

**PACIFIC COMMUNITIES' HEALTH DISTRICT
REGULAR MEETING MINUTES OF THE BOARD OF DIRECTORS**

Tuesday, March 15, 2022

PRESENT: Ralph Breitenstein, MD, Chairperson
Aimee Thompson, Vice Chairperson
David Long, MD, Secretary
Bonnie Saxton, Director at Large
Chris Carlson, Treasurer

ALSO, PRESENT: Jim Shepherd, Legal Counsel
Sam Jones, VP of Patient Care
Jon Conner, Facilities Director
Lisa Ely, Facilitator
Karla Clem, Foundation
Adam Vang Erickson, Admin Fellow

Lesley Ogden, MD, CEO
Kathryn Doksum, District Finance Manager
Catherine Macnab, Recorder
Jane Russell, COO
Ursula Marinelli, Director Foundation

CALLED TO ORDER: Chairperson Ralph Breitenstein, MD, called the regular monthly meeting of the Board of Directors to order at 4:03 p.m.

CITIZEN COMMENTS: No members of the public were present for comments.

CONFIRMATION OF AGENDA ITEMS: Chairperson Ralph Breitenstein, MD, requested confirmation of the meeting agenda. No changes or additions needed.

APPROVAL OF MINUTES: After review of the February 15, 2022, Regular Board Meeting minutes, Ralph Breitenstein, MD, requested approval.

Chairperson Ralph Breitenstein, MD, requested a motion. Bonnie Saxton moved to approve the minutes. Chris Carlson seconded. Motion carried by unanimous voice vote.

MONTHLY REPORTS/QUARTERLY REPORTS

FINANCIAL REPORTS: Kathryn Doksum, District Finance Manager, presented the February 28, 2022, financial reports for review and approval as follows: Check Register, Balance Sheet, Trend Analysis for the PCHD General Fund, and Trend Analysis for the Debt Service Fund.

Chairperson Ralph Breitenstein, MD, requested a motion to approve the financials. Chris Carlson, moved to accept. Bonnie Saxton seconded. Motion carried by unanimous voice vote.

LEGAL REPORT FROM COUNSEL: Jim Shepherd reported that the Samaritan lawsuit against Neenan for the hospital defective floor issues mediation date has been moved to November 30, 2022, with an expert meeting on June 6, 2022. Another visual and possibly core sample will be completed in the next month. Documents will be presented on April 8, 2022. Depositions will be taken, September, October, and November. Arbitration is anticipated to take one to one and a half months. An addendum for the Apple Peddler property April 20, 2020, requires a discussion by May 1, 2022, with Samaritan Health Services to determine how the \$970,000 purchase price will be paid back to the Health District. A second addendum dated May 2021 states that a new rental agreement discussion be held with Samaritan Health Services for upgrades made on the \$1.75M Apple Peddler property. This has already been agreed upon and payments are being made.

HOSPITAL REPORT: Dr. Ogden provided an update about the following:

We continue to see statewide COVID hospitalizations decline and are at the lowest levels seen since prior to the Delta surge last August/September. Nevertheless, we are not seeing quite the same rapid decline in ED boarding, transport delays, and discharge delays related to long-term care facility issues. In addition, SHS is hearing that screening and visitation policies are much more complex than we initially thought because those mandates are written into hospital requirements at both the federal and state level. So, much more to come on those topics as we seek clarity.

SPCH anticipates increased education will need to occur in our hospitals and clinics concerning the indoor mask mandate that is ending. To clarify, this change does not affect health care facilities and we will continue to require medical-grade masks be worn by employees, patients, and visitors. Samaritan sent out a press release and is using social media to educate the public, but we realize this information will not reach everyone and there will likely be confusion as this change takes place. SPCH continues working with 20 Oregon Health Authority crisis relief workers through the end of the month when the governor's emergency declaration is lifted.

Dr. Ogden received notification at the end of February that planned market-based pay adjustments for non-contractual staff occurred. These adjustments targeted those positions that were below market median compensation levels and were budgeted back in 2021. These were in addition to the approximately \$10M in prior compensation adjustments we urgently put in place to raise minimum wage, raise compensation associated with hard-to-fill positions, and make sure we maintain our competitive edge as recruiting and retention become more challenging in the health care industry.

In addition, Dr. Ogden also reviewed the Samaritan Pacific Health Services (SPHS) Quality & Service Excellence statistics for the following: Inpatient, Emergency Room, Primary Care Clinics, Specialty Clinics, Support Services, Community Partnership, Sustainability, and Employee Engagement.

CONSTRUCTION PROJECTS: Jon Conner reported the building warranty on the 1988 building is ending this month.

There are a few outstanding warranty items being worked on with Neenan. At the expert meeting that was held in Portland with all involved parties, there was a discussion from Neenan experts about conducting more destructive testing. SHS has requested that any further tests be conducted on existing core samples that were taken and preserved to avoid disruptions to hospital operations. A preliminary budget is being worked on for the Samaritan Treatment & Recovery Service (STARS) building project. A request was made for Pam Triplet, the architect that provided the feasibility study to the District on the STARS project to provide a proposal for costs to start the process of getting the District Board to construction documents that could be approved by the authorities having jurisdiction and sent out for bids.

Jon Conner made a request from the District Board for permission to reach out to Carrie Connelly regarding the requirements for moving forward with the project regarding any potential restrictions involving working with the Health District.

SAMARITAN TREATMENT & RECOVERY SERVICE (STARS): Ursula Marinelli reported that a letter went out to the members of the neighborhood of the STARS building. Two of the neighbors that are current donors are willing to advocate in the community.


Dr. Ogden and Ursula are going to the Toledo City Council to request \$30,000. Lincoln City Urban Development director has put \$100,000 in their budget request which if approved the STARS program can make a formal request for funds. \$500,000 has been requested from the County through the American Rescue Plan Act.

Jon Conner reported that utilities will need to be put into the Health District's name. The property will also need to be added to the Health District's insurance policy. Tax exempt status does not take effect until the facility is in use.

BOARD ITEMS/ADMINISTRATIVE REPORTS:

PCHD Logo review: Aimee Thompson presented options for the new PCHD logo. The Board reviewed and agreed upon a logo to use for updating the district's webpage and communication materials.

Meeting adjourned: 5:13 p.m.


Catherine Macnab, Recorder
PACIFIC COMMUNITIES HEALTH
DISTRICT


David Long, MD
PACIFIC COMMUNITIES HEALTH
DISTRICT