

- CALL TO ORDER** The meeting was called to order at 5:32 pm by Jean Turner, District Board Chair.
- PRESENT** Jean Turner, Chair  
Robert Sharp, Vice Chair  
Jody Veenker, Secretary  
Mary Mae Kilpatrick, Treasurer  
Topah Spoonhunter, Member-At-Large  
Kelli Davis MBA, Interim Chief Executive Officer and Chief Operating Officer  
John Tremble, Chief Financial Officer (via WebEx)  
Tracy Aspel RN, BSN, Chief Nursing Officer  
Will Timbers MD, Interim Chief Medical Officer  
Stacey Brown MD, Chief of Staff
- ABSENT** Kevin S. Flanigan MD, MBA, Chief Executive Officer
- OPPORTUNITY FOR PUBLIC COMMENT** Ms. Turner stated at this time persons in the audience may speak only on items listed on the Notice for this meeting, and speakers will be limited to a maximum of three minutes each. Comments were heard from John Ungersma MD on the agenda item regarding approval of a contract for General Counsel legal services.
- REQUEST FOR CMS ADVANCED PAYMENTS** Chief Financial Officer John Tremble called attention to a Covid-19 Medicare cash advance opportunity created in response to financial challenges incurred as a result of the Coronavirus pandemic. Mr. Tremble requested Board authorization to apply for the maximum cash advance available to Northern Inyo Healthcare District (NIHD), noting that the advance will need to be repaid in one year in order to avoid being charged an interest rate of 10.25%. Any cash advance monies received will be deposited into NIHD's Local Agency Investment Fund (LAIF), and they will not be accessed unless absolutely necessary. It was moved by Jody Veenker, seconded by Robert Sharp, and unanimously passed to approve NIHD requesting the maximum cash advance available from the Centers for Medicare and Medicaid Services (CMS), including an amendment that the Chief Executive Officer and the Board of Directors will receive a detailed accounting of the handling of all funds received. Mr. Tremble noted that the cash advance will change the District's year-end Balance Sheet in terms of the value of Current Assets and Current Liabilities.
- APPOINTMENT OF GENERAL COUNSEL** Ms. Turner called attention to a proposed agreement for Legal Services with the law firm of Jones & Mayer, noting that the firm would not replace current Healthcare District legal counsel, but will provide additional general counsel services. The proposed agreement was developed as a result of a lengthy publishing of a Request For Proposal (RFP) for Legal Services, which was both advertised and also

directly mailed to all local attorneys. It was moved by Mr. Sharp, seconded by Ms. Veenker, and passed by a vote of 4 to 1 to approve a six month legal services contract with Jones & Mayer (from April 1 2020 to October 1 2020) with Director Mary Mae Kilpatrick voting “no” on this agenda item.

ADJOURNMENT TO  
CLOSED SESSION

At 6:05 pm Ms. Turner announced the meeting would adjourn to Closed Session to allow for:

- Discussion of a real estate negotiation regarding possible purchase, sale, or lease of property at 153 Pioneer Lane, Bishop, California (*pursuant to government Code Section 54956.8*).

RETURN TO OPEN  
SESSION AND REPORT  
OF ACTION TAKEN

At 6:51 pm the meeting returned to Open Session. Ms. Turner reported the Board took no reportable action.

NIHD RURAL HEALTH  
CLINIC REBUILD  
UPDATE

Chief Financial Officer John Tremble provided an overview and update on the proposed NIHD Rural Health Clinic (RHC) Opportunity Zone Replacement Project, which included the following:

- A financial analysis of the proposed project has revealed the overall cost to the District would be much higher than originally thought. This is due to many factors including the financial economic impact of Covid 19; higher than expected real estate taxes; a rapid drop in mortgage and interest rates; and higher than anticipated construction costs.
- Many unknowns still exist including Medicaid revenues and rates; land suitability; additional costs for temporary relocation of services; loss of rental revenue received from Pioneer Medical Associates; and possible street closing costs.
- NIHD’s debt ratio would be affected by the project for a period of 10 years
- Parking challenges for clinic staff and patients are as yet unresolved
- NIHD’s investment in new equipment would be substantially more than originally projected

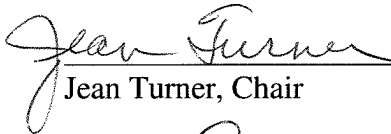
Following discussion of this agenda item a consensus was reached that the RHC rebuild project should continue to move forward, however an Opportunity Zone project is not in the District or investor Sam Walker’s best interest at this time. NIHD plans to move forward with creating an architectural design for a new clinic, and will proceed to create a “shovel ready” project for the best future building opportunity that may arise. It was noted that we expect to see an increased focus on healthcare in the upcoming years, and that potential building opportunities should be a reality. Members of the Board thanked Mr. Walker for his support of the District and area residents, and for bringing the possibility of a new Rural Health Clinic close to reality. The Board of Directors and Mr. Walker are both interested in identifying new opportunities for an RHC rebuild project in the future.

OPPORTUNITY FOR  
PUBLIC COMMENT

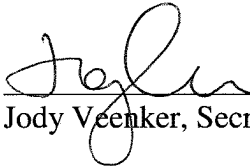
Ms. Turner again asked if any members of the public wished to comment on any items listed on the Notice for this meeting. No comments were heard.

ADJOURNMENT

The meeting adjourned at 7:32 pm.

  
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Jean Turner, Chair

Attest:

  
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Jody Veenker, Secretary