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**PUBLIC NOTICE**  
**BOARD OF DIRECTORS**  
**CLOSED SESSION MEETING**  
**Thursday, December 11, 2025, 5:30 pm**  
**1819 Trousdale Dr., Burlingame**  
**Classroom**

**A G E N D A**

- 1. CALL TO ORDER & ROLL CALL:** Chair Cappel
- 2. ORAL COMMUNICATIONS:** *At this time, any person may speak on any items not on the agenda and any other matter within the jurisdiction of the District. Speakers are customarily limited to two minutes. If you cannot attend the meeting, but would like to offer comments, please email your comments to [ana.pulido@peninsulahealthcaredistrict.org](mailto:ana.pulido@peninsulahealthcaredistrict.org) and they will be read into the record.*
- 3. CLOSED SESSION:**
  - A. Pursuant to Health and Safety Code Section 32106:** Discussion Involving Trade Secrets Relative to Facilities and Services Concerning PHCD's Proposed Affordable Senior Housing Project at 1720, 1730, and 1740 Marco Polo Way and other PHCD Potential Development on the Former PWC Site with Counsel M. Gray and Counsel M. Chan, Perkins Coie
  - B. Conference with Labor Negotiator (Government Code Section 54957.6)**  
**Agency Designated Representative:** Lawrence Cappel, PhD, Board Chair  
**Unrepresented Employee:** Chief Executive Officer, Peninsula Health Care District
- 4. REPORT OUT:** Open Session Meeting on December 11, 2025, at 6:30 pm
- 5. ADJOURNMENT:**

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**PUBLIC MEETING OF THE BOARD OF DIRECTORS**

**6:30 PM, Thursday, December 11, 2025**  
**PHCD Classroom, 1819 Trousdale, Burlingame, 94010**

**AGENDA**

**1. Call to Order and Roll Call**

**2. Public Comment on Non-Agenda Items**

*At this time, any person in the audience may speak on any items not on the agenda and any other matter within the jurisdiction of the District. Speakers are customarily limited to three minutes. If you cannot attend the meeting, but would like to offer comments, please email your comments to [Voula.theodoropoulos@peninsulahealthcaredistrict.org](mailto:Voula.theodoropoulos@peninsulahealthcaredistrict.org) or visit our website <https://www.peninsulahealthcaredistrict.org/public-comment-form>, and your comments will be read into the record. Public comments will be taken for each agenda item prior to the Board's consideration on that item.*

**3. Report Out From Closed Session: 11/13/2025 & 12/11/2025: Chairman Cappel**

**4. Consent Calendar: ACTION**

- a. Board Meeting Minutes – October 23, 2025 and November 13, 2025 **Pg. 1-11**
- b. Community Health Investment Meeting Minutes – October 6, 2025 **Pg. 12-17**
- c. Finance Committee Meeting Minutes – August 12, 2025 **Pg. 18-21**
- d. Checking Account Transactions – October 2025 **Pg. 22-26**
- e. Treasurer's Report – October 2025 **Pg. 27**
- f. Budget Adjustment for Special Initiatives to Fund Food Insecurity **Pg. 28**
- g. 2026 Board/Committee Meeting Calendar **Pg. 29**

**5. Business:**

- a. **Selection of Developer for Affordable Senior Housing Project at 1720, 1730, and 1740 Marco Polo Way:** Lawrence Cappel, Board Chairman **Pg. 30-34**
- b. **Presentation of FY' 2025 Audit Report:** Nathan Doty, CPA, JWT & Associates, LLP **Pg. 35-80**
- c. **Community Health Investment Committee Grant Recommendations for FY'2026:** Dr. Henry Sanchez, CHIC Vice Chairman, and Ana M. Pulido Chief Executive Officer **Pg. 81-109**
- d. **First Reading: Employee Handbook Update:** Ana M. Pulido, Chief Executive **Pg. 110-234**

Officer

e. **Strategic Plan Update:** Ana M. Pulido, Chief Executive Officer

**Pg. 235-264**

**6. Reports:**

a. **Board Chair and Director Reports**

**7. Adjourn:**

*Any writings or documents provided to a majority of the Board of Directors regarding any item on this agenda will be made available for public inspection at the District office, 1819 Trousdale, Burlingame during normal business hours. Please call 650-697-6900 to arrange an appointment.*

*If you are an individual with a disability and need an accommodation to participate in this meeting, please contact Peninsula Health Care District at least 48-hrs in advance at 650-697-6900.*