

CALL TO ORDER The meeting was called to order at 5:33 pm by Jean Turner, Chair.

PRESENT Jean Turner, Chair
Robert Sharp, Vice Chair
Jody Veenker, Secretary
Mary Mae Kilpatrick, Treasurer
Topah Spoonhunter, Member At Large
Kevin S. Flanigan, MD, MBA, Chief Executive Officer
Kelli Davis, MBA, Chief Operating Officer
Tracy Aspel, RN, BSN, Chief Nursing Officer

ABSENT Will Timbers, MD, Chief of Staff
John Tremble, Chief Financial Officer

OPPORTUNITY FOR
PUBLIC COMMENT Ms. Turner announced 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 Stacey Brown MD, Northern Inyo Healthcare District (NIHD) Rural Health Clinic Medical Director.

REAL ESTATE
PURCHASE AND LEASE
BACK, 153 PIONEER
LANE, BISHOP Chief Executive Officer Kevin S. Flanigan, MD, MBA introduced Mr. Sam Walker to declare his vision for the upcoming Opportunity Zone investment that will allow the NIHD Rural Health Clinic (RHC) to be rebuilt, allowing for expansion and consolidation of patient services. Doctor Flanigan stated that for the project to be effective and within the IRS code, Mr. Walker will need to purchase the land the RHC is located on, develop it, and maintain ownership for 10 years, thereby allowing him to avoid capital gains taxes and at the same time provide members of this community with a new Rural Health Clinic facility. He stated that following Mr. Walker's purchase of the land, the District will lease back the property at an appropriate market rate, for the duration of Mr. Walker's ownership.

Mr. Walker introduced himself and provided a brief history of his business experience and involvement in local communities. He explained that he intends for this project to be a collaborative effort between himself and the District, and that he will not oversee the building project itself, which will be managed by the District. He expressed his opinion that the design for the new facility will be very important, and that NIHD physicians should have significant input on that design. Mr. Walker's goals are safety, tax savings, and if possible, he would support a sustainable build that utilizes local businesses whenever feasible.

Mr. Walker entertained questions from the Board, District leadership, and members of the public. He stated his intent for the project to be a

transparent collaboration with no hidden agendas. The following points were also made during discussion of this agenda item:

- The Opportunity Zone project will have a 31-month timeline from initial investment to completion. It will be extremely important that it moves forward in a timely manner.
- The possible re-location of Pioneer Lane in order to improve traffic flow in the area is part of the rebuild discussion. However, it is likely that the street relocation will happen after completion of the building project.
- It is expected that the District will contract with a design-build company for the project, and it was noted that it will be important to work with an experienced builder.
- Mr. Walker stated his desire not to be the center of personal publicity as a result of this project, indicating that he does not need his name in the headlines or on a building in recognition of his involvement.
- Developing a project budget and establishing a clear picture of the cost involved is one of the next priorities.
- Doctor Flanigan will complete drafting an agreement for the project and leaseback by the end of this month, and monthly building updates will be provided at future meetings of the NIHD Board of Directors.
- It is hoped that the NIHD workforce and the community at large will embrace the rebuild project and all it will do to enhance the provision of healthcare services for members of this community.

At the conclusion of discussion it was moved by Mary Mae Kilpatrick, seconded by Jody Veenker, and unanimously passed to direct District Administration and staff to complete the drafting of the purchase and sale agreement and leaseback agreement for this project by the end of the month.

ADJOURNMENT

The meeting was adjourned at 6:43 pm.

Jean Turner, President

Attest:

Jody Veenker, Secretary