

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
January 25, 2023
8:00 a.m.-10:00 a.m.**

**Commissioners
Present**

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

Staff

Dr. Lisa Edwards, Superintendent
Riene Simpson, CPA, Director of Finance
Leslie Silverman, Interim Director of Community Impact &
Grantmaking
Erin Boehm, Interim Grants Manager
Kaysi Caballero, Executive Assistant/Office Manager
Monika Star, Wellness Center Assistant
Nancy Budd, Community Social Worker

Guests

William Davis, Payden & Rygel
Asha Joshi, Payden & Rygel
Christine Benda, JPC Architects
Maddie Lewis, JPC Architects
Brian Trapp, JPC Architects
Snow Berger, ChildStrive
Pam Hurst
Tom Laing, LETI
Marisol Bejarano, LETI
Sally Ault
Alella
Liz Flores-Marcus
Rachel Biagi
Rod S.

Call to Order

The regular meeting of the Board of Commissioners of Public Hospital District No. 2, Snohomish County, was called to order at 8:00 a.m. by President Distelhorst.

**Land and
Enslaved People's
Acknowledgement**

President Distelhorst read the acknowledgement.

Consent Agenda

Commissioner Knutsen made a motion to approve all items included on the consent agenda, Commissioner Knowles seconded. Motion passed.

Commissioners Meeting
January 25, 2023

Consent Agenda (E:02:23)

1. Approval of Minutes:
 - a. November 22, 2022 Special Board Meeting
 - b. December 21, 2022 Regular Board Meeting
2. Officer Nominations & Committee Assignments for 2023

Public Comments None.

Executive Committee Report President Distelhorst reported that Executive Committee met on January 19th to approve the agenda for today's meeting and review grant applications. No action was taken at Executive Committee meeting. Grant applications were further reviewed by the full board at its special meeting on January 24th and the Board will be making its final award decisions at the special meeting on January 30th at 5:00-8:00pm.

Superintendent's Report Dr. Edwards explained the work of the team over the last month in reviewing grant applications with our new grantmaking process. Recently, the Verdant team met with United Healthcare, City of Lynnwood, and Virginia Mason Franciscan Health to talk about the work we do and how we can potentially partner on projects to benefit our community.

Presentation: Verdant Marketing Mr. Mathis presented Verdant's visibility strategies for 2023, including goals for raising awareness of Verdant in the community and increasing followers on social media (E:03:23). He further detailed the "Verdant Cares" campaign to introduce Verdant to the community as a community resource and wellness advocate.

President Distelhorst asked how Verdant plans to be active on TikTok?

- Mr. Mathis answered he and the social media intern, Diana, have been brainstorming ways to bring humor to our followers and show them we are real people too.

Approval of Updated Readerboard Mr. Mathis presented Commissioners with two quotes for updating the reader board for the front of the Verdant Community Wellness Center and asked for approval to begin service (E:04:23). Our current sign is grandfathered in with its city permits but is so old that the lightbulbs are no longer made, so we are at a point to require updating the board. The new sign will allow us remote access to update the sign away from the office if, for example, we must close the center due to severe weather.

Commissioner Wilson asked how UltraVision will provide this service if they are based out of Texas?

Commissioners Meeting
January 25, 2023

- Mr. Mathis answered that a lot of sign companies are not local, and they outsource providers for our area.

Commissioner Knowles asked if this is something that has to be approved by the Board if it is already in the budget?

- Dr. Edwards answered that she wanted to bring it forward for review and approval due to the high dollar amount as it was over the \$25,000 threshold.

Commissioner Wilson made a motion to approve the proposal from UltraVision for updating the readerboard sign, Commissioner Knutsen seconded. Motion passed.

Program Report

Conflicts of Interest None.

Grant Modification Requests: (E:05:23)

1. Edmonds School District Move60!

Ms. Silverman explained the request from Edmonds School District to re-purpose \$1,500 from their Move60! supplies budget to support participation at the annual Health and Fitness Expo in May 2023. This request simply moves the \$1,500 from one budget line to another.

Commissioner Knutsen made a motion to approve the \$1,500 change in their budget, Commissioner Wilson seconded. Motion passed.

2. South Snohomish County Swim Voucher program

Ms. Silverman provided historical background about the South Snohomish County Swim Voucher program and the need to increase the program budget by \$15,000 to support its remaining anticipated swim vouchers before the program closes 3/31/23.

Commissioner Knutsen made a motion to approve the \$15,000 increase in their budget, Commissioner Wilson seconded. Motion passed.

Spring 2023 Grant Cycle Update

Ms. Silverman Walked through the timeline of the current Spring 2023 grant cycle. Commissioners will be making their final award decisions at a special meeting on Monday, January 30th at 5:00-8:00pm. She continued to provide dates for the next grant application cycle for Fall 2023.

Finance Report

Dr. Edwards requested to move the monthly financial report up on the agenda since we are running ahead of schedule and need to wait for our presenters to join the meeting.

Review Financial Statements & Cash Activity

Ms. Simpson walked Commissioners through the preliminary year-to-date December 2022 balance sheet and statement of

Commissioners Meeting
January 25, 2023

income, highlighting any substantial line items for Commissioners to be aware (E:06:23).

Commissioner Wilson asked when we get a grant repayment/refund, does that go back into our operating expense?

- Ms. Simpson answered, yes, from an accounting standpoint, these grant repayments do not reduce our grant expense and will be returned to operating expense instead.

Commissioner Wilson clarified when the 3% increase of Swedish Edmonds' rental income will halt?

- Ms. Simpson answered, in 2025. She further explained, starting in 2025, the rental income from the hospital will be flat and will no longer increase 3% annually for the remaining 15 years of the hospital lease term.

Commissioner Knowles asked who is allocated as "program" staff in the pie chart on page 26 of the meeting packet (see E:06:23).

- Ms. Simpson pointed out a footnote on this report, showing it includes 4.75 FTE, those who are dedicated full-time to the internal and external programs of Verdant.

Authorization of
Payments of
Vouchers and
Payroll

Authorization for payment of vouchers and payroll: Warrant numbers 15885 through 15930 and references B-C for December 2022 for payment in the amount of \$283,095.88 were presented for approval (E:07:23).

Motion was made by Commissioner Brennan, seconded by Commissioner Wilson and passed unanimously to approve the warrants.

Presentation:
Payden & Rygel

Ms. Joshi presented the historical investment performance of Verdant's \$54.2 million portfolio (E:08:23). She explained the different types of clients and investment strategies they manage. Mr. Davis explained how the portfolio changed over the years when Verdant was able to invest 100% in mutual funds. Ms. Joshi provided a history of what happened with the economy in 2020-2022 and Payden & Rygel's predictions through Q3 2023. Mr. Davis presented the portfolio and characteristics of Verdant's investment portfolio as of 12/31/2022.

Presentation: JPC
Architects

Ms. Benda and Mr. Trapp provided a status update on the Kruger Clinic refresh project, to showcase the 3-D renderings for the interior and exterior of the redesigned clinic. This project

Commissioners Meeting
January 25, 2023

began in 2021. Ms. Biagi presented the renderings for the interior design of the Kruger Clinic (E:09:23). Ms. Trapp presented the exterior renderings for the Kruger Clinic (E:10:23). He explained the goal for the exterior of the clinic is to fit closer to that of the Swedish Edmonds campus. The two buildings for Kruger Clinic will be pulled together with more of a streamlined design of the external cladding. Commissioners commented that it looks great, and they like the way the design is coming along.

Property Updates

Dr. Edwards provided a brief update on the District's properties. She reported that the Kruger Clinic refresh project is on schedule and Verdant met at JPC Architects recently to finalize internal and external finishes which were presented today. Soon, she and Ms. Simpson, along with our Property Manager JSH Properties, will be meeting with the Kruger Clinic tenants to show them these designs and provide an updated timeline on the project so tenants are aware of how their staff and clients may be impacted when construction begins. We will also be discussing the cost of security for Kruger Clinic since we have had complaints from a few tenants on the high cost.

The Value Village parking lot continues to be rented by Westwater Construction to hold their equipment for nearby construction.

Verdant Community Wellness Center will be installing two new cameras and motion lights at the back entrances to monitor activity in the back of the building as there have been some safety concerns. Verdant staff is considering safety measures we can take at the front entrance to ensure safety of staff.

We are still waiting to hear from South County Fire on the status of their funding for cleaning the contamination at the Value Village property. Commissioner Wilson asked when we will have an updated timeline of the sale once South County Fire has the funding for the cleanup. Dr. Edwards answered that South County Fire was informed the cleanup could take up to 45 days once it begins.

Public Comments

Pam Hurst: Lynnwood resident 98037. She appreciates the Verdant team introducing themselves as they speak during the meeting. She is excited to hear Mr. Mathis talk about how to include people with disabilities in their community involvement. She spoke about her background with the deaf community and offered to provide free input to Verdant into ways we can involve the deaf community and what to be aware of regarding the Rehabilitation Act of 1973.

Commissioners Meeting
January 25, 2023

Laura Allen: Labor and Delivery Nurse at the Swedish Family & Birth Center and wanted to provide an update to Commissioners. The clinic continues to work hard to provide the community with these birth and family services. They provide these services at a higher rate compared to last year and anticipate even more deliveries in 2023. They appreciate Verdant's support and want to continue the involvement with Commissioners.

**Commissioner
Comments**

Commissioner Knutsen appreciates hearing from community Pam Hurst about the hearing center since her son has visited that same center. She thanked the person from the birth center as all three of her sons were born at Swedish Edmonds. She thanked the staff for their hard work.

Commissioner Knowles asked if the crack at the front entrance of the Verdant Community Wellness Center is growing or maintaining? Dr. Edwards reported the crack is stable, but we are monitoring it during the construction along 196th. We are hopeful that the construction along 196th will be done on schedule (at the rate of 1 mile per year).

Commissioner Wilson thanked Laura Allen for providing her update about the Swedish Family & Birth Center. She thanked the Verdant staff and fellow Commissioners for their work in scoring grants with the recent funding cycle.

Commissioner Brennan thanked the members of the public for attending and providing their comments. She thanked staff for their hard work.

Adjournment

The meeting was adjourned at 9:52 a.m. by President Distelhorst.

ATTEST BY:

DocuSigned by:
JSDistelhorst
463092731B124E1...

President

DocuSigned by:
Karianna Wilson
A28385545A4D4A6...

Secretary