



# 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.

*Respect* - We honor our relationship with those we serve and those with whom we work.

*Collaboration* - We partner with others to improve the health of our community.

## **PUBLIC INPUT SESSION**

**Wednesday, August 4, 2021, 12:30 p.m.**

**via toll-free videoconference<sup>1</sup>**

Members of the public may observe and participate in the meeting by connecting to the Ring Central meeting link listed below (copy and paste into your web browser):

<https://meetings.ringcentral.com/j/1450742853?pwd=VXBCQjZXL1pCOENjK1U0RUxCenNyQT09>

Password: 854657

Members of the public may also listen and participate by telephone only:

Dial: (888) 501-0031

Meeting ID: 145 074 2853

Password: 854657

## **And/or**

### **In person at:**

Central Health Administrative Offices

1111 East Cesar Chavez Street

Austin, Texas 78702

Board Room

A member of the public who wishes to make comments during Public Communication must properly register with Central Health **no later than 11:00 a.m. on August 4, 2021**. Registration can be completed in one of two ways:

- Complete the virtual sign-in form at <https://www.centralhealth.net/meeting-sign-up/>, or
- Call 512-978-9190. Please leave a voice message with your full name and your request to comment via telephone at the meeting.

## **PUBLIC COMMUNICATION<sup>2</sup>**

Central Health will conduct Public Communication in the same manner as it has been conducted at in-person meetings, including setting a fixed amount of time per person to speak and limiting Board responses to public inquiries, if any, to statements of specific factual information or existing policy.

1. Receive a staff presentation and public input on the issuance of Certificates of Obligation for the Central Health headquarters consolidation with clinical space and the Eastern Travis County expansion, including construction of the Del Valle and Hornsby Bend clinics. (*Informational item*)

Notes:

- <sup>1</sup> By Emergency Executive Order of the Governor, issued March 16, 2020, Central Health may hold a videoconference meeting with no Board members present at a physical meeting location. If the Governor's Executive Order is not extended, members of the Central Health Board of Managers may participate by videoconference with a quorum of the Board present at the physical location posted in this notice. In either case, members of the public are encouraged to view the meeting and provide public comment through one of the meeting links provided.
- <sup>2</sup> 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.

A recording of this meeting will be made available to the public through the Central Health website ([www.centralhealth.net](http://www.centralhealth.net)) as soon as possible after the meeting.

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.

Cualquier persona con una discapacidad que planea asistir o ver esta reunión y requiera ayudas o servicios auxiliares debe notificar a Central Health con la mayor anticipación posible de la reunión, pero no menos de dos días de anticipación, para que se puedan hacer los arreglos apropiados. Se debe notificar al Gerente de Gobierno de la Junta por teléfono al (512) 978-8049.

Consecutive interpretation services from Spanish to English are available during Public Communication or when public comment is invited. Please notify the Board Governance Manager by telephone at (512) 978-8049 if services are needed.

Servicios de interpretación consecutiva del español al inglés están disponibles durante la Comunicación Pública o cuando se le invita al público a comentar. Notifique al Gerente de Gobierno de la Junta por teléfono al (512) 978-8049 si necesita servicios.



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## **PUBLIC INPUT SESSION**

**August 4, 2020**

## **PUBLIC COMMUNICATION ITEM 1**

Receive a staff presentation and public input on the issuance of Certificates of Obligation for the Central Health headquarters consolidation with clinical space and the Eastern Travis County expansion, including construction of the Del Valle and Hornsby Bend clinics. (*Informational item*)

# Central Health Public Input Meeting

Certificates of Obligation Issuance

August 4, 2021

Jeff Knodel, CFO

Mike Geeslin, President and CEO

# 2021 Certificates of Obligation Issue

Series	Estimated Principal* (\$000s)	Purpose
Certificates of Obligation, Series 2021 (Tax Exempt)	\$15,155	The acquisition, construction, improvement, renovation and equipping of buildings and land to be used as medical clinics located in Del Valle and Hornsby Bend
Certificates of Obligation, Taxable Series 2021 (Limited Tax)	\$62,590	The acquisition, construction, improvement, renovation and equipping of buildings and land to be used as a site for the management and administration of District services and the delivery and provision of clinical and medical services
Total 2021 Issuances	\$77,745	

*\*Preliminary, subject to change. Includes bond par and premium.*



# CERTIFICATES OF OBLIGATION TAX EXEMPT SERIES 2021 \$15,155,000

## Hornsby Bend Health & Wellness Center

- Comprehensive Primary Care
- Integrated Behavioral Health
- Limited Pharmacy (Class D)
- Telehealth for select specialty services



## Del Valle Health & Wellness Center

- Comprehensive Primary Care
- Integrated Behavioral Health
- Dental: adult/pediatrics
- Retail Pharmacy (Class A)
- Telehealth for select specialty services



# CERTIFICATES OF OBLIGATION TAXABLE SERIES 2021 \$62,590,000



- Two Units
  - Former Sears Building – Administrative Consolidation and Clinical Space ~9
    - Administrative – 90,000 sq ft
    - Clinical – 100,000 sq ft
  - Existing CommUnityCare clinic ~ 6,000 sq ft
  - Achieves long-term savings from leasing



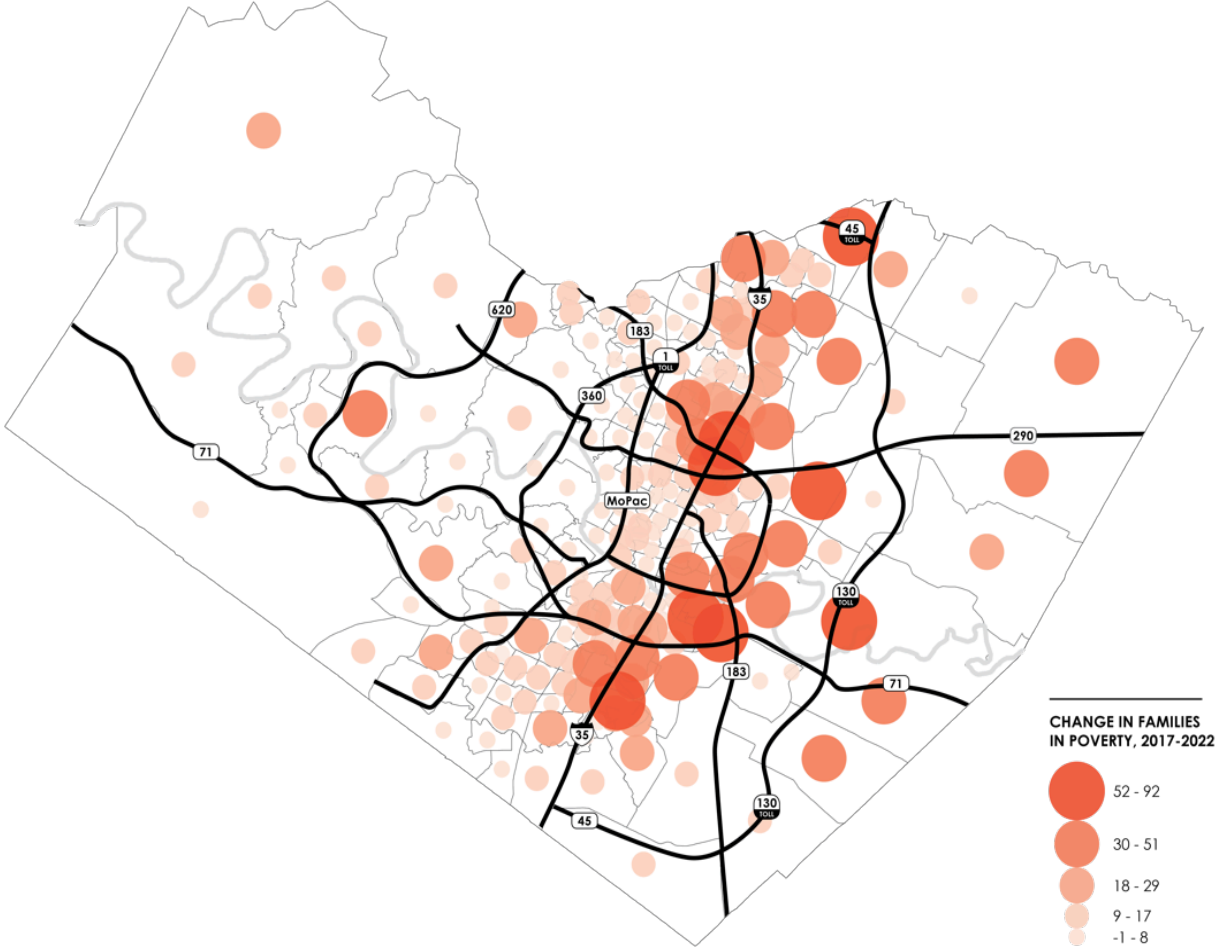
# Overview

- Hornsby Bend and Del Valle                      25,500 sq ft      \$594 per sq ft
- Hancock    106,000 sq ft      \$320 per sq ft
- Analysis Assumptions – Lease vs Own
  - Debt Interest Rate 3%
  - Debt Term – 20 years
  - Owning vs Leasing results in \$17.5 Million in savings over 20 years, net of administrative lease revenue
- Ownership benefits include long-term asset appreciation and equity
- Hancock transitions lease costs from M&O portion of property tax rate to debt service portion
- Favorable debt market conditions – takes advantage of low interest rates and Aa2 Moody's rating





# Change in Families in Poverty 2017-2022



**Thank You!**