



# CENTRAL HEALTH

### Our Vision

Central Texas is a model healthy community.

### Our Mission

By caring for those who need it most, Central Health improves the health of our community.

### Our Values

Central Health will achieve excellence through:

*Stewardship* - We maintain public trust through fiscal discipline and open and transparent communication.

*Innovation* - We create solutions to improve healthcare access.

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**STAYS IN FILE**

## BOARD OF MANAGERS

### Meeting Agenda

**Wednesday, November 20, 2019, 5:30 p.m.**

**Central Health Administrative Offices**

**1111 E. Cesar Chavez St.**

**Austin, Texas 78702**

**Board Room**

### CITIZENS' COMMUNICATION

### CONSENT AGENDA

All matters listed under the CONSENT AGENDA will be considered by the Board of Managers to be routine and will be enacted by one motion. There will be no separate discussion of these items unless members of the Board request specific items be moved from the CONSENT AGENDA to the REGULAR AGENDA for discussion prior to the time the Board of Managers votes on the motion to adopt the CONSENT AGENDA.

- C1. Approve the minutes of the October 30, 2019 meeting of the Central Health Board of Managers.
- C2. Receive the Quarterly Investment Report and ratify Central Health Investments for October 2019.
- C3. Approve the amendment to the Central Health Reserve Policy as recommended by the Budget and Finance Committee.
- C4. Approve the local provider participation fund (LPPF) administrative program rules as recommended by the Budget and Finance Committee, and delegate authority to the Central Health President & CEO to amend the rules as necessary with notice to the Board of Managers. (*Action Item*)

## REGULAR AGENDA\*

1. Discuss and take appropriate action on the appointment of a member to the Integral Care Board of Trustees.<sup>1</sup> (*Action Item*)
2. Discuss the process for the election of officers for Central Health Board of Managers. (*Informational Item*)
3. Discuss and take appropriate action on:
  - a. an agreement for a capital line of credit from J.P. Morgan Chase; and
  - b. a Board resolution authorizing expenditures in anticipation of obtaining a capital line of credit and reimbursement of Central Health funds from the line of credit proceeds. (*Action Item*)
4. Discuss and take appropriate action on proposed Calendar Year 2020 meeting dates for Central Health Board of Managers. (*Action Item*)
5. Discuss and take appropriate action on an update regarding Sendero Health Plans, Inc., including the effect of federal legislative and regulatory actions.<sup>1</sup> (*Informational Item*)
6. Discuss and take appropriate action on the Fiscal Year (FY) 2020 budget for Sendero Health Plans, Inc.<sup>1</sup> (*Action Item*)
7. Discuss and take appropriate action on health care service delivery expansion in Eastern Travis County, including project timelines.<sup>1</sup> (*Informational Item*)
8. Receive and discuss a briefing on the selection of outside legal counsel.<sup>1</sup> (*Informational Item*)
9. Discuss Central Health owned or occupied real property, and potential property for acquisition or lease.<sup>1</sup> (*Informational Item*)
10. Discuss and take appropriate action on the 1115 Medicaid Waiver, Delivery System Reform Incentive Payment (DSRIP) projects, the Community Care Collaborative, including health care delivery arrangements, and other community partnerships.<sup>1</sup> (*Action Item*)
11. Confirm the next regular Board meeting date, time, and location. (*Informational Item*)

\*The Board of Managers may take items in an order that differs from the posted order.

Note <sup>1</sup>, Possible closed session item.

The Board of Managers may consider any item posted on the agenda in a closed session if the item involves issues that require consideration in a closed session and the Board announces that the item will be considered during a closed session.

Any individual with a disability who plans to attend this meeting and requires auxiliary aids or services should notify Central Health at least two days in advance, so that appropriate arrangements can be made. Notice should be given to the Board Governance Manager by telephone at (512) 978-8049.

Consecutive interpretation services from Spanish to English are available during Citizens Communication or when public comment is invited. Please notify the front desk on arrival if services are needed.

Los servicios de interpretación consecutiva del español al inglés están disponibles para la comunicación de los ciudadanos o cuando se invita al público a hacer comentarios. Si necesita estos servicios, al llegar sírvase notificarle al personal de la recepción.

Came to hand and posted on a Bulletin Board in the Courthouse,  
Austin, Travis County, Texas on this the 15th day of

November 2019.

Dana DeBeauvoir

County Clerk, Travis County, Texas

By A. Macedo Deputy

**A. MACEDO**



**201981663**

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*

**Dana DeBeauvoir, County Clerk  
Travis County, Texas**

**Nov 15, 2019 04:55 PM**

**Fee: \$0.00      MACEDOS**



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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 1**

Discuss and take appropriate action on the appointment of a member to the Integral Care Board of Trustees. <sup>1</sup>



MEMORANDUM

**To:** Central Health Board of Managers Executive Committee  
**From:** Stephanie Lee McDonald  
**Cc:** Mike Geeslin, President & CEO  
**Date:** November 14, 2019  
**Re:** Agenda Item 1- Discuss and take appropriate action on an appointment to the Integral Care Board of Trustees. ACTION ITEM

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**Overview:**

Central Health is one of three entities that appoint members to the Integral Care Board of Trustees. In the late spring, the Executive Committee discussed appointments made by Central Health to governance roles in outside organizations. At the October 2019 Board of Managers meeting, managers further discussed the role and process. Following this meeting, managers proposed that the Central Health Board interview candidates. This memo provides biographical information for three candidates who are interested in serving on the Integral Care Board of Trustees as well as recommended questions for the interviews.

**Synopsis:**

On August 20, 2019 all managers received an email per direction of Executive Committee requesting nominations for the Integral Care Board Trustees. Integral Care provided the following profile for attributes the Integral Care Board of Trustees feel are needed on the board with the departure of Tom Young:

Integral Care is looking for this preferred experience:

- Healthcare finance experience
- Substance Use Disorder expertise
- Lived experience with Substance Use Disorder and/or Mental Health – family member or individual with direct experience

One nomination was made by a Manager, but subsequent follow up from staff did not yield an affirmative response to the nomination. At this time, the Board Chairperson requested staff assist and provide the board with candidates. Staff efforts yielded two candidates.

In addition to the two candidates generated by staff efforts, the Integral Care Board Chair suggested a third candidate who was nominated from the floor at the October Board of Managers meeting. Biographical information for all three candidates are attached to this memo. Also included are the interview questions that the Travis County Commissioners ask of candidates for this role as suggestions for the interviews scheduled to occur at the Executive Committee meeting on Wednesday, November 20, 2019

**Fiscal Impact:**

No fiscal impact anticipated.

**Recommendation:**

Review and consider the attached information in preparation for the interviews scheduled on November 20, 2019.



## **INTERVIEW QUESTIONS FOR APPLICANTS** **To The Integral Care Board of Trustees.**

1. What is the role of the individual in their treatment?
2. Do you believe that recovery is possible for individuals suffering with behavioral health challenges?
3. What is the role of the community in creating an environment where all persons can thrive?
4. How does Integral Care partner with others in the community to reduce barriers to access services?
5. What is the role and importance of Integral Care for Travis County?  
Preferred response would see a focus on the whole community and a perception that Integral care is promote wellness by providing access to innovative, evidence-based services for individuals with complex behavioral health need)
6. How would you ensure that persons providing services on behalf of Integral Care are representative of the demographics of the County?
7. What type of outreach would you do for specific subpopulations for whom mental illness is a huge stigma and therefore a critical barrier to services?
8. Given the transportation barriers faced by individuals in the unincorporated areas, what policies would you recommend for increasing access to treatment and therapeutic interventions?



## **INTERVIEW QUESTIONS FOR APPLICANTS**

### **To The Integral Care Board of Trustees.**

1. What are the most important attributes you would bring to Integral Care if selected to serve on the Board of Trustees?
2. What do you think are the challenges facing Integral Care's ability to meet the needs of the populations they serve?
3. How should Integral Care partner with others in the community to improve care and efficiency?
4. What type of outreach would you do for specific subpopulations for whom mental illness is a huge stigma and therefore a critical barrier to services?
5. What strategies would you pursue with the board to ensure that individuals experiencing chronic and untreated behavioral health issues are diverted from the criminal justice system?
6. What experience with or knowledge of healthcare finance do you possess? Specifically, what experience do you have with reading and understanding multi-million dollar budgets, financial audits, and monthly financial statements?
7. What experience do you have with establishing policy guidelines for a large healthcare organization?
8. What knowledge or understanding do you have of healthcare metrics and analytics?



## Contact

[www.linkedin.com/in/sarita-null-aams-%C2%AE-crc-%C2%AE-7a04156](http://www.linkedin.com/in/sarita-null-aams-%C2%AE-crc-%C2%AE-7a04156) (LinkedIn)  
[www.nrsforu.com](http://www.nrsforu.com) (Company)

## Top Skills

Psychotherapy  
Investment Advisory  
Financial Therapy

## Languages

Spanish

## Honors-Awards

Five Star Wealth Manager -- Central Texas -- 2013  
Five Star Wealth Manager -- Central Texas -- 2014  
Rising Star, Outstanding Achievement in Financial Institution Development

# Sarita Null, AAMS ® CRC ®

Investment Adviser Representative  
Austin, Texas

## Summary

Ensuring the financial integrity of individuals and institutions via a holistic consulting approach to Retirement Planning and Wealth Management.

I am a Licensed Professional Counselor in the State of Texas, an Accredited Asset Management Specialist, a Certified Retirement Counselor and hold the series 7, 63 and 66 securities registrations. Additionally, I carry a Group 1 Life and Variable Contract Insurance License. I earned a BA in Economics from the University of Texas at Austin, an MBA from Texas A&M Corpus Christi, and an MS in Education and Counseling from Corpus Christi State University. I was selected as a Five Star Wealth Manager in 2013 and 2014 by Five Star Professional, a professional research firm.

## Experience

Nationwide Financial - Nationwide Retirement Solutions  
Retirement Specialist  
June 2014 - Present  
South Texas Territory - Austin Region

Growth InSight, HRD Consulting  
Owner/Consultant  
1995 - May 2014 (19 years 5 months)  
Austin, TX

I assisted corporations, agencies and individuals with development needs via individual counseling, consulting, group therapy and classroom-style training sessions. Topics included business development, sales coaching, critical incident stress debriefing, crisis management, conflict resolution, communication skills, change management, process improvement, job coaching, human relations, hospice and palliative care concepts, coping with grief, professional and medical ethics, issues of diversity, team-building, stress management and custom topics/training.

### SWBC Investments, LLC

Financial Advisor

August 2012 - February 2014 (1 year 7 months)

I served as a Financial Advisor to 7 Branches of an Austin area credit union, serving both internal and external Customers and Members. My role was comprised of consultative sales and service of the full array of investment and insurance products to Members of the A+ Federal Credit Union family. My work included coaching credit union employees on products, services and appropriate referrals to my Broker/Dealer. In general, I served as an educator and SME on investment products, including but not limited to Fixed Income, Equities, Cash Equivalents and the various platforms on which they stand. I exhibited a keen understanding of insurance products and how to utilize them for risk management and wealth transfer. On a daily basis, I served as an analyst of statistical variables involved in Investing and the various types of risk associated with investing and the consequences of not planning or investing.

### Edward Jones

Financial Advisor

May 2004 - August 2012 (8 years 4 months)

Creation and operation of a branch office from the "ground up" starting in 2004. Consultative sales and service of investment and insurance products to Individuals and Small Business Owners. Products included but were not limited to Fixed Income, Equities, Cash Equivalents and the various platforms on which they stand. Use of insurance products for risk management and wealth transfer. Development and Implementation of Retirement Plans for both For Profit and Non Profit entities. Educator, Presenter and SME in the full range of investment products.

### CHRISTUS Spohn Health System

Hospice Counselor and Bereavement Coordinator

1991 - 2004 (14 years)

Scope of work included counseling the dying and their families through this sacred time of their lives. Survivors required bereavement care for an indefinite period and often attended grief support groups hosted by my team and me. Additional duties included evaluating and on boarding families for hospice care, identifying and providing community resources, coaching caregivers and providing extensive community education on the issues of hospice, advance directives, death, dying and grief. There was also a constant focus on Continuous Quality Improvement (CQI) initiatives and audit readiness for Medicare and JCAHO. I also served as a Subject Matter Expert at the

statewide level on hospice care, dying, death, crisis management and grief counseling.

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## Education

Texas A&M University-Corpus Christi  
MBA, General Business · (1999 - 2002)

Texas A&M University-Corpus Christi  
MS, Counseling · (1989 - 1991)

The University of Texas at Austin  
BA, Economics · (1981 - 1988)

Refugio High School

## Contact

[www.linkedin.com/in/patricia-trish-young-brown-cpa-1621038](http://www.linkedin.com/in/patricia-trish-young-brown-cpa-1621038)  
(LinkedIn)  
[thinkeryaustin.org](http://thinkeryaustin.org) (Company)

## Top Skills

Strategic Planning  
Start-ups  
Healthcare

# Patricia (Trish) Young Brown, CPA

CEO at Thinkery, Austin's foundry for a new generation of innovators and creative problem solvers

Austin, Texas

## Summary

Experienced Chief Executive Officer and community leader with a demonstrated history of working in complex environments to advance community health and well being. Skilled in Government, Nonprofit Organizations, Community Collaboration, Coaching, Team Building, and Fundraising. Strong business development professional currently enrolled at the Episcopal Theological Seminary of the Southwest.

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## Experience

### Thinkery

Chief Executive Officer

January 2017 - Present

Austin, Texas

### Travis County Healthcare District

President and CEO

April 2005 - December 2016 (11 years 9 months)

Responsible for the development and implementation of the Travis County Healthcare District (dba Central Health), a special purpose taxing district created by the voters of Travis County in May of 2004, and the creation and implementation of it's affiliated companies: the CommUnityCare federally qualified health center system, Sendero Health Plans. and the Community Care Collaborative non-profit partnership with the Seton Healthcare Family.

### Teaching Hospitals of Texas (THOT)

Chair

December 2012 - September 2015 (2 years 10 months)

Austin, Texas

Provided strategic leadership to the statewide association of public teaching hospitals.

## Integrated Care Collaboration

Chair

2002 - 2015 (14 years)

As Chair from 2002-2005 and again from 2015 to present, provide strategic leadership to this non-profit alliances of health care providers in Central Texas dedicated to the collection, analysis and sharing of health information.

## Austin/Travis County Community Health Centers

CEO

October 2000 - March 2005 (4 years 6 months)

Federally Qualified Health Center system of Travis County, Texas.

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## Education

University of Denver - Daniels College of Business

Bachelor's Degree, Accounting · (1978 - 1981)

Episcopal Theological Seminary of the Southwest

Master of Arts (MA) in Spiritual Formation · (2014 - 2019)



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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 2**

Discuss the process for the election of officers for Central Health Board of Managers.



MEMORANDUM

**To:** Central Health Executive Committee and Board of Managers  
**Cc:** Mike Geeslin, President & CEO  
**From:** Perla Cavazos, Deputy Administrator  
**Date:** 11/15/2019  
**Re:** Agenda Item 2 - Discuss the process for the election of officers for Central Health Board of Managers.

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**Overview:**

Every two years the Central Health Board of Managers elects from among themselves a new Chairperson, Vice-Chairperson, and Treasurer, and appoints a Secretary. To assist in the process of the election of officers for the Central Health Board of Managers, this memorandum summarizes the process of officer elections as outlined in the Amended and Restated Bylaws adopted in May 2019. The election of officers will be posted for action at the December 18 regular board meeting.

**Synopsis:**

Under the Bylaws adopted by the Board of Managers, the Executive Committee is charged in section 7.1.1(A) with “ensur[ing] the formation of a special ad hoc committee . . . for the purpose of (i) accepting nominations for Board officers; (ii) discussing the merits that a particular Board member may bring to the position...; and (iii) making recommendations on candidates for Board Officers.” In addition, the Bylaws state the outgoing Chairperson shall appoint the members of this ad hoc committee at least one month in advance of the officer elections, which are scheduled for the December regular board meeting.

Section 6.5 of the Bylaws also state that nominations for Chair, Vice-Chair, Treasurer or any other elected Board position may come from the ad hoc committee or from the floor at a full Board meeting. If an election is to be held at the December board meeting, then any board member may nominate themselves or another member at that time.

**Action Requested:**

Per the requirements in the Bylaws, an ad hoc committee should be appointed to accept nominations for Board officers and make recommendations on candidates for an officer election at the December regular board meeting.



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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 3**

Discuss and take appropriate action on:

- a. an agreement for a capital line of credit from J.P. Morgan Chase; and
- b. a Board resolution authorizing expenditures in anticipation of obtaining a capital line of credit and reimbursement of Central Health funds from the line of credit proceeds.





MEMORANDUM

**To:** Central Health Board of Managers

**Cc:** Mike Geeslin, President & CEO

**From:** Jeff Knodel, CFO

**Date:** November 19, 2019

**Re:** Agenda Item 3- Discuss and take appropriate action on:

a. an agreement for a capital line of credit from J.P. Morgan Chase; and

b. a Board resolution authorizing expenditures in anticipation of obtaining a capital line of credit and reimbursement of Central Health funds from the line of credit proceeds. ACTION ITEM

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**Overview:**

Central Health staff is requesting approval of a revolving credit line (“credit line”) of \$10 million from JPMorgan Chase. The credit line will allow Central Health to make future purchases of information technology, furniture, fixtures, and equipment. Also included in your packet is a Reimbursement Resolution, which allows Central Health to reimburse itself for eligible costs incurred by Central Health prior to receipt of funds from the line of credit.

**Synopsis:**

Central Health staff has been working to establish a line of credit to purchase capital items for furniture, fixtures, equipment, and information technology. A line of credit allows Central Health to utilize a financing vehicle to make capital purchases in a cost effective manner by minimizing transactional costs while maintaining competitive interest rates.

Central Health plans to utilize the line of credit by periodically drawing from the credit line in amounts greater than \$1 million and reimbursing Central Health for eligible capital costs incurred prior to receipt of these credit funds. The principal and interest associated with the credit line will be repaid from Central Health operational budgets and is subject to annual approved appropriations. The amount of funds available under the credit line will be \$10 million.

**Fiscal Impact:**

Future fiscal impact is determined by the amount drawn from the credit line, the interest rates, and the length of the loan draw. Central Health anticipates initially drawing approximately \$6 million for an Electronic Health Record system to be implemented by CommUnityCare.

**Recommendation:**

Central Health staff recommends that the Board approve the \$10 million line of credit and the accompanying Reimbursement Resolution.

RESOLUTION EXPRESSING INTENT TO  
FINANCE EXPENDITURES TO  
SUPPORT HEALTH CARE DELIVERY IN TRAVIS COUNTY

WHEREAS, the Travis County Healthcare District d/b/a Central Health (the “District”), is a hospital district created and operating under Chapter 281, Texas Health and Safety Code, as amended, and is authorized to finance its activities by issuing or incurring obligations, including, but not limited to, executing public property finance contracts (“Obligations”), and such Obligations may include Obligations the interest on which is excludable from gross income for federal income tax purposes, pursuant to Section 103 of the Internal Revenue of 1986, as amended; and

WHEREAS, the District is authorized to acquire the property listed in **Exhibit A** attached hereto (the “Financed Property”) to support the District’s provision of health care services; and

WHEREAS, the District has made, within the last 60 days, and/or will continue to make payments with respect to the Financed Property prior to receiving the proceeds of the Obligations; and

WHEREAS, the District desires to reimburse itself for the costs associated with the Financed Property from the proceeds of Obligations to be issued subsequent to the date hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MANAGERS OF TRAVIS COUNTY HEALTHCARE DISTRICT D/B/A CENTRAL HEALTH:

**Section 1.** The District hereby declares its intent to reimburse itself for all costs paid within the last 60 days and that will be paid subsequent to the date hereof in connection with the acquisition of the Financed Property from the proceeds of Obligations to be issued or incurred subsequent to the date hereof.

**Section 2.** The District reasonably expects that the maximum principal amount of Obligations issued to reimburse the District for the costs associated with the Financed Property will not exceed \$10,000,000.

**Section 3.** This Resolution will be kept in the books and records maintained by the District with respect to the Obligations.

**Section 4.** This Resolution does not and will not bind the District to make any expenditure, incur any indebtedness, or proceed with the acquisition of the Financed Property.

*[Signature page follows]*

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2019, by the Board of Managers of the District.

TRAVIS COUNTY HEALTHCARE DISTRICT

By: \_\_\_\_\_  
Chairperson, Board of Managers

ATTEST:

By: \_\_\_\_\_  
Secretary, Board of Managers

DRAFT

EXHIBIT A

DESCRIPTION OF FINANCED PROPERTY

Description: Payment of costs to acquire new, or to make improvements to, existing District administrative or health care facilities or equipment in order to provide services to needy and indigent persons residing within the boundaries of the District, including a mobile health clinic, modular buildings, technology infrastructure, software, furniture, fixtures, and equipment to be used within health care and administrative facilities.

Estimated Cost: \$10,000,000

DRAFT

# J.P.Morgan

Travis County Healthcare District

Taxable Master Financing Loan

Summary of Terms and Conditions

November 19, 2019

J.P. Morgan is pleased to submit the following financing term sheet. This document is for discussion purposes only and is contingent upon the Borrower's compliance with, all applicable state laws related to Borrower's ability to enter into a taxable loan financing for the intended purposes.

## TRANSACTION SUMMARY

**Borrower:** Travis County Healthcare District, dba Central Health

**Lender:** JPMorgan Chase Bank, N.A. or any affiliate of JPMorgan Chase Bank, N.A., its successors and/or assigns ("JPMorgan Chase"/"Lender"/ or "Bank").

**Transaction:** Fixed-rate, fully amortizing, taxable loan ("Loan").

**Use of Proceeds:** To finance various medical equipment, EPIC implementation, Electronic Telehealth System and Referral System & other essential equipment including software.

**Financing Line Amount:** Up to \$10,000,000

**Commencement Date:** Software Project: Initial take-down anticipated to be by December 31, 2019, or a mutually agreed-upon date

Future FF&E Purchases: Anticipated to be within a 12-month draw period

## TRANSACTION DETAILS

**FF&E Draws** For medical-related and technology equipment, subject to Lender's final review and approval

**Financing Term:** 36, 48, 60 & 84 options - semi-annual payments in arrears

**Min Draw of \$500m**

Term	TE/Taxable Rates	Interest Rate SWAP	Index Rate Formula
36 - month	2.377% / 3.030%	2-Yr SWAP	2-Yr Swap = 1.569% + 1.461% = 3.030%
48 - month	2.382% / 3.036%	2-Yr SWAP	2-Yr Swap = 1.569% + 1.467% = 3.036%
60 - month	2.388% / 3.044%	2-Yr SWAP	2-Yr Swap = 1.569% + 1.475% = 3.044%
84 - month	2.412% / 3.075%	2-Yr SWAP	2-Yr Swap = 1.569% + 1.506% = 3.075%

**Min Draw of \$1mm**

Term	TE/Taxable Rates	Interest Rate SWAP	Index Rate Formula
36 - month	2.139% / 2.726%	2-Yr SWAP	2-Yr Swap = 1.569% + 1.157% = 2.726%
48 - month	2.143% / 2.732%	2-Yr SWAP	2-Yr Swap = 1.569% + 1.163% = 2.732%
60 - month	2.149% / 2.739%	2-Yr SWAP	2-Yr Swap = 1.569% + 1.170% = 2.739%
84 - month	2.175% / 2.772%	2-Yr SWAP	2-Yr Swap = 1.569% + 1.203% = 2.772%

**Software Draws**

For EPIC & other future software installations, subject to Lender’s final review and approval

**Min Draw of \$1mm**

Term	TE/Taxable Rates	Interest Rate SWAP	Index Rate Formula
60 - month	2.153% / 2.744%	2-Yr SWAP	2-Yr Swap = 1.569% + 1.175% = 2.744%

**Financing Term:** 60 month term with 1<sup>st</sup> payment due 12 months in arrears, to be followed by semi-annual payments in arrears

The Interest Rates and Payments will be subject to the index rate calculation above based upon the then current Interest Rate Swap (mid) (“Index Rate”) as published in Bloomberg. The Interest Rate will be the applicable Swap Rate plus a Spread, as outlined above. For every change (increase or decrease) in the Index Rate a corresponding adjustment will be made to the Interest Rate to maintain Lender’s economics. The final Interest Rate and Payment will be agreed upon 3 days prior to closing and will be fixed for the Financing Term. The formula shall be reviewed on an annual basis to ensure market consistency.

Lender reserves the right to adjust the pricing proposed in order to maintain Lender’s anticipated economic return as a result of material adverse change.

**Prepayment:** The Financing may be prepaid without penalty, in whole but not in part, prior to maturity, on any payment date after the initial 24 months from Commencement, subject to 30 days prior written notice. If Borrower prepays the financing prior to the 24th month from Commencement, the payment may be subject to a fixed rate / “make whole” break funding charge.

**Disbursement of Proceeds:** Transaction Draws/Takedowns shall be fund directly to Borrower, deposited into a special fund to be designated “Travis County Healthcare District Public Property Finance Contract Debt Service Fund”

**Security:** Lessee will grant Lessor a first priority security interest in the financed equipment. UCC I and UCCII filings will be completed as applicable.

**Appropriation:** This Agreement shall be subject to appropriation. The Agreement will require appropriation for payment for any and all equipment on a lease schedule. Appropriation for partial payment or for select assets within a schedule will not be permitted.

**OTHER TERMS**

**Documentation:** The terms of this financing will be evidenced by agreements, instruments and documents (“Loan Documents”) usual and customary for a Taxable loan financing, in a form substantially the same to what Borrower’s counsel has previously reviewed. The Loan Documents must be acceptable to Lender and its counsel, and contain a “software de-installation clause” in the event of non-appropriation or non-payment, in addition to a cross-collateralization and cross-default provision.

Lender or its counsel shall prepare documentation. Borrower shall be responsible for its own expenses related to review of the loan documents and delivery of opinion of counsel.

**Conditions Precedent:** Usual and customary conditions to issuance of the financing including acceptable legal documentation which will include an opinion of counsel that confirms the financing qualifies as a valid, binding and enforceable obligation of Borrower.

**Representations and Warranties:** Usual representations and warranties for like situated Borrowers and the Facility's type and tenor, including, without limitation, absence of material adverse change, absence of material litigation, absence of default or potential default and continued accuracy of representations.

Representations and warranties relating to Absence of Sovereign Immunity (or waiver of sovereign immunity, if applicable) will also be required for all governmental entities.

**Waiver of Jury Trial:** The Borrower and the Bank will waive, to the fullest extent permitted by applicable law, any right to have a jury participate in resolving any dispute in any way related to this term sheet, any related documentation or the transactions contemplated hereby or thereby.

**Anti-Corruption Laws and Sanctions:** The documentation shall contain representations and warranties that the Borrower has implemented and maintains in effect policies and procedures designed to ensure compliance by the Borrower, its subsidiaries and their respective directors, officers, employees and agents with Anti-Corruption Laws and applicable Sanctions, and the Borrower, its subsidiaries and their respective officers and employees and to the knowledge of the Borrower, its directors and agents, are in compliance with Anti-Corruption Laws and applicable Sanctions in all material respects. None of (a) the Borrower, any subsidiary or any of their respective directors, officers or employees, or (b) to the knowledge of the Borrower, any agent of the Borrower or any subsidiary that will act in any capacity in connection with or benefit from the credit facility established hereby, is a Sanctioned Person. No Borrowing or credit facility, use of proceeds or other transaction contemplated by this Loan will violate any Anti-Corruption Law or applicable Sanctions.

**Governing Law:** All aspects of the credit(s) being discussed including this Term Sheet and any Loan Documents would be governed by the laws of the State of Texas.

**Term Sheet Expiration:** This term sheet will expire if acceptance does not occur by December 3, 2019 (unless extended in writing by Lender).

**Confidentiality Statement:** J.P. Morgan confirms that it will not use confidential information obtained from you by virtue of the potential transaction contemplated by this term sheet or our other relationships with you in connection with the performance by J.P. Morgan of such services for other companies. You also acknowledge that J.P. Morgan will not use in connection with the potential transaction contemplated by this preliminary term sheet, or furnish to you, confidential information obtained from other companies.

**Municipal Advisor Disclosures and Disclaimers:** The Borrower acknowledges and agrees that (i) the transaction contemplated herein is an arm's length commercial transaction between the Borrower and the Bank, (ii) in connection with such transaction, the Bank is acting solely as a principal and not as an advisor including, without limitation, a "Municipal Advisor" as such term is defined in Section 15B of the Securities and Exchange Act of 1934, as amended, and the related final rules (the "Municipal Advisor Rules"), agent or a fiduciary of the Borrower, (iii) the Bank is relying on the Bank exemption in the Municipal Advisor Rules, (iv) the Bank has not provided any advice or assumed any advisory or fiduciary responsibility in favor of the Borrower with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (whether or not the Bank, or any affiliate of the Bank, has

provided other services or advised, or is currently providing other services or advising the Borrower on other matters), (v) the Bank has financial and other interests that differ from those of the Borrower, and (vi) the Borrower has consulted with its own financial, legal, accounting, tax, and other advisors, as applicable, to the extent it deemed appropriate.

Please feel free to contact me at (925) 212-1065 if you have any questions. Thank you for allowing us to be of service!

Sincerely,

*Rebecca A. Lowe*

Rebecca A. Lowe  
Executive Director

*Larnell Camus*

Larnell Camus  
Executive Director

**Financing Term:** 60 month term with 1<sup>st</sup> payment due 12 months in arrears, to be followed by semi-annual payments in arrears





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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 4**

Discuss and take appropriate action on proposed Calendar Year 2020 meeting dates for Central Health Board of Managers.



MEMORANDUM

**To:** Central Health Board of Managers  
**From:** Perla Cavazos, Deputy Administrator, and Briana Yanes, Board Governance Manager  
**Cc:** Mike Geeslin, President and CEO  
**Date:** November 15, 2019  
**Re:** Agenda Item 4- Discuss and take appropriate action on proposed Calendar Year 2020 meeting dates for Central Health Board of Managers. ACTION ITEM

---

**Overview:**

With 2020 approaching the Board of Managers will need to discuss and set Calendar Year 2020 meeting dates. A proposed 2020 calendar has been created for the Board of Managers' regular meetings and Budget and Finance Committee meetings following the same pattern as previous years. We would also like to ensure these dates and times continue to work for your schedules.

**Action Requested:**

Staff requests approval of the proposed Calendar Year 2020 meeting dates for Central Health Board of Managers at the December 18, 2019 Board Meeting.

## 2020 Central Health Board of Managers Meeting Schedule

<b>January 2020</b>	
Budget and Finance Committee	January 22, 2020
Board of Managers	January 29, 2020

<b>February 2020</b>	
Budget and Finance Committee	February 19, 2020
Board of Managers	February 26, 2020

<b>March 2020</b>	
Budget and Finance Committee	March 11, 2020
Board of Managers	March 25, 2020

<b>April 2020</b>	
Budget and Finance Committee	April 15, 2020
Board of Managers	April 22, 2020

<b>May 2020</b>	
Budget and Finance Committee	May 20, 2020
Board of Managers	May 27, 2020

<b>June 2020</b>	
Budget and Finance Committee	June 17, 2020
Board of Managers	June 24, 2020

<b>July 2020</b>	
Budget and Finance Committee	July 15, 2020
Board of Managers	July 22, 2020

<b>August 2020</b>	
Budget and Finance Committee	August 19, 2020
Board of Managers	August 26, 2020

<b>September 2020</b>	
Public Hearing #1	September 9, 2020
Public Hearing #2	September 16, 2019
Board of Managers	September 23, 2020

<b>October 2020</b>	
Budget and Finance Committee	October 21, 2020
Board of Managers	October 28, 2020

<b>November 2020</b>	
Budget and Finance Committee	November 11, 2020
Board of Managers	November 18, 2020

<b>December 2020</b>	
Budget and Finance Committee	December 9, 2020
Board of Managers	December 16, 2020

\*All other committees are TBD.



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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 5**

Discuss and take appropriate action on an update regarding Sendero Health Plans, Inc., including the effect of federal legislative and regulatory actions.<sup>1</sup>



MEMORANDUM

To: Central Health Board of Managers
CC: Mike Geeslin, President and CEO, Central Health
Jeff Knodel, CFO, Central Health
Wesley Durkalski, President and CEO, Sendero Health Plans
Kit Abney-Spelce, Sr. Director Eligibility Services, Central Health
From: Stephanie Lee McDonald, VP, Enterprise Alignment and Coordination
Date: November 14, 2019
Re: Agenda item 5: Discuss an update on Sendero Health Plans, Inc. - INFORMATIONAL ITEM

Overview

This memo highlights activities to reenroll current Central Health premium Assistance Program Expansion (CHAP Expansion) participants and recruit additional members for Calendar Year (CY) 2020. Working with Sendero Health Plans, Central Health is leading simultaneous efforts to both the existing CHAP Expansion members as well as recruit new members for CY 2020. Total membership goal for CY 2020 is 500 CHAP Expansion members with appropriate risk scores. As of November 14, 2019 353 people have completed enrollment or re-enrolled in CHAP Expansion.

Synopsis

Current 2019 Members

Central Health Eligibility Services and Sendero Health Plans worked collaboratively with current CHAP Expansion members to verify Travis County residency and income to continue their coverage. Additional efforts to reach members with claims, but who have not responded to date, continue. Below is the detail of the 201 members currently enrolled the CHAP Expansion program:

Table with 2 columns: Category and Count. Rows include Total Renewal Population (201), Desire to Re-Enroll (155), Renewed (151), Renewal-incomplete (4), Not Re-Enrolling (24), Medicare Enrolled/Eligible (16), Expired (2), Ineligible- Out of County (2), Undecided (2), Reason unknown (1), Returning to MAP (1), and Not Reached (22).



***New 2020 Members***

Central Health data and analytics team originally identified 754 people with risk scores of 10 or greater. An additional cohort of 132 with risks scores of 7 or greater have since been contacted.

- 372 people with Risk Scores of 15 or greater
- 382 people with Risk Scores of 10-14.9
- 132 people with Risk Scores of 7-9

Additional criteria include:

- Enrollment in MAP or MAP BASIC in the past year
- Not eligible for Medicaid or Medicare\*  
\* CHAP Expansion eligibility based on 9 months before Medicare eligibility in year
- Current medical diagnosis is chronic

New CHAP Expansion	Cohort 1,2 Risk Score $\geq 7$
<b>Total Active</b>	<b>886</b>
<b>Total Inactive</b>	<b>471</b>
<b>Total Population</b>	<b>1357</b>

<b>Active Members</b>	<b>886</b>
Enrolled in CHAP Expansion	202
Active Members not enrolled	684

<b>Outreach results</b>	
Not been able to contact	305
Contacted-Transferred to Sendero or Will call Sendero directly but not enrolled	173
No or wrong number	127
Ineligible or does not want program	79
<b>Total Individuals</b>	<b>684</b>

There are 477 potential active members that have not enrolled and will continue to receive outreach

**Total new members currently enrolled in CHAP Expansion for CY 2020: 202**



**Financial Impact**

Central Health Board of Managers approved \$7 Million in funding for continuing the CHAP Expansion program for approximately 500 people in adopting the Fiscal Year 2020 budget on September 18, 2019. Current financial impact is tracking with the allocated funding.

**Action Requested**

This is an informational item and no action is required. Open enrollment began November 1 and closes December 15, 2019. Additional updates will be provided for the Board of Managers through the close of open enrollment. Final report out is planned for February 2020.



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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 6**

Discuss and take appropriate action on the Fiscal Year (FY) 2020 budget for Sendero Health Plans, Inc.<sup>1</sup>



# **CENTRAL HEALTH BOARD OF MANAGERS BUDGET & FINANCE**

## **OPEN SESSION SLIDES**

# **SENDERO HEALTH PLANS 2020 BUDGET SUMMARY**

**Wednesday, November 13<sup>th</sup> 2019**

# Sendero Board Approved 2020 Budget

## SENDERO HEALTH PLANS 2019-20 PRELIM BUDGET REVIEW

	2019 BUDGET APPROVED thru DECEMBER 2019 (Dec 5, 2018)	2019 DRAFT PROJECTED for BUDGET thru DECEMBER 2019 (Oct 28, 2019)	2020 DRAFT BUDGET PROJECTED BUDGET thru OCTOBER 2019 (Oct 28, 2019)	Notes
Total Revenue After Risk Adjustment	\$86,733,600	\$83,074,926	\$110,484,000	2019 Membership lower than expected, 2020 more competitive 2019 CHAP costs higher than expected 2019 Margin \$5m less than expected
Total Medical Expenses	\$66,091,003	\$67,495,740	\$86,729,940	
Contribution to Overhead	\$20,642,597	\$15,579,186	\$23,754,060	
Total Administrative Expenses	\$19,487,345	\$18,245,221	\$23,238,087	2019: Saved \$1m on admin in 2019, 2020 targeting full staff
Net Income (loss)	<u>\$1,155,251</u>	<u>(\$2,666,035)</u>	<u>\$515,973</u>	Membership and CHAP driving difference versus budget
<i>Check Total</i>				
Average Membership	14,200	12,632	16,500	2020: Offering 4 of 5 lowest cost plans
Member Months	170,400	151,579	198,000	
Admin as % of Revenues After Risk Adj	22%	22%	21%	Admin
Premium PMPM	\$509.00	\$548.06	\$558.00	Average premiums higher due to more CHAP
Claims PMPM	\$387.86	\$445.28	\$438.03	Lower average claims projected for 2020 due to more Bronze
Admin PMPM	\$114.36	\$120.37	\$117.36	Admin is roughly half fixed and half variable per member
Net Income PMPM	\$6.78	-\$17.59	\$2.61	

- Additional detailed financial data to be provided
- 2019 Draft Projection incorporates potential loss to provide conservative forecast for budgeting
- 2020 Budget includes conservative estimate of increased membership



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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 7**

Discuss and take appropriate action on health care service delivery expansion in Eastern Travis County, including project timelines.<sup>1</sup>



MEMORANDUM

**To:** Central Health Board of Managers  
**From:** Stephanie Lee McDonald, VP of Enterprise Alignment & Coordination  
**Cc:** Mike Geeslin, President & CEO  
**Date:** November 15, 2019  
**Re:** Agenda Item 7- Discuss and take appropriate action on health care service delivery expansion in Eastern Travis County, including project timelines. INFORMATIONAL ITEM

---

**Overview:**

Pursuant to the direction provided by the Board of Managers in both the Fiscal Years 2019 and 2020 Budget Resolutions, Central Health has been pursuing a two phased strategy to deliver health care services to the Colony Park area. Phase I involves short-term deliverables through partnerships including mobile health, eligibility services, and wellness services. Phase II is the longer-term strategy to develop a permanent health center in the Colony Park community. This memo serves as an update on both Phases.

**Synopsis:**

**Phase I:**

Active services in the Colony Park/Lakeside Communities as of November 15, 2019 include both regularly scheduled basic needs resources and pilot projects. Regularly scheduled services include mobile health services provided by CommUnityCare (CUC) at two elementary schools (Overton Elementary and Jordan Elementary), Farmshare Austin produce market, Central Health Eligibility Services, financial literacy services, and outreach by Central Health-funded Community Health Workers.

**Overton Elementary - Northeast Resource Center – AISD Facility**

**Current Services:** Central Health Eligibility services including enrollment in MAP, MAP BASIC, and State programs

**Availability:** By appointment. Current appointments scheduled on Monday afternoons with approximately eight appointments per day primarily serving the immediate ZIP code.

**Turner Roberts Recreation Center - City of Austin Park and Recreation Facility**

**Current Services:** CUC mobile clinic plus CUC financial screening (available at the clinic).

**Availability:** Walk-in and appointments on Wednesday afternoons.

**Central Texas Food Bank**

**Current Service:** Food resources

**Availability:** Pilot program launched two months ago. Evaluation and planning for services in 2020 underway.

Texas Capital Bank

**Current Services:** Community based bank provides financial literacy and mobile banking services.

**Availability:** Pilot Program launched two months ago. Evaluation and planning for services in 2020 underway.

Barbara Jordan Elementary – AISD Facility

**Current Services:** CUC mobile clinic plus CUC financial screening (available at the clinic).

**Availability:** Walk-in and appointments on Monday and Friday afternoons.

Farmshare Austin

**Current Services:** Central Health supported service bringing fresh vegetables to the campus at prices comparable to HEB.

**Availability:** Friday afternoons

Community Health Workers:

Targeted outreach in the Colony Park, Lakeside, and Sendero Hills neighborhoods to promote awareness of Central Health Enterprise services including directing patients to eligibility and enrollment services, getting medical services at the mobile clinic, and understanding other needs within these communities. Other outreach includes interviewing patients and potential patients about health care needs and knowledge of available services, validating health related data about the neighborhoods collected through the neighborhood profile work, and hosting Way to Wellness health and wellness workshops in partnership with CUC dieticians and nutritionists.

**Availability:** Two CHW's assigned to the Colony Park area working approximately 40-50 hours per week

**Phase I Proposed Modifications:**

With support of the Colony Park Neighborhood Association, Central Health participated in conversations with AISD to relocate services currently provided at Overton Elementary to the Barbara Jordan Elementary Campus as Jordan Elementary has better visibility from Loyola Lane. Central Health staff along with Ms. Barbara Scott, president of the Colony Park Neighborhood Association, met with the principal at Jordan Elementary, who expressed support of the service relocation, but advanced discussions to the AISD Health Services Director and AISD Real Estate division. This meeting is scheduled for December, 2019.

Central Health is in the process of hiring a dedicated community support specialist for the area. This person would assist the Central Health Colony Park Team in building more programs that serve the expressed needs of the community as well as serve as an on the ground administrator of site specific needs.

Evaluation of the clinical services as well as pilots are underway.

**Phase II:**

In August 2019, the City of Austin and Central Health agreed to work towards an interlocal agreement sharing costs and collaborating efforts on perform preliminary feasibility and due diligence to locate a health center and possibly other Enterprise functions on City owned

property in Colony Park. On November 13, 2019, Central Health met with the City of Austin and their consultant team, and conditionally agreed to advance discussions on a five-acre tract within the City owned property. Next steps require execution of an interlocal agreement between the City of Austin and Central Health for costs sharing to advance and complete the initial due diligence. After the economic analyses and due diligence is completed, a subsequent interlocal agreement is needed detailing the terms of the land acquisition and infrastructure development responsibility and costs.

The first (cost sharing) interlocal agreement is under legal review and requires adoption by both Central Health Board of Managers and the Austin City Council.

**Financial Impact:**

All operational activities are budgeted in the current FY 2020 budget. No unanticipated budget impact at this time.

**Action Requested:**

This item is informational. No action is requested at this time.



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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 8**

Receive and discuss a briefing on the selection of outside legal counsel.<sup>1</sup>



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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 9**

Discuss Central Health owned or occupied real property, and potential property for acquisition or lease.<sup>1</sup>



## MEMORANDUM

To: Central Health Board of Managers  
From: Steven Lamp, Vice President – Real Estate & Facilities  
CC: Mike Geeslin, President and CEO  
Date: November 15, 2019  
Reference: Agenda Item 9 - Discuss Central Health owned or occupied real property, and potential property for acquisition or lease, including the Downtown Campus and properties located in Eastern Travis County. (Information Only)  
**Request for Information – Downtown Property**

---

### **Overview:**

Central Health will seek expressions of information (Request for Interest (RFI) for potential development options to consider on Central Health's Downtown Property. Tract 165 (~ 2.5 acres) is available. Additional tracts will be available in the near term (Block 166 – Clinical Education Center and its associated parking garage (~ 5.4 acres)), and could include additional Downtown Campus tracts (Block 168 – Main Parking Garage and/or adjacent land (~ 0.5 – 1.8 acres)) as they become available in the future.

RFI responses will assist Central Health at an administrative level to inform strategy for future development options and strategies. The RFI additionally:

- Informs the development community of the current property status;
- Captures current, dynamic market information regarding development options;
- Promotes Central Health's flexibility and intent.

### **Background/Synopsis:**

Central Health previously issued a Request for Qualifications (September 2016) for response from interested development entities, and subsequently, a Request for Proposals (June 2017) to pre-qualified development entities in an effort to identify and select a master developer for its Downtown Property. This effort culminated in selection of a master developer entity (November 2017), but potential revenue to fund Central Health's mission, and more so revenue timing, was not adequate to continue negotiations with the selection of the master developer. Subsequently, with Board of Managers' direction and approval, Central Health advanced individual parcel/block-based negotiations to lease two blocks of the Downtown Campus.

In parallel, Central Health completed and/or advanced hazardous materials abatement and remediation, buildings demolition, City of Austin entitlements resolution, and rezoning - all significantly increasing Downtown Property land value and long term potential. These efforts eliminate development risk.

The RFI will summarize the status, development expectations (Master Plan guidance remains cooperation requirements, and strategies – including community engagement. Proposals to the RFI are non-binding and will inform Central Health on next steps to consider in the development process. An attached document outlines RFI content.

### **Action Requested:**

None. Information to Board.

### **Fiscal Impact:**

FY-2020 budget includes funding for potential consultant need (traffic impact analyses, surveying, etc.)

## Introduction

## Background

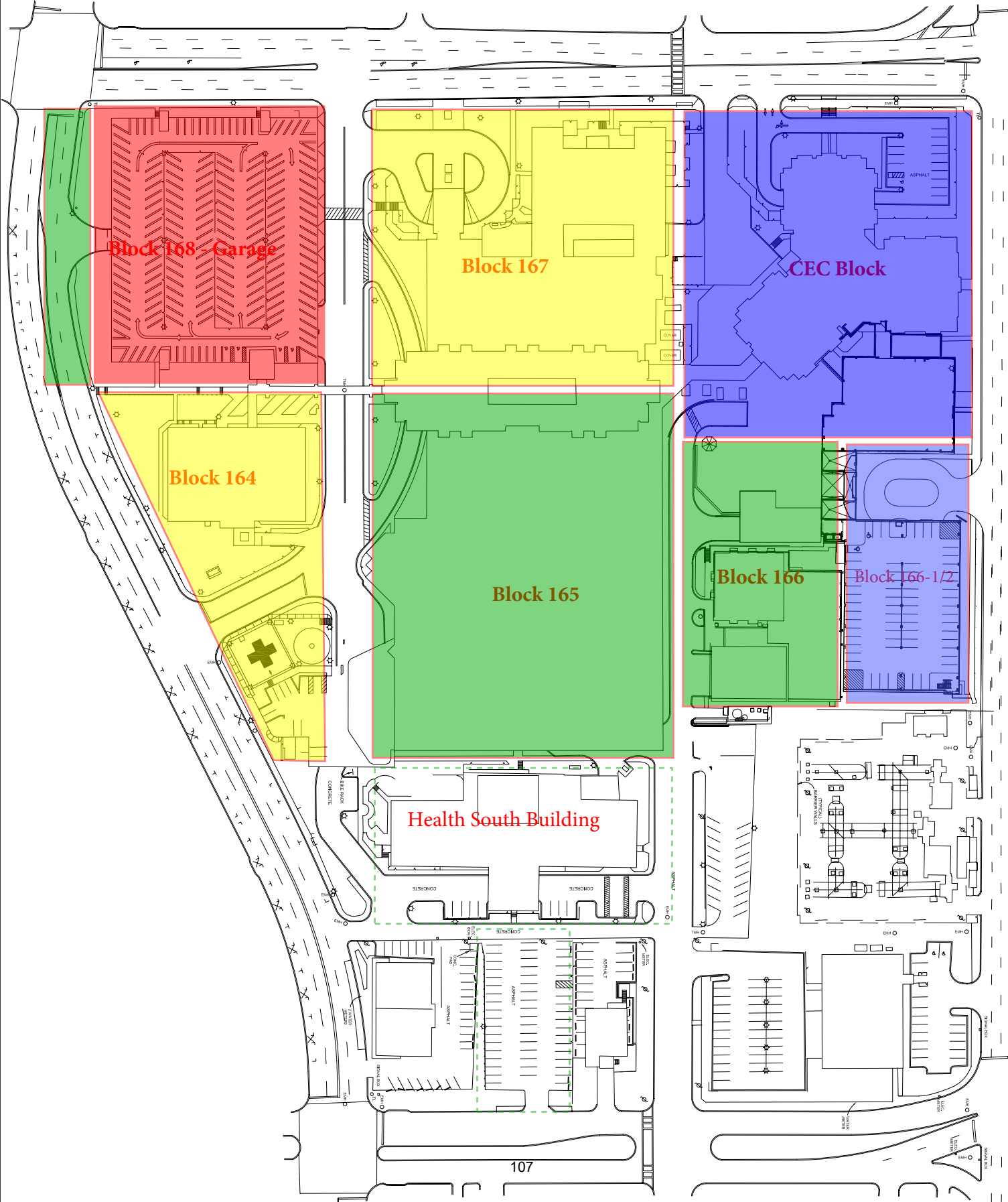
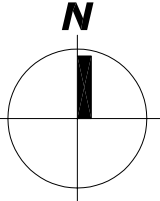
## Downtown Property

1. Objective
2. Land Tracts Availability
  - A. Available Tracts
  - B. Future Available Tracts
  - C. Committed Tracts
3. Development Agreement Structure
4. Entitlements
5. Development Cooperation
  - A. Character
  - B. Transportation and Traffic Management
  - C. Utilities and Infrastructure
  - D. Parking
  - E. Innovation District Support / Creation
  - F. Community Engagement and Communications
  - G. Common Area Management Fee/s
6. Development Guidance
  - A. Environmental Hazards
  - B. Sustainability / Environmental Stewardship
  - C. Living Wage and Non-Discrimination Requirements
  - D. Safe Work Environment
  - E. Historically Underutilized Business (HUB) Program

## Interest Submission Requirements

1. Transmittal Letter
2. Developer / Development Team
3. Development Project
4. Transaction Preference
5. Investment / Financial
6. Risks – Project Abandonment
7. Project Description
8. Pre-submission Conference

Central Health Brackenridge Real Estate  
(Downtown Property)





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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 10**

Discuss and take appropriate action on the 1115 Medicaid Waiver, Delivery System Reform Incentive Payment (DSRIP) projects, the Community Care Collaborative, including health care delivery arrangements, and other community partnerships.<sup>1</sup>



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## **BOARD MEETING**

**November 20, 2019**

## **REGULAR AGENDA ITEM 11**

Confirm the next regular Board meeting date, time, and location.