



Washington Township Hospital Development Corporation

2000 Mowry Avenue, Fremont, CA 94538-1716

AGENDA

BOARD OF DIRECTORS' MEETING WASHINGTON TOWNSHIP HOSPITAL DEVELOPMENT CORPORATION

Monday, November 14, 2016 – 7:30 A.M.
2000 Mowry Avenue, Fremont, CA 94538
Board Room – First Floor

Assistance for the Disabled: If you are disabled in any way and need accommodation to participate in the meeting, please call Vanessa Terrasas, Recording Secretary, at (510) 791-3438 for assistance so the necessary arrangements can be made.

		PRESENTED BY:
I.	CALL TO ORDER	Chair
II.	ROLL CALL	Vanessa Terrasas, Clerk
III.	CONSIDERATION OF MINUTES OF July 26, 2016	<i>Motion Required</i>
IV.	EDUCATION SESSION A. Lean Presentation	Donald Pipkin, Chief, Strategic Management
V.	COMMUNICATIONS A. Oral B. Written	
VI.	PRESIDENT AND CHIEF EXECUTIVE OFFICER REPORT	Nancy Farber, President and Chief Executive Officer

In accordance with Section 1461, 1462, 32106 and 32155 of the California Health & Safety Code and Sections 54962 and 54954.5 of the California Government Code, portions of this meeting may be held in closed session.

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| VI. | CLOSED SESSION | Chair |
| VII. | ADJOURN TO OPEN SESSION & REPORT ON CLOSED SESSION | Chair |
| VIII. | OPEN SESSION | Chair |
| | A. Report to Open Session | |
| | B. Action Item | |
| IX. | ADJOURNMENT | Chair |

NEXT MEETING: February 13, 2017

The meeting of the Board of Directors of the Washington Township Hospital Development Corporation was held on July 26, 2016 in the Board Room of Washington Hospital, 2000 Mowry Avenue, Fremont, California. Chairman Sah called the meeting to order at 7:34 am.

CALL TO ORDER

Present: Russ Blowers, Shirley Buschke, Miro Garcia, Gloria Villasana Fuerniss, Ben Sah, M.D., Nancy Farber, Chief Executive Officer

ROLL CALL

Absent: None

Also present: Kimberly Hartz, Sr. Associate Administrator, Ambulatory Care Services; Tina Nunez, Associate Administrator, Ambulatory Care Services; Chris Henry, Associate Administrator/CFO; Michael Engle, Sr. Director Ambulatory Care Services; Vanessa Terrasas, Recording Secretary, Doug Penner, WTMF COO, Martin Alsip, WTMF CFO, Nicholas Kozachenko, Esq.

A motion was made by Director Blowers, seconded by Director Garcia to approve the minutes of the meeting of June 13, 2016. The motion was carried by the following vote:

*APPROVAL OF
MINUTES OF
June 13, 2016*

Ayes: Directors Blowers, Buschke, Garcia and Sah

Noes: None

Abstain: Director Fuerniss

Absent: None

Ms. Farber noted that the Morris Hyman Critical Care Pavilion is on budget and on schedule to be completed in 2018. Once completed, the pavilion will house a larger emergency room and expanded intensive care and coronary care units and will provide space for 68 additional private medical/surgical beds.

*PRESIDENT & CHIEF
EXECUTIVE OFFICER
REPORT*

Ms. Farber discussed the Magnet Site Visit that took place June 27th – 29th. She explained that the initial designation received in 2011, is a four-year status and hospitals must reapply and be surveyed every four years to maintain Magnet status. Ms. Farber noted surveyors from the American Nursing Credentialing Center (ANCC) were onsite to verify that Magnet is being practiced and were particularly interested in the nursing services and nursing areas. The surveyors were impressed with Washington's operations with special emphasis on the simulation lab. The Magnet Board will meet in the next couple of months and will communicate to us whether we received Magnet redesignation.

Ms. Farber announced that the Joint Commission mock survey is scheduled for August 16th - 18th. The actual Joint Commission survey is anticipated to take place in the summer of 2017.

Ms. Farber talked about the Institute for Safe Medication Practices (ISMP) site visit that took place July 19th - 21st. The ISMP is dedicated to medication error prevention and safe medication use and is modeled after the Joint Commission's National Patient Safety Goals. During the site visit, a review of Washington's process around medication flow was examined and overall, the survey visit went well and ISMP provided recommendations on improvements.

Ms. Farber informed the Board that she met with the CEO Delvecchio Finley of Alameda Health System to discuss the potential partnership for a psychiatric clinic. Ms. Farber noted almost all psychological clinics are in north Alameda County and stressed the need for facilities in southern Alameda County.

*PRESIDENT & CHIEF
EXECUTIVE OFFICER
REPORT CONT'D*

Ms. Farber gave an update on the Strategic Planning Process for the hospital and stated that a strategic plan is being designed for the next 3 years and allows for flexibility given the changing market.

Ms. Farber announced that the multilevel parking garage for physicians, employees and volunteers, will be opening on August 8th. She noted that testing of the new rooftop helipad operation is scheduled for later in the week. Transition to the new parking garage is scheduled and includes various employee parking lot access closures around the hospital campus.

In accordance with Sections 1461, 1462, 32106 and 32155 of the California Health & Safety Code and Sections 54962 and 54954.5 of the California Government Code, Chairman Sah adjourned the meeting to closed session at 7:58 a.m.

*ADJOURN TO
CLOSED SESSION*

Chairman Sah adjourned the meeting to open session at 9:18 a.m. He reported that in its closed session, the Board of Directors considered the matter identified as Agenda Item VI-1. The Board of Directors approved of the Settlement between Hillhouse Construction and DEVCO concerning the construction project at the Newark Clinic.

*ADJOURN TO OPEN
SESSION/ACTION
ITEMS – Hillhouse
Construction, WTMF
Budget Estimate FY
2016/17, DEVCO
Budget Estimate FY
2016/17*

Director Buschke moved to accept the settlement between Hillhouse Construction and DEVCO. On a second from Director Blowers, the motion was carried with the following vote:

Ayes: Directors Blowers, Buschke, Fuerniss, Garcia and Sah

Noes: None

Abstain: None

Absent: None

The Washington Township Medical Foundation Budget Estimate for fiscal year 2016/17 was presented for approval. The budget included total operating revenue of \$36,840,533 and total expenses of \$55,457,748 for a budgeted net loss of \$18,617,215. The Capital Budget is \$90,486.

Director Blowers moved to accept the Washington Township Medical Foundation Budget Estimate for fiscal year 2016/17. On a second from Director Buschke, the motion was carried with the following vote:

Ayes: Directors Blowers, Buschke, Fuerniss, Garcia and Sah

Noes: None

Absent: None

Abstain: None

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The Washington Township Hospital Development Corporation Budget Estimate for fiscal year 2016/17 was presented for approval. The budget included total operating revenue of \$29,761,644 and total expenses of \$28,865,250 for a budgeted net loss of \$178,205. The Capital Budget is \$417,379.

*ADJOURN TO OPEN
SESSION/ACTION
ITEMS CONT'D –
Hillhouse Construction,
WTMF Budget Estimate
FY 2016/17, DEVCO
Budget Estimate FY
2016/17*

Director Garcia moved to accept the Washington Township Hospital Development Corporation Budget Estimate for fiscal year 2016/17. On a second from Director Fuerniss, the motion was carried with the following vote:

Ayes: Directors Blowers, Buschke, Fuerniss, Garcia and Sah

Noes: None

Absent: None

Abstain: None

There being no further business, the meeting adjourned at 9:22 a.m. The next meeting is currently scheduled for August 29, 2016 at 7:30a.m. *ADJOURNMENT*

Benn Sah, M.D.
Chair

Russ Blowers
Secretary

Washington Township Hospital
Development Corporation
Summary Income Statement
August 2016

	Current Month			Year - To - Date		
	Actual	Budget	Favorable/(Unfavorable) %	Actual	Budget	Favorable/(Unfavorable) %
(1) Visits	3,358	3,265	93	6,281	6,664	(383)
(2) Treatments & Procedures	262	329	(67)	515	642	(127)
(3) Total	3,620	3,594	26	6,796	7,306	(510)
Gross Revenue						
(4) Patient Revenue	3,640,524	3,756,671	(116,147)	6,665,169	7,308,781	(643,612)
(5) Other Revenue	804,268	786,156	18,112	1,565,832	1,561,273	4,559
(6) Total Gross Revenue	4,444,792	4,542,827	(98,035)	8,231,001	8,870,054	(639,053)
Deductions						
(7) Total Deductions	1,833,939	1,894,299	60,360	3,340,926	3,680,694	339,768
Contractual Percentage	50.4%	50.4%	0.0%	50.1%	50.4%	0.3%
(8) Net Revenue	2,610,853	2,648,528	(37,675)	4,890,075	5,189,360	(299,285)
Expenses						
(9) Purchased Labor	773,067	789,476	16,409	1,488,899	1,526,738	37,839
(10) Purchased Benefits	251,949	280,843	28,894	488,632	558,726	70,094
(11) Supplies	324,126	275,230	(48,896)	598,418	533,879	(64,539)
(13) Professional Fees	301,656	294,362	(7,294)	599,609	585,206	(14,403)
(14) Purchased Services	226,352	220,458	(5,894)	402,826	406,617	3,791
(16) Depreciation and Amort	78,127	76,564	(1,563)	157,751	153,064	(4,687)
(17) Utilities	24,193	23,147	(1,046)	47,678	45,626	(2,052)
(18) Building Lease	445,627	441,844	(3,783)	885,792	881,626	(4,166)
(19) Other Expenses	121,425	133,860	12,435	244,293	270,486	26,193
(20) Total Expenses	2,546,522	2,535,784	(10,738)	4,913,898	4,961,968	48,070
(21) Net Operating Income/Loss	64,331	112,744	(48,413)	(23,823)	227,392	(251,215)
(22) Minority Interest	85,173	124,545	39,372	111,017	220,915	109,898
(23) Net Income/Loss	(20,842)	(11,801)	(9,041)	(134,840)	6,477	(2,181,878)