

PACIFIC COMMUNITIES HEALTH DISTRICT (PCHD)
REGULAR MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, January 20, 2026

PRESENT: Chris Carlson, Chairperson
Ralph Breitenstein, MD, Director at Large
David Long, MD, Secretary
Aimee Thompson, Vice Chairperson
Lola Jones, Member

ALSO, PRESENT: Karla Clem, Dir. PCHD Foundation
Ryan Combs, COO Coast
Jon Conner, Dir. Facilities
Jennifer Kimberlain, CAH VP of Patient Care Services
Derek Neff, Facilitator/Recorder
Lesley Ogden, CEO Coast
Holly Stanley, Senior Financial Analyst

CALLED TO ORDER: Chris Carlson, Chairperson, called the regular monthly meeting of the Board of Directors to order at 4:01 p.m.

CONFIRMATION OF AGENDA ITEMS: Chris Carlson, Chairperson, requested confirmation of the meeting agenda.

APPROVAL OF MINUTES: Approval of December's minutes were postponed to next month due to some changes that came in from Carrie as well as Derek being new in the role. There will be a double approval of minutes at next month's meeting.

INVITATION FOR CITIZEN COMMENTS: There were no citizens present at the meeting.

FINANCIAL REPORTS – NOVEMBER & DECEMBER 2025: Holly Stanley discussed the financial reports and for the month of December, there were only 5 checks which came in just under \$12,000. And there wasn't anything unusual in the checks.

On the balance sheet, total assets \$75,454,057, total liabilities \$45,826,801, total net position \$29,627,256, with the total liabilities and net position of \$75,454,057.

Holly talked through the General Fund. The Total Net Revenue was \$160,457. The Total Expenses were \$26,183 and there wasn't anything unusual in the expenses. The Depreciation was \$357,453 for a Total Net Loss of \$223,179.

Holly discussed the Debt Service Fund. Tax Revenue came in at \$296,335, the Interest on the Bonds was \$142,496 for a Net Income of \$153,840.

Ralph Breitenstein, MD, motioned to approve the financial reports and Aimee Thompson seconded. Motion carried by unanimous voice vote.

REPORT FROM LEGAL COUNSEL: Carrie was not directed to attend. Chris did say that he needs to talk with Carrie about the city water tank agreement. However, we are waiting for OHA to be with that. He doesn't know where OHA is at with that process, but we should find out soon.

CONSTRUCTION/FACILITIES/WATER RESILIENCY UPDATE: Jon spoke to the housing project with Kauffman

Commercial. The kickoff meeting happened today, and the hope is that we can get started on a couple things that we need to verify within about 4-5 weeks. Kauffman is estimating roughly 7-8 month construction timeline. The conversation that was had was mostly housekeeping items. One of the topics that was discussed was value engineering. If there were any items where we could save some money. There were no big-ticket items, as an example lighting fixtures. Jon will follow up with Chris.

The amended contract is being worked through with Kauffman. They sent back quite a few comments back on the contract and passed that along to Carrie. Essentially 98% of the revisions were rejected. There were three smaller items like being notified through email as opposed to certified mail was a concession.

One thing that was brought up was communication with the neighbors. Dustin said that Aimee may have received an email from a neighbor. Aimee said that once we start the construction project, they will go around to the neighbors and discuss the project and any impacts to them. Jon said he will set up a meeting either at SPCH or the CHE and go and knock on doors to invite the neighbors over for a meeting. Dr. Long asked if that was the immediate neighbors, and the group said yes. Aimee said the neighbors on 10th Street were wondering how this is going to impact them.

Jon raised a concern about a neighbor that is directly west and right on the project. Chris brought up that there are revisions that are in place. Jon said that he will work with the group as this gets scheduled.

Jon discussed additional funding and asked for approval on construction revisions. The project will need Construction Administration for the Geotech, and he received a proposal for a little over \$24,000. He will pass along the proposals as soon as they are available. He'll be getting proposals for special testing, landscaping, furniture and construction administration. Aimee asked Dr. Ogden if the units are needed to be furnished. Dr. Ogden is going to ask and gauge the Residents on what that looks like. The Wilder apartments that the Hospital has have some units that are furnished and some that are not. Ryan added that there are storage units in Lincoln City that have furnishings available.

Chris said that we will keep the furnishing on the back of mind. Dr. Ogden is going to chat with the residents and gauge their interest on furnished vs. un-furnished. Ryan was going to check and see the availability of furnishings from Lincoln City.

Jon asked if Chris had signed the IG with the city. Carrie received the signed copy on January 23.

Aimee Thompson, requested a motion to move forward with getting construction administration contracts for the Geotech and for special testing. Ralph Breitenstein, MD seconded. Motion carried by unanimous voice vote.

Aimee Thompson, requested a motion to authorize Board President, Chris Carlson, to sign a contract with KCC in substantially the form previously approved by the Board on December 16, 2025 subject to minor changes approved by legal counsel. Ralph Breitenstein, MD seconded. Motion carried by unanimous voice vote.

Jon talked through the water project with OHA. There was discussion with OHA, and they had a few requirements about fencing and piping. Jon asked if the District would like him to put together a packet to send out for bidding. The contract for this project will be with Samaritan, so it will go through Samaritan's legal counsel. Carrie confirmed that she does not need to be involved with this. Carrie will be involved with IGA with the city, but the contract will go through Samaritan and the contractor. Aimee asked about FEMA...Chris talked about a conversation with Biz Oregon. The conversations went well, but he will be learning more this week.

Jon asked about pay applications for the housing project for invoices. Dr. Ogden is asking Kathryn about the payment process.

HOSPITAL UPDATE: Dr. Ogden went through the affiliation with MultiCare. We are still in the 30-day preliminary

phase. Our feeling is that the preliminary phase will conclude and then a more comprehensive review will be conducted. We will be hosting Florence and Bill from MultiCare at each of our sites and we are hosting the PCHD board for a breakfast with them. They are also going to be touring the sites and meeting the employees.

Dr. Ogden went through three positive points in healthcare. CMS took steps to expand the number of residency slots. CMS has not changed any funding and expanded these slots since 1997. This is huge news for healthcare. Congress authorized 1,200 new positions with 400 of those in primary care disciplines like internal medicine, family medicine or psychiatry. Projections still show that there will still be a shortage of 141,160 full time physicians by 2038.

Dr. Long asked if CMS knows how many physicians they are projecting to lose with international students. Dr. Ogden said she has not seen that figure. It will make an impact as we rely so much on foreign graduates.

Dr. Ogden then discussed the 340B rebate model. On December 29, a US District court in Maine put a hold on all of this. The Federal Government filed a rebuttal and then pulled that back. As of right now, it is business as usual. Thousands of prescriptions are still being run through our partner channels. Very good news here and the savings are still being passed on. It was estimated that Samaritan would have had to float close to \$1 million of these costs until those rebates could be secured.

Dr. Ogden discussed the Rural Transformation Fund. Many people were curious whether CMS was going to deny funding to certain states because they weren't rural or red enough. That did not happen, and Oregon was awarded \$197.3 million for Fiscal Year 2026. The Oregon Health Authority must decide how they're going to hand this out. These are not funds that go to operations, it must go to transforming healthcare. Dr. Ogden got off a meeting today and there are six different applications going to the state. We are targeting things that mean a lot to us and the state like maternity care, substance use disorders and a new outpatient, retail pharmacy. All of these things are projects we feel they will support.

Aimee asked if there was any rhyme or reason as to how the states were awarded the money. Dr. Ogden said that it felt fair and that there was a narrow range amongst the states.

Chris asked if OHA is going to be working on backed projects with these funds. Dr. Ogden said that we are expanding on what we have turned in. Samaritan will revisit and add to these requests with OHA.

Some highlights of the CEO Report included:

- We will not see year end closing until the end of February
- The Occupancy rate was 67.4%, well above the budgeted 50.1%
- Kudos to the Discharge Planning and Care Coordination teams for their hard work in having a low number of Observation Days. We budgeted 582 observation days and came in at 316 observation days this year.
- The Walk-In Clinic saw lower numbers than projected due to a lot of illness with our providers. Additional providers have been hired and are hopeful that we have more overlap than ever.
- Support Services had some outstanding numbers and crushed their budgeted numbers.

Ralph mentioned that on the OHA website it shows how all the applications are progressing. He said you can find the Samaritan and MultiCare affiliation. There are five letters on the website and the general tone is that the merger will be good. Dr. Ogden said that it is so important to get out in the community and do more town halls to discuss the affiliation. These are two non-profits with similar missions and values, and this will not be like anything that has been seen before.

FOUNDATION UPDATE: Karla reported highlights of the 2025 Patient Support programs, which were revamped for sustainability to be more an emergent need program. Here at PCHDF, 47 patients received assistance April - December. The board and committees awarded \$7,500 for patient stays at Mario Pastega House. Of people who stay

at the Pastega House, roughly 75%, are coastal patients. Through PCHDF Protein RX program, 32 patients received high protein food bags through Newport's McKay's Market.

Thanks to all who supported, the 2025 PCHDF Gala raised over \$127,000, netting close to \$100,000.

Employee Engagement: 10 SPCH employees assisted with Emergency Assistance Grants. The Foundation Employee Committee, made of 7 cross department employees, award grants using a board-designated budget made possible by employee donations to our Unrestricted/Greatest Need Fund during the Samaritan Employee Caring Campaign in October. In 2025, they granted over \$44,000 for equipment, programs, and services.

Stronger Together Campaign: Systemwide, \$29.69 million, or 84% of the \$35 Million goal, was raised through the 5-years ending 2025. The campaign is being extended with the remaining \$5.3 million being the 2026 target for all five Samaritan Foundations. PCHDF raised \$8.89 million over those five years which shattered the goal of \$5 million. In 2026, PCHDF's goal is to raise \$415,000 for the site, and Karla (Director) has an additional goal to raise \$235,000 for system projects and programs.

Priority Areas are: Equipment, Patient Support, Cardiac and Cancer Care, Greatest Needs, Employee Emergency Assistance.

Aimee talked about working with Karla and Mary Jo about a newsletter that will be from the District. The plan is to do this annually and talk about all the good things that we are being worked on.

Thank you to Ralph for all that you have done for the Health District.

Dr. David Long, requested a motion for the vacancy of a board position effective as of our February meeting, Aimee Thompson seconded. Motion carried by unanimous voice vote.

Aimee Thompson, requested a motion for Matt Updenkelder for the vacant seat, Ralph Breitenstein, MD seconded. Motion carried by unanimous voice vote.

Adjourned at 5:18 p.m.


Derek Neff, Recorder
PACIFIC COMMUNITIES HEALTH DISTRICT


David Long, MD, Secretary
PACIFIC COMMUNITIES HEALTH DISTRICT