peninsula Avenue because it is a CalTran and San Mateo issue. There are no plans for the Burlingame Plaza as of now; there will be follow up discussion with the landlord for potential opportunities. A plan was given to the landlords for an opportunity to do something more constructive with the site but did not hear back.



**Councilmember Brownrigg** noted the Burlingame City Council is set to create more housing due to the regional housing crisis. Burlingame will have some great improvements with the new development of Facebook at the old movie theater drive-in on the Bayside which will create 3,500 jobs. **Director Pagliaro** pointed out the development at the old movie theater will greatly impact traffic on and off the 101 freeway; and, there is no affordable housing designated in conjunction with that project.

5. **Project Updates: CEO Fama** referenced the Report previously distributed and provided further updates.
  - **The Trousdale** now has thirteen residents with a steady flow of admissions planned. The Grand Opening celebration has been scheduled for February 22, 4-7pm.
  - **Peninsula Wellness Community:** A meeting with the Burlingame School District is scheduled for Monday, January 28 to discuss the feasibility of swapping PHCD's 1875 Trousdale parcel for their 1825 Trousdale parcel. A follow up meeting with Sutter leadership is scheduled in early March to firm up if and how much square footage they may want in the proposed professional office building. Several affordable housing advocates attended the Board's December 13 meeting urging consideration of more than the planned 10% up to 100% affordable housing and to include workforce housing.
  - **Sonrisas Dental Health:** YTD visit volume for first 5 months is 4500; net loss is running lower than anticipated due to payer mix and cost control. County Health System CFO provided a draft provider agreement for review – a major step closer to forging a partnership that will increase the county patients' access to care as the county's current waiting list for basic care has a 7-12 month waiting list and will increase the revenue per visit to Sonrisas over its current reimbursement which is significantly lower than County gets for same care.
  - **70<sup>th</sup> Anniversary Event:** Was a success! 383 folks RSVP'd, 245 attended, comments about the speaker said he was educational and entertaining, and comment most often heard as folks were leaving – "I had no idea the District was doing so much". Another critical success metric was of the 383 RSVP emails on Eventbrite, 241 were new to the District.
6. **Strategic Plan Development Update: Chair Cappel** deferred this item due to the hour.
7. **Adjournment:** The meeting was adjourned by **Chair Cappel** at 6:30 pm.

Written by Stephanie Arevalo

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Approved: Chair Lawrence Cappel

**B**



**LONG TERM PLANNING COMMITTEE  
COMMUNITY BENEFIT PROJECTS UPDATE  
February 1, 2019**

**1. THE TROUSDALE ASSISTED LIVING/MEMORY CARE:**

- A. **We have 50 residents as of 2/1/19!** Grand Opening event will be Friday, February 22, 4pm-7pm. Committee members will receive an invitation.
- B. Per the Management Services Agreement with Eskaton, their five-year contract started 12/26/18, the day the first resident was admitted.
- C. Construction wrap up activities continue – still working on the punch list and negotiating cost delays.

**2. THE PENINSULA WELLNESS COMMUNITY:**

- A. The Board approved extending two schedule milestone dates to provide more time for discussions with Sutter and the Burlingame School District.
- B. PWC Developers and PHCD CEO met with school district representatives to discuss a potential move that has been identified.
- C. The regular Development Team Meeting was held 1/28/19.
  - 1) The Developer's communications consultant presented his communications plan; plan to be launched after development size, layout and design has been finalized for launching through the city's approval process.
  - 2) Given that is 6-8 months away, considerable discussion focused on the critical need for a collaborative and mutually agreed upon communications plan from now until then. Communications will focus on the community benefit aspects planned for the development.
  - 3) Dates have been set for 2019 quarterly town hall meetings:  
March 25, June 24, September 23, December 3 at 7pm in Burlingame Library's Lane Room.
- D. Fourteen affordable housing advocates attended the Board's 1/24/19 Board meeting, many provided public comments re-emphasizing the need and the new funding opportunities coming from Gov. Newsom.
- E. Given the misperception and/or disbelief by public members that the state statutes allow healthcare districts to build affordable general and workforce housing, the Board has solicited two independent legal opinions.

**3. FITNESS/WELLNESS CENTER AT 1875 TROUSDALE:**

- A. Membership is at 211, 27% over budget.
- B. YTD Financials, July thru December:

- 1) Total Income: \$69,633, \$5,957 (8%) behind budget
  - 2) Total Expenses: \$624 (<1%) over budget
  - 3) Net Income: <\$104,748>, <\$6,581> (6.7%) more than budgeted
- C. Strong membership revenue insufficient to mitigate shortfall from lack of personnel trainer sessions and fewer than projected classes.
- D. Analysis of first 6-month data and review of business plan objectives and tactics will be conducted and reported to Board at the February Board meeting.

**4. SONRISAS DENTAL HEALTH (SDH):**

- A. YTD Financial performance as of 11/30/18:
- NET LOSS WAS \$190,185 BETTER THAN BUDGET (Act. <\$89,261>; Bud. <\$279,446.>)
  - Visit volume is 5% behind budget due to the unanticipated loss of the pediatric dentist in September and seasonal lower volumes. A replacement has been recruited and with the launching of IV sedation and the Farmworker increase, visits are projected to achieve budget by year end.
- B. FQHC partnership with the San Mateo Medical Center is progressing. The County and SDH's Dental Directors are developing operational interface details. Two meetings have been held with the County Health system CFO to negotiate terms and we're down to the reimbursement per visit. Remaining hopeful, the San Mateo Center could start seeing patients May 1, 2019.
- C. Dignity Health/Sequoia Hospital awarded a \$20,000 grant.
- D. SDH leadership will be presenting to Sequoia Healthcare District Board 2/6/19 requesting \$150,000 to cover uncompensated costs for serving patients from Sequoia's zip codes.
- E. CEO and CFO are active participants in the development of the Health Plan of San Mateo's State-authorized pilot project to integrate adult dental services into their current adult medical managed care product.

2/1/19 Cheryl A. Fama, CEO