



**MINUTES
SPECIAL BOARD MEETING
Friday, June 25, 2021, 10:00 a.m.**

In accordance with the current State of Emergency and the Governor’s Executive Order N-25-20, of March 12, 2020 and N-33-20 of March 19, 2020, teleconferencing was used for this meeting. Board members, staff and members of the public were able to participate by webinar and members of the public were also able to participate by telephone.

A. CALL MEETING TO ORDER / ROLL CALL / ESTABLISH A QUORUM / PLEDGE OF ALLEGIANCE

Board Chair Howard Salmon called the meeting to order at 10:01 a.m.

In attendance: Directors Kate Schwartz, Stephanie Ortiz, Jennifer Jeffries, Barbara Mroz and Howard Salmon. CEO Rachel Mason and staff members Linda Bannerman and Mireya Banuelos. Catalyst representatives Debbie Jacobs and Sharon Conklin. Multiple members of the public were also in attendance.

B. APPROVAL OF THE AGENDA

Action: It was moved by Director Jeffries, seconded by Director Mroz to approve the agenda as presented.

Motion carried by the following roll call vote (5-0)

Director Jeffries	Aye
Director Mroz	Aye
Director Ortiz	Aye
Director Schwartz	Aye
Director Salmon	Aye

C. PUBLIC COMMENTS

None

D. DISCUSSION/POSSIBLE ACTION ITEMS

C1. Catalyst Presentation of Financial Feasibility of Programming Options for Wellness Center at 1636 E. Mission Rd. Property

Debbie Jacobs said this will be the final meeting Catalyst will have with the District to review the financial feasibility of programs and the action plan moving forward with the development of the Community Health & Wellness Center on the District property at 1636 E. Mission Road. She reviewed the steps taken to date with the community needs prioritized and grouped by rank. Considerations for inclusion of evidence-based programs was reviewed. She explained the programs are categorized as “Just Do” and “Planned Programs” requiring additional effort. She said flexibility of space use is essential. Conceptual building use options were represented in photos taken during a site visit with Joe Lowe of Taylor Designs. Two color-coded drawings were provided to represent conceptual site program options for both the “Just Do” and “Design-Plan” programs.

Sharon Conklin talked about the three-year business model for the programs being considered with projected program costs. She said it incorporates both the programs and the overall operational model. It is built for the District to own the programs to start and does not include any partnerships. Each program has its own budget for flexibility. Only programming costs are included, not remodeling. The assumptions may need to be adjusted. To start, all of the program costs are 100% paid for by the District and the goal is to have all of the programs free to the residents of the Districts. The excel spreadsheet provided by Catalyst which represents the business model is designed to be modified in any way needed as the District makes determinations about programs and partnerships. CEO Rachel Mason said she is comfortable using this format.

Debbie Jacobs discussed the Action Plan for “Just Do” programs. A facilities condition assessment prior to moving forward to implementation is necessary. Also, consideration of which programs could be initiated most easily and cost-effectively and continue to be utilized during construction. Looking for opportunities to generate revenue is also important. Lastly, for these evidence-based programs, measures of success including process and outcomes metrics, is essential. The final business plan will be provided to the District by Catalyst. Discussion ensued.

Dr. Kanwar Kaleka of the Fallbrook Family Health Center said he is pleased to see what FRHD is planning for the Community Health & Wellness Center and hopes the two organizations can collaborate to provide services for the residents.

Board members expressed appreciation to the Catalyst representatives for their expertise and efforts. CEO Rachel Mason said it is her intention to meet with District grantees to facilitate collaboration efforts.

Director Schwartz said next steps for the District can include additional programs as we develop our business plans.


Director Jeffries, in her role as Treasurer, thanked Catalyst for the cost feasibility information. In addition, she read a communication from the Chair of the Fallbrook Land Conservancy offering to lead a collaboration on the planning, installation, and maintenance of a native plant & pollinator garden along the walking path.

Director Ortiz said she is excited about the safe walking paths for families. It was noted that transportation will be key to use of this planned facility.

Chairman Salmon said the board committees will be working to make recommendations as the District develops its plan, and the Board will continue to seek community input in the process.

E. ADJOURNMENT

There being no further business, the meeting was adjourned 11:14 a.m.


Howard Salmon, Chair


Board Secretary/Clerk