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**West Contra Costa Healthcare District  
Doctors Medical Center  
Board of Directors**

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**Monday, November 4 2013**

**4:30 PM**

**Doctors Medical Center**

**Auditorium**

**2000 Vale Road**

**San Pablo, CA**



**WEST CONTRA COSTA HEALTHCARE DISTRICT  
DOCTORS MEDICAL CENTER**

**BOARD OF DIRECTORS**

**WCCHD DOCTORS MEDICAL CENTER  
BOARD OF DIRECTORS  
November 4, 2013 – 4:30 P.M.  
Doctors Medical Center - Auditorium  
2000 Vale Road  
San Pablo, CA 94806**

**Board of Directors**

*Eric Zell, Chair  
Irma Anderson  
Deborah Campbell  
Nancy Casazza  
Beverly Wallace*

**AGENDA**

1. **CALL TO ORDER** E. Zell
2. **ROLL CALL**
3. **APPROVAL OF MINUTES OF MARCH 27, 2013** E. Zell
4. **PUBLIC COMMENTS** E. Zell  
*[At this time persons in the audience may speak on any items not on the agenda  
and any other matter within the jurisdiction of the Board of Directors]*
5. **APPROVAL OF THE LONG RANGE PROPERTY MANAGEMENT  
PLAN PROPOSAL RESOLUTION # 2013-08** D. Gideon
  - a. Presentation
  - b. Discussion
  - c. Public Comment
  - d. ***ACTION:** Approval of the Long Range Property Management Plan Proposal,  
Resolution #2013-08*

**ADJOURNMENT**



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**MINUTES**  
**MARCH 27, 2013**

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**TAB 3**



**WCCHD DOCTORS MEDICAL CENTER  
BOARD OF DIRECTORS**

**March 27<sup>th</sup>, 2013, 4:30 P.M.  
Doctors Medical Center - Auditorium  
2000 Vale Road  
San Pablo, CA 94806**

**MINUTES**

**1. CALL TO ORDER**

The meeting was called to order at 4:37 P.M.

**2. ROLL CALL**

Quorum was established and roll was called:

Present:           *Eric Zell, Director*  
                          *Irma Anderson, Director*  
                          *Deborah Campbell, Director*  
                          *Nancy Casazza, Director*  
                          *Beverly Wallace, Director*

**3. APPROVAL OF FEBRUARY 27, 2013 MINUTES**

*The motion made by Director Wallace and seconded by Director Anderson to approve the February 27, 2013 minutes passed unanimously.*

**4. PUBLIC COMMENTS**

There Were No Public Comments At The Time.

**5. RATIFICATION OF HURON CONTRACT**

Mr. Zell reminded the Board that at the February meeting of the Governing Body, a revised contract for Ms. Gideon's services as interim President and Chief Executive Officer was presented and approved. As outlined in the bylaws, the Board of Directors are required to ratify the Governing Body's appointment of the President and CEO. He was therefore presenting the Governing Body's recommendation for ratification.

***The motion made by Director Wallace and seconded by Director Anderson to approve the HURON contract passed unanimously.***

**6. APPROVAL OF 2004 C.O.P. REFINANCING**

Ms. Gideon, Interim Chief Executive Officer, presented information for the refinancing of the District's 2004 Certificates of Participation. As she had reported at the February meeting of the Board, current financial markets are good, and it appears that DMC can benefit from a reduction in rates that might be achieved through a refinancing. At this time she is presenting the resolution to allow refinancing to move forward under a specific set of conditions: an interest rate not to exceed 4%, and total principal not to exceed \$23 million. She reported that if this refinancing is successful, the hospital can reduce debt service payments by \$120,000 annually. Unless this savings is achieved, we will not proceed with the refinancing.

***The motion made by Director Wallace and seconded by Director Campbell to approve the 2004 C.O.P. Refinancing Resolution No. 2013-02 passed unanimously.***

**THE MEETING ADJOURNED TO CLOSED SESSION AT 4:45 PM**



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**APPROVAL OF THE LONG RANGE  
PROPERTY MANAGEMENT  
PLAN PROPOSAL  
RESOLUTION # 2013-08**

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**TAB 5**

**RESOLUTION NO. 2013-08**

**RESOLUTION OF THE WEST CONTRA COSTA HEALTHCARE DISTRICT  
REGARDING THE LONG RANGE PROPERTY MANAGEMENT PLAN PROPOSAL  
TO SUPPORT FUTURE DEVELOPMENT OF A NEW COMMUNITY HOSPITAL ON  
THE FORMER CIRCLE S REDEVELOPMENT PROJECT SITE**

WHEREAS, the San Pablo Local Successor Agency (“LSA”) is responsible for winding down the activities of the former redevelopment agency of the City of San Pablo pursuant to the requirements of § 34170 *et seq.* of the Health and Safety Code.

WHEREAS, pursuant to Health and Safety Code § 34191.5, the LSA must submit for approval to the San Pablo Oversight Board (“Oversight Board”) and the Department of Finance (“DOF”) a long-range property management Plan (“LRPMP”) that addresses the disposition and use of certain real properties of the former San Pablo redevelopment agency.

WHEREAS, the West Contra Costa Healthcare District (“District”) approached the LSA with a proposal to build a new community hospital on Blocks F and G of the Circle S redevelopment site (“Circle S Project Site”). Parcel F and G of the Circle S Project Site are comprised of the real property commonly identified as APN 417-170-006 (13685 San Pablo Avenue) and APN 417-170-004.

WHEREAS, the LSA is in the process of submitting to the Oversight Board and the Department of Finance for approval an LRPMP for Blocks F and G of the Circle S Project Site, which provides for the development and/or relocation of a new community hospital (the “Project”).

WHEREAS, the District’s existing facility within the City is in need of replacement or seismic upgrade under State law.

WHEREAS, the replacement of the existing District facility would improve access to healthcare in West Contra Costa County.

WHEREAS, the District is in discussions with the City of San Pablo, the District’s financial advisors, and other stakeholders which the District believes will lead to a package of funding, including the grant of the Circle S Project Site to the District, that will enable the District to develop a new hospital to replace its existing facility in San Pablo.

WHEREAS, the Project would enable the City of San Pablo to increase jobs, create economic opportunity, and generate tax revenues.

WHEREAS, the development of the Project is likely to create or retain at least one full-time equivalent, permanent job for every \$35,000 of public investment in the project.

WHEREAS, at full implementation, the Project is likely to bring significant related development including physician offices, pharmacies, and related healthcare and services businesses which will result in an increase in property tax revenues.

WHEREAS, it is in the best interests of the District to develop the Project.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the West Contra Costa Healthcare District, as follows:

1. The recitals set forth above are true and correct and are incorporated herein.

2. The Board of Directors hereby approves, conceptually, development of a new community hospital in connection with the LRPMP for Blocks F and G of the Circle S Project Site subject to financial feasibility and compliance with applicable law including the California Environmental Quality Act (CEQA). Nothing in this Resolution limits the absolute authority of the District to determine whether or not to proceed with the Project in the course of the District's compliance with applicable law, including CEQA.

3. The District urges the Oversight Board and the DOF to approve the Project.

**PASSED AND ADOPTED** on this \_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

Ayes:

Noes:

Absent:

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Chair of the Board of Directors

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Secretary of the Board  
Of Directors

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