

**BOARD OF DIRECTORS  
MEETING MINUTES  
WEDNESDAY, April 27, 2022  
Per Resolution 2022-04, this meeting was held via Zoom teleconference**

<p><b><u>Directors Present</u></b> Chair Cappel Vice -Chair Galligan Director Pagliaro Director Zell</p>	<p><b><u>Directors Absent</u></b> Director Navarro</p>	<p><b><u>Also Present</u></b> PHCD staff Presenters: Danielle Azzolino, Abilitypath Anthony Pacheco and Wayne Bader, Sutter</p>
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**1. CALL TO ORDER & ROLL CALL**

**Chair Cappel** called the meeting to order at 7:30 PM. Roll call attendance was taken. A quorum was present.

**2. PUBLIC COMMENT/NON-AGENDA ITEMS**

**Jackie Almes** read out Instructions for Public Comment.

**Chair Cappel** asked if there was any public comment on non-agenda items. One public comment was offered.

Astrid, San Mateo resident, thanked PHCD board for their help and attention on the Mickelson Pool issue the last two years. She reported over 5000k signatures have been collected from pool members and county supporters to prevent the closure of Sutter’s pool and she urged the board to push Sutter to agree to keep the pool open. She also expressed her frustration that Sutter does not make time to respond to pool advocates but has time to speak tonight about a solar panel project.

**Chair Cappel** thanked her for her comments.

**3. CONSENT CALENDAR**

No discussion or comments were offered.

**Motion by Zell to Accept Consent Calendar:**

**Seconded by: Pagliaro**

**Vote:** Ayes – Cappel, Galligan, Pagliaro, Zell

Noes --0

Abstain –0

**Motion Passed: 4/0/0**

**4. Guest Presentation: Ability Path’s Cooperative Living Homes –Danielle Azzolino, VP of Adult Services:**

Ms. Azzalino reported that both cooperative homes located at 111 and 113 16<sup>th</sup> Ave in San Mateo are fully occupied with a total of ten residents, five women in the Young House and five men in the Cohen House. These homes, provided by PHCD in 2020, have made a difference in the lives of developmentally challenged residents in their 20's, 30's and 40's who have never lived independently. AbilityPath provides independent living skill trainings, employment opportunities, and day program services. PARCA and GGRC provide tenant management services. Ms. Azzalino thanked the board for their generosity in making this unique service available to our community residents.

**Board Questions to which Ms. Azzalino responded:**

- Have there been any tenant disputes? Only typical tenant situations nothing "major."
- Clarify communal or private bathroom status. Each room has a private toilet and sink; each house has a communal, ADA accessible shower.
- If another home could be made available, would it be used? Yes, AbilityPath would be happy to serve adults in another city.

**Chair Cappel** thanked Ms. Azzalino for her update.

**5. Report Out from Closed Sessions April 12 and 27:**

**Chair Cappel:** The April 12<sup>th</sup> closed session continued negotiations with developers on PHCD's Peninsula Wellness Community development. The scheduled April 27<sup>th</sup> closed was cancelled.

**6. OLD BUSINESS**

**6A. Presentation of RCG Architect's Proposed Tenant Improvement Plan for the San Mateo allcove Center at 2600 ECR, San Mateo: RCG Architect Robert Gooyer and Ralph Barsi, PHCD Property Manager:**

**RCG Architect Robert Gooyer-** Reported on his visit to allcove Center Palo Alto to fully appreciate the required spaces and uses and incorporated that research, along with comments provided by the Stanford Implementation Team, to develop two schemes: one using half and one using all of the 8,200 square feet of leased space.

**CEO Fama** presented both Stanford and Youth Advisory Group comments which strongly supported the full build out citing the ability to provide more privacy, to accommodate more patients, and fully carryout the true allcove model.

**Board Discussion:**

- What are the estimates for both schemes? Mr. Gooyer responded that he would need to do construction-ready documents and get City approval to truly know the costs for each scheme. That will take time and add to costs.
- It was noted that this renovation will be a publicly bid construction project that will push out the start of renovations another 6-8 weeks after the final drawings are approved by the City.
- **Director Zell** spoke in favor of the full buildout and proposed the Board select the full build out and authorize the architect to get working on the details which will better inform his cost estimate for the project.

Upon further discussion and recommendations from Counsel Hudak, Director Zell moved to approve Stanford's and the YAG'S recommendation of the full build out and authorize architect to proceed with needed preparations that include drawings and other bid documents preparing to go out for public bidding that will provide a realistic cost estimate.

**Motion by: Zell**

**Seconded by: Cappel**

**Vote: Ayes – Cappel, Galligan, Pagliaro, Zell**

**Noes --**

**Abstain –**

**Motion Passed: -4/0/0**

**6B. Proposal to donate \$100K to the new Millbrae Recreation Center to be used for health and fitness programs: Chair Cappel**

**Chair Cappel** noted that the new Recreation Center is preparing to open but there is still funding support needed for equipment and program supplies to fully launch. He noted the previous presentation by city officials requesting \$500,000 for primarily FFE and the Board rejected that proposal. We are proposing to donate 100k to help fully launch programs and with the restriction funds are used to support health, fitness, senior services, children and youth sports activities, health and fitness education programs and scholarships for senior and youth participation in such programs.

**CEO Fama** reported on her conversation with City Manager Williams and Recreation Center Director MacKenzie. She proposed funding be released upon submission of receipts to ensure compliance with PHCD's use restriction.

**Director discussion:**

Directors' expressed concern that a delineated list with costs was not presented. CEO Fama referenced the detailed packet provided at the first presentation and apologized for not including it with this proposal. She did verbally provide a list of items and the costs from that

list that would be a part of the fitness center, senior lounge, youth room, education facilities and outdoor equipment.

**Motion by Zell: to Approve: 100k funding to Millbrae Rec Center**

**Seconded By Cappel**

**Vote: Ayes – Cappel, Zell**

**Noes -- Galligan**

**Abstain – Pagliaro**

**Motion Passed: -2/1/1/0**

## **7. NEW BUSINESS**

### **7A. Presentation for approval of Sutter/MPMC's Solar Project at 1501 Trousdale per Master Lease Agreement-Anthony Pacheco, Sutter/MPMC CFO and Wayne Bader**

**Mr. Pacheco** - Thanked the board for their consideration of the MPHS solar project and introduced Mr. Bader from Sutter corporate.

**Wayne Bader** presented the solar project design with images of solar panels on the parking structure at the corner of ECR and Trousdale, and then elevated panels covering all the current open-air parking on the west side of the hospital. The projected benefits of the project will be significant reduction in in lower PGE prices and costs, cleaner power, and reduction of emissions. He presented the installation schedule, planning requirements, OSHPD requirements, and the projected launch date of June 2023.

#### **Director Questions/ comments/ concerns:**

Have the neighbors been informed of this project? No per Mr. Bader.

Expressed concerns about impact on neighbors, the PWC development, and staff and patient parking interruptions during construction and legal concerns Director Pagliaro raised.

Directors requested the following questions be answered at the next board meeting.

1) Where is the project in the City's approval process; 2) will the equipment be permanent or removable relative to the definitions and requirements in the Master Agreement and Ground Lease; and 3) there needs to be indemnification for PHCD should there be a problem during installation and/or over the life of the equipment.

CEO Fama noted the relevant sections of the Master Agreement and Ground Lease related to this project are: 2.02- Future Development of the New Facility Site: 5.01 – Alterations, and 5.03-Trade Fixtures and Other Assets.

**Motion: by Zell to table this agenda item until the next scheduled board meeting.**

**Seconded: Cappel**

**Vote: Ayes – Cappel, Galligan, Pagliaro, Zell**

**Noes --0**

**Abstain –0**

**Motion Passed: -4/0/0**

**7B. PHCD RESOLUTION 2022-06 Recognizing May as Mental Health Month – CEO Fama**

**CEO Fama** introduced this request acknowledging mental health as a major PHCD priority and noted the many programs and services PHCD is involved in to address behavioral wellness and mental health in partnership with the schools, senior programs, and the innovative model of care for youth and young adults to be provided at PHCD’s allcove San Mateo Center. She thanked PHCD’s Youth Behavior Health Director Flores for drafting the resolution.

There being no discussion or questions,

**Motion by: Galligan to Adopt resolution 2022-06**

**Seconded By Pagliaro**

**Vote: Ayes – Cappel, Galligan, Pagliaro, Zell**

**Noes --0**

**Abstain –0**

**Motion Passed: -4/0/0**

**8. Reports:**

**A. Board Chair** reported it is time for Board Directors to conduct its periodic self-evaluation and requested the two outstanding evaluations be returned ASAP for inclusion with PHCD renewal application for ACHD’s Excellence in Governance Certification.

**B. Board Committees:** No board committees met in April.

**C. Directors: Director Pagliaro:** A meeting is scheduled with the General Contractor for The Trousdale to discuss items that have not been fully addressed to our satisfaction.

**D. Staff**

**Ann Watson, CED:**

- PHCD’s recent parent education webinar with Dr. Donald Grant on “How to Keep the lines of Communication Open with your Child or Teen” was conducted by our partner The Parent Venture on April 26th and had over three hundred registered participants who offered many questions for the speaker. It was a successful communication forum with live Spanish translation.
- A PHCD sponsored vaccination clinic is scheduled for Saturday, April 16<sup>th</sup> at St. James Zion church in San Mateo. PHCD was sought out for this service and will carry it out in partnership with Safeway Pharmacy.

**CEO Fama:**

The Trousdale:

- As of the latest round of testing, The Trousdale's 110 residents continue to be covid-free.
- Residents' families are now allowed to visit.
- Currently, State licensing is not requiring senior care facility residents to receive a second booster.
- Two new residents are scheduled to move in May.

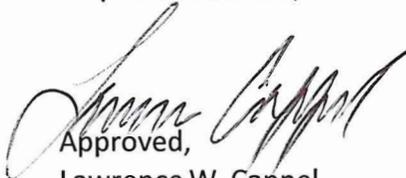
Sonrisas Dental Health: Dr. Bonnie Jue has two created and implemented two programs to promote interest in dental assisting:

- A virtual dental assisting learning program at Sequoia High School.
- In partnership with La Costa Adult School in Half Moon Bay, a program for ESL learners to be oriented to dental assisting. Five completed the program, received certificates, and can now apply for a dental assisting position.
- **Chair Cappel** noted, as a member of the Sonrisas Board, he attended the strategic planning retreat and particularly enjoyed engaging with the staff during this process.

**9.ADJOURN: Chair Cappel adjourned the meeting at 8:57pm.**

Respectfully Submitted,

Stephanie Arevalo, Business Operations Manager

  
Approved,  
Lawrence W. Cappel