

Marion County Hospital District

Board of Trustees Meeting Minutes

September 30, 2019 @ 5:00 p.m.
Rich Bianculli, Chairman

Call to Order

Rich Bianculli called the September 30, 2019 regular meeting of the Marion County Hospital District Board of Trustees to order at 5:04 p.m.

Board Members Present

Rich Bianculli, Randy Klein, Sam McConnell, Sheryll Goedert, Ram Vasudevan, Ken Marino

Board Members Absent

None

Present by Phone

David Cope

District Attorney Present

Joe Hanratty

Others Present:

Curt Bromund, Dolly Dockham, Debbie Cooper, Heather Wyman, Brianna Liles, Rebecca Tull, Jessica Kummerle, Michelle Stone

Invocation

None

Public Comment (3 minutes)

None

Legal/Other – Joe Hanratty

Legal Claims -No Change

Property at 601 SE 25th Ave, Ocala, FL – There is a 7-1/2 acre property located at 601 SE 25th Ave., Ocala, FL that is owned by Marion County and leased by the Marion County Hospital District for 99 years. As a result, it is part of the lease with Advent Health. The County would like to terminate and reclaim that lease in order to develop a senior housing development on the property. The Advent juvenile rehab center will stay where it is. The value of Advent's lease hold interest will be applied to Advents Community Benefits contribution.

After some discussion, A Motion was made by Randy Klein to approve the termination and reclaiming of the lease by the county, the Motion was seconded by Sheryll Goedert. Motion to approve was unanimous with no objections.

LIP (Low Income Pool Funding) - Langley – After some discussion about LIP funding for Langley. A **Motion** was made by Sam McConnell to fund Langley for IGT funds to the agency in an amount not to exceed the total of \$209,984. The **Motion** was seconded by Randy Klein. The **Motion** passed unanimously with no objections.

Memorandum of Understanding Related to Funding of The Centers (The Mental Health Service Provider)

Pursuant to Florida Statutes Section 394.76(9)(a), the BCC is responsible for providing local matching funds for The Mental Health Service Provider., on a 75-to-25% state to local match ratio; and the value of third-party funds and in-kind contributions may be used for the BCC's matching obligation; and the BCC's match obligation for FY 2019-2020 is \$1,251,447.00. In support of its mission to support valuable health care initiatives in Marion County, the Marion County Hospital District (MCHD) has agreed to reimburse to the BCC 50% of the BCC's funding obligation for FY 2019-2020; and thereafter 2020-2021, to directly pay to The Mental Health Service Provider 100% of the BCC's funding obligation related to The Mental Health Service Provider.

After some discussion about the revision for The Centers MOU (now being referred to as The Mental Health Services Provider), A Motion was made by Sam McConnell to approve reimbursement to the BCC 50% of the BCC's above-referenced payment for FY 2019-2020 and thereafter in 2020-2021, to directly pay to The Mental Health Services Provider 100% of the BCC's funding obligation related to The Mental Health Care Provider. With the addition that This MOU will automatically renew unless notice is provided by either party within 120 days of October 1 of Marion County's then upcoming fiscal year. The Motion was seconded by Randy Klein. Motion passed unanimously with no objections.

City of Ocala Fire Station #3 Lease at 737 SW Martin Luther King Jr. Ave. - The City and MCHD are entering into a Lease Agreement whereas the City owns a real property and improvements located at 737 SW Martin Luther King, Jr. Avenue, Ocala, Florida, which includes a building known as the former Fire Station #3. MCHD owns and utilizes property immediately adjacent to the premises to provide services to citizens of the City of Ocala and Marion County, known as Beacon Point. Beacon Point is utilized by the MCHD to provide mental health and substance abuse treatment and life stabilization services, primarily for Marion County homeless, uninsured and indigents citizens. The term ("Term") of this Lease shall be thirty (30) years, beginning on the date that City provides written notice to Tenant that the fire services have been relocated and the building is available for Tenant's occupancy ("Commencement Date") and ending at 5:00 p.m. on the thirtieth anniversary of the Commencement Date. Tenant shall pay base rent of One and 00/100 Dollar (\$1.00) per year, paid in full (\$30) within 10 business days from the execution date of this agreement. the leased Premises does not include the Fiber Optic Hub located in former Fire Station #3, which shall remain solely in the possession and control of City.

A Motion was made by Randy Klein to approve the City of Ocala Fire Station #3 Lease as presented. The **Motion** was seconded by Sam McConnell. The **Motion** passed unanimously with no objections.

United Hands, Inc. d/b/a Freedom Clinic Counseling Lease – This lease is being entered into with the Marion County Hospital District for leasing certain premises at Beacon Point (Buildings 1& 3 to be used for health/counseling Services) located at 717 SW Martin Luther King Ave), the Tenant will pay a base rent of Zero Dollars, for the Premises (the "Base Rent") because of Tenant and Landlord's agreement pertaining to the provision of Health Services as set forth on Ex. A. In addition to the Base Rent, the Tenant will pay all utilities for the area leased. Tenant shall not be responsible for any common area maintenance costs.

After some discussion, A **Motion** was made by Sam McConnell to approve the United Hands Counseling Lease as presented with the revisions listed below to be made. The **Motion** was seconded by Ram Vasudevan. The **Motion** passed unanimously with no objections. Changes to be made by Joe Hanratty:

Section 9.14.1 – the words "**The tenant shall hold**" will be added prior to "harmless and indemnify Landlord against"... Section 11.1 must reflect that the tenant may not assign the lease, nor sublet or grant any license or permission to any other person or entity. Section 11.2 is to be removed.

Partin Architecture MCHD Build Out Bid Process – Discussions were held about whether to decide if we have a Request for Qualification (RFQ) for a construction manager vs a hard bid. The county believes that a construction manager has more advantages over a hard bid.

After some discussion, Ram Vasudevan made a Motion to have Michelle Partin put out an RFQ for bids to hire a construction manager to be approved by the trustees. The Motion was seconded by Sheryll Goedert. The Motion passed unanimously with no objections.

MRHS Pension Plan Board Resolution – This document to be submitted with the PBGC filing is needed that more specifically commits the Plan Sponsor to making the additional contribution to the Plan needed to fully fund all benefits. Would also provide Curt with the authority to sign the ‘Commitment to Fund’ on behalf of the Plan Sponsor.

After some discussion about the Pension Resolution, A Motion was made by Sam McConnell to approve the Pension Resolution as presented, the Motion was seconded by Randy Klein. The Motion was unanimously approved with no objections.

Approval of Previous Minutes August 26th and September 24th, 2019 and MCHD August 2019 Financial Reports, Budget vs. Actual Balance Sheet and Income Statements

A Motion was made by Sam McConnell to approve the minutes of August 26th and September 24th, 2019 and the August 2019 Financials. The Motion was seconded by Ken Marino. The Motion passed unanimously.

New Business

Grant Committee Update - None

Investment Committee Update

Rich reviewed the Performance Summary submitted by Renasant. Suntrust was down ~ 258K for the month of September. Berman made ~ 750K for the month of September. We are up ~ 300K this month so far and are up ~26M current year to date. Europe is still in turmoil and thought on recession is that is about a year away.

A Motion was made by Sam McConnell to approve the Investment Report, the Motion was seconded by Ram Vasudevan. The Motion passed unanimously.

Operations Committee Update

MRHS/MCHD/AMP/FANS DRAFT 2019-2020 Budgets-MRHS/MCHD/AMP/FANS DRAFT 2019-2020 budgets were presented for approval.

MCHD 2019-2020 DRAFT STRATEGIC PLAN, EXECUTION GRANTS AND TIMELINES - Strategies and Objectives 2019-2020 for Execution Grants as well as a Strategic Plan and Beacon Point Operating Plan, a list of Committed Funds from FY 2019 – FY 2023 and a list of the Proposed Grant Projects Budgeted for 2019-2020 including current Grants from Cycle 4.0 were presented for approval.

AMP & FANS 2019-2020 Operating Plans - AMP/FANS 2019-2020 Operating Plans were presented for approval..

After some discussion, A Motion was made by Sam McConnell to approve the new MRHS/MCHD/AMP/FANS 2019-2020 budgets, the 2019-2020 Strategic Plan & Execution Grant Timelines, the Beacon Point 2019-2020 Operating Plan and the 2019-2020 AMP/FANS Operating Plans. The Motion was seconded by Randy Klein. The Motion passed unanimously with no objections.

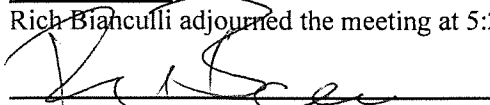
A Motion was made by Sam McConnell to accept the Operations Committee Report, the Motion was seconded by Sheryll Goedert. The Motion passed unanimously with no objection.

Old Business

None

Adjournment

Rich Bianculli adjourned the meeting at 5:27 p.m.



Rich Bianculli, Chairman

MARION COUNTY HOSPITAL DISTRICT
Grant Committee Meeting Minutes
September 24, 2019
David Cope, Chairman

Call to Order

Richard Bianculli, in David Cope's absence, called the September 24, 2019 Grant Committee regular meeting of Marion County Hospital District to order at 12:02 p.m.

Public Comment (3 minutes)

None

Committee Members Present

Curt Bromund, Randy Klein, Rich Bianculli, Sheryll Goedert, Sam McConnell

Committee Members Absent

Dave Cope

Present by Phone

None

District Attorneys Present

Joe Hanratty

Others Present

Dolly Dockham, Debbie Cooper, Heather Wyman, Brianna Liles, Rebecca Tull, Ann Burnette, Carlos Medina

New Business

United Hands, Inc. d/b/a Freedom Clinic Counseling Lease – This lease is being entered into with the Marion County Hospital District for leasing certain premises at Beacon Point (Buildings 1& 3 to be used for health/counseling Services) located at 717 SW Martin Luther King Ave), the Tenant will pay a base rent of Zero Dollars, for the Premises (the “Base Rent”) because of Tenant and Landlord’s agreement pertaining to the provision of Health Services as set forth on Ex. A. In addition to the Base Rent, the Tenant will pay all utilities for the area leased. Tenant shall not be responsible for any common area maintenance costs. After some discussion about the FreeDOM Clinic grant/budget it was agreed that the grant/budget of \$749,961.08 with services as presented will be approved in the new 2019-2020 budget at the board meeting.

After some discussion about the lease, it was decided the lease document was not definitive enough and to have Joe revise the United Hands Lease according to the city lease template and bring back to the board for discussion and approval.

Old Business

None

Adjournment

There being no further business, Rich adjourned the meeting at 12:15 pm.


Richard Bianculli, Chairman

MUNROE REGIONAL HEALTH SYSTEM MARION COUNTY HOSPITAL DISTRICT

Investment Committee Meeting Minutes September 24, 2019 Richard Bianculli, Chairman

Call to Order

Rich Bianculli called the September 24, 2019 regular meeting of the Munroe Regional Health System and Marion County Hospital District Investment Committee to order at 12:16 p.m.

Public Comments (3 Minutes)

None

Trustees/Committee Members Present

Curt Bromund, Rich Bianculli, Sheryll Goedert, Sam McConnell, Randy Klein

Committee Members Absent

Dave Cope

Present by Phone

None

District Attorneys Present

None

Others Present

Dolly Dockham, Debbie Cooper, Heather Wyman, Brianna Liles, Rebecca Tull, Carlos Medina

New Business

Rich reviewed the Performance Summary submitted by Renasant. Suntrust is still outperforming the other advisors and is slightly above the strategic benchmark. Berman Capital is slightly below the strategic benchmark and had a difficult quarter. Massey Quick is also slightly below the strategic benchmark and slightly underperforming on the year.

Old Business

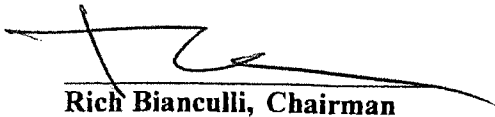
None

Legal/Other

None

Adjournment

There being no further business, Rich Bianculli adjourned the meeting 12:26pm.



Rich Bianculli, Chairman

Munroe Regional Health System Marion County Hospital District

Operations Committee Meeting Minutes September 24, 2019 Sam McConnell, Chairman

Call to Order

Sam McConnell called the September 24, 2019 regular meeting of the Munroe Regional Health System and Marion County Hospital District Operations Committee to order at 12:27 pm.

Public Comment (3 Minutes)

None

Committee Members Present

Curt Bromund, Rich Bianculli, Sheryll Goedert, Randy Klein, Sam McConnell

Committee Members Absent

Dave Cope

Present by Phone

None

District Attorneys Present

Joe Hanratty

Others Present

Dolly Dockham, Debbie Cooper, Heather Wyman, Brianna Liles, Rebecca Tull, Carlos Medina

Legal/Other

Legal Claims -No Change

Property at 601 SE 25th Ave, Ocala, FL – There is a seven and a half acre property located at 601 SE 25th Ave., Ocala, FL that is owned by Marion County and leased by the Marion County Hospital District for 99 years. As a result, it is part of the lease with Advent Health. The County would like to terminate and reclaim that lease in order to develop a senior housing development on the property. The Advent juvenile rehab center will stay where it is. The value of Advent's lease hold interest will be applied to Advents Community Benefits contribution.

A Motion was made by Rich Bianculli to approve the termination and reclaiming of the lease by the county, the Motion was seconded by Randy Klein. Motion was unanimous with no objections. The legal documents will be presented at the board meeting for approval.

Langley LIP (Low Income Pool Funding) – After some discussion about LIP funding for Langley. The LIP agreement as presented for funding IGT funds to the agency in an amount not to exceed the total of \$209,984 was unanimously passed to go to the board for approval.

Memorandum of Understanding (MOU) Related to Funding Of The Heart Of Florida - The BCC has committed for FY 2019-20 to pay to the Florida Agency for Health Care Administration (AHCA) the sum of \$260,163.00 in support of the mission of the Heart of Florida Health Center; and in support of its mission to

provide valuable health care initiatives in Marion County, the MCHD has agreed to reimburse to the BCC 50% of the BCC's above-referenced payment for FY 2019-2020 related to the Heart of Florida Health Center. MCHD's reimbursement payment shall be made within 30 days following receipt of proof of the BCC's payment to AHCA. The LIP Funding was approved at the previous board meeting and will now be executed by the District.

Memorandum of Understanding Related to Funding of The Centers (The Mental Health Service Provider)

Pursuant to Florida Statutes Section 394.76(9)(a), the BCC is responsible for providing local matching funds for The Mental Health Service Provider., on a 75-to-25% state to local match ratio; and the value of third-party funds and in-kind contributions may be used for the BCC's matching obligation; and the BCC's match obligation for FY 2019-2020 is \$1,251,447.00. In support of its mission to support valuable health care initiatives in Marion County, the Marion County Hospital District (MCHD) has agreed to reimburse to the BCC 50% of the BCC's funding obligation for FY 2019-2020; and in 2020-2021 to directly pay to The Mental Health Service Provider 100% of the BCC's funding obligation related to The Mental Health Service Provider.

After some discussion about The Centers MOU (The Mental Health Service Provider), it was decided to recommend approving the reimbursement to the BCC 50% of the BCC's above-referenced payment for FY 2019-2020 and in 2020-2021 to directly pay to The Mental Health Care Provider 100% of the BCC's funding obligation related to The Mental Health Care Provider. It was requested that Joe Hanratty make the changes in the MOU changing the name from "The Centers" to "The Mental Health Service Provider" and will add "with the addition that funding for additional years will require new MOU's as this Board of Trustees is not able to commit the funds of future trustees". Revised document will be presented to the board for approval.

City of Ocala (Memo of Understanding) MOU - MCHD and City will partner to construct and provide health and wellness programming at the Center for the purpose of achieving the various aims and objectives relating to the improvement of health in Marion County through construction of a multi-purpose community center at Reed Place in west Ocala. MCHD hereby pledges to provide City with funding in the amount of two million three-hundred thousand dollars (\$2,300,000.00) to support the design and construction of the Center, which will serve as a multi-purpose community center at Reed Place that shall include an indoor walking track, fitness center, double gymnasium, commercial kitchen, and multi-purpose rooms adequate to support a comprehensive wellness and fitness program. MCHD funding shall be provided to City as the last funding to support the project costs. City shall provide written notification to MCHD at least thirty (30) days prior to the requested date of payment. City shall use such funds for the design and construction of capital improvements constituting the Center and shall not use such funds for operation of programs, which shall remain the obligation of City. MCHD and City agree to cooperate on the development of health and wellness programs including the MCHD right to provide AMP, FANS and other similar programming at the Center including development of curriculums for home school health education classes. They believe they will have substantial completion by or before December 2021 (2 years and 3 months from now). They plan on it taking roughly 9 months to get the architectural solicitation and design completed and about 18 months for construction (including the bid process). These are conservative estimates and they will likely open before December 2021, but for the MOU, they should give themselves some room. Since the Hospital District is last money in, they will likely need the \$2.3M no earlier than January of 2021 and probably no later than December of 2021. After some discussion about The City of Ocala MOU, the District will execute the MOU as it has been previously approved.

City of Ocala Fire Station #3 Lease at 737 SW Martin Luther King Jr. Ave. - The City and MCHD are entering into a Lease Agreement whereas the City owns a real property and improvements located at 737 SW Martin Luther King, Jr. Avenue, Ocala, Florida, which includes a building known as the former Fire Station #3. MCHD owns and utilizes property immediately adjacent to the premises to provide services to citizens of the City of Ocala and Marion County, known as Beacon Point. Beacon Point is utilized by the MCHD to provide mental health and substance abuse treatment and life stabilization services, primarily for Marion County homeless, uninsured and indigents citizens. The term ("Term") of this Lease shall be thirty (30) years, beginning on the date that City provides written notice to Tenant that the fire services have been relocated and the building is available for

Tenant's occupancy ("Commencement Date") and ending at 5:00 p.m. on the thirtieth anniversary of the Commencement Date. Tenant shall pay base rent of One and 00/100 Dollar (\$1.00) per year, paid in full (\$30) within 10 business days from the execution date of this agreement. the leased Premises does not include the Fiber Optic Hub located in former Fire Station #3, which shall remain solely in the possession and control of City.

After some discussion about the Ocala City Fire Station # 3 Lease as presented, it was unanimously approved with no objections to go to the board for approval.

Partin Architecture MCHD Build Out Bid Process – Discussions were held about whether to decide if we have a Request for Qualification (RFQ) for a construction manager vs a hard bid. The county believes that a construction manager has more advantages over a hard bid.

After some discussion, it is being recommended to have Michelle Partin put out an RFQ to hire a construction manager to be approved by the trustees. The recommendation was unanimously decided with no objections to approve this process at the board meeting. Joe Hanratty will modify the County's RFQ documents for the District to use.

New Business

Financials

Budget vs Actual, Balance Sheets, Cash Flow and Income Statements for Munroe Regional Health System and Marion County Hospital District -Debbie will present the Financials for August 2019 at the board for approval.

MRHS/MCHD/AMP/FANS DRAFT 2019-2020 Budgets-MRHS/MCHD/AMP/FANS DRAFT 2019-2020 budgets were presented. After some discussion, it was unanimous with no objections that the new budget will go to the September board for approval.

MCHD 2019-2020 DRAFT STRATEGIC PLAN, EXECUTION GRANTS AND TIMELINES - Curt presented Strategies and Objectives 2019-2020 for Execution Grants as well as a Strategic Plan and Beacon Point Operating Plan. He also presented a list of Committed Funds from FY 2019 – FY 2023 and a list of the Proposed Grant Projects Budgeted for 2019-2020 including current Grants from Cycle 4.0.

AMP & FANS 2019-2020 Operating Plans - AMP/FANS 2019-2020 Operating Plans were presented.

After some discussion about the 2019-2020 Strategic Plan & Execution Grant Timelines, the Beacon Point 2019-2020 Operating Plan, the 2019-2020 AMP/FANS Operating Plans it was unanimous with no objections to present all the plans to the board for approval as presented.

Old Business

None

Adjournment

There being no further business, Sam McConnell adjourned the meeting at 1:00 p.m.


Sam McConnell, Chairman