



April 21, 2026

MEETING NOTICE

The meeting of the Washington Township Hospital Development Corporation Board of Directors will be held on Friday, April 24, 2026 at 9:30 A.M. The meeting will take place in the Board Room of Washington Hospital, 2000 Mowry Avenue, Fremont, California. The meeting is also accessible by Zoom.

Join in-person: 2000 Mowry Avenue, Fremont, CA 94538, 1<sup>st</sup> Floor, Executive Board Room

Join the Zoom Meeting:

<https://zoom.us/j/92628952570?pwd=cWkC7hWjgtNyGqkiOzN00vjXHGdtJt.1>

Password: 767972

Join by Telephone: US: +1 877 853 5257

Meeting ID: 926 2895 2570

Password: 767972

Portions of this meeting may be held in closed session in accordance with Sections of California Health & Safety Code and Sections of the California Government Code.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the Recording Secretary at (510) 818-7839. Notification of two working days prior to the meeting will enable the Recording Secretary to make reasonable arrangements to ensure accessibility to this meeting.

This notice is posted in pursuant to Section 54954 of the Government Code.

*Diana Venegas*

Diana Venegas

Recording Secretary



**Certificate of Posting**

I certify that on April 21, 2026, I posted a copy of the foregoing Meeting Notice near the regular meeting place of the Board of Directors of the Washington Township Hospital Development Corporation, said time being at least 72 hours in advance of the meeting of the Board of Directors (Government Code Section 54954.2)

Executed at Fremont, California, on April 21, 2026.

*Diana Venegas*

Diana Venegas, Recording Secretary



**BOARD OF DIRECTORS' MEETING**  
**WASHINGTON TOWNSHIP HOSPITAL DEVELOPMENT CORPORATION**  
**Friday, April 24, 2026 – 9:30 A.M.**  
**2000 Mowry Avenue, Fremont, CA 94538**  
**1<sup>st</sup> Floor, Executive Board Room and via Zoom**  
<https://zoom.us/j/92628952570?pwd=cWkC7hWjgtNyGqkiOzN00vjXHGdtJt.1>  
Dial: US: +1 877 853 5257  
Meeting ID: 926 2895 2570 / Password: 767972  
**Board Meeting Agenda and Packet may be found at:**  
[DEVCO 2026 | Washington Health](#)

**AGENDA**

**PRESENTED BY:**

- |   |   |
|---|---|
| <b>I. CALL TO ORDER</b>                                       | <i>Russell Blowers<br/>Board President</i>                                |
| <b>II. ROLL CALL</b>  | <i>Diana Venegas<br/>Recording Secretary</i>                              |
| <b>III. CONSIDERATION OF MINUTES OF<br/>February 12, 2026</b> | <i>Motion Required</i>  |
| <b>IV. COMMUNICATIONS</b>                                     | <i>Russell Blowers<br/>Board President</i>                                |
| A. Oral   |   |
| B. Written  |   |
| <b>V. REPORTS</b>   |   |
| A. Chief Executive Officer Report                             | <i>Kimberly Hartz<br/>Chief Executive Officer</i>                         |
| B. Financial Report   | <i>Ajay Sial<br/>Sr. Vice President &amp;<br/>Chief Financial Officer</i> |



**VI. ADJOURN TO CLOSED SESSION**

*Russell Blowers  
Board President*

A. Conference involving Trade Secrets pursuant to Health & Safety Code section 32106

- Strategic Planning

B. Consideration of Closed Session Minutes of February 12, 2026

*Motion Required*

**VII. RECONVENE TO OPEN SESSION**

A. Report on permissible actions taken during Closed Session

*Russell Blowers  
Board President*

**VIII. ADJOURNMENT**

*Russell Blowers  
Board President*

**NEXT MEETING: MONDAY, JULY 13, 2026 – 12:00 P.M.**

*In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the Recording Secretary at (510) 818-7839. Notification two working days prior to the meeting will enable the Recording Secretary to make reasonable arrangements to ensure accessibility to this meeting.*

**Washington Township Hospital Development Corporation**

**February 12, 2026**

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The meeting of the Board of Directors of the Washington Township Hospital Development Corporation was held on February 12, 2026, in-person and by Teleconference via Zoom. Director Blowers called the meeting to order at 9:04 a.m.

**CALL TO ORDER**

Directors present: Russell Blowers; Pauline Weaver; Carol Dutra-Vernaci; Sue Querner

**ROLL CALL**

Directors Absent: Steven Chan, D.D.S.

Also present: Kimberly Hartz, Chief Executive Officer; Tina Nunez, Senior Vice President & Chief Administrative Officer; Ajay Sial, Senior Vice President & Chief Financial Officer; Walter Choto, Vice President of Operations; Paul Kozachenko, Legal Counsel; and Diana Venegas, Recording Secretary

Guests present: Kristin Ferguson, Vice President & Chief Compliance and Risk Officer; Mike Rogers, Director of Offsite Services

A motion was made by Director Weaver, seconded by Director Vernaci, to approve the minutes of the meeting of October 29, 2025.

**CONSIDERATION  
OF MINUTES OF  
OCTOBER 29, 2025**

Roll call was taken:

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

Roll call vote of all those present was unanimous.

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

**COMMUNICATIONS**

Paul Kozachenko, Legal Counsel, presented a Brown Act Update.

**EDUCATION  
SESSION**

**CEO Report**

**CHIEF EXECUTIVE  
OFFICER REPORT**

**Parcel Tax Measure B Update**

Kimberly thanked the community for their support of the parcel tax. The parcel tax is anticipated to generate \$12 - \$14 million dollars per year beginning in 2027. Revenue will help Washington Health fund disaster preparedness and help to purchase equipment and technology for the trauma center, operating rooms, and other clinical areas of the health system.

**Environment of Healthcare and Health System**

Kimberly communicated that it is a challenging time in healthcare in the State of California and beyond. She provided an overview of the potential impacts of the recent HR1 bill that passed, including a large reduction in supplemental funding to

## ***Washington Township Hospital Development Corporation***

***February 12, 2026***

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hospitals. Although Washington Health has not seen direct impact; yet, significant reductions are anticipated. Individuals who purchased health insurance through Covered California, lost their subsidies on January 1<sup>st</sup>, which will result in many not being able to afford insurance. Also, stricter guidelines will likely cause many to lose their medical coverage through Alameda Alliance. These factors and more over the next decade could lead to an increase in the uninsured population, more visits to emergency rooms, and longer wait times for care. Besides HR1, hospitals also face unfunded mandates for seismic requirements to meet by 2030.

### Facility Master Plan and Construction Updates

#### Cancer Center Build Out

The Washington-UCSF Cancer Center opened in February. Kimberly thanked the Foundation for their efforts to raise \$12 million dollars for the Center.

#### Fremont Office Center (FOC)

An update was provided on Phase I of the FOC project, the future home of the medical group, which includes primary care, pediatrics, women's health and a lab.

#### Urgent Care

The Urgent Care opened on December 17, 2025. Community members can make an appointment online or walk-in. We are seeing patient visits increasing.

#### Warm Springs Update

UCSF and Washington Health are working through the details for this outpatient site. It is anticipated to have primary care, specialty and some imaging services for Phase 1.

### New Program and Services

#### Robotic Program

We have expanded the robotics program with the introduction of the ION Robot. The robot assists the surgeon in performing Lung Biopsy procedures. This is a part of a larger early detection lung nodule program.

#### Trauma Update

We continue to see growth in our trauma program. There is a 10% growth in trauma visits from last year, with January being the highest month in activations. Falls continue to be the number one reason for a trauma visit.

#### Other Updates

#### Revenue Cycle Optimization - BRG

We have initiated a review and optimization of our revenue cycle across the System.

#### Quality and Efficiency

A major emphasis is placed on timely discharges and ensuring patients receive the

proper level of care.

Ajay Sial presented the DEVCO Financial Report for December 2025.

***FINANCIAL  
REPORT***

Consideration of Resolution No. 66: Appointment of the Washington Township Medical Foundation Board for the 2026-2028 terms. (This resolution was erroneously labeled as Resolution No. 61 on both the agenda and the draft resolution posted with the agenda. The correct resolution number, 66, was identified and corrected prior to the vote.)

***ACTION ITEM  
Motion Required***

The Board considered the appointment of the Washington Township Medical Foundation Board for the terms 2026-2028.

A motion was made by Director Weaver, seconded by Director Vernaci, to approve Resolution No. 66.

Roll call was taken:

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

The motion passed.

Consideration of Resolution No. 67: Appointment/Re-Appointment of the Founding Member Managers of Peninsula Surgical Partnership, LLC (This resolution was erroneously labeled as Resolution No. 62 on both the agenda and the draft resolution posted with the agenda. The correct resolution number, 67, was identified and corrected prior to the vote.)

***ACTION ITEM  
Motion Required***

The Board considered the appointment/re-appointment of the Peninsula Surgical Partnership, LLC Board for the terms 2026-2028.

A motion was made by Director Weaver, seconded by Director Querner, to approve Resolution No. 67.

Roll call was taken:

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

The motion passed.

Consideration of Board Policy 0002: Hybrid Teleconference Meeting

***ACTION ITEM  
Motion Required***

The Board considered the update to the Hybrid Teleconference Meeting with In-Person Quorum policy.

A motion was made by Director Weaver, seconded by Director Vernaci, to approve the revision to Board Policy 0002.

Roll call was taken:

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

The motion passed.

Consideration of Approval of the Revised Washington Township Hospital Development Corporation Corporate Compliance Committee Program and Charter

***ACTION ITEM  
Motion Required***

Mike Rogers provided an overview of the changes related to the Compliance Program. The revisions update references from Washington Township Medical Foundation to Washington Health Medical Group and reflect new committee member titles.

A motion was made by Director Weaver, seconded by Director Vernaci, to approve the revisions to the DEVCO Corporate Compliance Program and Charter.

Roll call was taken:

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

The motion passed.

Director Blowers adjourned the meeting to a closed session at 10:11 a.m.

***ADJOURN TO  
CLOSED SESSION***

Director Blowers reconvened the meeting to open session at 10:35 a.m.

***RECONVENE TO  
OPEN SESSION***

Diana Venegas, Recording Secretary, reported that during the closed session the Board approved the closed session minutes of October 29, 2025 by unanimous vote of all Directors present.

*Washington Township Hospital Development Corporation*

*February 12, 2026*

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There being no further business, Director Blowers adjourned the meeting at 10:40 a.m.

***ADJOURNMENT***

The next regularly scheduled meeting is Friday, April 24, 2026 at 10:00 a.m.

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Russell Blowers  
President, Board of Directors  
Washington Township Hospital  
Development Corporation

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Steven Chan, D.D.S.  
Secretary, Board of Directors  
Washington Township Hospital  
Development Corporation

**Washington Township Hospital  
Development Corporation  
Summary Income Statement  
Feb 2026**

| Current Month     |                   |                         |                   |
|-------------------|-------------------|-------------------------|-------------------|
| Actual            | Budget            | Favorable/(Unfavorable) |                   |
|                   |                   | Variance                | %                 |
| 1,911             | 2,031             | (120)                   | (5.9%)            |
| 114               | 101               | 13                      | 12.9%             |
| 2,025             | 2,132             | (107)                   | (5.0%)            |
| 9,701,613         | 9,308,617         | 392,996                 | 4.2%              |
| 873,169           | 954,607           | (81,438)                | (8.5%)            |
| <b>10,574,782</b> | <b>10,263,224</b> | <b>311,558</b>          | <b>3.0%</b>       |
| 4,177,720         | 2,828,869         | (1,348,851)             | (47.7%)           |
| 2,121,361         | 2,897,206         | 775,845                 | 26.8%             |
| 19,713            | 0                 | (19,713)                | 0.0%              |
| <b>6,318,794</b>  | <b>5,726,075</b>  | <b>(592,719)</b>        | <b>(10.4%)</b>    |
| 65.1%             | 61.5%             | (3.6%)                  |                   |
| <b>4,255,988</b>  | <b>4,537,149</b>  | <b>(281,161)</b>        | <b>(6.2%)</b>     |
| 1,149,640         | 1,164,509         | 14,869                  | 1.3%              |
| 293,795           | 350,573           | 56,778                  | 16.2%             |
| 1,170,993         | 1,050,839         | (120,154)               | (11.4%)           |
| 189,564           | 195,738           | 6,174                   | 3.2%              |
| 412,908           | 474,651           | 61,743                  | 13.0%             |
| 569,115           | 622,617           | 53,502                  | 8.6%              |
| 27,269            | 33,391            | 6,122                   | 18.3%             |
| 257,405           | 140,635           | (116,770)               | (83.0%)           |
| 376,911           | 221,577           | (155,334)               | (70.1%)           |
| <b>4,447,600</b>  | <b>4,254,530</b>  | <b>(193,070)</b>        | <b>(4.5%)</b>     |
| <b>518,507</b>    | <b>1,034,638</b>  | <b>(516,131)</b>        | <b>(49.9%)</b>    |
| <b>(191,612)</b>  | <b>282,619</b>    | <b>(474,231)</b>        | <b>(167.8%)</b>   |
| <b>0</b>          | <b>0</b>          | <b>0</b>                | <b>0.0%</b>       |
| <b>(191,612)</b>  | <b>282,619</b>    | <b>(474,231)</b>        | <b>(167.8%)</b>   |
| <b>24,772</b>     | <b>(297,196)</b>  | <b>321,968</b>          | <b>108.3%</b>     |
| <b>(166,840)</b>  | <b>(14,577)</b>   | <b>(152,263)</b>        | <b>(1,044.5%)</b> |

|  |  |
|--|--|
| (1) Visits   |  |
| (2) Treatments & Procedures                            |  |
| (3) Total  |  |
| Gross Revenue  |  |
| (4) Patient Revenue                                    |  |
| (5) Other Revenue                                      |  |
| <b>(6) Total Gross Revenue</b>                         |  |
| Deductions   |  |
| (7) Government   |  |
| (8) Other Contractuals                                 |  |
| Provision for Doubtful Account                         |  |
| <b>(7) Total Deductions</b>                            |  |
| Contractual & Allowance Percentage                     |  |
| <b>(8) Net Revenue</b>                                 |  |
| Expenses   |  |
| (9) Salaries   |  |
| (10) Benefits  |  |
| (11) Supplies  |  |
| (12) Professional Fees                                 |  |
| (13) Purchased Services                                |  |
| (14) Depreciation and Amort                            |  |
| (15) Utilities   |  |
| (16) Building Lease                                    |  |
| (17) Other Expenses                                    |  |
| <b>(18) Total Expenses</b>                             |  |
| <b>(19) EBITDA</b>                                     |  |
| <b>(20) Net Operating Income/Loss</b>                  |  |
| Non-op Equity Earnings Revenue                         |  |
| <b>(21) Net Income (Loss) Before Minority Interest</b> |  |
| <b>(22) Minority Interest</b>                          |  |
| <b>(23) Net Income/Loss</b>                            |  |

| Year - To - Date   |                    |                         |               |
|--------------------|--------------------|-------------------------|---------------|
| Actual             | Budget             | Favorable/(Unfavorable) |               |
|                    |                    | Variance                | %             |
| 17,622             | 17,672             | (50)                    | (0.3%)        |
| 1,001              | 880                | 121                     | 13.8%         |
| 18,623             | 18,552             | 71                      | 0.4%          |
| 75,020,670         | 82,523,472         | (7,502,802)             | (9.1%)        |
| 7,531,765          | 7,697,175          | (165,410)               | (2.1%)        |
| <b>82,552,435</b>  | <b>90,220,647</b>  | <b>(7,668,212)</b>      | <b>(8.5%)</b> |
| 29,663,331         | 25,095,743         | (4,567,588)             | (18.2%)       |
| 16,133,499         | 25,937,304         | 9,803,805               | 37.8%         |
| (115,106)          | 0                  | 115,106                 | 0.0%          |
| <b>45,681,724</b>  | <b>51,033,047</b>  | <b>5,351,323</b>        | <b>10.5%</b>  |
| 60.9%              | 61.8%              | 0.9%                    |               |
| <b>36,870,711</b>  | <b>39,187,600</b>  | <b>(2,316,889)</b>      | <b>(5.9%)</b> |
| 9,926,015          | 10,153,265         | 227,250                 | 2.2%          |
| 2,658,398          | 3,056,871          | 398,473                 | 13.0%         |
| 8,442,189          | 9,296,330          | 854,141                 | 9.2%          |
| 1,139,619          | 1,301,208          | 161,589                 | 12.4%         |
| 3,186,159          | 3,903,948          | 717,789                 | 18.4%         |
| 4,735,232          | 4,824,790          | 89,558                  | 1.9%          |
| 235,092            | 267,127            | 32,035                  | 12.0%         |
| 1,216,065          | 1,199,178          | (16,887)                | (1.4%)        |
| 1,969,074          | 1,768,701          | (200,373)               | (11.3%)       |
| <b>33,507,843</b>  | <b>35,771,418</b>  | <b>2,263,575</b>        | <b>6.3%</b>   |
| <b>9,226,169</b>   | <b>9,279,098</b>   | <b>(52,929)</b>         | <b>(0.6%)</b> |
| <b>3,362,868</b>   | <b>3,416,182</b>   | <b>(53,314)</b>         | <b>(1.6%)</b> |
| <b>180,000</b>     | <b>0</b>           | <b>180,000</b>          | <b>0.0%</b>   |
| <b>3,542,868</b>   | <b>3,416,182</b>   | <b>126,686</b>          | <b>3.7%</b>   |
| <b>(1,983,443)</b> | <b>(2,506,119)</b> | <b>522,676</b>          | <b>20.9%</b>  |
| <b>1,559,425</b>   | <b>910,063</b>     | <b>649,362</b>          | <b>71.4%</b>  |