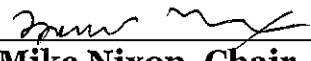


TEHACHAPI VALLEY HEALTHCARE DISTRICT
SPECIAL BOARD MEETING
STRATEGIC PLANNING
MINUTES
August 12, 2021
Teleconference
661-750-4797
12:30 pm

Board Members Present: Christine Sherrill, Mike Nixon, Duane Moats, William Steele

Staff Present: Caroline Wasielewski, CEO

Transcribed by: Recorded and Transcribed by Caroline Wasielewski, CEO

Approval:  **Date:** 8/31/2021
Mike Nixon, Chair

COMMITTEE ACTIONS AND DIRECTION SHOWN IN CAPS AND BOLD

- I. **CALL TO ORDER**
Mike Nixon called the Special Board - Strategic Planning Committee meeting to order at 12:30 pm.
- II. **PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**
None.
- III. **APPROVAL OF MINUTES**
 - A. Approval of July 15, 2021, Strategic Planning Minutes- approved
MSA; Sherrill/Nixon; APPROVED
- IV. **OLD BUSINESS**
 - A. 115 W E Street Community Resource Center – plans, work session
The Board began by discussing the trees that are in the front of the existing building. It again was stated that the trees have cracked the whole foundation of the building. The board is in favor of removing the trees.
The discussion was around 115 being a three-phase project. Members of the board are still interested in a two-story building. Director Steele suggested there be soil remediation for the dust that is left after the building is torn down. They will also need to find out who is the owner of the gravel lot behind the Bible Bookstore. Ms. Wasielewski commented that the owner is known, it is a Trust. She is working on finding out the contact information. The Board would like to include solar units on the new building or on parking coverings, also charging stations. TVHD will apply for a grant that could potentially pay for most of the solar units and perhaps a loan could be attained for the remainder.

The Board looked at a diagram of the land where the new building would be and sketched the potential buildings that would fit. The discussion resulted in the priority for phase 1 would be an 8400 square foot community resource center with various meeting rooms that could be rented out and approximately 5000 square foot building for local community partner Mountain Pathways. There is a \$300,000 in grant funds secured to be used for portable generators that would power part of the resource center in times of power outages, and possibly a truck that would be used to tow them to multiple city businesses or agencies that would need them.

Phase 2 would involve using the remaining area on the west side of the property for retail storefronts that would be leased. There is even potential to make them two story and add apartment units on the upper level. Phase 3 involves the building on the east side of the property that are currently leased by Adventist Health.

Chairman Mike Nixon asked the Board members to draw their ideas of what they envision for the first phase building and bring it to the next board meeting. Ms. Wasielewski must begin by gathering proposals for the design/architect firm to use.

V. NEW BUSINESS

None

VI. REPORTS

A. TVHD BUDGETED CASH FLOW PROJECTION

The committee reviewed the cash flow handout that was included in the meeting packet.

VII. BOARD COMMENTS ON BUSINESS NOT APPEARING ON THE AGENDA

None

VIII. Adjournment

The meeting adjourned at 1:45 pm