

**BOARD OF DIRECTORS
MEETING MINUTES
THURSDAY, JUNE 23, 2022
Per Resolution 2022-07, this meeting was held via Zoom teleconference**

<u>Directors Present</u>	<u>Directors Absent</u>	<u>Also Present</u>
Chair Cappel Vice-Chair Galligan Director Pagliaro Director Navarro Director Zell		PHCD staff Counsel Mark Hudak Presenters: YAG Members Olivia, Lily & Katelyn. Counsel Matt Gray Developers: Chip Gabriel , Generations LLC & Andrew Bielak, Mid-Pen Housing

1. CALL TO ORDER & ROLL CALL

Chair Cappel called the meeting to order at 6:40 PM. Roll call attendance was taken. A quorum was present.

Eddie Flores read out Instructions for Public Comment.

2. PUBLIC COMMENT/NON-AGENDA ITEMS

Chair Cappel asked if there was any public comment on non-agenda items. Two public comments were offered.

Speaker Ginnie Plato – asked the Board to assist in re-opening the Sutter Therapy Pool. There are number of people that would benefit from this “humane solution”.

3. CONSENT CALENDAR

Director Galligan asked the CFO what the DOJ transaction was May 16th for \$150. **CFO Yee** reported it is an annual Attorney General filing fee submitted on behalf Sonrisas Dental Health that will be refunded by Sonrisas.

No further comments or questions.

**Motion by Zell to Accept Consent Calendar:
Seconded by: Galligan**

Vote: Ayes – Cappel, Galligan, Pagliaro, Zell,

Navarro

Noes --0

Abstain --0

Motion Passed: 5/0/0

4.Special Presentation: Youth Advisory Group (YAG) Allcove project

Jackie Almes, Youth Outreach Specialist introduced members of the 21'-22' YAG, Olivia, Lily & Katelyn who presented on two recent projects they are working on for the allcove San Mateo Center.

1. The Community Wall: a branded wall that invites community participation and features interactive prompts for youth coming into the Center.
2. Photography Wall: a collage of photos of YAG members and inspirational quotes ~~and quotes~~ from youth.

Director Zell thanked the YAG members for their work and asked:

- Do they believe fellow students from their schools would be interested in the allcove Center?
- Are there any constructive suggestions/recommendations they would offer about the allcove model?

YAG members responded: Fellow classmates and friends are excited for this youth center and the open and welcoming space is what will attract youth. No recommendations were offered, however, they said they are very impressed with the one-stop-shop model for this generation.

Chair Cappel thanked the YAG members for their presentation and great work.

5. Report Out from Closed Sessions June 8 & June 23: Chair Cappel

The two items discussed in the recent closed sessions were Peninsula Wellness Community Developer negotiations and preliminary concept plan that will be presented later this evening, and District employee benefits.

6. OLD BUSINESS

6A. RESOLUTION 2022-10 on Gun Violence AS A Public Health Crisis: Chair Cappel

At the last Board meeting he requested staff draft a resolution on this issue which was included in this meeting's materials. He then read the Resolution aloud.

All Directors commented the Resolution was well written and agreed Gun Violence is a Public Health Crisis.

Motion by: Galligan

Seconded by: Navarro

Vote: Ayes – Cappel, Galligan, Pagliaro, Zell, Navarro

Noes --

Abstain –

Motion Passed: -5/0/0

7. NEW BUSINESS

7A. PHCD Insurance Policies, Renewals, Coverages, Costs for July 1, 2022, through June 30, 2022- Donald Chew- Broker, Risk Strategies

Mr. Chew projected a summary of policies and coverages recommended for FY '22-'23 and walked through the chart pointing out elements of the Directors' and Officers' Liability, General Liability, Commercial Umbrella , and coverages for all District properties:

- 111 & 113 16th Ave (Ability path Homes)
- 1600 Trousdale (Senior Assisted Living Facility)
- 1720 Marco Polo Way (Medical Professional Office Building)
- 1730 Marco Polo Way (Empty lot adjacent to medical buildings)
- 1740 Marco Polo Way (Medical Professional Office Building)
- 1819 Trousdale (District office)
- 1875 Trousdale (Health & Fitness Center)
- 2600 El Camino lease (Allcove San Mateo Youth Drop-in Center)

Mr. Chew noted the following

- Rates have increased in the last year due to mental health crisis, fires, and supply chain issues.
- 2600 El Camino consists of three insurance components
 1. Execution of Lease and Vacancy
 2. Tenant improvement construction
 3. Occupancy/ Malpractice insurance for clinical component of the program

Director Questions/ comments/ concerns include

Director Pagliaro requested to be part of conversations related to allcove Center's malpractice coverage when the time comes and requested PHCD be listed as an additional insured on the clinical partner policy with indemnification clauses. He then asked for clarification on excess insurance limits of allcove being at \$7 million.

YBHD Flores noted the Clinical Lead position that was approved at the last Board meeting will be a District employee who will oversee the alcove clinical case load, this is where

malpractice insurance will come into play, and reiterated that PHCD will be listed as an additional insured with the subcontracting clinical partners selected.

Mr. Chew reported the excess coverage of \$7million is a requirement noted in the lease pertaining to 2600 El Camino.

Director Pagliaro asked where in the U.S are the insurance companies located?

Mr. Chew reported Palomar is in Bloomington, Minnesota.

Director Pagliaro thanked Mr. Chew for all his work.

Motion to approve Insurance policies for FY22-23: Pagliaro

Seconded: Zell

Vote: Ayes – Cappel, Galligan, Pagliaro, Zell, Navarro

Noes --0

Abstain –0

Motion Passed: -5/0/0

7B. Presentation of Peninsula Wellness Community (PWC) 3.0 Preliminary Concept Design 3.0:

Counsel Gray presented a recap and timeline of negotiating activities for the PWC

Development process over the past five years highlighting key milestones.

- **2017** District issued an RFP for development and selected Pacific Medical Builders and Generations as Developer.
- **Summer 2018-** Exclusive Negotiating Agreement with a Schedule of Performance detailing deliverables of project concept plan and timely approvals was approved by Board. Milestones in ENA include:
 - Completion of due diligence around proposal of project design
 - Negotiation of term sheet, disposition, and ground lease.
- **2018:** Final boundaries for development area confirmed at 6.8 acres. [AbilityPath and Burlingame School District will remain at their current sites on Marco Polo and Trousdale respectively.]
- **2018 PWC 1.0** rolled out to constituents showing 400 units of independent senior housing of which 10% were affordable, 250,000 sq.ft. medical office building, 25,000-50,000K sq.ft. community Hub, and 2 acres of community open space.
- **November 2019, PWC 2.0** was presented and reflected community input. Mid-Pen Affordable Housing joined the Developer team, market rate housing units were decreased, and 152 units of affordable housing were added to market rate Developer's 10%.
- **PWC 2.0** also included adjustments to the height of the medical office building to accommodate Sutter's helicopter flight paths.

- **March 2020** – COVID hit and project progress was significantly impacted. Board and Developer remained committed to the vision and need for the PWC development and continued negotiations to identify a path forward.
- **June 2022 - PWC 3.0 to be presented to the Board** and community tonight for approval of the preliminary concept plan to allow Developer to launch prework with the city of Burlingame to start the CEQA/EIR approval process.

Chip Gabriel, Generations LLC and Andrew Bielak, Mid-pen Housing presented the Peninsula Wellness Community 3.0 Preliminary Concept Plan which includes:

- 188,000 square feet of health services and community programs HUB space
- 225 units of independent senior housing units (10% affordable)
- 152 units of Affordable Senior Housing (100% affordable)

[PWC 3.0 presentation attached and made part of these minutes]

Director comments:

- Emphasized to the public that preliminary concept plans are not final and typically get adjusted and/or refined to comply with city requirements.
- There will be ample opportunity for public contribution at PHCD town hall meetings and the city of Burlingame's Planning Commission and Council meetings.

Public Comments:

Mike Schrader: Please consider adding a warm water therapy pool in the development with transit opportunities from the HUB to other facilities; and please consider adding a public comment section to the District website for public comments and input regarding the PWC project.

Jane Stahl: Expressed her excitement about the development project and asked if there would be an opportunity to have gerontologists on campus like the Stanford Center for Longevity. She also echoed the request to add a therapy pool to the development.

Laura Hinz: Expressed her excitement that the project is at this stage and believes priority should be given to the low and extremely low residents for housing. She also supported adding a therapy pool and hopes to have more opportunities for public input.

Karyl Eldridge: Expressed her gratitude towards Developers and District staff for all their hard work and keeping the housing advocacy members of the community up to date on the project. She is excited about the number of affordable housing units and encouraged the District and Mid-Pen to explore and maximize the affordable component beyond the 152 units Mid-Pen has planned.

Motion by: Navarro
Seconded by: Zell
Vote: Ayes – Cappel, Galligan, Pagliaro, Zell, Navarro
Noes --0
Abstain –0
Motion Passed: -5/0/0

7C. Resolution 2022-11: Authorization to submit preliminary concept plan to city to initiate the planning approval process- Counsel Gray

Now that Plan is approved, he requested Board consider this resolution that summarizes the status of milestones and deliverables per the Amended & Restated Exclusive Negotiating Agreement and authorizes Developer's next steps with the city.

Motion by: Navarro
Seconded by: Zell
Vote: Ayes – Cappel, Galligan, Pagliaro, Zell, Navarro
Noes --0
Abstain –0
Motion Passed: -5/0/0

7D. Consider approval of amendment to the Amended and Restated Exclusive Negotiating Agreement with PWC Developers to modify milestone dates: Counsel Gray

The actions just approved will require an amendment to the existing Agreement to reflect the revised Schedule of Performance which moves completion dates into 2023.

Motion by: Navarro
Seconded by: Zell
Vote: Ayes – Cappel, Galligan, Pagliaro, Zell, Navarro
Noes --0
Abstain –0
Motion Passed: -5/0/0

7E. Authorization to change PHCD website domain: Stephanie Arevalo Rodriguez, Business Operations Manager requested approval for a new District domain and reported she is in the process of launching three new District websites on **Streamline**, a new hosting platform recommended by CSDA that ensures ADA and transparency compliance to requirements. The new recommended domain is **peninsulahealth.ca.gov** If approved, an application will be submitted to the CA Domain Request System for processing and State approval.

Director Zell asked if we could have a shorter domain like phcd.ca.gov?
BOM Arevalo-Rodriguez stated: No, Petaluma Health Care District uses phcd.org.

There being no further questions of public comments,

Motion by: Pagliaro

Seconded by: Galligan

Vote: Ayes – Cappel, Galligan, Pagliaro, Zell, Navarro

Noes --0

Abstain –0

Motion Passed: -5/0/0

8. Reports:

Board Chair: No report.

Director Reports: **Director Pagliaro** reported a meeting will be scheduled in the next few weeks with The Trousdale’s General Contractor and their attorney to discuss outstanding items related to construction issues at the Trousdale.

Board Committees: No committee meetings scheduled in June.

CEO Fama:

The Trousdale:

- In response to Director inquiries, The Trousdale was not included in the recent Sunday Chronicle supplement on senior living. Eskaton marketing data from the prior two years of participation documented no inquiries following the >\$8K investment both times. Marketing efforts with best results are ‘lunch and learns”, direct mailings, tours, and the website.
- Occupancy is up to 111 residents with 49% of the residents over the age of 90.
- COVID-19 testing continues with 1-2 positive asymptomatic cases over the last few weeks.

Director Pagliaro requested to be a part of the next scheduled Trousdale marketing meeting as he believes the ad’s need improvement.

PWC – Hub Programs: Interviews with local experts are being conducted as part of the second phase of the senior services “deep dive” project to identify priority services for consideration for the Hub. Interviews to date include an MD gerontologist, MD venture capitalist, and local practicing MD, Buck Institute Chair. A preliminary report will be presented to the Strategic Oversight Committee on July 6th.

Ann Wasson, Community Engagement Director:- reported on her recent meetings with Dr. Rhodes, UCSF and Rolando Bonilla Voler Strategic Advisors, around Long COVID-19 and PR opportunities about vaccinations and education about the virus.

Lastly, Ms. Wasson thanked all Directors for meeting with her as she embarks on the Strategic Plan process.

Eddie Flores, YBHD - reported that the federal health officials this morning ordered Juul to pull its electronic cigarettes from the U.S. market, the latest blow to the embattled company widely blamed for sparking a national surge in teen vaping. This is significant to the District due to the resolution championed by Director Pagliaro, denouncing JUUL and flavored tobacco and its impending impact on teens and young adults. The FDA noted that Juul may have played a "disproportionate role in the rise in teen vaping and its application didn't have enough evidence to show that marketing its products "would be appropriate for the protection of the public health."

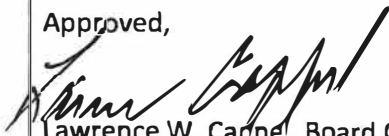
Vickie Yee, CFO- reported on the recent transition of bank institutions from Boston Private to Heritage Bank.

Stephanie Arevalo Rodriguez, BOM -reported three new websites will be launched in the new FY and noted there will be a public comment section for members of the public to send in their comments prior to board and committee meetings in addition to a community input section on the Peninsula Wellness Community.

9.ADJOURN: Chair Cappel adjourned the meeting at 8:35pm.

Respectfully Submitted,
Stephanie Arevalo, Business Operations Manager

Approved,


Lawrence W. Cappel, Board Chair