

VERDANT HEALTH COMMISSION
PUBLIC HOSPITAL DISTRICT NO. 2 OF SNOHOMISH COUNTY, WASHINGTON
BOARD OF COMMISSIONERS
Regular Meeting - AGENDA
April 23rd, 2025
8:00 a.m. to 9:35 a.m.

The public can participate in person at the Verdant Community Wellness Center or join via Zoom by visiting <https://us02web.zoom.us/j/88942297873> Meeting ID: 889 4229 7873 or the call-in number is 253-215-8782.

	<u>ACTION</u>	<u>TIME</u>	<u>PAGE</u>
A. Call to Order	---	8:00 am	---
B. Land & Enslaved People's Acknowledgement	---	8:00 am	3
C. Consent Agenda:	Action	8:01 am	4-10
1. Approval of Minutes:			
a. March 26, 2025, Board Meeting			
D. Public Comments (limit 3 minutes per speaker)	Information	8:03 am	---
E. Executive Session: To consider the legal risks of a proposed action of the District.	Information	8:15 am	---
F. Open Session	---	8:45 am	---
G. Executive Committee Report		8:46 am	
1. Approval of Hospital Study	Action		---
2. 2025 Updated Conflict of Interest Policy	Action		11-16
H. Superintendent Report	Information	8:50 am	---
1. Marketing Update			
I. Program Committee Report	Information	8:55 am	
1. Convenings Discussion Update			---
J. Finance Committee Report		9:00 am	
1. March 2025 Financial Report	Information		17-26
2. Authorization of Warrants and Electronic Disbursements	Action		27
3. L&I Insurance Refunds	Information		---
K. Public Comments (limit 3 minutes per speaker)	Information	9:20 am	

L. Commissioner Comments	Information	9:30 am	---
M. Adjourn	---	9:35 am	---

– Land & Enslaved People’s Acknowledgment –

We respectfully acknowledge that this meeting is being held on the traditional lands of Duwamish, Skokomish, Snohomish, Snoqualmie, and Suquamish and other Coast Salish Tribes.

PUBLIC HOSPITAL DISTRICT NO. 2 OF SNOHOMISH COUNTY, WASHINGTON
VERDANT HEALTH COMMISSION

BOARD OF COMMISSIONERS

Regular Meeting

Hybrid: In-Person at Verdant Community Wellness Center and via Zoom

March 26, 2025

8:00 a.m.-10:00 a.m.

**Commissioners
Present**

Carolyn Brennan, Secretary
Deana Knutsen, Commissioner
Jim Distelhorst, MD, Commissioner
Bob Knowles, Commissioner
Karianna Wilson, President

Staff

Dr. Lisa Edwards, Superintendent
Riene Simpson, Director of Finance
Ceil Erickson, Director of Community Impact
Nancy Budd, Community Social Worker
Kyla Morgan, Executive Assistant and Office Manager
Chase Toscano, Contracts Manager
David Lee, Interim Digital Marketing & Communications
Manager
Olia Josiah, Community Engagement Specialist
Humaira Barlas, Fiscal Specialist

Visitors

Kara Turner, HR Consultant
Howard Thomas, HT Consulting
Mark Henninger, Cushman & Wakefield

Call to Order

The regular meeting of the Board of Commissioners of Public Hospital District No. 2, Snohomish County, was called to order at 8:02 a.m. by President Wilson.

**Land and
Enslaved People's
Acknowledgement**

President Wilson read the land acknowledgement aloud.

Consent Agenda

Commissioner Brennan made a motion to approve all items included on the consent agenda, President Wilson seconded. Motion passed.

Consent Agenda (E:15:25)

1. Approval of Minutes:

- a. February 24, 2025 Special Board Meeting
- b. February 25, 2025, Special Board Meeting
- c. February 26, 2025, Board Meeting

Public Comment

Two public comments were submitted and read aloud by Ms. Morgan.

Kay Noble, Lynnwood 98037:

Dear Verdant Commissioners and Superintendent,
My husband and I are 46-year residents of South Snohomish County. To our dismay, we have witnessed the somewhat unchecked growth and the corresponding increase in crime over those years. We live in an unincorporated area of the county where graffiti and tagging is evident everywhere we walk or drive. Law enforcement confirms that this is a sign of gang behavior. Since your mission is "to improve the health and well-being of our whole community," this concern clearly falls in your domain. Gang activity definitely affects the wellbeing of our community.

I have had discussions with staff from the County Council who are interested in programs that would remove tagging if funds were available but say they do not currently have the budget. Nearby cities like Seattle and Everett have functional programs that allow citizens to identify tagging so it can be removed in a timely manner. Research has shown that prompt removal of tagging discourages more tagging and, thus, gang activity. We are asking you to consider investing in an effort to reduce gang graffiti in our community. It could be as simple as supplying paint for residents to cover tagging on their property or could involve providing a team of painters to be dispatched to areas of concern. This clearly relates to your priority of addressing "adolescent and young adult mental health." While we aren't affiliated with an agency or nonprofit who currently addresses tagging removal, we believe it is important enough to our community for your advocacy and action.

My husband was an Edmonds School Board director for 20 years and I was a Social Worker at Stevens Memorial Hospital and a local ESL Teacher so we both have experience with the need for gang prevention efforts in our community

Jeannine Honey, Edmonds 98026:

I truly appreciate receiving your reports in my mailbox periodically.

Thank you for creating and executing the idea to provide affordable healthcare to the community. I believe that I have received dental care from staff in the mobile dental van. In fact, I donated sunglasses to them to shield eyes from the bright light used to see inside a mouth.

My father was a career civil servant for the Us Agency for Internation Development (USAID), and as his dependent child I

grew up in third world countries from 1961-1971. I never expected to see that level of poverty in the US, yet here it is, and the current administration is hell bent on creating more poverty, the type of poverty I witnessed as a child. So, I really do thank you for your kindness and compassion!

Executive Committee Report

The Executive Committee met to approve the meeting agenda. No action was taken at the meeting.

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| <ol style="list-style-type: none"> 1. Program Committee Chair Update 2. Conflict of Interest Policy 3. 2025 Board Meeting Calendar | <ol style="list-style-type: none"> 1. The Program Committee chair was switched from Carolyn Brennan to Bob Knowles. 2. Staff are working on updating the Conflict-of-Interest Policy. The updated document will go through committees next month and then be presented to the full board at the April 23, 2025, Board meeting. 3. <i>Motion was made by Commissioner Brennan, seconded by Commissioner Knutsen, and passed unanimously to approve the 2025 Board & Special Board Meeting Calendar as presented (E:16:25).</i> |
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Superintendent Report

Dr. Edwards reported that the Verdant Partner Roundtable was a success, with feedback from partners indicating that some residents are missing appointments due to fear of leaving their homes due to impacts from the federal level. The event also highlighted the increasing diversity in the community, with over 130 languages spoken in the Edmonds School District. The marketing team was recognized for their work on the community impact report, which resulted in 14 positive responses and new E-newsletter sign-ups. A total of 79,000 impact reports were mailed out. Additionally, it was noted that the Digital Scholar Program will be discontinued, and efforts are underway to bring on a summer intern to support marketing, event promotion, and video production.

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| <ol style="list-style-type: none"> 1. Marketing Update 2. Facilities Update | <ol style="list-style-type: none"> 1. Mr. Lee, Marketing Manager, provided an update on the marketing consultant search, noting that seven firms were contacted, five have responded, and additional responses are expected. A final decision is anticipated next week, with work beginning shortly thereafter. Additionally, a marketing intern position was posted, with a planned start date of June 1 at \$22 per hour. 2. Cecelia White, owner of the 9,000 sq. ft. building adjacent to Value Village, expressed interest in selling the property after the current lease ends in five years. She purchased the building for \$2.2 million, previously listed |
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at \$3 million, and it is zoned light industrial. Commissioner Knowles was acknowledged, as Olivia—who has connections to his family—helped facilitate the conversation.

Facilities issues at the clinic continue, with inspectors and manufacturers scheduled to assess the roofing installation and VAV boxes. The civil engineering phase for the Value Village property is complete, and the architectural study is now underway.

Recognition was given to Olia, who is departing Verdant this week, with appreciation for her outstanding contributions to program support and community outreach

**Program
Committee Report**

Ms. Erickson provided an update on the 2026 funding process, including the timeline, guidelines, scoring rubric, and ongoing discussions about community convenings. (E:17:25)

1. 2026 Funding Timeline
 2. 2026 Funding Guidelines
 3. 2026 Scoring Rubric
 4. Convenings Discussions
1. Ms. Erickson reviewed the finalized funding timeline, and all commissioners' calendars have been updated accordingly.
 2. The funding priorities have been refined to serve as a communication tool with the broader community, not just previously funded partners. Commissioner Brennan noted an expectation of new applicants, particularly in light of federal funding cuts, and suggested leveraging school districts' broad networks to promote the funding opportunity. However, a challenge remains with high turnover in nonprofit staff, which affects sustained communication.
 3. The updated scoring rubric will guide commissioners through the funding cycle.
 4. Regarding convenings, the committee is beginning to shape the content and goals. Commissioner Knutsen emphasized the need to focus on areas heavily impacted by federal cuts, such as SNAP and school lunch programs, urging the District to be prepared to respond quickly. She noted that unmet needs at the state and federal levels often result in increased demand on Verdant's resources. Commissioner Distelhorst echoed this concern, referencing the emergent needs that arose during COVID-19. The Board discussed the importance of maintaining flexibility to adjust the budget and collaborate with partners, such as the Snohomish County Health Department, to address potential gaps between federal and state safety nets.

Finance Report

1. Review Financial Statements & Cash Activity

1. Ms. Simpson presented the financial reports (E:18:25) for February 2025, highlighting any atypical transactions compared to previous months. A FUTA tax refund is currently in process, pending communication between the IRS and Paychex. Program funding showed a significant decrease, which is expected, as large payments to CHART and VOA are made in January and June, creating a spike during those months and a relatively flat trend in others. Notable expenses included high elevator repair costs at both the Wellness Center and the Clinic. A contingency charge from a 2023 event at the Lynnwood Event Center was also incurred due to the venue's inflexibility in rolling over deposits under a new management team. Once the Kruger renovation project is completed, the improvements will begin to depreciate. Commissioner Brennan inquired whether it was a trend that operating expenses exceeded salaries. Ms. Simpson confirmed this is currently the case due to increased spending on maintenance, repairs, and professional services, a pattern expected to continue through year-end. Ms. Simpson thanked Ms. Barlas on her hard work and dedication to managing the financial information accurately and efficiently.

2. Authorization of Warrants and Electronic Disbursement s

2. Authorization for payment of vouchers and payroll: Warrants Reference A, No. 16787 through 16809, no Warrants Reference B, warrants Reference C, No. T125 through T167, and no warrants Reference D, for February in the amount of \$422,162.60 were presented for approval as well as electronic disbursements in the amount of \$1,038,837.71 for total disbursements of \$1,461,000.31 (E:19:25).

Motion was made by Commissioner Knutsen, seconded by Commissioner Distelhorst, and passed unanimously to approve the warrants & electronic disbursements as presented.

3. Resolution 2025-01: Asset Disposition

3. Resolution 2025-01: Swedish is requesting approval for an asset disposition for surplus property in the amount of \$157,652.47.

Motion was made by Commissioner Knutsen, seconded by Commissioner Wilson and passed unanimously to approve Resolution 2025-01.

4. Employee Handbook Updates

4. HR consultant Ms. Kara Turner conducted a significant revamp of the Verdant employee handbook to improve clarity, usability, and legal compliance. Kara provided an overview of the updates, which included reorganized sections, updated language, and the addition of key details such as payroll timing and procedural gaps that had emerged over the years. (E:20:25) The handbook was also revised to reflect board-approved changes to designated holidays. Commissioner Brennan inquired about the conflict-of-interest policy, and Ms. Simpson clarified that while it is briefly mentioned in the handbook, it remains a separate document with a corresponding form provided to employees. The revisions were the result of a collaborative effort between staff and the HR consultant to ensure the handbook is comprehensive, user-friendly, and aligned with all applicable legal and state requirements. The updated version will be distributed to employees for review and signature.

Executive Session President Wilson closed the meeting for executive session to begin at 8:56 am and will continue through 9:45 am. This executive session is to consider the legal risks of a proposed action of the District.

Executive session began at 8:56 am.

Executive session was extended 5-minute to 9:50 am.

Executive session was extended 2-minutes to 9:52 am.

Executive session ended at 9:52 am.

Open Session President Wilson reopened the public meeting at 9:52 am.

Public Comments None.

Commissioner Comments Commissioner Knutsen thanked the Board for their dedication to Verdant on top of their personal commitments.

Adjournment The meeting was adjourned at 9:53 a.m. by President Wilson.

ATTEST BY:

President

Secretary

PUBLIC HOSPITAL DISTRICT NO. 2, SNOHOMISH COUNTY, WASHINGTON
d/b/a VERDANT HEALTH COMMISSION

CONFLICT OF INTEREST POLICY AND DISCLOSURE

Section 1 Conflict of Interest – General

1.1 Purpose. The purpose of this Conflict of Interest Policy (the “Policy”) for Commissioners, Employees and Contractors of Public Hospital District No. 2, Snohomish County, Washington, d/b/a Verdant Health Commission (the “District”), is to protect the interests of the District when it contemplates a transaction or arrangement or makes other decisions that might benefit the private interest of a Commissioner, Employee or Contractor of the District. This policy is intended to supplement, but not replace, any applicable laws governing conflicts of interest applicable to Commissioners, Employees and Contractors of the District, including Chapter 42.23 RCW.

1.2 Definitions.

“Board” means the Board of Commissioners of the District.

“Commissioner” means a member of the Board of Commissioners.

“Employee” means an individual employed by the District.

“Contractor means an individual or entity contracted to consult with or provide services to the District.

“Confidential Information” means all information that is (i) learned by or disclosed to a Commissioner, Employee or Contractor in the course of performing their duties for the District and (ii) not available as a matter of public knowledge or public record.

“Conflict of Interest” means any situation when an Commissioner, Employee or Contractor or an immediate family member of an Commissioner, Employee or Contractor has: (i) an ownership or investment interest in any entity with which the District enters into a transaction or other arrangement; (ii) a compensation arrangement with any individual or entity with which the District enters into a transaction or arrangement; (iii) accepted any compensation, gratuity or reward if such acceptance may appear to influence the performance of the duties of a Commissioner, Employee or Contractor; (iv) a beneficial interest, direct or indirect, in any Contract which may be made by, through or under the supervision of the Commissioner, Employee or Contractor, in whole or in part, or which may be made for the benefit of the office of the Commissioner, Employee or Contractor; or (v) accepted, directly or indirectly, any compensation, gratuity or reward in connection with a Contract from any other person beneficially interested in such Contract.

“Contract” means any contract, sale, lease, or purchase.

“Disinterested Commissioner” means an Commissioner who does not have an actual or potential conflict of interest.

“Interested Commissioner” means a Commissioner who has or may have an actual or potential Conflict of Interest.

“Remote Interest” means: (i) a non-salaried officer of a nonprofit corporation; (ii) an employee or agent of a contracting party where the compensation of such employee or agent consists entirely of fixed wages or salary; (iii) a landlord or tenant of a contracting party; or (iv) a holder of less than one percent of the shares of a corporation or cooperative that is a contracting party.

“Superintendent” means the chief executive officer of the District.

Section 2 Conflict of Interest Procedures Generally.

2.1 Duty to Disclose. If a Commissioner, Employee or Contractor knows or should know of an actual or possible Conflict of Interest relating to such Commissioner, Employee or Contractor or another Commissioner, Employee, or Contractor, the individual shall disclose any and all material facts relating to the actual or possible Conflict of Interest. All actual or possible Conflicts of Interest shall be disclosed on the Conflict Disclosure Form annually as noted under section 2.4. If an actual or possible Conflict of Interest arises with respect to a Commissioner or the Superintendent that is not disclosed on the Conflict-of-Interest Form, the Commissioner or Superintendent shall promptly disclose such actual or possible Conflict of Interest in writing to the President of the Board for review. If the Conflict of Interest arises with respect to the Chair of the Board, the disclosure shall be made to the Secretary of the Board for review. If the actual or possible Conflict of Interest arises with respect to an Employee (other than the Superintendent) or a Contractor, the Employee or Contractor shall promptly disclose such actual or possible Conflict of Interest in writing to the Superintendent.

2.2 Addressing Conflicts. The Superintendent or Board, as appropriate, shall review the facts and circumstances concerning a actual or possible Conflict of Interest to determine whether a Conflict of Interest exists and, if so, what alternatives exist to address the Conflict of Interest. Management of Conflicts of Interest may, as permitted by applicable law, include recusing the individual with the Conflict of Interest from a decision-making role relating to the matter creating the Conflict of Interest, disclosing the Conflict of Interest to parties involved in a decision-making role relating to the matter creating the Conflict of Interest, reassigning the individual’s duties, or terminating arrangements creating the Conflict of Interest.

2.3 Listing of Contracts. The District shall maintain a list of all Contracts that are awarded under Section 4.3 hereof. Such list shall be made available for public inspection and review.

2.4 Annual Statements. Each Commissioner, Employee and Contractor shall sign a statement annually that discloses Conflicts of Interests and affirms that the Commissioner, Employee and Contractor:

2.4.1 has received a copy of the Policy;

2.4.2 has read and understands the Policy; and

2.4.3 has agreed to comply with the Policy.

2.5 Approval Procedures for Matters Involving Conflict of Interest. No Commissioner, Employee or Contractor may approve or, in the case of a Commissioner, vote on any Contract in which he/she has a Conflict of Interest or influence or attempt to influence the approval or vote of any Commissioner, Employee or Contractor with respect to such matters.

Section 3 Conflict of Interest Procedures for Board Meetings.

3.1 Agenda for Board Meetings. The agenda for all Board meetings shall include, prior to approval of any business, an agenda item that allows for the disclosure and discussion of any and all Conflicts of Interest. The President of the Board shall list and describe in the agenda to the best of the Commissioner's ability any Conflicts of Interest that have been disclosed to the President (or to the Secretary of the Board) prior to the meeting and any Conflict of Interest known to the President (or to the Secretary) relating to any specific items of business on the agenda. If the President of the Board is uncertain about whether a Conflict of Interest exists with respect to a particular agenda item, then the President may insert commentary next to the agenda item asking the Board to determine whether a Conflict of Interest exists prior to conducting any business relating thereto.

3.2 Record of Board Meetings. The minutes of the Board meetings shall contain the name of any Interested Commissioner, Employee or Contractor who disclosed or otherwise was found to have an actual or possible Conflict of Interest, the nature of the beneficial interest, any action taken to determine whether a Conflict of Interest was present, and the Board's decision as to whether a Conflict of Interest existed. A notation with respect to the matters shall be made in the minutes before the Board votes on any matter involving a Conflict of Interest. The minutes shall also contain the names of the Commissioners, Employees or Contractors who were present for discussions and votes relating to the transaction or arrangement and the content of the discussion, including any alternatives to the proposed transaction or arrangement.

3.3 Quorum Requirements for Determining Conflicts. A quorum of the Board who are Disinterested Commissioners shall generally be required to make a Conflict-of-Interest determination. In the event that there are not enough Commissioners who are Disinterested Commissioners to make a quorum due to the number of Commissioners involved in the Conflict of Interest, a quorum shall not be required to make the conflict determination. In this case, all Commissioners who are Disinterested Commissioners shall make the determination.

3.4 Voting Procedures for Determining Conflicts of Interest. The Disinterested Commissioners shall ensure that they are fully informed of the disclosed Conflict of Interest and its potential ramifications prior to any vote. If fifty percent (50%) or greater of the Commissioners who are Disinterested Commissioners vote in favor of a finding of a Conflict of Interest, then a Conflict of Interest is deemed to exist. Voting is only required when there is a dispute regarding whether a Conflict of Interest exists or how a Conflict-of-Interest issue should be resolved.

4. Prohibited Conflicts of Interest.

4.1 Prohibited Acts in General. No Commissioner, Employee or Contractor shall:

4.1.1 use their position to secure special privileges or exemptions for such Commissioner, Employee or Contractor, or the spouse, child, parents, employer, or other persons related to the Commissioner, Employee or Contractor;

4.1.2 directly or indirectly, give, receive, or agree to receive any compensation, gift, reward, or gratuity from a source except the District, for a matter connected with or related to the services of the Commissioner, Employee or Contractor unless otherwise provided for by law;

4.1.3 accept employment or engage in a business or professional activity that the Commissioner, Employee or Contractor might reasonably expect would require or induce the Commissioner, Employee or Contractor by reason of their official position to disclose Confidential Information acquired by reason of the individual's official position.

4.1.4 disclose Confidential or other privileged or proprietary information gained by reason of the individual's position, nor may the Commissioner, Employee or Contractor use such information for the personal profit, gain or benefit of the Commissioner, Employee or Contractor, or for the personal profit, gain or benefit of others.

4.1.5 Use the District's email, telephone, or other resources to promote, or engage with external parties for personal gain or benefit or for the benefit of others.

4.2 Prohibited Interest in Contracts. Except as permitted by Section 4.3 below, no Commissioner, Employee or Contractor shall:

4.2.1 be beneficially interested, directly or indirectly, in any Contract which may be made by, through or under the supervision of the Commissioner, Employee or Contractor, in whole or in part.

4.2.2 be beneficially interested, directly or indirectly, in any Contract, which may be made for the benefit of the person's position as an Commissioner, Employee or Contractor.

4.2.3 accept, directly or indirectly, any compensation, gratuity, or reward in connection with a Contract from any other person beneficially interested in the Contract.

4.3 Exceptions to Prohibited Interests in Contracts.

4.3.1 A Commissioner, Employee or Contractor shall not be deemed to be beneficially interested in a Contract if the Commissioner, Employee or Contractor has only a Remote Interest in the Contract and all of the applicable procedures specified in Sections 2 and 3 above have been followed.

4.3.2 A Commissioner, Employee or Contractor shall not be deemed to be beneficially interested in any Contract listed below if all of the applicable procedures specified in Sections 2 and 3 above have been followed:

- a. The designation of public depositaries for District funds;

- b. The publication of legal notices required by law to be published by the District, upon competitive bidding or at rates not higher than prescribed by law for members of the general public;
- c. The employment of any person by the District for unskilled day labor at wages not exceeding two hundred dollars in any calendar month;
- d. The letting of any other Contract, except a sale or lease by the District as seller or lessor, in which the total amount received under the Contract or Contracts by the Commissioner, Employee or Contractor does not exceed the dollar amount threshold specified in RCW 42.23.030(6)(c);
- e. The authorization, approval, or ratification of any employment Contract with the spouse of a Commissioner if:
 - a. the spouse was employed by the District before the date the Commissioner was initially elected; and
 - b. the terms of the Contract are commensurate with the pay plan or collective bargaining agreement operating in the District for similar employees; or
- f. Such other Contracts as are specified in RCW 42.23.030 or other provisions of applicable law.

Section 5 Supplemental Policies. The District may create additional policies supplementing this policy as needed on a case-by-case basis.

Section 6 Penalties. If any Commissioner, Employee or Contractor has reasonable cause to believe that a Commissioner, Employee or Contractor has failed to disclose an actual or possible Conflict of Interest, the Commissioner, Employee or Contractor shall inform the person of the basis for such belief and afford the person an opportunity to explain the alleged failure to disclose. If after listening to the response of the person, the Commissioner, Employee or Contractor determines that the person has failed to disclose an actual or possible conflict of interest or otherwise has violated this Policy, the matter shall be reported to the Board or the Superintendent, as appropriate, for such further investigation as may be warranted in the circumstances. If the Board or the Superintendent, as appropriate, determines that a Commissioner, Employee or Contractor has failed to disclose an actual or possible Conflict of Interest or otherwise has violated this Policy, the Board, or the Superintendent, as appropriate, shall take appropriate corrective action. Any person who willfully violates the Policy may be guilty of a misdemeanor as provided by law. Furthermore, a Commissioner, Employee or Contractor who negligently, knowingly, recklessly, intentionally, or otherwise unlawfully violates the Policy may also be subject to civil penalties, including but not limited to monetary damages and removal from office.

Disclosure Form

Verdant Health Commission

Conflict of Interest Disclosure Form

Date	Annual Statement for Year:
Name	
Position	

Please list below any business or personal relationships you may have that could result in a Conflict of Interest as defined in the PUBLIC HOSPITAL DISTRICT NO. 2, SNOHOMISH COUNTY, WASHINGTON, d/b/a VERDANT HEALTH COMMISSION, CONFLICT OF INTEREST POLICY AND DISCLOSURE. Examples include, but are not limited to, board, volunteer, committee, or services paid or unpaid, to an existing or potential community award recipient, vendor contractor or service provider to the District.

If in doubt as to whether a Conflict of Interest exists, please disclose and, if you are a Commissioner or the Superintendent, discuss the Conflict of interest with the President of the Board (or Secretary of the Board), or if you are an Employee (other than the Superintendent) or a Contractor, discuss the Conflict of Interest with the Superintendent.

If no Conflict of Interest exists, please state N/A. Attach additional sheet if necessary.

Entity	Relationship
Signature of Person Completing the Form	Date
Reviewed By:	Date
Mitigation/Action to be taken	
Signature of Person Reviewing the Form	Date

PHD #2, Snohomish County-Verdant Health Commission

Balance Sheet
As of February 2025 & March 2025

Ref	ASSETS	2/28/2025	3/31/2025	Month Change	Comments:
1	Current Assets-				
2	Cash Balance	4,161,018	3,449,076	(711,941)	Excess over operating cash requirement of \$2.9M is for pending construction costs
3	Accounts Receivable	(2,463)	3,459	5,922	
4	Other Current Assets-				
5	Clearing Account	7,411	7,411	-	Receivable for 2023 FUTA tax refund in process with Paychex-still in process-District is Exempt
6	Investments/Reserve	61,577,423	62,086,920	509,497	Increase over February 2025 is monthly reserve funding of \$229k and investment returns
7	Prepaid Expenses	291,004	276,190	(14,813)	Prepaid Prop & Casualty Insurance; Broker commissions for PSG & Swedish tenant lease renewals 7/1/24 and other operating expenses. Change is amortization of expenses
8	M&O Tax Levy Receivable	483,917	659,006	175,089	Outstanding levy collections at 3/31/2025
9	Short Term Lease Receivable	3,941,448	3,941,448	-	GASB 87 Balance forward from 12/31/2023-YE 2024 adjustment not yet recorded
10	Subtotal Other Current Assets	66,301,202	66,970,974	669,772	
11	Total Current Assets	70,459,757	70,423,510	(36,247)	
12	Long Term Assets-				
13	Fixed Assets-Net of Depreciation	25,683,310	26,462,727	779,417	Includes construction in progress of \$7.1MM-Including all accumulated costs associated with Langer Clinic Refresh
14	Tenant Improvements-Net of Amortization	61,709	60,891	(818)	Net Balance in unamortized tenant improvements (EMC \$52k & Swedish Clinic new costs incurred to date) \$9k)
15	Lease Receivables-LT Lease and Interest Re	255,399,367	255,399,367	-	GASB 87-LT rent receivable Balance forward from 12/31/2023-YE 2024 adjustment not yet recorded
16	TOTAL ASSETS	351,604,142	352,346,495	742,353	GASB 87: No interim monthly adjustments are being made to the financial statements for the impacts on lease and interest revenue. A single adjustment is recorded at year end December 31.
17	LIABILITIES & NET POSITION				
18	Current Liabilities-				
19	Accounts Payable & Unclaimed Property	51,905	43,923	(7,982)	
20	Credit Cards	5,264	3,919	(1,344)	
21	Tenant Prepaid Rents	1,058,287	1,036,064	(22,222)	April prepaid rents for Hospital, Swedish Clinics and other tenants paid by 3/31/2025
22	Other Payables & Accruals	325,908	311,798	(14,110)	Business Taxes, Accrued Operating Expenses, Tenant Security Deposits
23	Construction Retainage	228,826	266,633	37,807	Retention on construction invoices at 5%
24	Accrued Salary & Benefits	84,360	75,843	(8,517)	
25	L&I Self-Insured Reserve	125,000	125,000	-	Reserve for self funded L&I claims and pension adjustments. Set at \$125k by L&I.
26	Total Current Liabilities	1,879,548	1,863,180	(16,368)	
27	Long Term Liabilities-				
28	Deferred Inflow of Resources	246,567,594	246,567,594	-	GASB 87 balance forward at 12/31/23
29	Total Long Term Liabilities	246,567,594	246,567,594	-	
30	TOTAL LIABILITIES	248,447,142	248,430,774	(16,368)	
31	NET POSITION	103,157,000	103,915,721	758,721	Change in Net Position is Net Income for March 2025 \$758,720
32	TOTAL LIABILITIES & NET POSITION	351,604,142	352,346,495	742,353	

Denotes accounts impacted by GASB 87 Lease Standard Adjustments through 12/31/2023--

****Note the 2024 results are still preliminary with the GASB Lease adjustments yet to be made; once adjusted this will impact the rollforward balance sheet figures reflected on these reports.****

PHD #2, Snohomish County-Verdant Health Commission

Statement of Income Months Ending February 2025 & March 2025

Ref	Month of February 2025	Month of March 2025	Month Change Inc/(dec)	Comments:
1 Operating Revenue				
2 Cash Lease Revenues (Base, CAM, Taxes)	1,068,881	1,067,469	(1,412)	Change is delta in tenant bill backs
3 Deferred Rent Adjustments	-	-	-	
4 Award Repayments	-	-	-	
5 Total Operating Revenue	1,068,881	1,067,469	(1,412)	
6 Program Funding and Operating Expenses				
7 Programs				
8 Program Funding-All Categories	506,003	514,570	8,566	Includes All Program Payments, External Awards & Internal program costs. Effective January 1 award cycle, calendar year 2025 awards.
9 Operating Expenses			-	
10 Salaries, Benefits & Contracted Staff	129,639	114,793	(14,846)	
11 Professional Development/Planning	356	1,825	1,469	Course enrollments
12 Professional Services	81,035	68,322	(12,712)	February includes progress billing on 2024 audit; Legal and Strategic Planning Facilitation; March legal, VV site arch fees; HT consulting for Hospital Study
13 Purchased Services	70,653	44,640	(26,013)	Regular recurring services for properties; including janitorial, landscape, parking lot maint; & security. February included 2 months of parking lot deicing services
14 Supplies, Postage, Dues, Software Subscriptions	19,489	10,031	(9,458)	
15 Repairs, Maintenance & Insurance	42,119	26,941	(15,178)	February Elevatorrepairs at both Langer and Wellness Center; maint contract renewals; March annual fire inspection & repair; Langer roof cleaning
16 Utilities	19,735	21,589	1,854	
17 Business Taxes	5,869	4,994	(875)	B&O and Leasehold Taxes
18 Marketing	7,153	6,199	(954)	February; Impact report costs, \$5k article publications; March \$5k Canopy costs
19 Election Fee	-	-	-	
19 Depreciation	77,274	79,442	2,169	
20 Amortization	818	818	-	
21 Contingency	9,218	-	(9,218)	February LEC event fees charged to contingency
22 Total Operating Expenses	463,357	379,595	(83,762)	
23 Total Program and Operating Expenses	969,360	894,165	(75,195)	
24 Net Operating Income (Loss)	99,521	173,304	73,783	Net Operating Income March 2025-\$173,304
25 Other Income (Expense)			-	
26 Other Income	-	282	282	
27 Self Funded L&I Insurance Reimbursements		79,707	79,707	Excess Claims Reimbursed 1 of 3
28 Self Funded L&I (Expenses)	(3,745)	2,053	5,798	March net + due to reversal of \$2911 expense recorded in February.
29 Levy Income	223,035	223,035	-	Monthly Levy Revenue (straight line)
31 Net Income (Loss) after Levy Income	318,812	478,381	159,570	Net Income after Other Income/Expense Month of February \$318,812
32 Investment Income-Net of Unrealized Gains (Losses)	441,038	280,339	(160,698)	Details: March 2025: interest \$211,089 Realized Gain \$2,778 Unrealized Gain \$66,471 ;Total \$280,339
33 Net Income (Loss)	759,850	758,721	(1,129)	Net Income Month of March 2025 \$758,721

PHD #2 Snohomish County-Verdant Health Commission

	March 25 Actual Month	March 25 Budget Month	Month Fav (Unfav) Variance		March 25 Actual YTD	March 25 Budget YTD	YTD Fav (Unfav) Variance	Notes
1 Income								
2 Operating Revenue-	1,067,469	1,066,522	947	F	3,220,962	3,199,566	21,396	F 1. A
3 Expenses								
4 Program Expenses-All Categories	514,570	537,529	22,959	F	1,655,390	1,679,029	23,639	F 3
5 Operating Expenses & Contingency	299,335	305,134	5,799	F	1,006,287	881,565	(124,722)	U 4
6 Depreciation & Amortization	80,260	116,687	36,427	F	244,830	350,061	105,231	F 4
7 Total Expenses	894,165	959,350	65,185	F	2,906,506	2,910,654	4,148	F
8 Operating Income (Loss)	173,304	107,172	66,133	F	314,456	288,911	25,545	F
9 Levy and Other Non Operating Income (Expense)								
10 Other Income	282	-	282	F	1,151	-	1,151	F
11 Levy Income	223,035	223,035	(0)		669,105	669,105	(0)	1. B
12 Investment Income-Net of Unrealized Gains (Losses)	280,339	149,159	131,181	F	1,011,104	447,476	563,628	F
13 Self Insured L&I Reimbursements	79,707		79,707	F	79,707	-	79,707	F 1 B
14 Self Insured L&I Expenses	2,053	(2,170)	4,223	F	(2,525)	(6,511)	3,986	F 5
15 -	-	-	-		-	-	-	
16 -	-	-	-		-	-	-	
17 Net Income (Loss) After Other Income	758,721	477,195	281,525	U	2,072,998	1,398,981	674,017	F Denotes key variance drivers
Reference YTD 2024					870,436	649,236	221,200	

1. A Revenues-Operating

Lease Income - Reflects base, CAM-adjusted to 2025 rates and any tenant specific bill backs

***GASB 87 adjustments for lease and interest income are not recorded on an interim basis. These adjustments are made at year end only and are not yet recorded as of this preliminary close**.

Award Repayments - \$0 YTD

. B Revenues-Non Operating

Levy Income-2025 Rate of \$223k per month;

Self Insured Insurance Reimbursements-Line 13 \$79,707 Payment from reinsurer for costs in excess of self insured cap. This is insurance payment 1 of 3 expected.

Investment Income-The District does not budget for market gains or losses only interest income. Details for YTD March 2025: **Interest Income: \$624,480, Realized Gain \$37,597 Unrealized Gain \$349,027**

2. GASB 87 Lease and Interest Income

This standard was implemented retroactive to 2021 at the end of 2022. Annual revenue (lease and interest) entries related to the GASB 87 standard **are not recorded on an interim basis** to the internal management use financials so as not to distort the interim financials and budget reviews. All adjustments are made at year end.

3. Expenses-All Program: This includes

External awards--(Competitive, CHART, VOA 211, Superintendent Discretionary) \$2k over budget-timing

Internal Programs--(Nutrition, Multicultural, Mental Health, and Outreach) \$25k under budget.

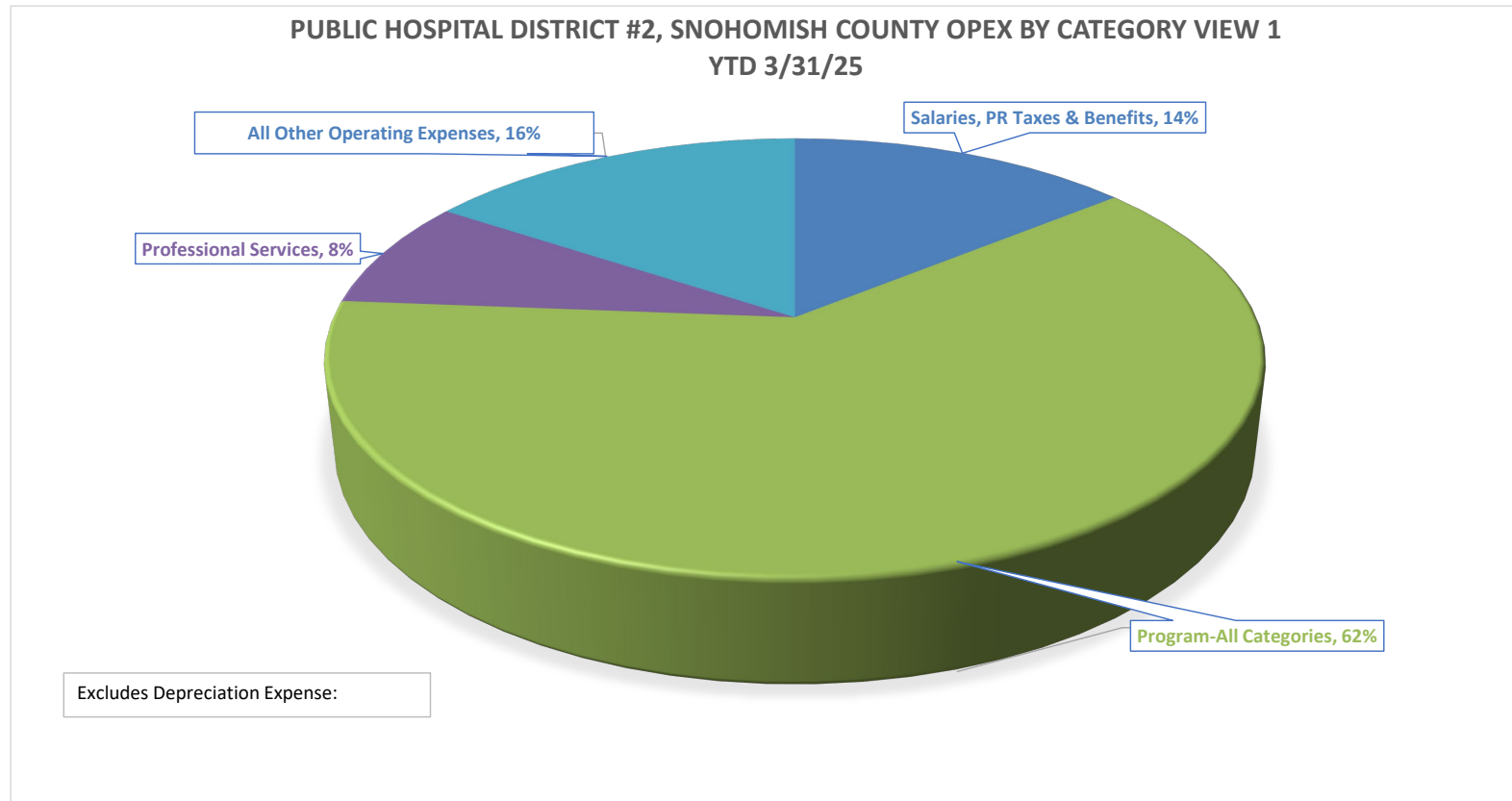
Net \$23k under budget for program work due to Internal programming spend. Competitive wards are on a single calendar year award cycles now and at budget.

4. Expenses-Operating

Operating Expenses line 5 are over budget \$125k for 3 months ending 3/31/25. The primary drivers are **legal and professional services** due to unanticipated legal matters. Legal is overbudget by \$52k YTD 2025. **Repairs and maintenance**, are over budget by \$28k due to elevator repairs at Langer and Wellness Center--this negative budget variance will reduce as the budget year progresses, however the elevator repairs were unanticipated; **Purchased services** for the facilities is over budget by \$29k due to additional weather related parking lot services,(deicing & snow removal), unanticipated tree removal at Langer of \$7k and higher than budgeted costs from CPM, the contracted property services vendor (reviewing contract and fees currently). Lastly the District incurred a facility rental fee of \$10k from Lynnwood Convention Center for a cancelled event.

Depreciation is underbudget as it was anticipated Kruger Clinic costs would be capitalized and depreciated by 1/1/2025 increased depreciation expense is in the budget; Project is not yet complete so the expense is not yet being incurred. Depreciation expense will be recorded when the project is complete.

5. Expenses-Non Operating



View 1-Prof Services, Salaries and Benefits, All Other Operating, expressed as total of all expenses

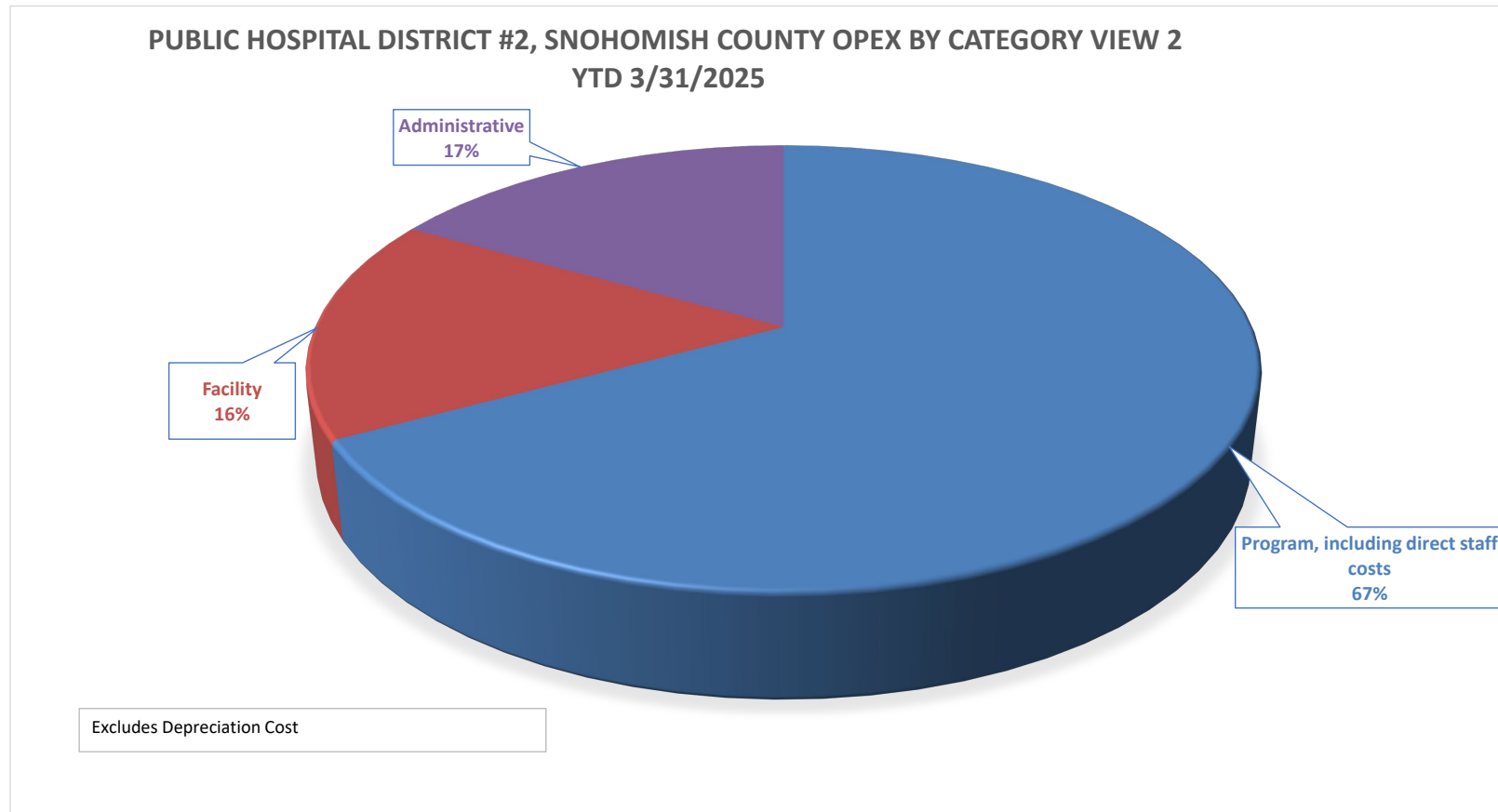
Professional Services Includes Legal, Accounting and Audit, Investment Management, HR Services, IT Services, Property Management & Real Estate Appraisals Special Consulting-Thomas (Hospital), Strategic Planning, Hospital Study Costs and Project Management of Study

Program Costs in this illustration are award, contracted payments and internal program expenses only and do not include program staff costs (direct or indirect)

All other Operating expenses include Repairs and all property related maintenance expenses, utilities, insurances, business taxes, supplies, marketing, self insured L&I and other administrative costs.

Salaries and Payroll Taxes, Personnel Benefits-self explanatory

Depreciation and Amortization have been removed from this presentation



View 2-Program with FTE, Property and Administrative Expenses, expressed as total of all expenses

Facility Expenses: Utilities, Repairs, Maintenance, Insurance, Taxes, Property Management and Real Estate related costs, allocation of legal and certain other professional fees related to properties

Program Costs: All awards and internal program costs plus Salaries and Benefits for direct program staff only-currently 3.25 FTE
This illustration includes allocation of direct staff only; does not include an allocation for indirect staff S&B, facilities, supplies or other costs that could be reasonably allocated to program expense. This would increase the program cost % by an additional 6%

Depreciation and Amortization have been removed from this presentation Would increase facility costs by 9%

Administrative Costs: Remaining staff salaries and benefits; supplies, marketing, non facility legal, investment services, accounting and other professional services and residual self Insured L&I costs

PHD #2 Snohomish County-Verdant Health Commission

Warrants March 2025

Type	Date	Num	Name	Amount	Memo
Ref Warrants:					
1002 - Wells Warrant Acct *2717					
1 Check	03/05/2025	16810	76th Ave. W. LLC	5,000.00	A 2025 Sponsorship for Stories in Latino Herald
2 Check	03/05/2025	16811	Christine Goff	407.38	02/25 - Cooking Demo & Supplies
3 Check	03/05/2025	16812	Dynamic Computing, Inc.	7,476.49	IT Services & Software Subscriptions
4 Check	03/05/2025	16813	Moss Adams LLP	12,600.00	2024 Audit Services-Progress Billing
5 Check	03/05/2025	16814	Public Hospital District No 3 Sno County	0.00	VOID: Co-sponsorship for Health Webinar (Name Correction Needed)
6 Check	03/05/2025	16815	Robert Half	212.64	Accounting Services for Week ending 2.21.25
7 Check	03/05/2025	16816	Sound Dietitians LLC	1,054.14	Cooking Demos & Supplies
8 Check	03/05/2025	16817	The Vida Agency	2,000.00	Annual Report Design Updates
9 Check	03/05/2025	16818	Turner HR Services, Inc.	937.50	2.28.25 Inv. #3051 HR Services
10 Check	03/05/2025	16819	Work Trauma Services Inc	3,920.44	02/25 - Professional Services
11 Check	03/05/2025	16820	Public Hospital District No 3 Sno County	180.00	Co-sponsorship for Health Webinar
12 Check	03/13/2025	16821	Carney Badley Spellman	1,207.50	02/2025 Legal Services - Facilities Evaluation
13 Check	03/13/2025	16822	City of Lynnwood	14,792.00	A636 - 2025 Scout Program - Payment 3 of 12; requests check payment
14 Check	03/13/2025	16823	Dynamic Computing, Inc.	2,244.86	IT Tech Support
15 Check	03/13/2025	16824	Health Care Authority (PEBB)	9,829.05	03/2025 Employee Health Insurance
16 Check	03/13/2025	16825	KMD Architects	3,924.00	Architect Fee for Site Demo Plan
17 Check	03/13/2025	16826	Payden & Rygel	10,162.00	02/25 - Monthly Investment Advisory Service Fee
18 Check	03/13/2025	16827	PEAK Grantmaking	3,000.00	4/1/25 - 3/31/26 Membership Renewal
19 Check	03/13/2025	16828	Project Girl Mentoring Program	166.04	2/25 Zumba Class/Cooking Class
20 Check	03/13/2025	16829	Robert Half	106.32	Accounting Services for Week ending 2.28.25
21 Check	03/13/2025	16830	WA State Dept of Labor & Industries	25.00	Q4 2024 L&I Acct. #700,240-00
22 Check	03/13/2025	16831	Wells Fargo	4,981.52	02/2025 Credit Card Bill Payment
23 Check	03/19/2025	16832	Consolidated Press LLC	5,598.10	Canopy Printing/Mailing-balance due
24 Check	03/19/2025	16833	Pacific Office Automation	48.18	03/10/25 Inv. #138892 Quarterly Overage Printing
25 Check	03/19/2025	16834	Robert Half	106.32	Accounting Services for Week ending 3.7.25
26 Check	03/26/2025	16835	Aviva Kamm Law PLLC	13,020.00	02/2025 - Legal Services
27 Check	03/26/2025	16836	Johnson Controls	503.74	Work on Verdant Login Credentials Reset for HVAC controls
28 Check	03/26/2025	16837	OAC Services, Inc.	19,745.00	Hospital Study Professional Services -Progress Billing
29 Check	03/26/2025	16838	Roam Consulting	825.00	Professional Development
30 Check	03/26/2025	16839	Robert Half	53.16	Accounting Services for Week ending 3.7.25
31 Check	03/26/2025	16840	The Clearwater School	500.00	2025 Health Fair Event Sponsorship
32	Total - Wells Fargo Warrant Acct *2717			124,626.38	A
33	1004 - Wells Fargo Property Mgmt Acct *7265			0.00	B
34					
35	Total - Wells Fargo Property Management Acct *7265			0.00	B Refer to Trust Account

PHD #2 Snohomish County-Verdant Health Commission

Warrants March 2025

Type	Date	Num	Name	Amount	Memo
1005 · PHD#2 Umpqua -Property Mgmt Trust Acct *1792					
36 Check	3/10/2025	T168 a	Armstrong Services	1,520.00	C 3.1.25 Inv. #13846 Verdant Janitorial Services
37 Check	3/10/2025	T168 b	Armstrong Services	10,747.00	3.1.25 Inv. #13819 Kruger Janitorial Services
38 Check	3/10/2025	T168 c	Armstrong Services	2,948.73	3.6.25 Inv. #13867 Kruger Janitorial Supplies
39 Check	3/10/2025	T168 d	Armstrong Services	2,600.35	2.26.25 Inv. #13866 Kruger Janitorial Supplies
40 Check	3/10/2025	T169	Camden Gardens, Inc.	752.24	2.21.25 Inv. #40068 Remove existing plants, plant/ install/fertilize water plants
41 Check	3/10/2025	T170 a	City of Lynnwood - Utilities	174.38	12.31.24-2.26.25 Inv. #539685 Verdant Water Irrigation
42 Check	3/10/2025	T170 b	City of Lynnwood - Utilities	572.85	12.31.24-2.26.25 Inv. #539684 Verdant Water/Sewer
43 Check	3/10/2025	T170 c	City of Lynnwood - Utilities	275.52	12.31.24-2.26.25 Inv. #539686 Verdant Storm Drain
44 Check	3/10/2025	T171 a	Comcast - Acct # 905447969	591.65	Acct. #905447969 2.2025 Verdant Internet/Phone
45 Check	3/10/2025	T171 b	Comcast - Acct # 933676367	774.18	Acct. #933676367 2.2025 Verdant Internet
46 Check	3/10/2025	T172 a	Commercial Property Maintenance, Inc.	119.34	2.25.25 Inv. #115603
47 Check	3/10/2025	T172 b	Commercial Property Maintenance, Inc.	268.76	2.25.25 Inv. #115602
48 Check	3/10/2025	T172 c	Commercial Property Maintenance, Inc.	626.54	2.18-2.20.25 Inv. #115601
49 Check	3/10/2025	T172 d	Commercial Property Maintenance, Inc.	238.9	3/4/25 Inv. #115651
50 Check	3/10/2025	T172 e	Commercial Property Maintenance, Inc.	119.34	3/4/25 Inv. #115652
51 Check	3/10/2025	T172 f	Commercial Property Maintenance, Inc.	167.64	3/4/25 Inv. #115650
52 Check	3/10/2025	T172 g	Commercial Property Maintenance, Inc.	1,156.82	3/4/25 Inv. #115649
53 Check	3/10/2025	T173	Consolidated Landscape Maintenance, Inc.	487.75	02/25/25 Inv. #43201
54 Check	3/10/2025	T174 a	Guardian Security Systems, Inc.	117.68	04/2025 - Verdant AES Monitoring
55 Check	3/10/2025	T174 b	Guardian Security Systems, Inc.	873.03	4.1.25 - 6.30.25 Access/CCTV/Integration at Verdant
56 Check	3/10/2025	T174 c	Guardian Security Systems, Inc.	55.25	04/2025 - Verdant Fire Alarm Monitoring
57 Check	3/10/2025	T175 a	JSH Properties Inc	4,187.32	Kruger Refresh Inv. #23 (Axiom Inv. #60172-12) Management Fee
58 Check	3/10/2025	T175 b	JSH Properties Inc	800.00	2/28/25 Inv. Verdant-0225MF - Value Village
59 Check	3/10/2025	T175 c	JSH Properties Inc	1,000.00	2/28/25 Inv. Verdant-0225MF - Verdant
60 Check	3/10/2025	T175 d	JSH Properties Inc	6,997.23	2/28/25 Inv. Verdant-0225MF - Langer
61 Check	3/10/2025	T176 a	Property Maintenance Com/Res	1,105.00	03/01/25 Inv. #JSH.OVV 033125.1 Value Village Security
62 Check	3/10/2025	T176 b	Property Maintenance Com/Res	1,102.00	03/01/25 Inv. #JSH.OVV 033125.1 Verdant Security
63 Check	3/10/2025	T177	Professional Service Industries Inc	2,560.00	02/25/25 Inv. #00966546 Langer Renovation Inspection
64 Check	3/10/2025	T178	Puget Sound Energy	82.13	1/23-2/21/25 Gas Utility at Verdant
65 Check	3/10/2025	T179	Republic Services	2,945.32	02/28/25 Inv. #xxxx494116 Langer Trash/Recycle Services
66 Check	3/10/2025	T180 a	Schindler Elevator Corporation	15.82	01/29/25 Inv. #9100937151 Verdant Price Adjustment-PW
67 Check	3/10/2025	T180 b	Schindler Elevator Corporation	389.77	03/2025 Inv. #8106830880 Verdant Elevator Maintenance
68 Check	3/10/2025	T181 a	Snohomish County PUD	8,416.51	01/29/25-03/03/25 Langer Electricity
69 Check	3/10/2025	T181 b	Snohomish County PUD	635.39	01/29/25-03/03/25 Value Village Electricity
70 Check	3/10/2025	T182	TK Elevator Corportion	982.80	06/01/25-08/31/25- Inv. #3008391683 Kruger Phone Monitoring
71 Check	3/10/2025	T183	Allied Universal Security Services	8,404.32	02/14/25-02/27/25- Inv. #16793851 Security Service at Kruger
72 Check	3/10/2025	T184 a	Waste Management	188.32	02/01/25-02/28/25-Trash/Recycle at Verdant
73 Check	3/10/2025	T184 b	Waste Management	773.72	02/01/25-02/28/25-Trash/Recycle at Verdant
74 Check	3/18/2025	T185	Aardvark Services Corp.	106.42	3/15/25 Inv. #244855 - Langer Sweeping Services
75 Check	3/18/2025	T186	Armstrong Services	615.34	3/11/25 Inv. #13892 Langer Carpet Cleaning
76 Check	3/18/2025	T187 a	Camden Gardens, Inc.	222.37	3/1/25 Inv. #40248 Monthly Interior Maintenance
77 Check	3/18/2025	T187 b	Camden Gardens, Inc.	753.64	3/1/25 Inv. #40249 Seasonal Color Maintenance

PHD #2 Snohomish County-Verdant Health Commission
Warrants
March 2025

Type	Date	Num	Name	Amount	Memo
1005 PHD#2 Umpqua Trust Acct. *1792-Continued					
78 Check	3/18/2025	T187 c	Camden Gardens, Inc.	2,506.58	C 3/1/25 Inv. #40250 Monthly Exterior Maintenance
79 Check	3/18/2025	T188	Comcast - Acct # 8498310221378586	411.68	Acct # 8498310221378586 03/2025 Internet/Phone at Verdant
80 Check	3/18/2025	T189 a	Commercial Property Maintenance, Inc.	268.76	3/11/25 Inv. #115714
81 Check	3/18/2025	T189 b	Commercial Property Maintenance, Inc.	1,141.48	3/11/25 Inv. #115713
82 Check	3/18/2025	T190	Cosco Fire Protection	255.00	3/12/25 Inv. #100071239 Fire Sprinkler Inspection
83 Check	3/18/2025	T191	Guardian Security Systems, Inc.	5,936.13	3/17/25 Inv. #1593027 Inspection-5YR, Dry Heads, PIV Service
84 Check	3/18/2025	T192	JPC Architects	8,152.81	3/10/25 Inv. # 55715 Langer Construction Review & Support
85 Check	3/18/2025	T193	RDH Building Science Inc	2,049.75	3/10/25 Inv. #61743 Kruger Targeted Envelope Consulting
86 Check	3/18/2025	T194	Allied Universal Security Services	8,404.32	2/28 - 3/13/25 Inv. #106848790 Kruger Security Services
87 Check	3/18/2025	T195	Ziply Fiber	69.85	0106035-0325 03/07/25-07/6/25-Telephone Line -Langer
88 Check	3/18/2025	T196	Ziply Fiber	154.71	11119145-0325 03/07/25-04/6/25-Langer Telephone Line
89 Check	3/18/2025	T197	Ziply Fiber	141.50	0703965-0325 03/07/25-04/6/25-LangerTelephone Line
90 Check	3/27/2025	T198 a	City of Edmonds - Utilities	2,585.35	01/15 - 03/16 Water & Sewer at Langer - Acct. #6-05550
91 Check	3/27/2025	T198 b	City of Edmonds - Utilities	23.75	01/15 - 03/16 Water & Sewer at Value Village - Acct. #6-05475
92 Check	3/27/2025	T198 c	City of Edmonds - Utilities	23.75	01/15 - 03/16 Water & Sewer at Langer - Acct. #6-07019
93 Check	3/27/2025	T198 d	City of Edmonds - Utilities	262.24	01/15 - 03/16 Water & Sewer at Langer - Acct. #6-05480
94 Check	3/27/2025	T198 e	City of Edmonds - Utilities	1,176.09	01/15 - 03/16 Water & Sewer at Langer - Acct. #6-05490
95 Check	3/27/2025	T199 a	Commercial Property Maintenance, Inc.	1,481.91	3/18/24 Inv. #115769 -
96 Check	3/27/2025	T199 b	Commercial Property Maintenance, Inc.	179.01	3/25/25 Inv. #115799 -
97 Check	3/27/2025	T199 c	Commercial Property Maintenance, Inc.	1,782.57	3/25/25 Inv. #115793 -
98 Check	3/27/2025	T200	National Construction Rentals, Inc	219.19	3/13/25 Inv. #7762929 3/15 - 4/11/25 Temporary Panels at Value Village
99 Check	3/27/2025	T201 a	Puget Sound Energy	241.04	02/20-3/21/25 Value Village Gas Utility
100 Check	3/27/2025	T201 b	Puget Sound Energy	87.35	02/21-3/24/25 Verdant Gas Utility
101 Check	3/27/2025	T202	Snohomish County PUD	1,275.88	02/23/25-03/22/25- Verdant Electricity
102 WD	3/20/2025	0	Umpqua Bank	23.15	Service Charge
103 Total - PHD#2 Umpqua Trust Acct *1792				<u>106,325.22</u>	C
104 1003 - Wells Fargo Work Comp Acct *2725				0.00	D
105 Total - Wells Fargo Work Comp Acct				<u>0.00</u>	D
106 Total Warrants March 2025				<u>230,951.60</u>	A-D

PHD #2 Snohomish County-Verdant Health Commission

Electronic Disbursements March 2025

Ref	Type	Date	Num	Name	Amount	Memo
1	Wells Fargo Operating Acct *2709					
2	Electronic Payments-A/P					
3	ACH	03/03/2025	ACH 2870	AmeriFlex Business Solutions	268.81	E 02/28/25 Inv. #4637943 EE FSA Claims
4	ACH	03/05/2025	ACH 2874	Principal Life Insurance Co.	178.22	1019549-10001, STD, LTD, Life & ADD Premium
5	ACH	03/05/2025	ACH 2875	Paychex	11,627.83	PPE 3.1.25 Ck Date 3.6.25 Payroll Taxes
6	ACH	03/05/2025	ACH 2876	Paychex	33,741.78	PPE 3.1.25 Ck Date 3.6.25 Net Payroll
7	ACH	03/06/2025	ACH 2877	Paychex	218.66	PPE 3.1.25 Ck Date 3.6.25 Payroll Service Fee
8	ACH	03/10/2025	ACH 2878	AmeriFlex Business Solutions	35.46	3.7.25 Inv. #4645814 EE FSA Claims
9	ACH	03/11/2025	ACH 2879	Wells Fargo	1,352.50	Monthly WF Client Analysis Service Charge
10	ACH	03/11/2025	ACH 2880	Corebridge	2,290.84	PPE 3.1.25 Ck Date 3.6.25 ER Match
11	ACH	03/11/2025	ACH 2881	Corebridge	3,212.99	PPE 3.1.25 Ck Date 3.6.25 EE Deferral
12	ACH	03/12/2025	ACH 2882	Wells Fargo Merchant Services	70.00	Monthly Merchant Service Fee
13	ACH	03/13/2025	ACH 2883	AmeriFlex Business Solutions	23.00	Monthly Admin Fee
14	ACH	03/14/2025	ACH 2884	US Bank	229,157.33	March 2025 Reserve Transfer
15	ACH	03/14/2025	ACH 2885	Paychex	50.00	Monthly Payroll Admin Fee
16	ACH	03/19/2025	ACH 2931	Paychex	11,160.80	PPE 3/15/25 Ck Date 3/20/25 Payroll Taxes
17	ACH	03/19/2025	ACH 2932	Paychex	31,194.85	PPE 3/15/25 Ck Date 3/20/25 Net Payroll
18	ACH	03/20/2025	ACH 2933	Paychex	137.70	Inv. #2025031801 Payroll Admin Fee
19	ACH	03/20/2025	ACH 2934	Paychex	217.23	3/14/25 Payroll Service Fee
20	ACH	03/21/2025	ACH 2936	AmeriFlex Business Solutions	52.47	3.21.25 Inv. #4656628 EE FSA Claims
21	ACH	03/24/2025	ACH 2937	Corebridge	2,284.60	PPE 3.15.25 CK Date 3.20.25 ER Match
22	ACH	03/24/2025	ACH 2938	Corebridge	3,212.99	PPE 3.15.25 CK Date 3.20.25 EE Contribution
23	ACH	03/25/2025	ACH 2939	Paychex	81.14	3.25.25 Payroll
24	ACH	03/25/2025	ACH 2940	Paychex	442.97	3.25.25 Payroll
25	ACH	03/26/2025	ACH 2941	Paychex	224.93	Inv. #2025032401 Payroll Service Fee
26	ACH	03/26/2025	ACH 2942	WA State Department of Revenue	812.85	02/25 Hospital B&O Tax Payment
27	ACH	03/28/2025	ACH 2943	AmeriFlex Business Solutions	0.50	3.28.25 Inv. #4660550 EE FSA Claims
28	ACH	03/06/2025	ACH10430173	Anna Tarkowska McCleary	4,200.00	2.28.25 Inv. #25-02 Kruger Refresh CIP Management
29	ACH	03/14/2025	ACH10565712	South County Firefighters Foundation	12,500.00	South County Emergency Shelter (Payment 1 of 2)
30	ACH	03/14/2025	ACH10590558	Thomas & Associates Consulting, LLC	3,000.00	02/2025 Consulting Services
31	ACH	03/24/2025	ACH10717117	Division 10 Signs	153,938.37	3/6/25 Inv. #2556 Kruger Refresh Signs & Permits
32	ACH	03/03/2025	ACH20135421	Canon Financial Services, Inc.	615.16	02/23/25 Invoice for Contract #852451-1
33	ACH	03/12/2025	ACH21587544	Canon Financial Services, Inc.	194.70	Canon Acct. #912953-1 Payment
34	Total March 25 Electronic Payments (A/P)				521,116.60	E
35	Electronic Payments-Monthly Award Payments					
36	ACH	03/15/2025	ACH Grn2887	Boys & Girls Club of Sno County	8,330.00	F A628 - BGCSC Behavioral Health Uplift Initiative
37	ACH	03/15/2025	ACH Grn2888	Center for Human Services	29,155.00	A626 - School Based Youth Counseling Services
38	ACH	03/15/2025	ACH Grn2889	Child Advocacy Center of Snohomish County	4,165.00	A638 - Child Advocacy Center Services: General Operations
39	ACH	03/15/2025	ACH Grn2890	ChildStrive	14,578.00	A646 - ChildStrive Nurse Family Partnership
40	ACH	03/15/2025	ACH Grn2891	Community Health Center of Sno County	8,747.00	A627 - MLT SBHC Behavioral Health Expansion
41	ACH	03/15/2025	ACH Grn2892	Community Health Center of Sno County	10,058.00	A630 - Uninsured Dental Program
42	ACH	03/15/2025	ACH Grn2893	CHW Coalition for Migrants & Refugees	2,083.00	A664 - Overcoming Mental Health Disparities in the LGBTQ+ populations
43	ACH	03/15/2025	ACH Grn2894	Concern for Neighbors Food Bank	2,916.00	A633 - Nutritional Food and Dairy Supplement
44	ACH	03/15/2025	ACH Grn2895	Domestic Violence Services Sno Co	15,744.00	A663 - DV Supportive Services Project
45	ACH	03/15/2025	ACH Grn2896	Edmonds Food Bank	13,221.00	A639 - Bridging Gaps: Nutrition for Unique Demographics
46	ACH	03/15/2025	ACH Grn2897	Edmonds School District	6,685.00	A645 - Edmonds School District School Based Health Centers
47	ACH	03/15/2025	ACH Grn2898	Edmonds School District	61,309.00	A667 - Family Resource Advocates
continued						

PHD #2 Snohomish County-Verdant Health Commission
Electronic Disbursements March 2025

Ref	Type	Date	Num	Name	Amount	Memo
Wells Fargo Operating-Electronic Payments (Award) Continued						
48	ACH	03/15/2025	ACH Grm2899	Edmonds Senior Center	10,460.00	F A649 - Enhancing Health and Wellness Program
49	ACH	03/15/2025	ACH Grm2900	Evergreen Recovery Centers	12,328.00	A660 - Holistic Care for Lynnwood Detox Patients
50	ACH	03/15/2025	ACH Grm2901	Foundation for Edmonds School District	11,662.00	A641 - Whole person support in South Snohomish County
51	ACH	03/15/2025	ACH Grm2902	Homage Senior Services	17,826.00	A640 - Homage South County Nutrition Programs
52	ACH	03/15/2025	ACH Grm2903	Jean Kim Foundation	23,657.00	A652 - Hygiene Center & Health Access
53	ACH	03/15/2025	ACH Grm2904	Korean Community Service Center	6,664.00	A658 - Mind, Body, and Soul for Korean Americans
54	ACH	03/15/2025	ACH Grm2905	Korean Women's Association	8,330.00	A648 - Immigrant and Refugee Holistic Health Program
55	ACH	03/15/2025	ACH Grm2906	Lahai Health	58,143.00	A631 - Dental, Medical, and Counseling Healthcare
56	ACH	03/15/2025	ACH Grm2907	Latino Educational Training Institute	9,996.00	A642 - LETI Health and Family Wellness Program
57	ACH	03/15/2025	ACH Grm2908	Lynnwood Food Bank	8,005.00	A634 - Focus on Nutrition & Culture 2025
58	ACH	03/15/2025	ACH Grm2909	Medical Teams International	11,713.00	A653 - Care & Connect
59	ACH	03/15/2025	ACH Grm2910	Millenia Ministries	10,829.00	A635 - Mobile Manna Food Sufficiency
60	ACH	03/15/2025	ACH Grm2911	NAMI Washington	1,666.00	A668 - NAMI Sno-Isle Programs
61	ACH	03/15/2025	ACH Grm2912	Northwest Neighbors Network	2,083.00	A659 - Senior Mental Health & Medical Transportation
62	ACH	03/15/2025	ACH Grm2913	Oceania Northwest	833.00	A651 - Oceania Village Initiative
63	ACH	03/15/2025	ACH Grm2914	Pacific Northwest Veteran Assistance Prog	417.00	A655 - Operation Art to Heal
64	ACH	03/15/2025	ACH Grm2915	Parent Trust for WA Children	2,796.00	A629 - 1st 5 Yrs: Mental Health/Parenting Support S. Sno Co. Families
65	ACH	03/15/2025	ACH Grm2916	Prescription Drug Assistance Foundation	4,165.00	A650 - Prescription Drug Assistance Network W. Washington
66	ACH	03/15/2025	ACH Grm2917	Program for Early Parent Support	2,916.00	A662 - PEPS: Reducing Parental Isolation, Promoting Well-being
67	ACH	03/15/2025	ACH Grm2918	Project Access Northwest	7,497.00	A647 - Specialty Care Coordination
68	ACH	03/15/2025	ACH Grm2919	Project Girl Mentoring Program	6,973.00	A657 - Immersion Lab: Connections
69	ACH	03/15/2025	ACH Grm2920	Sound Pathways	10,413.00	A666 - Harm Reduction Center
70	ACH	03/15/2025	ACH Grm2921	South County Fire	41,502.00	A632 - Community Resource Paramedic Program
71	ACH	03/15/2025	ACH Grm2922	St. Pius X Church	833.00	A644 - Mercy House
72	ACH	03/15/2025	ACH Grm2923	Support 7	2,832.00	A655 - Improving Mental Wellbeing through Crisis Care
73	ACH	03/15/2025	ACH Grm2924	The Access Project	5,581.00	A637 - South County 2025
74	ACH	03/15/2025	ACH Grm2925	The Clearwater School	6,664.00	A661 - Mi Vida Importa: Nourish mi Familia
75	ACH	03/15/2025	ACH Grm2926	The Hand Up Project	12,912.00	A656 - The Highway 99 Hallmark of Hope ("99 HH")
76	ACH	03/15/2025	ACH Grm2927	Washington West African Center - WAWAC	3,749.00	A654 - The Highway 99 Hallmark of Hope ("99 HH")
77	ACH	03/15/2025	ACH Grm2928	YWCA of Seattle, King and Sno Co	4,582.00	A643 - YWCA-Health Care Access Services
78	Total March 25 Electronic Payments (Award)				485,018.00	F
79	Total Combined Electronic Payments Operating Acct *2709				1,006,134.60	E/F
80	Wells Fargo Property Acct *7265					
81	ACH	3/14/2025	ACH10759256	Axiom Northwest Construction	643,789.10	Kruger Refresh 3/12/25 Inv. #60172-R.3 (Progress Billing)
82	Total - ACH Wells Fargo Property Acct *7265				643,789.10	G
89	Summary-				Amount	Ref
90	Warrants-All Accounts				230,951.60	A-D
91	Electronic Disbursements-Acct 2709				1,006,134.60	E-F
92	Electronic Disbursements-Acct 7265				643,789.10	G
93	Total Disbursements March 2025				1,880,875.30	A-F

PUBLIC HOSPITAL DISTRICT #2 OF SNOHOMISH COUNTY

DBA VERDANT HEALTH COMMISSION

WARRANT AND ELECTRONIC DISBURSEMENT APPROVAL- MARCH 2025

WE, the undersigned Board of Commissioners of Public Hospital District #2 of Snohomish, County, Washington do hereby certify that the merchandise or services hereinafter specified in the supporting schedules referenced A-C and D-F have been received and the Warrant Numbers and Electronic Transactions detailed herein have been issued in the payment amounts as follows:

Type	Account	By	Date	Check or Electronic #	Total	Reference
Warrants	2717-Warrant	Verdant	3/1/2025-3/31/2025	16810 - 16840	124,626.38	A
Warrants	7265-WF Property Management	JSH	3/1/2025-3/31/2025	-	-	B
Warrants	1792-Property Management Trust Acct.	JSH	3/1/2025-3/31/2025	T168 - T203	106,325.22	C
Warrants	2725-Workers Comp	Eberle Vivian	3/1/2025-3/31/2025	-	-	D
				Subtotal Warrants	230,951.60	A-D
Electronic	2709-Operating	Verdant	3/1/2025-3/31/2025	ACH 2870- ACH 21587544 ACHGRN 2887-ACH GRN2958	1,006,134.60	E-F
Electronic	7265-Property	Verdant	3/1/2025-3/31/2025	ACH10759256	643,789.10	G
				Subtotal Electronic	1,649,923.70	E-G
				Total Disbursements	1,880,875.30	A-G

These warrants and electronic disbursements are hereby approved.

Attest:

Riene Simpson-CPA, Director of Finance
District Auditor

Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

Marketing Report for April 2025 Board Meeting

Social Media: Mar 17 – Apr 15, 2025

Facebook	Instagram
Reach: 2,300 (up 76.9%)	Reach: 170 (down 69.5%)
Content Interactions: 110 (up 5.7%)	Content Interactions: 49 (down 32.8%)
Followers: 1,694 (up 2)	Followers: 277 (no change)
Posts: 15 (down 2)	Posts: 10 (down 4)

Events

- Planning has begun for the Langer Building Celebration
 - The event will take place June 3, 9 AM – 11 AM for the Public, followed by a Broker Open House from 11 AM – 1 PM
 - Langer Clinic Displays were installed on 4/15 (see below)
 - Updated Save the Date sent to tenants (see below)
 - Moving forward on all aspects of the event including an ad and branded article in the Everett Herald

Langer Clinic Displays



Langer Reopening Save the Date

LANGER BUILDING GRAND RE-OPENING

Visit our new state of the art medical building
and meet providers. Refreshments provided.



21600 HWY 99, EDMONDS, WA 98026

JUNE 3, 2025
9:00 AM - 11:00 AM

Come Meet Our Clinic Providers

- | | | |
|-------------------------------------|--------------------------------------|-------------------------------------|
| • RAYMOND LIU
DDS | • SWEDISH
EDMONDS
WOUND CENTER | • SWEDISH
EDMONDS
URGENT CARE |
| • GASTRO HEALTH | • EDMONDS
ENDOSCOPY CENTER | • EDMONDS
MEDICAL CLINIC |
| • SWEDISH
EDMONDS
HYPERBARICS | • SWEDISH
GASTROENTEROLOGY | • SWEDISH
PEDIATRICS |



Media

- The next story will feature Prescription Drug Assistance Foundation in April. Also in progress are gathering stories from Edmonds Waterfront Center (Foot Program) – May. CHC (Dental or SBHC) - June, Boys and Girls Club (youth mental health), and Millenia Ministries (Food Security).
- First 2025 Health Matters story published: [As local measles cases tick up, health providers sound alarm on vaccination rates](#)
- First two articles published in Latino Herald which was a two part series on youth mental health and why kids get pushed into gang activity. Articles in English and Spanish. [Part 1](#) and [Part 2](#).
- Seattle Times branded article will publish in the Giving Guide Edition at the end of April. It will be accompanied by ads below and an email blast to 25,000 people in zip codes in our service area.

Content

- The [April e-Newsletter](#) went out with a theme of innovations in healthcare delivery
- Seattle Times branded article drafted and photos provided

- PDAF impact story gathered from client and put into draft for reporter

Consultant

- Talked to seven firms, and four proposals were received. Discussions and reference checks with finalists being held.

Marketing Intern:

- Internship posted, talked to 4 candidates, 2 finalists interviewed and a candidate chosen - Elise Berndahl, Edmonds College student. She starts on June 2nd.

Website

- Initial redesign concept is done and moving into web development phase. The hired consultant will review the website before it launches in June 2025.

Press Mentions This Month

[Snohomish Conservation District and Verdant Health Commission to Launch Harvest at Home, a Free Community Gardening Program](#)

PDAF Impact Story will be published week of April 21st.

Photo article on Snohomish Conservation District Homage workshop also likely to be published week of April 21st.

Banner Ads created for upcoming Seattle Times Giving Guide Campaign:



2025 Marketing Plan Tracker

Task	Status	% Done	Notes
Events			
Langer Building Celebration	In progress	50%	Event planning and co-marketing activities with Providence Swedish related to re-opening celebration. This week: email out to tenants, draft ads for Everett Herald and Save the Date postcard.
In-clinic info displays about Verdant			
Displays	Complete	100%	Both displays have been installed
Partner Impact Stories			
Build library of 12-15 partner impact stories	In progress	16%	Project Access NW story published 3/7. PDAF is next up for April. We reached out to the following partners and have agreement they will provide info for an impact story: Edmonds Waterfront Center (Foot Program - May), CHC (Dental in June), Boys and Girls Club (youth mental health), Millenia Ministries
Media (Paid, Earned, Owned)			
20-25 paid and earned stories		5%	10 nonprofit spotlights through My Neighborhood News Network and 5 Health Matters Stories. 10 topical stories through Latino Herald tied to Verdant priorities. Four articles have published in both pubs. 1 Seattle Times Giving Guide Branded Article around April 30.
New Content			
Canopy	Complete	100%	Canopy reached households by mail 1st two weeks in March.
Marketing Consultant			
RFP	In progress	90%	4 responses received; two finalists; Decision week of 4/21/25

Website Refresh			
Updated Home Page Template	Complete	100%	
Template for subpages	Complete	100%	
Template for partner impact page	Complete	100%	
Update text on current website	Complete	100%	