

***Washington Township Hospital Development Corporation***

***February 14, 2025***

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The meeting of the Board of Directors of the Washington Township Hospital Development Corporation was held on February 14, 2025, in-person and by Teleconference via Zoom. Director Blowers called the meeting to order at 7:32 a.m.

***CALL TO ORDER***

Directors present: Russ Blowers; Pauline Weaver; Sue Querner;

***ROLL CALL***

Directors Absent:

Carol Dutra-Vernaci (Ms. Dutra-Vernaci joined the meeting at 7:38 am, see below)

Steven Chan, D.D.S (Dr. Chan was traveling and joined the meeting as guest)

Also present: Kimberly Hartz, Chief Executive Officer; Tina Nunez, Vice President, Ambulatory Care and Administrative Services; Ajay Sial, Interim Vice President & CFO; Walter Choto, Chief, Ambulatory Care Services; Paul Kozachenko, Attorney; and Diana Venegas, Recording Secretary

Guests present: Donald Pipkin, Chief of Strategic Management; Jerri Randrup, Director of Marketing and Communications

A motion was made by Director Weaver, seconded by Director Querner, to approve the minutes of the meeting of November 15, 2024.

***CONSIDERATION  
OF MINUTES OF  
November 15, 2024***

Roll call was taken:

- Russ Blowers – aye
- Pauline Weaver – aye
- Sue Querner – aye
- Steven Chan, D.D.S. – absent
- Carol Dutra-Vernaci – absent

The motion passed.

Carol Dutra-Vernaci joined the meeting at 7:38 a.m.

**Washington Health Brand and Mission, Vision and Values**

***EDUCATION  
SESSION***

Donald Pipkin and Jerri Randrup presented Washington Health's new brand and mission, vision and values.

**Election of Officers**

***ELECTION OF  
OFFICERS***

Director Weaver moved for the following slate of Board officers for the calendar year 2025:

- President: Russ Blowers
- 1st Vice President: Pauline Weaver
- 2nd Vice President: Carol Dutra-Vernaci
- Treasurer: Sue Querner

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- Secretary: Steven Chan, D.D.S.

Director Dutra-Vernaci seconded the motion.

Roll call was taken:

- Pauline Weaver – aye
- Russ Blowers – aye
- Carol Dutra-Vernaci – aye
- Sue Querner - aye
- Steven Chan, D.D.S. – absent

The motion passed.

Ms. Venegas noted that there were no written or oral public communications.

***COMMUNICATIONS***

**Facility Master Plan and Construction Updates**

***CHIEF EXECUTIVE  
OFFICER REPORT***

Kimberly Hartz presented the Facility Master Plan and Construction Update.

**Morris Hyman Pavilion Infill Project**

Construction is under way for the Morris Hyman Pavilion Infill Project. This will include moving imaging, OR, pharmacy and other critical services. Construction began in February 2025 with substantial completion estimated in August 2026.

**New Patient Tower**

The New Patient Tower, which will be located adjacent to the Morris Hyman Critical Care Pavilion, will service Maternal Child Health, NICU, Medical-Surgical Units, Laboratory, Ancillary Services, Cath Lab/IR Suite and a Cafeteria. This is still in the design phase. Completion is expected around 2030 to align with seismic deadline requirements.

**Warm Springs Outpatient Center in Partnership with UCSF Health**

Services available at the Warm Springs Outpatient Center, in partnership with UCSF Health, will include Primary Care, Specialty Care, Pediatrics, Imaging and Lab, Retail Pharmacy, Advanced Imaging, and an Ambulatory Surgery Center (Phase 2).

**Urgent Care**

The District Board approved a new Urgent Care Service that will be located in Washington Properties Shopping Center. Estimated opening is Fall 2025.

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**Cancer Center Build Out**

Construction is underway and on schedule. The estimated substantial completion is September 2025.

**Phase 1 Fremont Office Center**

An architect has been chosen and the build out is estimated to start in the summer of 2025, with a completion date by end of 2026.

**Expanded Services – Trauma, Robotics, Aquablation**

**Trauma Center**

Ms. Hartz reported on the activity of the Trauma Center during the time period of July-December 2024.

Ms. Hartz reported on the Community Education and Awareness Campaigns which emphasized injury prevention.

**Clinical Services Update**

**Robotics**

Washington Health recently began using in the DaVinci Xi Surgical System that provides advanced precision to surgeons and better outcomes for patients. The DaVinci Xi Surgical System supports urology, general surgery, gynecology and thoracic surgery.

Washington Health began providing AquaBeam Therapy as part of its comprehensive urology services. The AquaBeam Robotic System supports aquablation treatment for benign prostatic hyperplasia (BPH). It is minimally invasive treatment that uses water delivered with robotic precision to remove prostate tissue.

**Parcel Tax**

Similar to every other health systems in the state, Washington Health has experienced challenging financial conditions since the pandemic. A citizen's committee has initiated a signature gathering drive to place a parcel tax measure on the November 2025 ballot for Washington Health. Revenue from a parcel tax would help Wahington Health to fund disaster preparedness and help to purchase equipment and technology in the trauma center, operating rooms and other clinical areas of the health system.

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Financial Report

***FINANCIAL  
REPORT***

Ajay Sial reviewed the DEVCO Financial Report for December 2024.

Director Weaver proposed the approval of Resolutions 61, 62, 63, and 64. These resolutions pertain to the replacement of Thomas McDonagh with Interim CFO Ajay Sial on various boards and bank accounts, following Mr. McDonagh's recent resignation. Director Vernaci seconded the motion.

***ACTION ITEM  
MOTION  
REQUIRED***

Roll call was taken:

- Pauline Weaver – aye
- Russ Blowers – aye
- Carol Dutra-Vernaci
- Sue Querner - aye
- Steven Chan, D.D.S. – absent

The motion carried.

Director Blowers adjourned the meeting to a closed session at 9:10 a.m.

***ADJOURN TO  
CLOSED SESSION***

Director Blowers reconvened the meeting to open session at 9:14 a.m. Diana Venegas, Recording Secretary, reported that during the closed session the Board approved the closed session minutes of November 15, 2024 by unanimous vote of all directors present.

***RECONVENE TO  
OPEN SESSION***

There being no further business, Director Blowers adjourned the meeting at 9:15 a.m.

***ADJOURNMENT***

The next regularly scheduled meeting is Monday, April 21, 2025 at 7:30 a.m.

Signed by:

*Russ Blowers*

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Russell Blowers

President, Board of Directors  
Washington Township Hospital  
Development Corporation

DocuSigned by:

*Steven Chan, D.D.S.*

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Steven Chan, D.D.S.

Secretary, Board of Directors  
Washington Township Hospital  
Development Corporation