

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

**BOARD SPECIAL MEETING
December 1, 2020
Zoom**

**Commissioners
Present**

Bob Knowles, President (via Zoom)
Karianna Wilson, Secretary (via Zoom)
Deana Knutsen, Commissioner (via Zoom)
Dr. Jim Distelhorst, Commissioner (via Zoom)

**Commissioners
Excused**

Fred Langer, Commissioner

Staff

Lisa Edwards, EdD, Superintendent (via Zoom)
Zoe Reese, Director of Community Impact (via Zoom)
Jennifer Piplic, Marketing Director (via Zoom)
Sue Waldin, Community Wellness Program Manager (via Zoom)
Sandra Huber, Community Engagement Manager (via Zoom)
Nancy Budd, Community Social Worker (via Zoom)
Karen Goto, Executive Assistant (via Zoom)
Erica Ash, Ash Consulting (via Zoom)

Guests

Margot Helphand, Facilitator
Members of the Community

Call to Order

The Special Meeting of the Board of Commissioners was called to order at 5:30 p.m. by President Knowles.

Succession Planning

Slate of Officers & Committee Assignments for 2021:
President – Bob Knowles
Secretary – Jim Distelhorst
Executive Committee – Bob Knowles & Jim Distelhorst
Finance Committee – Fred Langer & Karianna Wilson
Program Committee – Deana Knutsen & Karianna Wilson
Strategic Collaboration – Bob Knowles & Deana Knutsen

**Value Village
Discussion**

Superintendent Edwards will work on a lease buy-out offer that includes 3 months' rent forgiveness with Savers, Inc. All commissioners present are in favor of the counteroffer provided by Savers, Inc. Mr. Brad Berg indicated to Superintendent Edwards that the three months' rent forgiveness included is not a "gift" because Verdant is taking back possession of the building. Property has a current market value of \$5.2 to \$5.5 million.

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Building inspection was done on November 20, 2020 and significant repairs are needed totaling \$500,000 or more. Building is not usable as is; needs heating, roof, fire doors, sprinkler system, mitigation of lead paint and asbestos but realtor says that the property is more valuable with a structure and recommends selling it as is.

Superintendent Edwards will research the cost of fencing around the building property and hiring security. The property management company will do a thorough clean up.

President Knowles would like Verdant to have first right of refusal if the property is sold.

Timeline for the property after it is secured – either sell it to an interested buyer who may want to purchase in March 2021 or develop the building. Development is financially feasible only if the current footprint is used; otherwise, underground parking is necessary, which is expensive. President Knowles suggests that the board's strategic clinical decision should drive any real estate decision.

**Grantmaking
Recommendations**

Facilitator Helphand posed the question to the board about how they want Verdant to be known. Answers included “rooted in our community, connected to priorities, consistent, transparent, nimble and responsive to needs, improving the health and wellness in our district, innovative and creative in meeting needs, act as a bridge between partners and the community, a convener, objective (criteria for grants is consistent with no favoritism) and fills a void both financially and health-wise.”

Superintendent Edwards recommends that Verdant evaluate the impact of all 2020 grants before renewal and examine why any goals were not met, offer a grant extension during this assessment period, move from a monthly to quarterly grant making cycle, train partners on the new grant agreement, offer technical assistance and a “boot camp” to those whose grants were denied in the past and to any new groups seeking funding. An online grant management system will be developed in the first two quarters of 2021 at a cost of \$6,000 to \$7,000.

The Superintendent Discretionary Fund will continue monthly and include presentation of concept papers to the Program Committee for their feedback. COVID-19 funding will also continue. Money in the category of general health and wellness can be available.

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Some commissioners expressed their desire for Verdant to not be rigid about the grant timeline. They like the monthly cycle because it gives the ability to interact with partners and partners can tweak their requests and come back quickly instead of waiting for the next quarter or cycle. It takes 2 to 3 months to work through a grant. A focus group will be convened on December 7, 2020 with 17 grantees and their feedback will be used to refine and improve the application process. Program Committee members will attend this focus group.

Commissioner Knutsen inquired if this same review will be given to Verdant's internal programs. Superintendent Edwards indicated that internal program review will occur in 2021.

President Knowles clarified that Verdant needs 60 days of cash on hand for the hospital operations. The exact amount of that money still needs to be clarified.

**Review of 2016 to 2019
Funding Priorities**

Several commissioners commented that they felt these priorities are still accurate, however some are more critical than others.

Commissioner Wilson suggests moving Dental to its own priority. Ranking of priorities by commissioners present: Commissioner Wilson – highest is behavioral health and essential needs; lowest is physical fitness.

Commissioner Distelhorst – all are still relevant, including physical fitness, which is still needed through the pandemic and is accessible via walking in the community, etc.

President Knowles – highest is behavioral health; lowest is physical fitness.

Commissioner Knutsen commented that there are pocketed areas of the district with residents who are neglected and where we need to focus our grantmaking.

**CEO Roundtable
Strategy Selection**

The six CEO Roundtables presented several opportunities for funding along with COVID and basic essential needs of food access, shelter, and transportation.

Ranking of top 3 priorities by Commissioners present: Commissioner Wilson – Food Access, Behavioral Health, Housing

Commissioner Distelhorst – Food Access, Behavioral Health, Housing

President Knowles – Food Access, Behavioral Health, Housing

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Commissioner Knutsen – Food Access, Behavioral Health, Housing

Further discussion is needed on use of the Value Village property for a pediatric in-and-out-patient facility with an estimated cost of \$1 million per bed with total of 16 beds. Feasibility Study is coming at end of December 2020.

Commissioners further discussed other alternatives for the property, other potential buyers, other potential properties although many do not stay on the market more than a few days, co-locating other services on the property and subsidizing the cost of operations. Commissioners will discuss again in January 2021 after the feasibility study is completed.

Commissioner Knutsen mentioned that a potential levy would need to be done if the cost of the facility is in the \$90 to \$100 million dollar range.

Commissioners agreed to move priorities around in 2021 as needed.

Commissioner Wilson commented about the continued locked playfields at the Woodway campus.


Dr. Balderas of the Edmonds School District will attend the next regular board meeting on December 16, 2020.


Adjourn

No action was taken at the meeting.

There being no further business to discuss, the meeting was adjourned at 7:45 p.m.

ATTEST BY:

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President
DocuSigned by:

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Secretary