

VERDANT HEALTH COMMISSION  
PUBLIC HOSPITAL DISTRICT NO. 2 OF SNOHOMISH COUNTY, WASHINGTON  
**BOARD OF COMMISSIONERS**  
Regular Meeting  
AGENDA  
August 23<sup>rd</sup>, 2023  
8:00 a.m. to 10:00 a.m.

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The public can participate in person at the Verdant Community Wellness Center or join via Zoom by visiting <https://us02web.zoom.us/j/83042983170> Meeting ID: 830 4298 3170 or the call-in number is 253-215-8782.

	<u>ACTION</u>	<u>TIME</u>	<u>PAGE</u>
A. Call to Order	---	8:00am	---
B. Land & Enslaved People's Acknowledgement	---	8:00am	3
C. Consent Agenda:	Action	8:03am	4-16
1. Approval of Minutes:			
a. July 27, 2023 Regular Board Meeting			
b. August 3, 2023 Special Board Meeting			
c. August 21, 2023 Special Board Meeting			
D. Public Comments (limit 3 minutes per speaker)	Information	8:05am	---
E. Executive Session: To review and consider proposed sale of real estate.	Information	8:16am	---
F. Open Session	---	8:46am	---
G. Mental Health & Suicide Prevention Community Discussion, with panelists:	Information	8:46am	---
• Levi Van Dyke, VOA Suicide Hotline			
• Gary Renville, Project Access NW			
• Cynthia Gahan, Heart Art Healing			
• Nancy Budd, Verdant Health Commission			
H. Executive Committee Report	Information	9:15am	---
I. Superintendent Report	Information	9:16am	---
1. Verdant Operations			
2. Community Outreach Update			
J. Program Committee Report		9:26am	---
1. Conflicts of Interest	Information		
2. Introduction to Ceil Erickson, new Director of Community Impact	Information		
3. Fall 2023 Funding Cycle Allocations	Information		

a. Discussion of Move60 application	Action		
b. Discussion of Superintendent's Discretionary Allocation	Action		
K. Finance Committee Report			
1. Review Financial Statements & Cash Activity	Information	9:36am	17-26
2. Authorization of Payments of Vouchers and Payroll	Action		27
3. Approval of Langer Building Remodel RFP	Action		28-30
4. Timeline for 2024 Budget Development	Information		31-32
L. Public Comments (limit 3 minutes per speaker)	Information	9:50am	---
M. Commissioner Comments	Information	9:55am	---
N. Adjournment	---	10:00am	---



## **– Land & Enslaved People’s Acknowledgment –**

Public Hospital District #2, Snohomish County (the Verdant Health Commission), recognizes that we live and work on the ancestral homelands and traditional territories of Indigenous peoples who have been here since time immemorial.

We also recognize that many enslaved and contracted peoples were forced to dedicate their work to the construction of what is now the South Snohomish County area.

In recognition that this land is colonized Indigenous territory that has been designated through slaves and hired labor, it is our collective responsibility to critically interrogate the stories and later lives of these people, and to honor, protect and sustain this land.

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**

**July 26, 2023**

**8:00 a.m.-10:30 a.m.**

**Commissioners  
Present**

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

**Commissioner  
Excused**

Bob Knowles, Commissioner

**Staff**

Dr. Lisa Edwards, Superintendent  
 Riene Simpson, CPA, Director of Finance  
 Kaysi Caballero, Executive Assistant/Office Manager  
 Nancy Budd, Community Social Worker  
 Kirk Mathis, Digital Marketing & Communications Manager  
 Humaira Barlas

**Guests**

Leonard Jackson Jr.	Monika Star
Stewart Sinning	Rich Robinson
Scott Rossiter, VOA	Steph Vonnahme
Carl Zapora	Tom Laing, LETI
Lourdes Diaz Monroy	Cherish Hart, AHA
Amit Singh	Carole Wilson
Jorge de la Torre	Ms. Annie
Kit Massengale	Alicia Guy
Deborah Brandi	Ania McCleary
Jenni McCloughan	

**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 Brennan seconded. Motion passed.***

Consent Agenda (E:46:23)

1. Approval of Minutes:

Commissioners Meeting  
July 26, 2023

a. June 28, 2023 Regular Board Meeting  
2. Superintendent's Discretionary Request

**Resolution  
2023:06  
Renaming Kruger  
Clinic as Frederick  
P. Langer Building**

Commissioner Knutsen read Resolution 2023:06 to formally rename the Kruger Clinic as Frederick P. Langer Building, effective August 1, 2023. There will be an official ribbon cutting after the clinic is remodeled in 2024, which will showcase the new name.

***Commissioner Knutsen made a motion to approve RES 2023:06, Commissioner Wilson seconded. Motion passed.***

**Public Comments**

Carole Langer: Fred Langer's mother. She is incredibly honored on behalf of her family and wishes everyone peace.

Scott Rossiter, Volunteers of America: He spoke about the food products they have distributed between July 2020 to July 2021. Their distribution center has sent over 6 million pounds of food. The health implications for food insecurity are staggering. There are impacts on physical and mental health because of food insecurity. He thanks Verdant Health for their generous support of food security for our community.

Carl Zapora, Edmonds: He worked with Fred Langer for 6 years. Mr. Langer was instrumental in 2010 to negotiate the deal with Swedish Edmonds. Mr. Langer helped envision the Verdant Community Wellness Center as well, as a gathering place for resources for South Snohomish County.

**Executive  
Committee Report**

President Distelhorst reported that Executive Committee met on July 21<sup>st</sup> to approve the agenda for today's meeting. No action was taken at the Executive Committee meeting.

**Food Pantry  
Community  
Discussion**

Ms. Silverman welcomed the panelists for today who then provided brief introductions to who they are and the communities they serve.

Ms. Silverman asked Mr. Leonard Jackson of Millenia Ministries "What are some similarities and differences between a food pantry and a food bank?"

- Mr. Jackson answered there is no documentation required, such as, family members do not have to bring in a piece of mail to verify their address is in the county. They used to hand out a bag of food to clients, however they noticed half the bag of food was discarded in the parking lot. To reduce food waste, they decided to switch

Commissioners Meeting  
July 26, 2023

to the pantry model to allow clients to pick what they wanted. The reason behind the reluctance of immigrants to provide documentation when receiving food bank benefits is a notion that it may impede their path to citizenship if it is known that they are receiving free benefits. To lower these barriers to food access, they can increase the utilization of food pantry. They see 600-800 people per month at their Bistro to receive a free meal. Local and ethnic churches are sometimes a “town hall” or resource point where Millenia can get the word out about food pantries. He feels the issue in our state is not the lack of food but instead the lack of access to food.

Ms. Silverman asked Mr. Stewart Sinning, Edmonds College Foundation, “What unanticipated challenges have surfaced that you are currently addressing?”

- Mr. Sinning answered that some students may not know how to *cook* the food that we provide, or students may have dietary restrictions, homeless students may only have access to a microwave. They are trying to move from a shelf-stable pantry to one that can provide more refrigerated items which are typically healthier than shelf-stable ones that have more preservatives. The biggest unanticipated challenge is simply the growth of the amount of people they need to serve.

Ms. Silverman followed up with Mr. Sinning to ask “what are some examples of collaborations among food pantry programs and other community partners –be it nonprofit, businesses, county, schools, etc.?”

- Mr. Sinning, Edmonds College Foundation, answered they have a partnership with a dental office for toothbrushes and toothpaste and the Lynnwood food bank brings their truck to distribute some refrigerated items. They have some collaborations on campus where they recently had students table to request donations in the courtyard to fund some food access. They have students working to create recipes they actually use so students can share with each other some simple recipes for cooking on their own.
- Mr. Pa Joof, WA West African Center, added they work with the Islamic Center of Puget Sound to distribute food and collaborate with other ethnic communities to provide food. WAWAC’s priorities for 2023 are food justice, housing justice, and mental health.

Commissioners Meeting  
July 26, 2023

- Mr. Jackson, Millenia Ministries, added that they include a list of community resources in their food bags. He feels that it is one thing to provide food, but until we can address the underlying causes of food insecurity, we will continue to have the need for food banks and pantries.

Ms. Silverman asked the panel "What advice would you have for any organization interested in starting a food pantry?"

- Mr. Jackson, Millenia Ministries, answered you will have to assess the need in your community that is not being addressed with other food security initiatives, then you can tailor your pantry to fill this gap.
- Mr. Joof, WAWAC, answered to research what the people want who are going to food banks and pantries, so you are not wasting food because your customers will not eat it. Having the human resources and manpower to support the food pantry will be important to keep it going.
- Mr. Sinning, Edmonds College Foundation, agrees about researching the issues you wish to solve and learning from other networks.

Commissioner Knutsen asked Mr. Sinning from Edmonds College Foundation how they have been able to provide outreach to these families on campus who are getting food benefits.

- Mr. Sinning answered that they have the Triton Student Resource Hub which has resources for students and a 2-1-1 Community Resource Advocate onsite to assist with other resources. They sometimes help students with laundry, grocery vouchers, housing, etc.
- Mr. Jackson, Millenia Ministries, offers a free diaper bank at their pantry. This year in 2023 they have given out ~4,000 free diapers. Their customers sometimes must decide to either buy food, diapers, or medication, for example. If their pantry workers are trained to gather information from the clients to assess their needs, we can better provide resources to help them. They also provide feminine hygiene products with their food.
- Mr. Joof, WAWAC, provided gratitude to Millennia Ministries for their continued partnership in this mission. WAWAC is a "one-stop-shop" to provide a wealth of services. If they don't have the resource, they will go out and find it. They create visual and video materials for their community who don't speak English.

Commissioners Meeting  
July 26, 2023

President Distelhorst thanked the panelists for providing their insight on this issue.

### **Superintendent's Report**

Dr. Edwards thanked the panelists for attending as well as Fred Langer's mother who showed up today. There will be two tenant open houses for Kruger Clinic on 7/28/23 and 8/11/23 to inform tenants about the remodel and renaming. The RFP for the remodel of Kruger Clinic is now under legal review and will come through board committees and to the Board for approval at the August Board meeting. We are working with KMD Architects on the RFQ for the Swedish Edmonds hospital engineering study. We are awaiting for a written purchase agreement for the Value Village property from South County Fire.

### **Program Committee Report**

Conflicts of Interest      None.

Fall 2023 Timeline      Ms. Silverman provided a status update to Commissioners on the current status of our Fall 2023 timeline (E:47:23).

### **Finance Report**

Introductions      Ms. Simpson introduced Ania McCleary who was recently hired as a project manager to provide support for the facility projects related to Kruger Clinic refresh. Ms. McCleary looks forward to helping in any way related to architecture and construction management. She is familiar with the Kruger Clinic campus and is grateful to lend support.

Ms. Simpson introduced Verdant's new Fiscal Specialist, Humaira (Nomi) Barlas who was recently hired after three rounds of recruitment. She is training with our current accounting consultant, Filo Fajardo, to learn our processes. Nomi has 30+years of experiences working with non-profits who were on the receiving end of funding and now she works with a public entity who provides the funding to these organizations.

Review Financial Statements & Cash Activity      Ms. Simpson presented the financial reports for June 2023 (E:48:23), noting any transactions out of the ordinary, compared to prior month periods.

Authorization for payment of vouchers and payroll:



Commissioners Meeting  
July 26, 2023

Authorization of  
Payments of  
Vouchers and  
Payroll

Warrant numbers 16104 through 16147 and J2168 through J2204 for June 2023 for total warrant payments in the amount of \$264,989.05 were presented for approval (E:49:23).

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

6-Month YTD  
Financial Review

Ms. Simpson presented a detailed 6-month financial report to Commissioners (E:50:23). In summary, expenses are underbudget by \$264,966 YTD as of June 30, 2023. The biggest variance right now is that we are underspending on salary and benefits as we and planned to hire the fiscal specialist by January 1, 2023 but that was delayed until June 2023. This expense was offset by paying for an accounting consultant during this time. Purchased services are high as this includes the consultants we use in place of hiring full-time staff members.

Commissioner Knutsen thanked Riene Simpson for her hard work in preparing this report.

**Public Comments**

Carl Zapora, Edmonds: Volunteer from My Neighborhood News Network (including my Edmonds News). He reads the news early in the morning, often just a few hours after a meeting may have ended at 10pm the night before. He asks Verdant to embrace this outlet as we get information out in the community. He encourages Verdant to invite the My Neighborhood News Network Board or publisher to their meeting to speak about what they are doing. This network is owned by the community and is the only place we can get our local news as Seattle simply can't cover it.

**Commissioner  
Comments**

Commissioner Knutsen thanked the Verdant staff and is happy to be in person and meet the new staff members. She is happy to see Carl Zapora who was here at the beginning of Verdant. She was very proud to read the resolution for Fred Langer Building.

Commissioner Brennan thanked all who participated today. She was happy to hear about past Commissioner Langer's hard work for our community. She thanked Commissioner Wilson for her time on Finance Committee and Commissioner Knutsen for her guidance on Program Committee.

Commissioner Wilson thinks this is the perfect way to honor Fred Langer to rename our Kruger Clinic building in his honor.

Commissioners Meeting  
July 26, 2023

President Distelhorst added that he is happy to sit in for other Commissioners on their committees if they are unable to attend a committee meeting. He would like to try and reschedule as few meetings as possible.

**Executive Session** President Distelhorst moved the meeting into executive session at 10:00 a.m. to consider the legal risks of a proposed action of the district. Executive session will end at 10:30 a.m. and no action will be taken during this time.

**Open Session** President Distelhorst returned the meeting back to open session at 10:30 a.m. No action was taken.

**Adjournment** The meeting was adjourned at 10:30 p.m. by President Distelhorst.

**ATTEST BY:**

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

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

**BOARD OF COMMISSIONERS**

**Special Meeting**

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

**August 3, 2023**

**5:00 p.m.-6:00 p.m.**

<b>Commissioners Present</b>	Jim Distelhorst, MD, President Karianna Wilson, Commissioner Deana Knutsen, Commissioner Carolyn Brennan, Commissioner Bob Knowles, Commissioner
<b>Staff</b>	Dr. Lisa Edwards, Superintendent Riene Simpson, CPA, Director of Finance
<b>Guests</b>	Brad Berg, Foster Garvey
<b>Call to Order</b>	The special meeting of the Board of Commissioners of Public Hospital District No. 2, Snohomish County, was called to order at 5:03 p.m. by President Distelhorst.
<b>Land and Enslaved People's Acknowledgement</b>	President Distelhorst read the acknowledgement.
<b>Amendment to Agenda</b>	President Distelhorst requested to amend the meeting agenda to host executive session for 30 minutes. Agenda amended.
<b>Executive Session</b>	President Distelhorst moved the meeting into executive session at 5:05 p.m. to consider the legal risks of a proposed action of the district. Executive session will end at 5:35 p.m. and no action will be taken during this time.  Executive session was extended to 5:47 p.m.
<b>Open Session</b>	President Distelhorst returned the meeting back to open session at 5:48 p.m. No action was taken.
<b>Commissioner Comments</b>	None.
<b>Adjournment</b>	The meeting was adjourned at 5:50 p.m. by President Distelhorst.

**ATTEST BY:**

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President

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Secretary

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

**BOARD OF COMMISSIONERS**

**Special Meeting**

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

**August 21, 2023**

**5:00 p.m.-7:00 p.m.**

<b>Commissioners Present</b>	Jim Distelhorst, MD, President Karianna Wilson, Commissioner Deana Knutsen, Commissioner Carolyn Brennan, Commissioner
<b>Commissioners Excused</b>	Bob Knowles, Commissioner
<b>Staff</b>	Dr. Lisa Edwards, Superintendent Riene Simpson, CPA, Director of Finance Leslie Silverman, Interim Director of Community Impact & Grantmaking Ceil Erickson, Director of Community Impact Erin Boehm, Interim Grants Manager Nancy Budd, Community Social Worker Kaysi Caballero, Executive Assistant/Office Manager
<b>Guests</b>	Jan Culp Lahai Health Sandra Mears Sonny Ashley Dawson
<b>Call to Order</b>	The special meeting of the Board of Commissioners of Public Hospital District No. 2, Snohomish County, was called to order at 5:00 p.m. by President Distelhorst.  He added that because this is a special meeting, there will not be a public comment. If a member of the public would like to make a comment, they are invited to attend the regular public meeting this Wednesday, 8/23/23 at 8:00am.
<b>Land and Enslaved People's Acknowledgement</b>	President Distelhorst read the acknowledgement.
<b>Discussion: Review of Fall 2023 Grant Applications</b>	Ms. Silverman walked attendees through the internal process involved in reviewing and scoring the Fall 2023 grant applications. The decisions from tonight's special meeting will be on the consent

agenda for final approval at the regular Board meeting on 8/23/23.

She walked Commissioners through a reminder about biases and conducting an impartial review. Commissioners were required to score applications based on a scoring rubric that was approved and posted earlier this year.

**Fall 2023 Grant  
Award  
Decisions**

The outcomes from the committee review structure are rolled forward to today's meeting. Applications where there was no consensus or Commissioners wanted to discuss with each other will be reviewed tonight.

<b>Priority Area</b>	<b>Status</b>	<b>Organization</b>	<b>Amount Awarded</b>
Healthcare Access	Fully Fund	Edmonds Senior Center	\$103,560
Healthcare Access	Fully Fund	Lahai Health	\$395,000
Food Security	Fully Fund	Lynnwood Food Bank	\$80,200
Food Security	Fully Fund	Edmonds School District – Family Resource Advocate	\$340,000
Food Security	Fully Fund	Edmonds College Foundation	\$73,500
Mental Health	Fully Fund	Center for Human Services	\$350,000
Mental Health	Fully Fund	Cancer Lifeline	\$15,000
Mental Health	Fully Fund	Support 7	\$47,962
Healthcare Access	Fully Fund	South County Fire	\$498,220
Mental Health	Fully Fund	Communities of Color Coalition	\$150,000
Mental Health	Fully Fund	NAMI Snohomish County	\$16,700
Healthcare Access	Partially Fund	Community Health Center of Snohomish County	\$208,000
Mental Health	Partially Fund	Homage	\$185,000
Mental Health	Partially Fund	The Hand Up Project	\$180,000
Mental Health	Partially Fund	The Clearwater School	\$50,000
Healthcare Access	Decline Fund	American Heart Association	\$0
Healthcare Access	Decline Fund	Puget Sound Kidney Centers Foundation	\$0

Healthcare Access	Decline Fund	Cornerstone Medical Services Foundation	\$0
Healthcare Access	Decline Fund	End of Life Washington	\$0
Mental Health	Decline Fund	Cascadia Art Museum	\$0
Healthcare Access	Incomplete Application	Beck's Place	\$0
Food Security	Incomplete Application	Hope Creek Charitable Foundation	\$0
Healthcare Access	Incomplete Application	Northwest Neighbors Network	\$0
Mental Health	Incomplete Application	Helping Hands Project	\$0
Mental Health	Incomplete Application	Deconstructing the Mental Health Systems	\$0

There were seven applications that required additional discussion between Commissioners.

1. Association for Collective Community Engagement on Safety & Security:  
**Commissioner Knutsen moved to decline funding, Commissioner Wilson seconded. Motion passed. Upon declining funding, Verdant staff will reach out to encourage them to apply for future funding.**
2. ChildStrive:  
**Commissioner Wilson moved to partially fund for \$200,000, Commissioner Knutsen seconded. Motion passed.**
3. Edmonds School District (Move60):  
**Commissioner Wilson moved to decline funding, Commissioner Brennan seconded. Motion failed. This application will move forward to be discussed with the full Board at the regular meeting on 8/23/23.**
4. Jean Kim Foundation:  
**Commissioner Wilson moved to fully fund, Commissioner Knutsen seconded. Motion passed.**
5. Millenia Ministries:  
**Commissioner Brennan moved to fully fund, Commissioner Knutsen seconded. Motion passed.**
6. Snohomish County Legal Services:  
**Commissioner Knutsen made a motion to decline funding, Commissioner Brennan seconded. Motion passed.**  
**Upon declining funding, Verdant staff will reach out to encourage them to apply for future funding.**
7. Mental Health Matters:  
**Commissioner Wilson made a motion to fully fund, Commissioner Knutsen seconded. Motion passed. Commissioner Brennan abstained from the vote due to a conflict of interest.**

***This program will be funded with the stipulation that the contract addresses programmatic work and a budget that supports the training of peer navigators and not community events and roundtables.***

Commissioners will discuss the Superintendent's Discretionary fund at the 8/23/23 Board meeting.

**Commissioner Comments**

Commissioner Wilson suggested for the next cycle to provide Commissioners with the summary table of applications, commissioner comments, scores so they can more easily follow along.

Commissioners Knutsen and Brennan welcomed new Director of Community Impact Ceil Erickson

**Adjournment**

The meeting was adjourned at 7:09 p.m. by President Distelhorst.

**ATTEST BY:**

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary



Balance Sheet					
As of December 31, 2022 and July 31, 2023					
	12/31/2022 Final	July 31, 2023	Change from 12/31/22	Comments:	
<b>ASSETS</b>					
1	<b>Current Assets</b>				
2	Cash Balance	4,470,365	3,475,248	(995,117)	2022 Reserve funding in 2023 \$1.2MM; 2023 Reserve Funding Jan through July 2023 \$1.166MM
3	Accounts Receivable	5,991	1,941	(4,050)	
4	<b>Other Current Assets</b>				
5	Paychex Tax Clearing		-	-	
6	Investments	54,137,810	57,489,917	3,352,107	Reflects 2022 reserve funding of \$1.2MM plus \$1.166MM 2023 (7 months). Entire investment portfolio balance is reported under current section, maturities are >1 year to 5 years
7	Prepaid Expenses & Others	61,733	27,824	(33,908)	Prepaid Insurances, Other Prepaid Expenses
8	M&O Tax Levy Receivable	35,134	137,727	102,593	7 month x \$215k less payments received through 7/31/2023; 2023 Levy est \$2,574,000
9	Short Term Lease Receivable	3,609,874	3,609,874	-	denotes accounts impacted by GASB 87 implementation retroactive to 1/1/2021
10	Subtotal Other Current Assets	57,844,550	61,265,342	3,420,792	
11	Total Current Assets	62,320,906	64,742,530	2,421,624	
12	<b>Long Term Assets</b>				
13	Fixed Assets-Net of Depreciation	21,758,626	21,607,155	(151,471)	Hosp, Kruger, VCWC, VV 2023: Tracking Kruger Refresh Costs in CIP: Total at 7/31/23 \$498k JPC Architects & all related consulting progress billing, FSI as built drawings, Permits, JSH construction management. Reclass to FA category as each project is completed
14	TI and Deferred Rents	181,009	145,757	(35,252)	Previously included Deferred Rent-Pavilion, Hospital, Clinic & TI Allowances. Adjusted 12/31/22 and forward reflects elimination of Deferred Rent balances. Balance of \$181k reported this line is for TI improvements asset
15	Lease Receivables-LT Lease and Interest Receivable	259,319,798	259,319,798	-	New GASB 87- LT Portion Lease Receivable \$258MM Interest \$710k
16	TOTAL ASSETS	343,580,339	345,815,240	2,234,901	1. No interim adjustments are being made to the financial statements for the GASB 87 impacts on lease and interest revenue. All adjustments will be made at year end December 31.
<b>LIABILITIES &amp; NET POSITION</b>					
17	<b>Liabilities</b>				
18	<b>Current Liabilities</b>				
19	Accounts Payable & Unclaimed Property	30,538	37,538	7,000	7/31/23 Accounts Payable \$16k; Unclaimed Property \$21k.
20	Credit Cards	894	7,271	6,377	
21	Tenant Prepaid Rents	956,915	960,975	4,061	Swedish Hospital and Clinics Aug 2023 rents paid at July month end
22	Other Payables & Accruals	259,061	158,608	(100,453)	Business Taxes, Accrued Operating Expenses, Tenant Security Deposits-- 12/31/22 balance high, included Grants Payable of \$67k
23	Accrued Salary & Benefits	39,868	42,609	2,741	
24	Estimated Self-Insured Reserve	125,000	125,000	-	Contingency reserve for self funded L&I claims and pension adjustments. Set at \$125k. By consultant Eberle Vivian.
25	Total Current Liabilities	1,412,276	1,332,001	(80,274)	
26	<b>Long Term Liabilities</b>				
27	Deferred Inflow of Resources	255,392,457	253,980,181	(1,412,276)	GASB 87 LT Lease Liability
28	Total Long Term Liabilities	255,392,457	253,980,181	(1,412,276)	
29	TOTAL LIABILITIES	255,392,457	255,312,182	(80,274)	
30	EQUITY	88,187,882	90,503,057	2,315,175	YTD Change = YTD 2023 Income \$2,315,175
31	TOTAL LIABILITIES & NET POSITION	343,580,339	345,815,240	2,234,901	
Denotes accounts impacted by GASB 87 Lease Standard-Retroactive to 2021 Calendar Year					

**Statement of Income**  
**Months Ending June 30, 2023 and July 31, 2023**

	Month of June 2023	Month of July 2023	Month Change Inc/(dec)	Comments:
<b>1 Operating Revenue</b>				
2 Cash Lease Revenues (Base, CAM, Taxes)	1,012,334	1,008,361	(3,973)	6 month tenant CAM variance-Expenses>Budget and Billing by \$13k
3 Deferred Rent Adjustments				
4 Grant Repayments	-	-	-	
5 <b>Total Operating Revenue</b>	<b>1,012,334</b>	<b>1,008,361</b>	<b>(3,973)</b>	
<b>6 Program Funding and Operating Expenses</b>				
<b>7 Programs</b>				
8 <b>Total Program Funding</b>	<b>648,823</b>	<b>545,172</b>	<b>(103,651)</b>	Includes All Program Payments, External Awards & Internal program costs. Spring community grant payments began April 1, 2023. Certain legacy awards ended June 30 along with 2nd continuation payments. (Decrease of \$152k over June). VOA 211-3 month April to June paid July, \$22k. Superintendent Discretionary; \$17k paid July (SC Fire Narcan \$10k and City of Lynnwood Swim Vouchers Pmt 1 \$7k).
<b>9 Operating Expenses</b>				
10 Salaries, Benefits & Contracted Staff	99,981	101,285	1,304	
11 Professional Development/Planning	(499)	(294)	205	
12 Professional Services	46,065	44,720	(1,345)	Recurring services for: HR/IT/Legal/Property Management/Accounting
13 Purchased Services	55,303	40,717	(14,586)	Regular recurring services for properties; June includes 2 months Janitorial. (Billing delays). additional landscape and clean up services
14 Supplies, Postage, Dues, Other	5,832	6,509	677	
15 Repairs, Maintenance & Insurance	30,937	18,951	(11,986)	June-McKinstry HVAC blower and fan repairs Kruger, thermostat repairs Kruger, Cochran-CPM parking lot lighting repairs Kruger
16 Utilities	10,685	23,151	12,466	July Accrued \$7k electric JSH paid in Aug - City of Edmonds Storm drain \$7k
17 Business Taxes	5,123	5,021	(103)	
18 Marketing	9,243	6,119	(3,124)	
19 Depreciation	94,934	95,594	659	
20 Amortization	5,036	5,036	-	
21 <b>Total Operating Expenses</b>	<b>362,640</b>	<b>346,808</b>	<b>(15,832)</b>	6 month tenant CAM variance-Expenses>Budget and Billing by \$13k
22 <b>Total Program and Operating Expenses</b>	<b>1,011,463</b>	<b>891,980</b>	<b>(119,483)</b>	
<b>23 Net Operating Income (Loss)</b>	<b>871</b>	<b>116,382</b>	<b>115,511</b>	<b>Net Operating Income for the Month of July \$116k</b>
<b>24 Other Income (Expense)</b>				
25 Other Income	10,000	-		June 2023 AWP/PHD MQIP income
26 Self Funded L&I Reimbursements				
27 Self Funded L&I Expenses	(933)	(833)	100	
28 Levy Income	215,000	215,005	4	
<b>29 Net Income (Loss) after Levy Income</b>	<b>224,939</b>	<b>330,553</b>	<b>115,614</b>	<b>Net Income after Levy and Self Funded L&amp;I Month of June \$331k</b>
30 Investment Income-Net of Unrealized Gains (Losses)	(89,555)	254,688	344,243	June interest Income \$145k, Realized loss \$1k Unrealized gain \$110k
<b>31 Net Income (Loss)</b>	<b>135,384</b>	<b>585,241</b>	<b>459,857</b>	<b>Net Income Month of July \$585k</b>

**Statement of Income-Actual v Budget**  
**Month and YTD Ending July 31, 2023**

	July 2023 Actual-Month	July 2023 Budget-Month	Month Fav (Unfav) Variance		July 2023 YTD Actual	July 2023 YTD Budget	YTD Fav (Unfav) Variance	Notes
<b>1 Income</b>								
<b>2 Operating Revenue-</b>	<b>1,008,361</b>	<b>976,759</b>	<b>31,602</b>	F	<b>7,111,849</b>	<b>6,833,984</b>	<b>277,865</b>	F 1/2
<b>3 Expenses</b>								
<b>4 Program Expenses-All Categories</b>	545,172	762,768	217,597	F	4,784,568	5,177,504	392,936	F 3
<b>5 Operating Expenses</b>	246,178	263,747	17,568	F	1,803,793	1,846,226	42,433	F 4
<b>6 Depreciation &amp; Amortization</b>	100,630	112,138	11,509	F	708,699	784,969	76,270	F
<b>7 Total Expenses</b>	<b>891,980</b>	<b>1,138,653</b>	<b>246,674</b>	F	<b>7,297,060</b>	<b>7,808,700</b>	<b>511,639</b>	F
<b>8 Operating Income (Loss)</b>	<b>116,382</b>	<b>(161,894)</b>	<b>278,276</b>	F	<b>(185,212)</b>	<b>(974,716)</b>	<b>789,504</b>	F
<b>9 Levy and Other Non Operating Income (Expense)</b>								
<b>10 Other Income</b>	-	-	-		15,400	-	15,400	F
<b>11 Levy Income</b>	215,005	215,000	5		1,506,829	1,505,000	1,829	F
<b>12 Investment Income-Net of Unrealized Gains (Losses)</b>	254,688	100,000	154,688	F	985,444	700,000	285,444	F
<b>13 Self Funded L&amp;I Reimbursements</b>	-	-	-		-	-	-	
<b>14 Self Funded L&amp;I Expenses</b>	(833)	(2,182)	1,349	F	(7,574)	(15,273)	7,699	F
<b>15 Fees, Penalty and Interest</b>	-	-	-		287	-	287	
<b>16 Net Income (Loss) After Levy Income</b>	<b>585,241</b>	<b>150,924</b>	<b>434,317</b>	F	<b>2,315,175</b>	<b>1,215,011</b>	<b>1,100,164</b>	F
<b>17 Net Income (Loss)</b>	<b>585,241</b>	<b>150,924</b>	<b>434,317</b>	F	<b>2,315,175</b>	<b>1,215,011</b>	<b>1,100,164</b>	F

**Notes:****1. Revenues-**

**Rental Income**-Two suites are still vacant at Kruger Clinic. (#110; 2025 SF & 270; 1945 SF). Repair and refresh has been completed and suites are being actively marketed. 217 in discussion. Estimated revenue loss from vacancy is ~\$100K rent and ~\$65K in CAM. Value Village lot lease terminated 7.31.23. Actively marketing. Deferred rent adjustments have been eliminated with the application of GASB 87 accounting for leases. Estimates were inadvertently budgeted for 2023. There will be a month and year to date variance on revenue line through 2023 as a result. Cash rental revenue is on pace with budget. GASB 87 adjustments for lease and interest income are not being recorded on an interim basis. These adjustments will be made at year end only. See note 2 below

**Grant Repayments-\$43k YTD** January 2023-\$43K Project Access. February-July 2023-0

Operating revenue is trending favorably due to grant repayment and the deferred rent adjustments in budgeted figure.

**Levy Income**-2023 Rate of \$215k per month

**2. GASB 87 Lease and Interest Income-**

All entries to apply the impact of the standard for 2021 and 2022 were recorded retroactively at 12/31/22. Impact was reviewed at the November 2022 finance and board meetings and with the 2022 audit report. 2023 revenue (lease and interest) entries related to the GASB 87 implementation are not being recorded on an interim basis to the internal management use financials so as not to distort the interim financials and budget reviews. These entries will be recorded annually at each calendar year end.

**3. Expenses-Program:**

Overall program spending below budget \$393k-timing of community grant payments (amortized \$8.2M straightline in budget) and lower spring 2023 awards than projected. VOA delay \$22k, Internal programs behind pace by \$95k.

**External Programs-Community Awards/Grants: Community**-YTD \$4.57MM of \$4.7MM budgeted. Prior legacy grants ended June 30th along with second continuation payments. **CHART** - 2nd 2022-2023 contract installment paid in June. **VOA 211**- budgeted at \$110k for 2023 will be 9/12 of this. Contract start deferred to 4/1/23 start due to staffing vacancy. April to June paid in July.

**Superintendent Discretionary**-Paid To date: \$39k, open to pay\* \$6500 Total committed \$45,500- Asian Service Center \$7500, Inside Health\* \$9500, VOA Emergency Shelter \$5,000, City of Lynnwood Swim\* \$7000, SCF Narcan response \$10,000. In pipeline to approve-0

**Internal Programs** - \$123k YTD of \$219k budgeted.

**4. Expenses-Operating:**

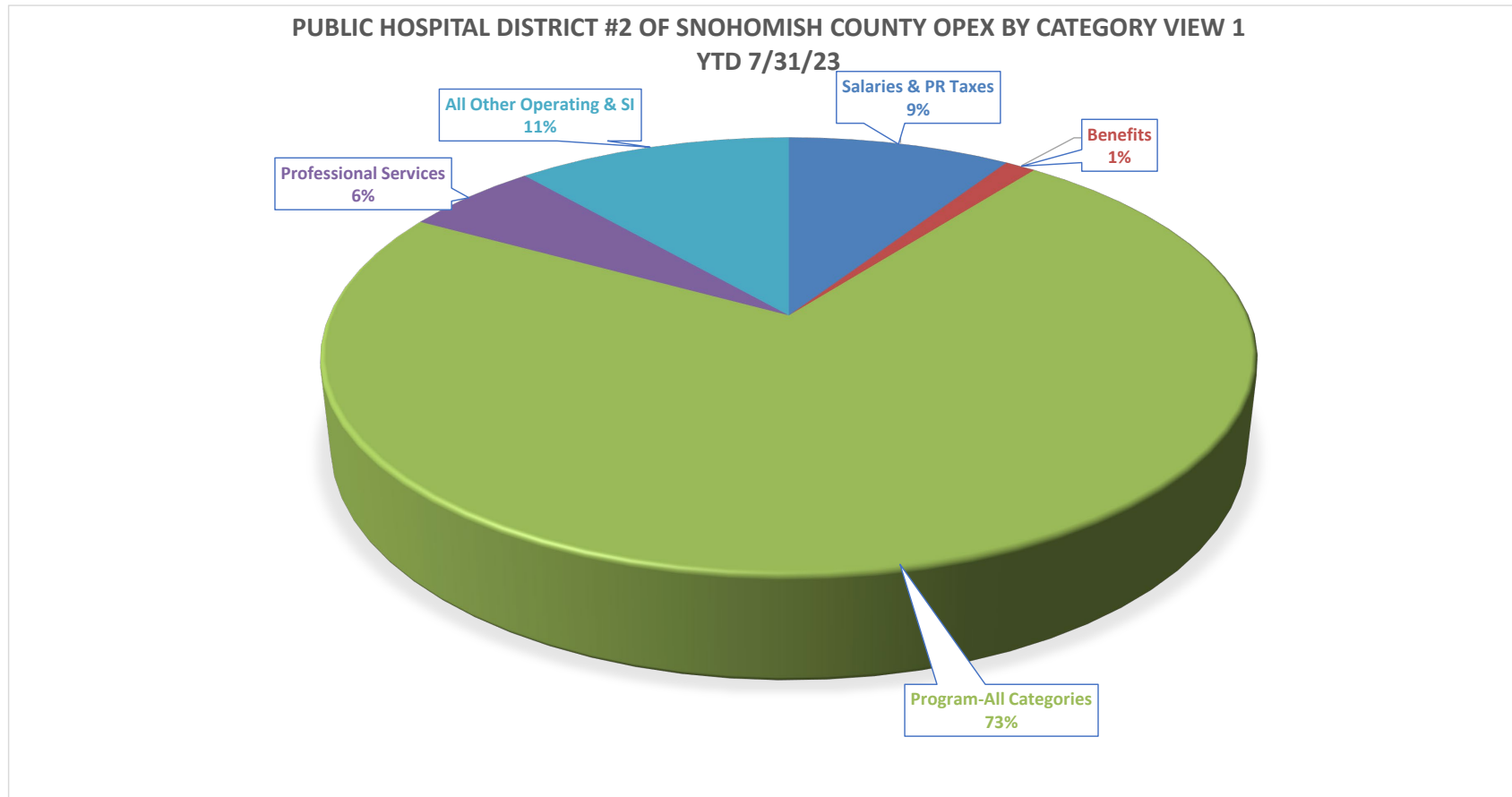
YTD operating expenses are below budget by \$42k.

Unbudgeted expenses incurred to date include: Increase in insurance premiums due to property valuation adjustment; Accounting contractor fees due to delayed recruitment (offset by staff vacancy). Grants Admin contractors-partially offset by staff vacancy. Wellness Center Security services were added in 2023. 2 additional 2022 security invoices billed to Kruger from Allied paid in 2023. Landscaping \$22k, janitorial \$19k higher than budget. Deicing and sanding services to parking lots were underbudgeted significantly (\$20k). Marketing costs \$12k over budget addition of event and higher than budgeted Canopy costs.

To the extent opex variances apply to Kruger Clinic CAM's the expense variance will be billed back to tenants and offset in revenue line.

**PROGRAM SPENDING ACTUAL V. FULL YEAR BUDGET**  
**July 2023**

			Jan - July 2023 Actual	% of Budget Incurred	Full Year 2023 Budget	Remaining Budget Available
7/12th year				58.33%		
<b>Programmatic Work</b>						
1	<b>6000 · External Programs</b>					
2		6011 · Community	4,547,883.81	55.46%	8,200,000.00	3,652,116.19
3		6014 · CHART	52,575.00	50.00%	105,150.00	52,575.00
4		6015 · VOA 211	21,780.00	19.80%	110,000.00	88,220.00
5		6017 · Superintendent Discretionary	39,000.00	39.00%	100,000.00	61,000.00
6	<b>Total 6000 · External Programs</b>		<b>4,661,238.81</b>	<b>54.74%</b>	<b>8,515,150.00</b>	<b>3,853,911.19</b>
7	<b>6050 · Internal Programs</b>					
8		6053 · Nutrition & Physical Activity	35,405.84	36.75%	96,350.00	60,944.16
9		6055 · Multicultural Health Programs	7,226.95	16.44%	43,950.00	36,723.05
10		6056 · Behavioral Health & Social Work	79,321.91	53.87%	147,250.00	67,928.09
11		6058 · Partner Development & Education	1,374.63	6.87%	20,000.00	18,625.37
12	<b>Total 6050 · Internal Programs</b>		<b>123,329.33</b>	<b>40.10%</b>	<b>307,550.00</b>	<b>184,220.67</b>
13	<b>Total Programmatic Work</b>		<b>4,784,568.14</b>	<b>54.23%</b>	<b>8,822,700.00</b>	<b>4,038,131.86</b>



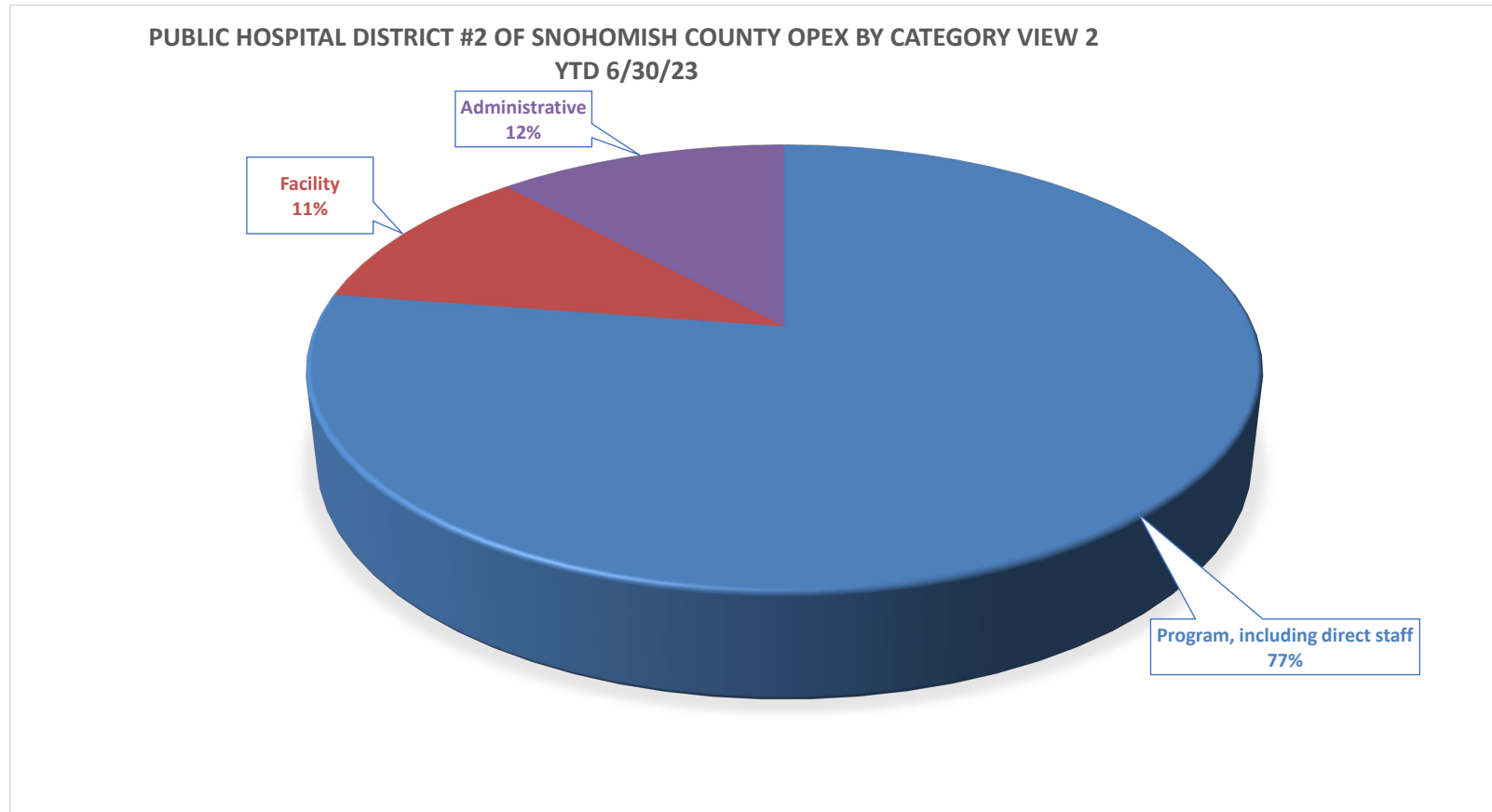
**View 1-Prof Services, Salaries and Benefits, All Other Operating, expressed as total of all expenses**

**Professional Services** include Legal, Accounting and Audit, Investment Management, HR Services, IT Services, Property Management & Real Estate Appraisals Special Consulting-Thomas (Hospital), Strategic Planning, DEI)

**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** has 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 grants and internal program costs plus Salaries and Benefits only for direct program staff 4.75 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 can be reasonably allocated to program expense.

**Depreciation and Amortization** have been removed from this presentation

**Administrative Costs:** Remaining staff salaries and benefits; supplies, marketing, legal, investment services, accounting and other professional services, self insured L&I costs

## Public Hospital District #2, Snohomish County dba

Verdant Health Commission

**Warrants Month of July 2023**

Type	Date	Num	Name	Amount	Memo
<b>Warrants:</b>					
<b>1002 - Wells Warrant Acct *2717</b>				<b>A</b>	
Check	07/06/2023	16148	Alton Neumann	0.00	VOID: Deinstallation of outdoor sign GJE, RGJE created on 07/10/2023
Bill Pmt -Check	07/10/2023	16149	Health Care Authority (PEBB)	7,327.90	Health Ins and Life AD&D
Bill Pmt -Check	07/12/2023	16150	Allstream	97.80	07/23 - Phone/Internet Service
Bill Pmt -Check	07/12/2023	16151	Christine Goff	889.27	Nutrition Programming - (Hervaceous Meals)
Bill Pmt -Check	07/12/2023	16152	Foster Garvey PC	7,382.00	Legal services Apr/May billing
Bill Pmt -Check	07/12/2023	16153	G - Volunteers of Am Western WA	15,000.00	CSW-2023-05-A-1 Emergency shelter support expense (hotel expenses)
Bill Pmt -Check	07/12/2023	16154	Lesbia G. Orellana	600.00	5/31 and 6/28 Domestic Violence Support Group
Bill Pmt -Check	07/12/2023	16155	Payden & Rygel	9,510.00	06/23 - Investment Advisory Service Fee
Bill Pmt -Check	07/12/2023	16156	Robert Half	7,632.80	Contract Accounting Services
Bill Pmt -Check	07/12/2023	16157	Safeway	1,670.00	June 2023 food vouchers 167 @ \$10.00 ea
Bill Pmt -Check	07/12/2023	16158	Turner HR Services, Inc.	1,641.84	HR service - Director of CI Selection, Job Advertising, HR Meetings
Bill Pmt -Check	07/12/2023	16159	Wells Fargo	6,434.69	June 2023 Statement Payment
Bill Pmt -Check	07/20/2023	16160	Canon Financial Services, Inc.	577.62	Konica Copier Lease/Maintenance
Bill Pmt -Check	07/20/2023	16161	G - Volunteers of Am Western WA	21,780.00	VOA 211 CSW2023-06 - Payment for April, May and June 2023
Bill Pmt -Check	07/20/2023	16162	Robert Half	3,053.12	Accounting Work till 07/07/23
Bill Pmt -Check	07/20/2023	16163	Seattle Food Nut	452.45	Bone Health Nutrition Education & Cooking Demo 7.12.23
Bill Pmt -Check	07/20/2023	16164	Sound Dietitians LLC	1,490.87	6/23 - Whole Foods Challenge, Health Coaching and Cooking Demo
Bill Pmt -Check	07/20/2023	16165	Verizon	146.55	Cell Phones
Bill Pmt -Check	07/27/2023	16166	Costco	60.00	Member #000111838543590
Bill Pmt -Check	07/27/2023	16167	G - City of Lynnwood	7,000.00	Award ID #S547 - Learn to Swim Program
Bill Pmt -Check	07/27/2023	16168	G - Project Girl Mentoring Prgm	400.00	Verdant Cares Event
Bill Pmt -Check	07/27/2023	16169	G - South County Fire	10,000.00	Contract #S546 - Narcan Kits and Training for Community
Bill Pmt -Check	07/27/2023	16170	Juan Estrella Gonzalez	400.00	Verdant Events - Meet Me at the Park
Bill Pmt -Check	07/27/2023	16171	Rachel Bergman	87.50	Copy Writing Services 23.07.01
Bill Pmt -Check	07/27/2023	16172	Robert Half	3,816.40	Contract Accounting Services
Bill Pmt -Check	07/27/2023	16173	Sandra Carrera Osorno	300.00	7/23 - Meet Me at the Park Physical Activity
Bill Pmt -Check	07/27/2023	16174	Staples	97.54	07/23 - Quartet Display Easel
<b>Wells Fargo Warrant Acct *2717</b>				<b>107,848.35</b>	<b>A</b>
<b>Wells Fargo Property Management *7265</b>				<b>B</b>	
Check	07/10/2023	J2205	Armstrong Services	32,509.73	Janitorial Services - Multiple Months
Check	07/10/2023	J2206	Camden Gardens, Inc.	2,641.00	07/23 - Landscaping Services
Check	07/10/2023	J2207	Comcast - Acct # 905447969	500.87	Account #905447969
Check	07/10/2023	J2208	Consolidated Landscape Maintenance, Inc.	462.31	07/23 - Verdant Landscaping Inv. 40537
Check	07/10/2023	J2209	Cornerstone Construction of Seattle, Inc.	1,272.04	04/23 - plumbing
Check	07/10/2023	J2210	Cosco Fire Protection	175.00	Wet Sprinkler System Services
Check	07/10/2023	J2211	Guardian Security Systems, Inc.	171.39	Fire/Safety Alarm Monitoring - Inv. 1382725 and Inv. 1382724
Check	07/10/2023	J2212	McKinstry Co., LLC	2,215.53	HVAC Services - Inv. 10215224, Inv. 10215223
Check	07/10/2023	J2213	KWB Property Maintenance	1,101.00	07/23 - Security Services Inv. SH-VT073123.1
Check	07/10/2023	J2214	Schindler Elevator	347.31	07/23 - Elevator Services Inv. #8106276670
Check	07/10/2023	J2215	Snohomish County PUD	5,657.96	Electricity for Kruger and Value Village
Check	07/10/2023	J2216	TK Elevator Corporation	10,665.19	Kruger Clinic Backup Battery

## Public Hospital District #2, Snohomish County dba

Verdant Health Commission

## Warrants Month of July 2023

Type	Date	Num	Name	Amount	Memo
Check	07/10/2023	J2217	Waste Management	693.15	Refuse
Check	07/12/2023	J2218	Comcast - Acct # 8498310221378586	332.79	Acct # 8498310221378586
Check	07/12/2023	J2219	Republic Services	2,851.84	6/1/23 - 6/30/23 Refuse/Recycle - Kruger
Check	07/21/2023	J2220	Camden Gardens, Inc.	1,815.74	2023 Exterior Cleanup of Value Village
Check	07/21/2023	J2221	City of Lynnwood - Utilities	952.82	05/10 - 07/5/23 Water, Irrigation and Storm Drain
Check	07/21/2023	J2222	Comcast - Acct # 933676367	763.64	933676367 - Inv. #177141903
Check	07/21/2023	J2223	Commercial Property Maintenance, Inc.	3,378.65	Misc R&M Inv. #110719, #110691, #109966, #110759, 110754 and #110746
Check	07/21/2023	J2224	Allied Universal Security Services	7,905.78	Inv. #14477587 - Security Services for 6/23 - 7/6/2023
Check	07/21/2023	J2225	Western Exterminator Company	231.66	Monthly Pest Control Services
Check	07/21/2023	J2226	Ziply Fiber	337.95	Phone lines at Kruger
Check	07/31/2023	J2227	Armstrong Services	2,507.72	7/23 - Kruger Clinic Janitorial Supplies - Inv. #12027, #12037
Check	07/31/2023	J2228	City of Edmonds - Utilities	6,659.65	05/17/23 - 7/16/23 Water & Sewer Utilities (Kruger & Value Village)
Check	07/31/2023	J2229	Commercial Property Maintenance, Inc.	1,395.37	Misc Repair & Maintenance - Kruger & Verdant
Check	07/31/2023	J2230	Consolidated Landscape Maintenance, Inc.	1,793.32	7/25/23 Inv. #40597 and #40596 Verdant
Check	07/31/2023	J2231	JPC Architects	46,057.73	Inv. #51222 - Kruger Refresh - Exterior Field
Check	07/31/2023	J2232	JSH Properties Inc	9,224.13	Inv. #Verdant-0723MF, Refresh Inv. #5 Kruger Clinic
Check	07/31/2023	J2233	Pacific Facility Services	1,436.50	WO-0405 Landscape Cleanup - Value Village
Check	07/31/2023	J2234	Puget Sound Energy	104.06	Value Village Acct. #4198 and Verdant Acct. #4632
Check	07/31/2023	J2235	Snohomish County PUD	1,057.00	Acct. #205299316 - Verdant Facility Inv. #148912322
Check	07/31/2023	J2236	ALLIED SECURITY	7,637.28	Inv. #14531813 - Inv. Date 7/20/23 7/7/23 - 7/20/23 Kruger Clinic Security
<b>Total Wells Fargo Property Management Acct *7265</b>				<b><u>154,856.11</u></b>	<b>B</b>
<b>1003 · Wells Work Comp Acct *2725</b>				<b><u>0.00</u></b>	<b>C</b>
<b>1003 · Wells Work Comp Acct *2725</b>				<b><u>0.00</u></b>	<b>C</b>
<b>Total 1003 · Wells Work Comp Acct *2725</b>				<b><u>0.00</u></b>	<b>C</b>
<b>Total Warrants</b>				<b><u><u>262,704.46</u></u></b>	<b>A-C</b>



## Electronic Disbursements and Summary July 2023

Type	Date	Num	Name	Amount	Memo
<b>Electronic Payments</b>					
<b>Wells Fargo Operating Acct *2709</b>					
<b>ACH Program Payments</b>					
ACH	07/12/2023	GRT 1539	G - Boys & Girls Club of Sno County	8,333.00	Award A540 - Behavioral Health Uplift Initiative
ACH	07/12/2023	GRT 1540	G - Center for Human Services	29,167.00	Award A523 - Youth Counselling Year 2
ACH	07/12/2023	GRT 1541	G - Center for Human Services	14,667.00	Award A541 - Behavioral Health Integration
ACH	07/12/2023	GRT 1542	G - ChildStrive	21,667.00	Award A556 - Nurse Family Partnership (NFP)
ACH	07/12/2023	GRT 1543	G - Community Health Center of Sno Co	16,667.00	Award A557 - Dental Program and School-based services at Meadowdale High
ACH	07/12/2023	GRT 1544	G - Compass Health	18,750.00	Award A558 - Community Transitions
ACH	07/12/2023	GRT 1545	G - Domestic Violence Services Sno Co	16,500.00	Award A542 - DV Supporting Services Project
ACH	07/12/2023	GRT 1546	G - Edmonds Center for the Arts	833.00	Award A559 Creative Arts Therapy for Connection and Healing Catch
ACH	07/12/2023	GRT 1547	G - Edmonds College Foundation	17,203.00	Award A544 - Counselling and Resource Center (CRC) Mental Health and Wellnes Awareness P
ACH	07/12/2023	GRT 1548	G - Edmonds Food Bank	10,083.00	Award A545 - Increased Focus on Nutrition and Culturally Appropriate Foods
ACH	07/12/2023	GRT 1549	G - Edmonds School Dist No. 15	32,336.00	Award - A511 Move60! 2022-23 (Year 3)
ACH	07/12/2023	GRT 1550	G - Edmonds School Dist No. 15	16,667.00	Award A522 - Family Resource Advocates Year 2
ACH	07/12/2023	GRT 1551	G - Edmonds School Dist No. 15	5,949.00	Award A547 - Edmonds School District School Based Health
ACH	07/12/2023	GRT 1552	G - Edmonds School Dist No. 15	37,500.00	Award A546 - Secondday Family Resource Advocates
ACH	07/12/2023	GRT 1553	G - Edmonds Senior Center	8,000.00	Award A548 - Improving Health Access to Underserved Communities Through Outreach
ACH	07/12/2023	GRT 1554	G - Foundation for Edmonds School Dist	11,667.00	Award A560 - Nourishing Network - Working to end Food insecurity
ACH	07/12/2023	GRT 1555	G - Helping Hands Project Org	5,000.00	Award A562 - Culturally Appropriate Food for Low-income BIPOC
ACH	07/12/2023	GRT 1556	G - Homage Senior Services	21,667.00	Award A563 - Homage Seniors Meals and Mental Health Access
ACH	07/12/2023	GRT 1557	G - Kinderling	3,333.00	Award A564 - Pediatric Therapies and Special Education
ACH	07/12/2023	GRT 1558	G - Korean Community Serv. Ctr	13,667.00	Award A549 - Mind, Body and Soul for Korean Americans
ACH	07/12/2023	GRT 1559	G - Lahai Health	23,750.00	Award A550 - Medical and Mental Health Care Programs
ACH	07/12/2023	GRT 1560	G - Latino Educ Training Inst	5,727.00	Award A551 - Promotor/Volunteer Program
ACH	07/12/2023	GRT 1561	G - Latino Educ Training Inst	8,417.00	Award A565 - LETI Health and Wellness Program
ACH	07/12/2023	GRT 1562	G - Lynnwood Food Bank	4,333.00	Award A471 - Focus on Nutrition
ACH	07/12/2023	GRT 1563	G - Medical Teams Int'l	12,500.00	Award A552 - Care & Connect
ACH	07/12/2023	GRT 1564	G - Millenia Ministries	15,982.00	Award A485 - Mobile Manna/Moving From Surviving to Thriving
ACH	07/12/2023	GRT 1565	G - Parent Trust for WA Children	2,537.00	Award A553 - The First Five Years: Mental Health and Parenting Support for Families
ACH	07/12/2023	GRT 1566	G - Prescription Drug Assistance Found	5,000.00	Award A554 - Prescription Drug Assistance Network
ACH	07/12/2023	GRT 1567	G - Project Access Northwest	8,333.00	Award A556 - Specialty Care Coordination
ACH	07/12/2023	GRT 1568	G - Project Girl Mentoring Prgm	10,833.00	Award A555 - Immersion Lab - Connections
ACH	07/12/2023	GRT 1569	G - Sound Pathways	13,460.00	Award A543 - Synringe Services Expansion
ACH	07/12/2023	GRT 1570	G - South County Fire	21,994.00	Award A466 - Community Resouce Paramedic
ACH	07/12/2023	GRT 1571	G - UTSAV	6,250.00	Award A567- Reduce inequalities in health access among the South Asian population
ACH	07/12/2023	GRT 1572	G - WA West African Center	9,583.00	Award A561 - Extended Drop-in Center for Mental Health and Food Security
ACH	07/12/2023	GRT 1573	G - Wonderland Child & Family Svc	12,500.00	Award A568 - Prenatal substance exposure services for families
ACH	07/12/2023	GRT 1574	G - YMCA of Greater Seattle.	6,083.00	Award A569 - Community Health Navigation to Support the East African Community
ACH	07/12/2023	GRT 1575	G - YWCA of Seattle, King and Sno Co	6,083.00	Award A570 - YWCA - Health Care Access Services
<b>Total 1001 · Wells Fargo Operating Acct*2709</b>				<b>483,021.00</b>	<b>D</b>

## Electronic Disbursements and Summary July 2023

Type	Date	Num	Name	Amount	Memo
<b>All Other Electronic Payments</b>					<b>E</b>
ACH	07/05/2023	ACH 1535	Principal Life Insurance Co.	1,953.56	July premium for LTD, STD, Life AD&D
ACH	07/03/2023	ACH 1536	Valic	2,182.98	PPE 6/30/23 EE Pension Contribution
ACH	07/03/2023	ACH 1537	Valic	1,499.23	PPE 6/30/23 ER Pension Match
ACH	07/03/2023	ACH 1538	AmeriFlex Business Solutions	404.35	Claims
ACH	07/14/2023	ACH 1576	US Bank	166,666.00	July Reserve Funding
ACH	07/14/2023	ACH 1577	Paychex	40.00	Time & Attendance Fee
ACH	07/13/2023	ACH 1578	Paychex	199.10	PPE 7/8/23 PR Processing Fee
ACH	07/13/2023	ACH 1579	Wells Fargo Merchant Services	70.90	Bankcard Fee
ACH	07/17/2023	ACH 1580	Valic	2,182.98	PPE 7/8/23 EE 457b/Roth Deferral Contribution
ACH	07/17/2023	ACH 1581	Valic	1,526.33	PPE 7/08/23 ER Pension Match
ACH	07/20/2023	ACH 1582	WA State Dept of Labor & Industries	769.40	Q2 L&I Quarterly Tax Payment
ACH	07/18/2023	ACH 1583	AmeriFlex Business Solutions	28.75	Claims
ACH	07/20/2023	ACH 1584	Paychex	141.02	Inv. #3779066 - Time & Attendance Fee
ACH	07/28/2023	ACH 1585	WA State Department of Revenue	864.16	June 2023 B&O Monthly Tax (Hospital)
ACH	07/27/2023	ACH 1586	Paychex	207.50	PPE 7/22/23 PPR Processing
ACH	07/26/2023	ACH 1587	Paychex	30,205.90	PPE 7/22/23 - Ck date 7/27/23 Direct Deposit
ACH	07/26/2023	ACH 1588	Paychex	9,672.11	PPE 7/22/23 - Ck date 7/27/23 Payroll Taxes
ACH	07/26/2023	ACH 1589	Paychex	138.46	PPE 7/22/23 - Ck date 7/27/23 EE Deduction
ACH	07/24/2023	ACH 1590	AmeriFlex Business Solutions	68.76	Claims
ACH	07/13/2023	ACH 1591	Paychex	27,089.54	PPE 7/8/23 - Ck Date 7/13/23 - Direct Deposit
ACH	07/13/2023	ACH 1592	Paychex	8,760.77	PPE 7/8/23 - Ck Date 7/13/23 - Payroll Taxes
ACH	07/13/2023	ACH 1593	Paychex	138.46	PPE 7/8/23 - Ck Date 7/13/23 - EE Deduction
ACH	07/10/2023	ACH 1594	AmeriFlex Business Solutions	25.38	Claims
ACH	07/31/2023	ACH 1595	AmeriFlex Business Solutions	97.48	Claims
ACH	07/17/2023	ACH 1596	AmeriFlex Business Solutions	30.00	Claims
<b>Subtotal ACH Operating Acct 2709</b>				<b>254,963.12</b>	<b>E</b>
<b>Electronic Disbursements 2709</b>				<b>737,984.12</b>	<b>D-E</b>
<b>Summary-</b>				<b>Amount</b>	<b>Ref</b>
Warrants-All Accounts				262,704.46	<b>A-C</b>
Electronic Disbursements-Acct 2709				737,984.12	<b>D-E</b>
<b>Total Disbursements July 2023</b>				<b>1,000,688.58</b>	

PUBLIC HOSPITAL DISTRICT #2 OF SNOHOMISH COUNTY

DBA VERDANT HEALTH COMMISSION

WARRANT AND ELECTRONIC DISBURSEMENT APPROVAL- July 2023

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-E 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 #	Total	Reference
Warrants	2717-Warrant	Verdant	7/1/23 - 7/31/23	16148 - 16174	107,848.35	<b>A</b>
Warrants	7265-Property Management	JSH	7/1/23 - 7/31/23	J2205 - J2236	154,856.11	<b>B</b>
Warrants	2725-Workers Comp	Eberle Vivian	7/1/23 - 7/31/23	0	-	<b>C</b>
				<b>Total Warrants</b>	<b>262,704.46</b>	
Electronic	2709-Operating	Verdant	7/1/23 - 7/31/23	<b>ACH Transactions</b>	<b>737,984.12</b>	<b>D-E</b>
				<b>Total Disbursements</b>	<b><u>1,000,688.58</u></b>	

These warrants and electronic disbursements are hereby approved.

Attest:

\_\_\_\_\_  
Riene Simpson-CPA, Director of Finance  
District Auditor

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

**Verdant Health Commission  
Kruger/Langer Building Refresh Project**

**Cost Estimate Walk Forward Board of Commissioners 8/23/23:**

Approval/review Date	Item		Amount	Notes
9/1/2021	NBBJ		Tier 1 \$909,000 Tier 4 \$4,512,000	See attachment 3
	<b>2023 Capital Budget-</b>			
10/20/2022	Kruger/Langer Refresh		\$ 4,939,865	
	Kruger/Langer HVAC		\$ 1,000,000	separate project
	<b>Estimate 1 as approved by Commissioners</b>		<b>\$ 5,939,865</b>	ESTIMATE ONLY Based on 2021 NBBJ figures, did not include sales tax, contingencies or scope changes
	<b>Walk forward from original PRODIMS to Final Estimate-</b>			
10/14/2022	PRODIMS Original Project Construction Cost Estimate (excludes HVAC)	Int/Ext	\$ 3,390,670	excludes soft costd, sales tax subsequent scope changes
11/14/2022	11/14/22 Add Siding Windows and Doors as selected and approved by commissioners		\$ 1,470,187	Mid range metal siding, aluminum windows
	Required Sprinkler System Upgrade		\$ 146,941	Late development in project; identified 2/23. Required by City of Edmonds
5/1/2023	Merge HVAC to project (from PRODIMS, excludes tax)		\$ 875,366	base construction price
	Net changes from all other design & pricing adjustments		\$ 82,662	
	<b>PRODIMS construction estimate at 7/24/23-excludes all other costs listed below:</b>		<b>\$ 5,965,826</b>	
	<b>PRODIMS supplemental paint, HVAC VAV boxes and abatement costs 8/14/23</b>		<b>\$ 107,000</b>	
	<b>PRODIMS Cost at 8/10/23</b>		<b>\$ 6,072,826</b>	
	<b>Add in all other related costs:</b>			
9/2022-present	Architectural Design, CM and Consulting: Fire, Civil, Structural Engineering- Landscape-original through ASR #7JPC		\$ 538,213	Additional design and consultant requirements as project evolved. Original drawings were inadequate. Required addition of civil, fire engineering.
	Interior Signage-not included in PRODIMS Final (est)		\$ 69,000	exterior signage included in PRODIMS
	Artwork/Furniture-JPC		\$ 100,500	
	Permitting-City of Edmonds		\$ 38,409	
	Special Inspections-(est)		\$ 10,000	
1/15/2023	Good Faith Environmental-EHSI		\$ 15,640	
1/15/2023	As Built Drawings HVAC System-FSI		\$ 44,000	
7/15/2023	Construction Management-AM-Hourly-6 mo (est)		\$ 36,000	
10/20/2022	Project management & Coordination-JSH @3.5%		\$ 180,000	negotiated cap
	Additional Security During Construction-6 mo (est)		\$ 50,000	
	Sales Tax at 10.6% (est)		\$ 661,687	
	Contingency 10% (est)		\$ 690,401	
	<b>Subtotal Other Costs</b>		<b>\$ 2,433,850</b>	
	<b>Total Estimated Project Cost</b>		<b>\$ 8,506,676</b>	
	denotes updated from 8/7/23 presentation			

## Kruger/Langer Building Refresh Project

### Supplemental Information:

(Re) Purchased 11/15/13	Clinic Purchase Price			\$	13,950,000	
Insured Value 4/23				\$	17,500,000	
Assessed Value 10/22				\$	14,822,000	
Realtor Value-9/21	9/21-Broker Informal Market Analysis				\$17MM-\$20MM range	
2023 Annual Gross Revenue	All tenants-base, CAM, LH taxes			\$	1,708,754	
2022 ROI	Net excluding depreciation/cost basis of property				6.36%	7 to 12% is range is a good ROI
Primary tenants	Swedish Health 64% Puget Sound Gastro 26%					
Last lease renewal	Puget Sound Gastro eff 7/1/24; \$27.10 per SF current revenue \$460k annually					
Next lease renewal	All non peds Swedish Suites 7/1/24; current revenue \$771k annually					both suites refreshed
2 Vacant Suites	\$100k in annual lost revenue-Broker feedback: refresh a factor in both retention and brokering					
	Suite 217 1925 SF currently in negotiation;					
	Suite 110 2025 SF vacant					

### Original NBBJ Illustration 9/2021:

## BUDGET ESTIMATE

### TIER 1

**\$909,000**

- Exterior and Interior Signage upgrades
- Directory upgrade
- Urgent Care Entry Canopy
- Site Fencing on Aurora/99
- Upgrades to Main Entry Canopy
- Security Improvements

### TIER 2

**\$1,696,000** (includes Tier 1 costs)

- Additional Exterior Directional Signage
- Aurora/99 Façade upgrade
- Lobby Upgrades (Lighting, Feature Walls)
- Exterior and Interior Paint refreshes

### TIER 3

RECOMMENDED

**\$2,493,000** (includes Tier 1 and 2 costs)

- Additional Lobby Upgrades (Graphics, Feature Walls, Furniture)
- Corridor Lighting and Furniture upgrades
- Feature Walls at Suite Entrances
- Entry Canopy at East Entry
- Site Feature Lighting
- Landscaping Improvements

### TIER 4

<sup>A</sup>  
**\$4,512,000** (includes Tier 1, 2, & 3 costs)

- New Building Skin

Extract from Invitation to Bid Section 00 11 16-Bid Timeline

KRUGER BUILDING RENOVATION  
EDMONDS, WASHINGTON

SECTION 00 11 16  
INVITATION TO BID



WORK INVITATION TO BID

BID Number:

2023-04-Kruger

Director of Finance,  
Verdant Health Commission office 4710 196th St SW Lynnwood,  
WA 98036

BID TITLE:

KRUGER BUILDING RENOVATION

Advertised Date:

Friday, August 25th, 2023

Optional Pre-Bid Site Visits:

Wednesday September 6<sup>th</sup> and Wednesday September 13<sup>th</sup>, [2023](#) 10:00 AM PST

Final Questions Due:

Friday, September 22nd, [2023](#) 5:00 PM PST

Bid Due Date:

Must be received and time stamped in the Purchasing Division not later than  
Monday, October 9<sup>th</sup>, [2023](#) 3:00 p.m., Pacific Local Time

Sealed Bids are hereby solicited and will only be received by:

Director of Finance,  
Verdant Health Commission Office 4710  
196th St SW  
Lynnwood, WA 98036

Office Hours: 8:00 a.m. – 4:30 p.m.

Monday – Friday

Phone: [\(425\) 582-8543](#)

Email: [Riene.Simpson@verdanthealth.org](mailto:Riene.Simpson@verdanthealth.org)

SECTION 00 11 16  
Page 3 of 5















# PHD #2, Snohomish County Verdant Health Commission










## 2024 Budget Timeline

V.2 7/20/23

Bold=Public Meetings

Yellow Highlight = Staff meetings/due dates

Format	Activity	Who	Dates July to October 2023
	Quarter 2-2023 Budget Owner Actual v Budget Reviews	Budget Owners/DOF/ Superintendent	7/26-27, 8/1 Wed, Thurs, Tues
	Finance Committee Meeting	Finance Committee/DOF/ Superintendent	8/15 Tuesday
	Staff Meeting-Budget Kick Off	All staff	8/17/24 Thursday
	2024 Individual Budget Meetings w/staff	Budget Owners/DOF/ Superintendent	8/22-24 Tues, Wed, Thurs
	Internal Budget Work- • Programs/Admin/Facilities/Marketing	All Staff	8/22-9/5 Tues-Tues 2 weeks
	<b>Board Meeting</b>	Board/Staff	<b>8/23 Wednesday</b>
	Budget Office Hours	Finance/Staff	8/29 & 8/30 Wed & Thurs 10 am – 12 pm
	Budgets DUE	Staff Budget Owners	9/5 COB Tuesday
	Budget Inputs: Preliminary numbers	Finance Team	9/6-9/9 Tuesday – Friday
	<i>Board Retreat</i>	Board	9/11 – 9/12 Monday - Tuesday
	Incorporate inputs/revisions from Board Retreat	DOF/Finance	9/13 Wednesday
	Draft Capital Budget	DOF/Superintendent	9/14 Thursday
	Budget Progress Report to Superintendent	DOF	9/18 Monday
	Levy Letter with estimated values/revenue	Snohomish County	9/18 Monday- tentative

	<i>Finance Committee Meeting-budget progress report</i>	Finance Committee/DOF/ Superintendent	9/19 Tuesday
	<b><i>Board Meeting-budget progress report</i></b>	<b>DOF/Superintendent/ Board</b>	<b>9/27 Wednesday</b>
	Final Budget compilation and reviews	Finance/ Superintendent	10/2-10/9 Monday – Monday
	<b><i>PUBLIC MEETING NOTICE - PUBLICATIONS (2 consecutive weeks prior to meeting on 10/19/23)</i></b>	Kirk/Kaysi/Riene	10/5 and 10/12 Thursdays
	Finance Packet Due out with pre-read distribution of detailed budget	DOF/Superintendent	10/13 Friday
	<i>Finance Committee Meeting – Budget Presentation</i>	Finance Committee/DOF/ Superintendent	10/17 Tuesday
	<b><i>SPECIAL PUBLIC HEARING Board Meeting – Budget Presentation</i></b>	Board/Public/DOF/ Superintendent	<b>10/19 Thursday</b>
	<b><i>Board Meeting – Resolution to Adopt Budget and Approve Levy Revenue</i></b>	Board/Superintendent	<b>10/25 Wednesday*</b>
	<b>Levy Certification Due to Snohomish County</b>	DOF	<b>11/30/23 Thursday</b>

August 2023							September 2023							October 2023						
MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA	SU
											1	2	3							1
31	1	2	3	4	5	6	4	5	6	7	8	9	10	2	3	4	5	6	7	8
7	8	9	10	11	12	13	11	12	13	14	15	16	17	9	10	11	12	13	14	15
14	15	16	17	18	19	20	18	19	20	21	22	23	24	16	17	18	19	20	21	22
21	22	23	24	25	26	27	25	26	27	28	29	30	1	23	24	25	26	27	28	29
28	29	30	31				2	3	4	5	6	7	8	30	31	1	2	3	4	5

\*10/25-Fiscal Specialist/Superintendent to present

cc: staff, commissioners



## **Verdant Community Social Worker Highlights: July / August 2023**

- Case Management – continuing support for fifteen clients.
- Continue to provide inreach/outreach with Swedish Edmonds Hospital. Verdant has an MOU with Swedish for this role. As of July 2023, I completed my second year of providing this onsite service. New MOU in process of being signed.
- CHART Leadership and Facilitation – Ongoing support for the CHART program and clients. One CHART client passed away this month.
- VOA 211 Community Resource Advocate – Continuing support and community introductions for Etmon Carranza.
- This past month included, weekly team check ins, monthly County Outreach Coalition, monthly Snohomish County Community Behavioral Health Committee, Snohomish County Vulnerable Adult Task Force, monthly Snohomish County Connector’s meeting, and the monthly County and Human Services Providers Call. Met with the City of Lynnwood’s new Human Services Coordinator. This is the first time the City has had this role, and I expect to work regularly with this person.
- 2023 Programming –
  - Provider training titled Nutrition in Behavioral Health: A Powerful Tool for Recovery, was held on August 10. This in-person training included a healthy lunch and free CEUs for behavioral health participants. Out of 42 registered, we had 36 attend, and 85% attendee rate. Overall evaluations were excellent.
  - Continuing planning our community event in September, Suicide Prevention Month, to include a keynote and other presenters around suicide prevention. Keynote will be Kevin Hines, a national award-winning speaker and survivor of a suicide who attempted to take his life by jumping from the Golden Gate Bridge. In addition to the Edmonds School District, Volunteers of America and Mental Health Matters has been brought on as partners in this event.
  - Initial stages of planning two community behavioral health therapeutic support groups to be held in-person at Verdant. One will be on grief and loss, the other on building health relationships.

## **Multicultural Report-July 2023**

### **Verdant Sponsored Programs**

Monthly Women's Support Group- 4 participants  
Monthly Men's Support Group- 7 participants  
Monthly Parent Support Group- 12 participants  
Domestic Violence Support Group- 5 participants  
Planning Meeting Suicide Prevention Event-5 participants  
Kitchen Collaborative Pilot- 11 participants  
Summer Health & Wellness Event at Alderwood Mall  
Meet me at the Park- 75 participants

### **Community Collaborations**

Con confianza y en Comunidad- Talking about COVID related Info-13 participants  
Latinx Health Board Meeting-8 participants  
UofWA Peer Mental Health Planning Meetings- 5 participants  
Movimiento Afro-Latino Seattle Board Meeting- 6 participants  
CHBC 2022 General Meeting - First Thursdays of the Month (in person)- 21 participants  
MHM meeting- 3 participants  
LxHB officers meeting- 4 participants  
Soñando con MÁS- 13 participants  
Follow up with NAMI Eastside-4 participants  
JULY 2023 CHW/Promotor/a Peer Learning Workgroup-19 participants  
Quarterly OCOE Community Action Coalition Meeting  
Women of Color Coalition- 5 participants

# Marketing Report

28-Day Period: July 20<sup>th</sup> – August 16<sup>th</sup>, 2023

## Facebook

- Reached 37,935 people
- 644 page visits
- 11 new page likes

## Instagram

- Reached to 48,215 people
- 230 profile visits
- 8 new followers

We reached out to 48,215 people on Instagram which is a 18.8% increase from the previous period, and 37,935 people on Facebook which is a 0.9% increase. This may be a result of posting consistently because there were more classes being offered this month, and also new content ideas were added to the Marketing Strategy. Posts were made for Motivational Monday, Social Media Holidays, Cooking Demos, Self Care Saturday, and Quotes. There are 11 new Facebook likes and 8 new Instagram followers. The profile visits were 230 for Instagram and 644 page visits for Facebook. We hope to increase the number of likes and followers by continuing to post high quality content and more engaging content.

## Link to all of our online platforms:

<https://linktr.ee/verdanthealthcommission>

## E-Newsletter:

[https://mailchi.mp/verdanthealth/verdant-news-august-9185493?fbclid=IwAR3BEcNTYxYpHFhBIOsrhu8TAWR4t0an\\_hobiVfefrqQHQnwwqPNjRYhMtM](https://mailchi.mp/verdanthealth/verdant-news-august-9185493?fbclid=IwAR3BEcNTYxYpHFhBIOsrhu8TAWR4t0an_hobiVfefrqQHQnwwqPNjRYhMtM)  
<https://verdanthealth.org/community-health-networking-event/>

## Content:

