

**TEHACHAPI VALLEY HEALTHCARE DISTRICT
Strategic Planning Committee**

November 14, 2024, 12:30pm

Tehachapi Valley Healthcare District Office

116 W F Street, Tehachapi, CA 93561

Join on your computer, mobile app or room device

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AGENDA

I. CALL TO ORDER

II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

This time is reserved for persons to address the Board of Directors on matters not on the agenda over which the District has jurisdiction. Time is limited to 3 minutes per speaker. The Board of Directors can take no action on your presentation. Any person desiring to speak on an item on the agenda will be given an opportunity to do so prior to the committee acting on the item.

III. MINUTES APPROVAL

A. Approval of October 10, 2024 Strategic Minutes

IV. NEW BUSINESS

A. None

V. OLD BUSINESS

A. Business Plan

B. Grants

VI. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

VII. ADJOURNMENT

TEHACHAPI VALLEY HEALTHCARE DISTRICT
Strategic Planning Committee - Special
October 10, 2024
116 West F Street
Tehachapi, CA 93561
12:30pm

Board Members Present: Lydia Chaney, Christine Sherrill

Staff Present: Peggy Mendiburu, CEO

Guests: None

Transcribed by: Peggy Mendiburu

Approval: _____ Date: _____

I. CALL TO ORDER

Director Chaney called the meeting to order at 12:30pm

II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

None

III. APPROVAL OF MINUTES

Approved 09/12/24 Strategic minutes: **MSA: Sherrill/Chaney**

IV. NEW BUSINESS

A. Property Appraisal E and F Street

- CEO Mendiburu provided appraisal for properties on E and F Street. Total for all properties is \$1.4M. The parking lot and plot where the former hospital was is worth \$346k combined. Property will be discussed at this month's board meeting under closed session.
- The appraisal showed a lot of damage to properties Adventist is leasing. Peggy to provide a list to present to Adventist in the future.
- Discussion of parking lot and the public utilizing. The Chamber recently asked if they could utilize for handicap parking. They provided their insurance certificate; however, Director Chaney voiced concerns of the parking lot being unsafe. **Peggy to bring parking lot project to board in November.** An RFP would be needed as project would probably exceed \$25K.
- Discussion of utilizing the shed behind the clinic for the generators, so they are more accessible to the community should an emergency occur. **Peggy to provide measurements and find out if they have been serviced.**

V. OLD BUSINESS

A. Business Planning

CEO Mendiburu provided updates to Business Plan:

- Peggy to get quotes for asphalt of parking lots.
- Electrical for the Guild is Adventist's responsibility per contract.
- Directors agreed to \$1K for each non-profit: Have a Heart, Marley's Mutts, and Fixing Feline Ferals.

B. Grants

- Director Chaney would like to assist students that are utilizing the nursing program or other medical careers locally with Cerro Coso to promote keeping them in our community. She will reach out to director on information.

10/10/24 - Strategic Minutes

P. Mendiburu

VI. CEO Report

No update.

VII. BOARD COMMENTS ON BUSINESS NOT APPEARING ON THE AGENDA

None.

VIII. ADJOURNMENT

Meeting adjourned at 1:12pm

Tehachapi Valley Healthcare District

BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
2	Old Hospital buildings and sheds	Improve utilization of old Hospital Purchasing Department and sheds	10/07/24 – Waiting on sizing of generators 10/10/24 – Provided sizing but part of AH lease		
3	Old Hospital – parking lot	Utilize ER parking lot for Mtn. Festival Parking or yard sales	10/07/24 – already doing this; the Chamber asked if they could utilize the parking lot east of current office for handicap parking for Apple Festival. I have received their liability certificate. 10/07/24 – ER parking lot is at 50% of useful life remaining. I will research cost to repave. 11/7/24 – Need to talk w/Scott as will require an RFP	\$0.00	
4	E Street Clinic	Relocate Rural Health Clinic to provide additional space	10/07/24 – Walked West Valley with Adventist and provided documents on building. I have provided them three months on decision, until 12/19/24 for review of RHC guidelines. 11/07/24 – Gave AH a timeline of 4 mths		
5	Guild Property	Possible electrical safety issue	10/07/24 – Per lease agreement, Adventist Is responsible for	AH cost	

Tehachapi Valley Healthcare District

BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
			electricalEvaluate condition of electrical system in Guild Building to assure safe. 11/07/24 – checked agt; AH responsible		
6	West Valley	Increase occupancy	10/07/04 – See #4		
7	F Street Property	Improve curb-side appearance and decrease water	Look into Xeroscape front yard vs AstroTurf 11/07/24 – Have a quote		
9	New Hospital	Lots	10/07/04 – Closed session item.		
10	TVHD Garden	Purchase Storage Shed and continue lease to THRG	10/07/24 – I purchased shed for \$4000. Delivery scheduled for next week 10/07/24 – THRG has not been tending to the garden. We have two more years on use agt with THRG. 11/07/24 – Waiting on delivery	\$4000	
11	Grant Program	Three grants for students in the health science programs	09/12/24 – Lydia to contact Cerro Coso. Three grants \$5,000 for students of Cero Cos Community	\$15,000	Calendar year 2025

Tehachapi Valley Healthcare District

BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
			College in Tehachapi enrolled in the health sciences. 10/07/24 – Donations to animal care entities. \$2K each? 11/7/24 – Lydia contact; I will be giving the \$1K for each animal entity per 10/10/24 mtg		
13	Storage Rental Units	Empty the mini-storage rental unit	Look into hiring student part-time scan documents and move remaining documents to F Street office.	Savings of about \$2600 per year	
14	Portable Generators x2	Move at least one generator from offsite to TVHD property	10/07/24 – Reached out to Valley Power who is going to provide me a maintenance schedule; size is 218” L, 94”W x 109”High. Need to measure shed. 11/7/24 – Rcvd service quote, which is \$8K to service.	\$0.00	
15	AH Hospital Improvements	Enclose Imaging Pavilion Walkway or showers, new parking lot for Medical Office Building	10/07/24 – Waiting on Jenny to provide cost of walkway...I’m estimating \$800K; this would be the first project.	Approximately \$800K	