



# McCall Memorial Hospital District

## McCALL MEMORIAL HOSPITAL DISTRICT

### BOARD OF TRUSTEES MONTHLY MEETING

TUESDAY, JANUARY 21, 2025; 7:30 am - 8:30 am

Forest Street Center Conference Room; 100 Forest St. McCall, ID 83638

For Microsoft Teams Link: [Click here to join the meeting](#)

Virtual Meeting ID: 252 726 450 726 and Passcode: hS3j9et2

Virtual Video Conference ID: 111 187 494 0

Phone Audio Only: [1 208-996-1717](#)

Phone Conference ID: 926 567 70#

### AGENDA

1. Call to Order – Andy Laidlaw, Board Chair
2. Safety Together Mission Moment: Surgical Services Department – Michelle Harris, SLM Perioperative Services Manager
3. *ACTION* Approval of the December 17 Meeting Minutes– Andy Laidlaw, Board Chair
4. Monthly Budget Review – Marge Krahn, Board Treasurer
5. FY25 Q1 Board Metrics Report Out – Travis Leonard, Secretary
6. FY26 Funding Request Options – Amber Green, SLM COO/CNO
7. Housing Workgroup – Andy Laidlaw, Workgroup Co-Chair
  - Entitlement Process – Steve Millemann, MMHD Legal Counsel
  - *ACTION* Approve Marketing Proposal - Andy Laidlaw, Workgroup Co-Chair
8. Ambulance Shelter Update – Ginger McCabe, SLHS VP System Operations
  - *ACTION* Ambulance Shelter Amendment –Steve Millemann, MMHD Legal Counsel
9. Financial Update - Kim Doman, SLHS Finance
10. Statement of Rents Presentation – Greg Sims, SLHS Finance
  - *ACTION* Asset Disposal Forms
11. St. Luke's McCall Reports
  - Population Health Area Report – Dennis Mesaros, VP Population Health
  - Administrator Report – Amber Green, SLM COO/CNO
  - Community Board Report – Aana Vannoy
  - Quality Committee Report – Aana Vannoy
  - Foundation Board Report – Marge Krahn
12. Public Comment – Andy Laidlaw, Board Chair
13. New Business – Andy Laidlaw, Board Chair
  - Hewitt Property Line Adjustment Discussion – Amber Green, SLM COO/CNO & Steve Millemann, MMHD Legal Counsel
14. Adjourn – Andy Laidlaw, Board Chair

**Upcoming Meetings:**

**Next Board Meeting – Tuesday, February 18; 7:30 – 8:30 a.m.**

**MMHD Housing Workgroup Meeting – Wednesday, February 5; 9:00 – 10:00 a.m.**

**SLM Foundation Board – Friday, February 21; 10:00 a.m. – 12:00 p.m.**

**SLM Community Board – Thursday, February 27; 7:00 – 9:00 a.m.**

**Quality Committee – Thursday, March 20; 2:00 – 3:00 p.m.**

**SLM Auxiliary Board – Friday, February 28; 9:30 a.m. – 12:00 p.m.**

# Safety Together Mission Moment - Surgical Services Departments

1/21/25

McCall Memorial Hospital District



# Old Surgical Services Department





Old Surgical Services Department





Old Surgical Services Department



# New Surgical Services Departments



# New Surgical Services Departments





# Benefits to the new Surgical Services Departments

- More space
- More privacy
- New workflows
  - Improved efficiency





Old



New



**McCALL MEMORIAL HOSPITAL DISTRICT  
BOARD OF TRUSTEES MONTHLY MEETING MINUTES  
TUESDAY DECEMBER 17, 2024; 7:30 – 8:59 a.m.  
FOREST STREET CENTER CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

**ATTENDANCE:** Andy Laidlaw, Chair, Marge Krahn, Treasurer, Steve Clements, Angela Staup, Aana Vannoy, and Mike Vineyard, Trustees

**GUESTS:** Christian Anderson, IFHA, Mike Birkinbine, SLM Supply Chain, Laura Crawford SLM PR Mgr, Kim Doman, SLHS Finance, Amber Green, SLM COO/CNO, Megan Hatt, SLM Pharm. Mgr., Jordan Heller, SLHS Legal, Alexa Hersel, SLM Exec. Asst., Ginger McCabe, SLHS VP Ops., Dennis Mesaros, VP Pop. Health, Steve Millemann, MMHD Legal Counsel, Greg Sims, SLHS Finance, and Mike Stoddard, IHFA Legal Counsel

**ABSENT:** Travis Leonard, Secretary

A quorum was present and Andy Laidlaw, Chair, convened the meeting at 7:30 a.m. The in-person attendance included: Andy Laidlaw, Chair, Marge Krahn, Treasurer, Angela Staup, and Aana Vannoy, Trustees. In-person guests included Laura Crawford, Amber Green, SLM COO/CNO, Megan Hatt, SLM Pharm. Mgr., Alexa Hersel, SLM Exec. Asst. All other participants attended remotely.

**SAFETY TOGETHER MISSION MOMENT** – Megan Hatt, SLM Pharmacy Manager, thanked the board for their support and described how the new pharmacy allows for a safer environment and opportunities for additional patient medication.

**APPROVAL OF MINUTES** - Andy Laidlaw, Chair, referred to the previous meeting minutes.

**ACTION: AANA VANNOY MOVED, SECONDED BY MARGE KRAHN, TO APPROVE THE NOVEMBER 19 BOARD MEETING MINUTES. NO DISCUSSION WAS HELD AND IT WAS UNANIMOUSLY APPROVED.**

**MONTHLY BUDGET REVIEW** – Marge Krahn, Treasurer, provided an update on the audit and monthly financials. Kim Doman provided an update on the updated asset disposals.

**ACTION: MARGE KRAHN MOVED, SECONDED BY ANGELA STAUP, TO APPROVE THE ASSET DISPOSALS. NO DISCUSSION WAS HELD AND IT WAS UNANIMOUSLY APPROVED.**

**HOUSING WORKGROUP** – Andy Laidlaw, Chair, provided an update on the entitlement process work and noted the January 7, 2025, McCall P&Z Hearing meeting.

**ACTION: AANA VANNOY MOVED, SECONDED BY MARGE KRAHN, TO APPROVE THE NOVEMBER 20 AND DECEMBER 4 WORKGROUP MEETING MINUTES. NO DISCUSSION WAS HELD AND IT WAS UNANIMOUSLY APPROVED.**

Mike Vineyard, Trustee, led a conversation on developing a communication plan for the workforce housing project. Discussion was held on presentations to civic groups and developing a fact sheet.

**AMBULANCE SHELTER UPDATE** - Ginger McCabe, SLHS VP Ops., updated the board on the ambulance shelter monthly progress report. Steve Millemann, MMHD Legal Counsel, reminded the

board of the need to approve at the next meeting an amendment to the previously approved Ambulance Shelter agreement. The amendment will include the current bid and construction plans.

**FINANCIAL UPDATE** – Kim Doman, SLHS Finance, provided a monthly financial update and discussion was held on surgeon credentialing and insurance.

**POPULATION HEALTH REPORT** – Dennis Mesaros, SLHS VP Population Health, provided a health system update including an award recognition from the Leapfrog organization, as well as a media update from the United Healthcare CEO shooting.

**ST. LUKE'S McCALL REPORTS / OPERATIONS REPORT** – Amber Green provided an operational update regarding staffing, recruiting, new services, construction, and the recent CMS survey.

**SLM COMMUNITY BOARD & SLM QUALITY COMMITTEE** – No update.

**FOUNDATION BOARD** – Andy Laidlaw, Board Chair, noted the SLM Foundation board discussed a potential relationship with the IHFA relationship at their most recent board meeting.

**EXECUTIVE SESSION – PURSUANT TO IDAHO CODE SECTION 74-206(1)(a)** – Andy Laidlaw, Chair, informed the need to go into executive session.

**ACTION: ON A MOTION BY MARGE KRAHN, SECONDED BY AANA VANNOY, THE BOARD UNANIMOUSLY AGREED TO ENTER INTO EXECUTIVE SESSION PURSUANT TO IDAHO CODE SECTION 74-206(1)(A) AT 8:30 A.M. BY ROLL CALL VOTE: STEVE CLEMENTS: AYE; MARGE KRAHN: AYE; ANDY LAIDLAW: AYE; ANGELA STAUP: AYE; MIKE VINEYARD: AYE; AND AANA VANNOY: AYE.**

A discussion was held on the potential relationships for the workforce housing project.

**ACTION: ON A MOTION BY MARGE KRAHN, SECONDED BY ANGELA STAUP, THE BOARD UNANIMOUSLY AGREED TO EXIT EXECUTIVE SESSION PURSUANT TO IDAHO CODE SECTION 74-206(1)(A) AT 8:56 A.M. BY ROLL CALL VOTE: MARGE KRAHN: AYE; ANDY LAIDLAW: AYE; ANGELA STAUP: AND AANA VANNOY: AYE.**

**DEVELOPMENT OF AGREEMENT WITH IDAHO HEALTH FACILITIES AUTHORITY** – Steve Millemann, MMHD Legal Counsel, noted the need to develop an agreement with the Idaho Health Facilities Authority in relation to the workforce housing project.

**ACTION: AANA VANNOY MOVED, SECONDED BY MARGE KRAHN, TO APPROVE MOVE FORWARD WITH THE DEVELOPMENT OF THE IDAHO HEALTH FACILITIES AUTHORITY AGREEMENT. NO DISCUSSION WAS HELD AND IT WAS UNANIMOUSLY APPROVED.**

**PUBLIC COMMENT & NEW BUSINESS** – No reports.

Hearing no other comments or updates, the board adjourned at 8:59 a.m.

Respectfully submitted, \_\_\_\_\_

Travis Leonard, MMHD Board Secretary :ah

8:38 AM

01/06/25

# McCall Memorial Hospital District Balance Sheet Detail

Accrual Basis

As of December 31, 2024

Type	Date	Num	Adj	Name	Memo	Clr	Split	Debit	Credit	Balance
<b>ASSETS</b>										5,282,741.87
<b>Current Assets</b>										5,282,741.87
<b>Checking/Savings</b>										1,902,795.00
<b>IDF- Cash Sweep</b>										1,558,557.27
Transfer	12/31/2024				Funds Transfer	X	IDF- Checking...	83,527.71		1,642,084.98
Deposit	12/31/2024				Interest	X	Interest Income	3,745.01		1,645,829.99
Total IDF- Cash Sweep								87,272.72	0.00	1,645,829.99
<b>IDF- Checking-3112</b>										92,690.04
Bill Pmt -Check	12/04/2024	547		Column Software P...	Memo:CHEC...	X	Accounts Paya...		23.12	92,666.92
Bill Pmt -Check	12/04/2024	548		Lamm and Compan...	Memo:CHEC...	X	Accounts Paya...		250.00	92,416.92
Bill Pmt -Check	12/04/2024	549		Valley County Tax ...	Memo:CHEC...	X	Accounts Paya...		2,640.00	89,776.92
Check	12/05/2024	ACH		Verizon	Memo:DBT C...	X	Office Supplies		35.93	89,740.99
Bill Pmt -Check	12/16/2024	550		Millemann, Pembert...	Memo:CHEC...	X	Accounts Paya...		10,872.29	78,868.70
Deposit	12/23/2024				Deposit Paye...	X	-SPLIT-	20,806.87		99,675.57
Bill Pmt -Check	12/26/2024	551		Column Software P...			Accounts Paya...		40.06	99,635.51
Transfer	12/31/2024				Funds Transf...	X	IDF- Cash Sw...		83,527.71	16,107.80
Transfer	12/31/2024				Funds Transfer	X	IDF- Money M...	827.67		16,935.47
Deposit	12/31/2024			Idaho First Bank	INTEREST D...	X	Interest Income	6.52		16,941.99
Total IDF- Checking-3112								21,641.06	97,389.11	16,941.99
<b>IDF- Money Market-4931</b>										251,547.69
Transfer	12/31/2024				Funds Transf...	X	IDF- Checking...		827.67	250,720.02
Total IDF- Money Market-4931								0.00	827.67	250,720.02
<b>US BANK- 1033</b>										0.00
Total US BANK- 1033										0.00
Total Checking/Savings								108,913.78	98,216.78	1,913,492.00
<b>Accounts Receivable</b>										1,468,040.99
<b>Accounts Receivable</b>										1,468,040.99
Payment	12/26/2024			Valley County Warr...			Undeposited F...		75.27	1,467,965.72
Payment	12/26/2024			Valley County Warr...			Undeposited F...		479.46	1,467,486.26
Payment	12/26/2024			Valley County Warr...			Undeposited F...		20,175.77	1,447,310.49
Total Accounts Receivable								0.00	20,730.50	1,447,310.49
Total Accounts Receivable								0.00	20,730.50	1,447,310.49
<b>Other Current Assets</b>										1,911,905.88
<b>Account for Credit Transfer</b>										0.00
Total Account for Credit Transfer										0.00
<b>Prepaid Items</b>										544,185.00
Total Prepaid Items										544,185.00
<b>Sales Tax Receivable</b>										28,674.03
Total Sales Tax Receivable										28,674.03
<b>Delinquent Taxes Receivable</b>										0.00
Total Delinquent Taxes Receivable										0.00
<b>Taxes Receivable, Net</b>										1,339,046.85
Total Taxes Receivable, Net										1,339,046.85
<b>Undeposited Funds</b>										0.00
Deposit	12/23/2024	8698		-MULTIPLE-	Deposit Paye...	X	IDF- Checking...		20,730.50	-20,730.50
Payment	12/26/2024			Valley County Warr...		X	Accounts Rec...	75.27		-20,655.23
Payment	12/26/2024			Valley County Warr...		X	Accounts Rec...	479.46		-20,175.77
Payment	12/26/2024			Valley County Warr...		X	Accounts Rec...	20,175.77		0.00
Total Undeposited Funds								20,730.50	20,730.50	0.00
Total Other Current Assets								20,730.50	20,730.50	1,911,905.88
Total Current Assets								129,644.28	139,677.78	5,272,708.37
<b>Fixed Assets</b>										0.00
<b>Land</b>										0.00
Total Land										0.00
<b>Building Improvements</b>										0.00
Total Building Improvements										0.00
<b>Advance for Tenant Improvements</b>										0.00
Total Advance for Tenant Improvements										0.00
<b>Accumulated Depreciation</b>										0.00
Total Accumulated Depreciation										0.00
<b>Furniture and Equipment</b>										0.00
Total Furniture and Equipment										0.00
<b>Medical Equipment</b>										0.00
Total Medical Equipment										0.00
Total Fixed Assets										0.00



8:38 AM

01/06/25

Accrual Basis

# McCall Memorial Hospital District Balance Sheet Detail

As of December 31, 2024

Type	Date	Num	Adj	Name	Memo	Clr	Split	Debit	Credit	Balance
<b>Other Assets</b>										0.00
<b>Cascade Property Loan</b>										0.00
Total Cascade Property Loan										0.00
<b>Security Deposits Asset</b>										0.00
Total Security Deposits Asset										0.00
Total Other Assets										0.00
<b>TOTAL ASSETS</b>								<b>129,644.28</b>	<b>139,677.78</b>	<b>5,272,708.37</b>
<b>LIABILITIES &amp; EQUITY</b>										5,282,741.87
<b>Liabilities</b>										1,371,086.48
<b>Current Liabilities</b>										1,371,086.48
<b>Accounts Payable</b>										0.00
<b>Accounts Payable</b>										0.00
Bill	12/04/2024	134277		Valley County Tax ...			Property Tax		220.00	220.00
Bill	12/04/2024	135738		Valley County Tax ...			Property Tax		220.00	440.00
Bill	12/04/2024	144059		Valley County Tax ...			Property Tax	880.00		1,320.00
Bill	12/04/2024	134767		Valley County Tax ...			Property Tax		220.00	1,540.00
Bill	12/04/2024	134741		Valley County Tax ...			Property Tax	0.00		1,540.00
Bill	12/04/2024	144225		Valley County Tax ...			Property Tax	0.00		1,540.00
Bill	12/04/2024	142070		Valley County Tax ...			Property Tax		880.00	2,420.00
Bill	12/04/2024	141439		Valley County Tax ...			Property Tax		220.00	2,640.00
Bill	12/04/2024	134782		Valley County Tax ...			Property Tax	0.00		2,640.00
Bill	12/04/2024	135604		Valley County Tax ...			Property Tax	0.00		2,640.00
Bill	12/04/2024	70E4...		Column Software P...			Legal Notices		23.12	2,663.12
Bill	12/04/2024	57385		Lamm and Compan...			Accounting		250.00	2,913.12
Bill Pmt -Check	12/04/2024	547		Column Software P...	Memo:CHEC...		IDF- Checking...	23.12		2,890.00
Bill Pmt -Check	12/04/2024	548		Lamm and Compan...	Memo:CHEC...		IDF- Checking...	250.00		2,640.00
Bill Pmt -Check	12/04/2024	549		Valley County Tax ...	Memo:CHEC...		IDF- Checking...	2,640.00		0.00
Bill	12/16/2024	712249		Millemann, Pembert...			Legal Fees		10,872.29	10,872.29
Bill Pmt -Check	12/16/2024	550		Millemann, Pembert...	Memo:CHEC...		IDF- Checking...	10,872.29		0.00
Bill	12/26/2024	70E4...		Column Software P...			Legal Notices		20.03	20.03
Bill	12/26/2024	70E4...		Column Software P...			Legal Notices		20.03	40.06
Bill Pmt -Check	12/26/2024	551		Column Software P...			IDF- Checking...	40.06		0.00
Total Accounts Payable								13,825.47	13,825.47	0.00
Total Accounts Payable								13,825.47	13,825.47	0.00
<b>Credit Cards</b>										0.00
Total Credit Cards										0.00
<b>Other Current Liabilities</b>										1,371,086.48
<b>A/P (Audit)</b>										7,095.19
Total A/P (Audit)										7,095.19
<b>Deferred Taxes</b>										28,674.03
Total Deferred Taxes										28,674.03
<b>Owed to St Lukes Bank Error</b>										0.00
Total Owed to St Lukes Bank Error										0.00
<b>Payroll Liabilities</b>										0.00
Total Payroll Liabilities										0.00
<b>Unavailable Property Taxes</b>										1,335,317.26
Total Unavailable Property Taxes										1,335,317.26
Total Other Current Liabilities										1,371,086.48
Total Current Liabilities								13,825.47	13,825.47	1,371,086.48
<b>Long Term Liabilities</b>										0.00
Total Long Term Liabilities										0.00
Total Liabilities								13,825.47	13,825.47	1,371,086.48
<b>Equity</b>										3,911,655.39
<b>Sinking Fund</b>										1,498,172.00
Total Sinking Fund										1,498,172.00
<b>Opening Balance Equity</b>										0.00
Total Opening Balance Equity										0.00
<b>Fund Balances</b>										838,505.49
Total Fund Balances										838,505.49
<b>Net Income</b>										1,574,977.90
Total Net Income								13,861.40	3,827.90	1,564,944.40
Total Equity								13,861.40	3,827.90	3,901,621.89
<b>TOTAL LIABILITIES &amp; EQUITY</b>								<b>27,686.87</b>	<b>17,653.37</b>	<b>5,272,708.37</b>

## McCall Memorial Hospital District

## Balance Sheet

As of December 31, 2024

	Dec 31, 24	Nov 30, 24
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
IDF- Cash Sweep	1,645,829.99	1,558,557.27
IDF- Checking-3112	16,941.99	92,690.04
IDF- Money Market-4931	250,720.02	251,547.69
Total Checking/Savings	1,913,492.00	1,902,795.00
Accounts Receivable		
Accounts Receivable	1,447,310.49	1,468,040.99
Total Accounts Receivable	1,447,310.49	1,468,040.99
Other Current Assets		
Prepaid Items	544,185.00	544,185.00
Sales Tax Receivable	28,674.03	28,674.03
Taxes Receivable, Net	1,339,046.85	1,339,046.85
Total Other Current Assets	1,911,905.88	1,911,905.88
Total Current Assets	5,272,708.37	5,282,741.87
<b>TOTAL ASSETS</b>	<b>5,272,708.37</b>	<b>5,282,741.87</b>
<b>LIABILITIES &amp; EQUITY</b>		
Liabilities		
Current Liabilities		
Other Current Liabilities		
A/P (Audit)	7,095.19	7,095.19
Deferred Taxes	28,674.03	28,674.03
Unavailable Property Taxes	1,335,317.26	1,335,317.26
Total Other Current Liabilities	1,371,086.48	1,371,086.48
Total Current Liabilities	1,371,086.48	1,371,086.48
Total Liabilities	1,371,086.48	1,371,086.48
Equity		
Sinking Fund	1,498,172.00	1,498,172.00
Fund Balances	838,505.49	838,505.49
Net Income	1,564,944.40	1,574,977.90
Total Equity	3,901,621.89	3,911,655.39
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,272,708.37</b>	<b>5,282,741.87</b>


# McCall Memorial Hospital District Profit & Loss Budget Performance

Accrual Basis

December 2024

	Dec 24	Budget	Oct - Dec 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
Income					
Forgone Income	0.00	0.00	57,113.00	0.00	0.00
Property Tax Income					
M & O Fund	0.00	0.00	100,000.00	1,300,000.00	1,300,000.00
Sinking Fund	0.00	0.00	1,321,397.00	0.00	0.00
Interest and Penalties	76.37	0.00	8,443.29	6,000.00	6,000.00
<b>Total Property Tax Income</b>	<b>76.37</b>	<b>0.00</b>	<b>1,429,840.29</b>	<b>1,306,000.00</b>	<b>1,306,000.00</b>
Sales Tax	0.00	0.00	86,345.99	78,000.00	78,000.00
Personal Property Tax Replace	0.00	0.00	2,598.20	30,000.00	30,000.00
Interest Income	3,751.53	0.00	13,234.88	1,440.00	1,440.00
<b>Total Income</b>	<b>3,827.90</b>	<b>0.00</b>	<b>1,589,132.36</b>	<b>1,415,440.00</b>	<b>1,415,440.00</b>
<b>Expense</b>					
Remitted to SLHS	0.00	0.00	0.00	1,300,000.00	1,300,000.00
Legal Notices	63.18	0.00	63.18	420.00	420.00
Bank Service Charges	0.00		25.00		
Office Supplies	35.93	0.00	118.04	225.00	225.00
Contract Service Fees					
Accounting	250.00	0.00	750.00	7,275.00	7,275.00
<b>Total Contract Service Fees</b>	<b>250.00</b>	<b>0.00</b>	<b>750.00</b>	<b>7,275.00</b>	<b>7,275.00</b>
General Liability Insurance	0.00	0.00	0.00	2,200.00	2,200.00
Capital Expenditure					
Ambulance Shelter & Living Qtrs	0.00	0.00	0.00	0.00	0.00
<b>Total Capital Expenditure</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Legal Fees	10,872.29	0.00	20,591.74	12,000.00	12,000.00
Postage and Delivery	0.00	0.00	0.00	0.00	0.00
Property Tax	2,640.00	0.00	2,640.00	2,000.00	2,000.00
<b>Total Expense</b>	<b>13,861.40</b>	<b>0.00</b>	<b>24,187.96</b>	<b>1,324,120.00</b>	<b>1,324,120.00</b>
<b>Net Ordinary Income</b>	<b>-10,033.50</b>	<b>0.00</b>	<b>1,564,944.40</b>	<b>91,320.00</b>	<b>91,320.00</b>
<b>Other Income/Expense</b>					
Other Income					
Fund Balance Carryover	0.00	0.00	0.00	1,500,000.00	1,500,000.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500,000.00</b>	<b>1,500,000.00</b>
Other Expense					
Workforce Housing Project	0.00	0.00	0.00	1,500,000.00	1,500,000.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500,000.00</b>	<b>1,500,000.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>-10,033.50</b>	<b>0.00</b>	<b>1,564,944.40</b>	<b>91,320.00</b>	<b>91,320.00</b>



 McCall Memorial Hospital District	FY25 MMHD Board Measures				
	Met		Not Met		
Key Activity Metrics					
Dashboard	Deadline	Target	Reference: ID Code, Agreement, County	Responsible Party	
Capital Improvement Plan	-- Included monthly in each board meeting operational report	A mutually acceptable Plan is to be adopted and added as Exhibit A.22 (b) by April 5, 2025	Agreement	SLHS Finance	
Provide notification to Valley County on meeting dates for 2025	12/31/24	Provide notification by December 31, 2025	County	Secretary	
Post public notice to The Star-News for 2025 meeting dates.	12/31/24	Publish meeting dates by December 31, 2025	County	Secretary	
Statement of Rent	1/21/25	SLM is to provide the Board with a "Statement of Rent" by November 1 annually. This is a quantification of the expenditures made by SLM in the prior year in satisfaction of Section A.3 (a) of the Lease-Option.	Agreement	SLHS Finance	
Review of Annual Asset Disposal Listing.	Presented at the October board meeting 1/21/25	Requested by auditors	Auditors	SLM Finance & Lamm CPA	
Cause audit to be made and certified by an independent auditor (of all financial affairs of the district) within 120 days following end of fiscal year (approximately the end of January).	1/31/25	Complete audit by January 31, 2025	ID Code	Lamm CPA / Bailey & Co.	
Cause financial statement to be published in newspaper one time, no more than 30 days after completion of audit.	Before 2/28/25	Publish certified financial statement within 30 days of completion of audit.	ID Code	Lamm CPA / Bailey & Co.	
Per ID Code Section 67-450E, all local governing entities are required to register through the portal and provide administrative and financial information.	Before 12/1/2025	Completed by Lamm CPA	State Reporting	Lamm CPA	
File notification of the date for the hospital district public budget hearing with Valley County by the end of April.	4/30/25	Per ID Code: 63-802A, notify Valley County of public budget hearing date by 4/30/25.	County	Secretary	
By Idaho Code Section 39-1347, the budget compliance restricts the expenditures of the district to the amount of the budget appropriation.	6/1/25	Amend Budget if needed prior to the close of the fiscal year, June 1. If the budget changes, Lamm CPA needs to update the State Registry reporting prior to June 1, 2025.	ID Code: 39-1347	Lamm CPA	
SLM Request for Funding	6/17/25	From the HSA, "A request for funding shall be delivered to the District by no later than June 1 annually, or such other date as mutually agreed to by the Parties, for funding to be provided in the subsequent fiscal year."	Agreement	MMHD Legal	
SLM Annual Budget	8/19/2025	To be submitted to the District by July 1 annually. Information only. No formal action required.	Agreement	SLHS Finance	
Provide public notice with proposed budget information two weeks prior to budget hearing meeting.	July 28 deadline to the Star News	Provide public notice for budget hearing two weeks before the week of meeting.	ID Code: 63-802A	Secretary to Arrange Meeting Date and County notification. Lamm CPA to work with Bailey and Co.	
Certify taxing rate to the county board of commissioners by beginning of September at the time and manner designated for purpose of levying such taxes (via L-2 document).	August Budget Hearing to be held 8/19/25.	Deliver the required L-2 forms/taxing rate certification to Valley County before 9/1/25	ID Code	L2 prepared by Lamm CPA	

Following Approval of the Sole Source Procurement, within 14 days of the funding request submission, to be publicly noticed in the Star News newspaper.	2 weeks after August Budget Hearing Approval	Per ID-Code 67-2808 (2), provide public notice within 2 weeks after August Budget Hearing approval	Agreement	MMHD Legal produces resolution, Secretary to Notice in Paper within 14 days of resolution
Conduct an Annual meeting of the Board, including election of officers, designation of SLM committee member, and determination of regular meeting dates for the fiscal year.	MMHD Board Meeting: 9/16/2025	Conduct Annual Hospital Dist. Bd. meeting in September; FY26 officers current for 2 years; liaisons and committee members are voted on.	Bylaws	Board Action
Additional Measures pertaining to District Board elections held in odd numbered years				
Cause notification to be provided to the County (early March every other year in odd numbered years) naming trustees whose terms are expiring that year.	11/30/25	Provide Valley County names of Trustees w/expiring terms/filling replacement terms by TBD by County	County	Secretary
Hold election, if appropriate, and seat successful candidates on the hospital district board no later than June meeting.	Valley County Will Hold Election in May 2025	Seat successful candidates/by June meeting of election year.	ID Code	Valley County holds ballots for election.
Key Process Metrics				
Provide for and support process for transfer of levy funds to SLM as outlined in the Health Services Agreement.	The board agreed to hold FY25 in full board meetings.	Will continue the Funding Request Workgroup and participation on the committees and other boards to be well informed.		
Utilize one opportunity each to address public questions/concerns regarding tax levy/HSA. (to be addressed every other year or as needed.)		Will hold public budget hearing and have address public inquiries in 2024.		
Achieve 80% attendance at board and committee meetings. To be reviewed quarterly in the months: January, April, July, and October	At 76% for the board meetings and 92% for the housing workgroup meeting for the 1st quarter	On the January, April, July, and October agendas		

## DISTRICT BOARD ATTENDANCE

[illegible]

## DISTRICT BOARD HOUSING WORKGROUP ATTENDANCE FY25

[illegible]



FY25 Q1 - MMHD Administrative Support - Hours Tracking for Alexa Hersel		
Date Worked	Hours	Work Description
10/2/2024	3	Housing Workgroup meeting, minutes, and follow up.
10/8/2024	3	October Board meeting prep, and sent packet out.
10/9/2024	1	Housing Workgroup meeting packet sent out.
10/14/2024	2	Updated October Board meeting packet with additional documents.
10/15/2024	4	October Board meeting, follow up, meeting mins, etc.
10/23/2024	3	Housing Workgroup meeting packet sent out.
10/24/2024	2	Coordination of Board Member communication and scheduling of special meeting on 10/28/24
10/28/2024	2	11/1/23 Housing workgroup meeting prep.
10/25/2023	2	Special Board meeting and minutes.
10/30/2024	2	Housing Workgroup meeting packet sent out.
11/6/2024	3	November 6 Housing Workgroup meeting, minutes, and follow up.
11/12/2024	3	November Board meeting prep, and sent packet out.
11/13/2024	2	Housing Workgroup meeting packet sent out.
11/19/2024	4	November Board meeting, minutes, and follow up.
11/20/2024	3	November 20 Housing Workgroup meeting, minutes, and follow up.
11/21/2024	4	Neighborhood meeting for Housing Workgroup project.
11/26/2024	3	End of year administrative tasks: public notices for 2025, term information to the County Clerk's office, etc.
11/27/2024	2	December 4 Housing Workgroup meeting packet sent out.
12/4/2024	3	Housing Workgroup meeting, minutes, and follow up.
12/5/2024	2	MMHD Audit support with Marge Krahn and Lamm CPA.
12/10/2024	3	December Board meeting prep, and sent packet out.
12/17/2024	5	December Board meeting, minutes, follow up, and sent out 2025 meeting calendar invites.
Comparisons:		
Grand Total FY23 Q1:		61
Grand Total FY24 Q1:		61

Monthly Comparison	FY24	FY25
October	17	24
November	23	24
December	21	13

MCCALL

## 'Much needed!' McCall P&Z likes St. Luke's housing project plans



By **Drew Dodson** - Valley Lookout Editor

January 9, 2025 - 8:00 am



*St. Luke's McCall employees would be housed in 10 buildings containing 38 townhomes under a proposal recommended for approval by the McCall Area Planning and Zoning Commission. Rendering: Via Crestline Engineers*

A plan to build 38 townhomes for St. Luke's McCall staffers received preliminary approval on Tuesday night from the McCall Area Planning and Zoning Commission.

The three-story modular townhomes would be built within 10 buildings on a 4.8-acre parcel along Mission Street, which is next to McCall-Donnelly School District staff housing that is currently under construction.

Each townhome would be about 1,500 square feet and have two bedrooms or three bedrooms and a two-car garage, which would make up the ground floor of the 32-foot-tall buildings.



Rental rates on the townhomes, which would be rented only to hospital employees, would be set based on the income of each tenant, commissioners were told.

The P&Z voted unanimously to recommend approval of the project to the McCall City Council, with the exception of Commissioner Dana Paugh, who recused herself from the vote due to her affiliation with the St. Luke's McCall Foundation.

"I am so happy to finally see a workforce housing development that's actually affordable to the workforce," Commissioner Dave Petty said.



"It's obviously a much-needed type of development in our community," Commissioner Liz Rock said.

## Hospital: staffing, services influenced by housing shortage

Amber Green, chief operating and nursing officer for St. Luke's McCall, told commissioners that a lack of affordable housing has long affected the hospital's ability to provide quality healthcare.

"Over the past few years, we've struggled to hire individuals to essential roles," Green said, listing positions such as ultrasound technicians, nursing staff, lab techs, and medical assistants.

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There are currently 30 open positions at the hospital, including 15 that have been open for more than 90 days. The average time to fill positions is about 78 days, but was as high as 126 days in October, Green told BoiseDev.

The lack of staffing can reduce the hours that certain services are offered or force the hospital to send patients to hospitals elsewhere. Sometimes, open positions are filled by travel workers, who can cost double or triple what it would cost to hire a permanent worker, Green said.



*An aerial view of the north end of the St. Luke's McCall employee housing project. Rendering: Via Crestline Engineers*

## Other hospital housing

In recent years the hospital has purchased existing buildings in McCall to provide employee housing, including a building at 212 N. Third St. that contains 10 apartments.





The hospital also owns two four-bedroom homes and one two-bedroom duplex near the hospital, all of which are used for short-term housing needs, like for travel workers or St. Luke's workers from Boise who are temporarily working in McCall.

"We have learned that, although this provides immediate solutions for our staff, it is not assisting with the more widespread housing issues by addressing overall availability in our community," Green said.

## Public/private funding

The total estimated cost for the project is about \$25 million, with the timeline for completion dependent on funding, said St. Luke's McCall Foundation President Bill Colpo.



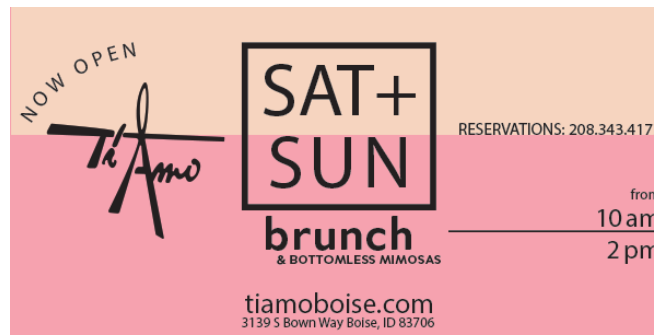
The project is a collaboration between the foundation and the McCall Memorial Hospital District, which so far have pledged a combined \$3.5 million to the project.

That includes about \$2.8 million in taxpayer funding pledged by the McCall Memorial Hospital District, Board Chairman Andy Laidlaw told BoiseDev.

A recent blog post by Tomi Grote, who formerly published The Star-News, McCall's weekly newspaper, criticized the district's allocations as "subsidizing labor costs for a private medical conglomerate" that projected it would earn \$15 million in profit in 2024.

Laidlaw pushed back against that criticism and noted St. Luke's McCall's profits are always re-invested into the hospital's services, equipment, and infrastructure.





“St. Luke’s is a not-for-profit medical system,” Laidlaw said. “They have invested substantial capital in upgrading the medical infrastructure in our community.”

“We feel the workforce housing project is a creative effort of the hospital district and the St. Luke’s McCall Foundation that will directly benefit medical care in our community and would not be addressed otherwise,” he said.

The 4.8-acre parcel on which the townhomes are proposed was purchased by the hospital foundation for \$965,000 last year from the school district.



The 4.8-acre parcel on which the St. Luke's McCall employee housing would be built. Photo: Via Valley County GIS

## Phasing uncertain

Construction of the townhomes would be phased as funding is available, but Colpo expects at least four townhomes to be built immediately upon approval.



“If the entitlement process goes smoothly, we could begin working on infrastructure this spring and potentially have the first fourplex ready for occupancy by late 2025,” he said.

The cost to build each fourplex is currently estimated at about \$2.5 million, not including infrastructure costs, which are estimated at \$3.5 million for the entire project, Colpo said.

The townhomes would initially be linked to Stibnite Road through a road serving the school district's staff housing. Future phases would extend the road to connect to Mission Street.

## Snow storage, drainage concerns

Several residents of the Wildwood Condominiums, which are on Mission Street directly west of the proposed hospital housing, commented on the proposal during a public hearing on Tuesday.



Despite general support for the project, many of them urged caution regarding snow storage, stormwater drainage onto the Wildwood property, and natural buffering between the two developments.

"We will have people on decks looking down, from 30 feet above, down into our yards directly unless we create a strong, natural tree-lined buffer," said Eva Prince, board secretary for the Wildwood Homeowners Association

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Meadowlark Marketing  
PO Box 322 | McCall, ID 83638

December 20, 2024

It is a pleasure to be considered to work with you on a website for the McCall Hospital District. Please review the project scope and pricing below:

In consideration of the professional services described below, an hourly rate of \$125 per hour will apply. This project is estimated to take approximately 10 hours to complete and cost a one-time fee of \$1,250.

### **Custom Website Development**

The time to build the website discussed includes:

- WordPress foundation installation, theme, plugin configuration | 2 hours
- Template creation, design, and page creation | 2 hours
- Content formatting on each main page, 4 pages, past project formatting included (1 hour each) | 4 hours
- Programming and final configuration of elements prior to launch (hosting setup, SEO, Google Analytics, Accessibility, linking domains, etc.) | 2 hours

#### Website details

- **Hosting Setup:** Integration of the new site onto your hosting platform. We will build the new site in a development environment first then transfer the completed site over so there is minimal downtime.
  - If you do not currently have a hosting provider, we recommend the Managed Hosting Account on our Meadowlark Marketing hosting platform. The cost is about \$170 per year and includes daily backups, daily malware scans and removal if necessary, and an SSL certificate (which gives you the HTTPS designation).
  - We can also purchase or transfer your domain to this account so you have all of your website resources located in one central location. Domains typically cost about \$30 per year (including privacy protection).
- **Customized Wordpress Content Management System:** The website would utilize the Wordpress platform and integrate the Divi theme – a module builder for flexibility in design and ease of future updates.
- **Page Creation:** Build out pages for the website and configure content.
- **Google Analytics Integration:** Account setup and code integration to enable tracking data for future use. Also includes the setup of Google Webmaster Tools (sitemap creation, submitting the website to Google to re-index once the site is live).



- **Search Engine Optimization:** We install Yoast SEO (free version) and include basic SEO page titles, focus keywords, and meta descriptions before the launch of your website.
- **Mobile Site:** The website will be built with responsive design practices and automatically scale to tablet and mobile sizes.
- **Training on website back-end:** One session for back-end training will be provided as part of this website package. Training includes a document guide for reference and face-to-face (or via video chat) training on how to update content, add photos, add pages, etc. on your website.

#### Website Maintenance Program

In an effort to catch small problems before they become big problems, we ask all of our website clients to select a maintenance plan. The goal would be to complete routine website health processes quarterly or semi-annually, depending on what you may prefer. Routine maintenance includes:

- Backups
- WP Core Updates
- Theme Maintenance
- Plugin Maintenance
- Overall Website Health Check

Quarterly Maintenance Checks (January/April/July/October) \$300/year

#### Website Development Pricing Summary

- One-time design fee: \$1250
- Hosting (price depends on your provider) – approximately \$170 annually
- Domain Registration (price depends on your provider) – approximately \$30 annually
- Website Maintenance Program. \$300 annually

I am happy to answer any questions you may have regarding any portion of this proposal. I look forward to hearing from you!

Sincerely,

McKenzie Kraemer

Owner, Meadowlark Marketing  
mckenzie@meadowlark.marketing



# McCall Ambulance Quarters: Preconstruction

Project # C00643

Progress as of: 1/10/25

Project documentation location:

Executive Sponsor	Ginger McCabe	Project Manager	Steve Sell
Project Description:			
Construct a new facility to support EMS staff and ambulance parking adjacent to the McCall hospital.			
Overall Status:			
Status	Rationale		
	<ul style="list-style-type: none"><li>Project was anticipated to be completed by 9/30/2024</li><li>Current estimated completion date is January 2026 (Construction CoO 12/31/26).</li><li>Project Status will be updated when revised project schedule finalized</li></ul>		
Project Success Measures:			
<ol style="list-style-type: none"><li>Achieving project milestones and deliverables as planned/approved</li><li>Project on schedule and Budget</li><li>Project risks and issues managed effectively and proactively</li></ol>			

Phases/Milestones	Status	% Complete	End Date
Plan Review Complete		90%	3/21/25
Design Review Complete		100%	11/30/24
Permit Approved		80%	3/21/25
100% Design Documents		100%	12/1/23
100% Construction Documents		100%	10/31/24
Value Engineering		100%	10/31/24
General Contractor GMP Finalized		90%	1/10/25
Construction		0%	10/31/25
Fit Out & Move In		0%	11/30/25
Project Close out		0%	12/31/25
Project Complete			

## Key Accomplishments

Entitlements
<ul style="list-style-type: none"><li>Planning and Zoning confirmed Plan Mod will be staff level review, no meeting required</li></ul>
Preconstruction
<ul style="list-style-type: none"><li>GC Contract Executed</li><li>Subcontractor buy out completed</li></ul>

## Next Steps

Entitlements
<ul style="list-style-type: none"><li>Plan Mod VE#2 Approval</li></ul>
Preconstruction
<ul style="list-style-type: none"><li>Wait for the snow to melt ☺</li><li>Draft schedule</li></ul>

## Key Issues / Risks

<ul style="list-style-type: none"><li>If a subcontractor retained for Chip Sealing becomes unavailable, there is a risk that final Certificate of Occupancy could be delayed. (Ginger revised risk statement)</li><li>If the GMP selected is not inclusive of full project scope, construction costs could escalate</li><li>If subcontractor resources are requested on non-SLHS projects, labor costs could escalate. (Ginger added new risk)</li></ul>
--

Attribute	Definition
Red (R)	<p><u>One or more of the following conditions exist:</u></p> <ol style="list-style-type: none"> <li>1. Phase/Milestone is at significant risk of delay. Multiple issues or risks exist, no mitigation plans in place</li> <li>2. Schedule: Major date of delivery slippage is expected; &gt; 2-week variance</li> <li>3. Resource: Resource availability certain to impact project; &gt;10% variance from projection</li> <li>4. Deliverable % Complete: Major deliverables are completed with &gt;2-week variance of planned duration</li> <li>5. Budget: Cost variance &gt;5% beyond contingency plan and progress inhibited</li> </ol>
Yellow (Y)	<p><u>One or more of the following conditions exist and none of the above conditions exist:</u></p> <ol style="list-style-type: none"> <li>1. Phase/Milestone is at risk of missing date of delivery. Active issues or risks exist, mitigation plan(s) in development</li> <li>2. Schedule: ~30% probability minor date of delivery slippage, &lt;2-week variance</li> <li>3. Resource: Resource availability may impact date of delivery; 1-9% variance from projection</li> <li>4. Deliverable % Complete: Major deliverables and milestones completed on schedule with &lt;2-week variance</li> <li>5. Budget: Cost variance &gt;5% beyond contingency plan and progress not yet inhibited or expecting a cost variance within the next two week</li> </ol>
Green (G)	<p><u>Project is on track as indicated by all the following conditions existing:</u></p> <ol style="list-style-type: none"> <li>1. Phase/Milestone is tracking to planned date of delivery. No unmitigated issues or risks.</li> <li>2. Resource: No resource constraints that will impact date of delivery</li> <li>3. Deliverable % Complete: Major deliverables and milestones completed on schedule with &lt;1-week variance</li> <li>4. Schedule: Delivery dates are expected to be on time</li> <li>5. Budget: No cost variance currently or anticipated within the next two weeks</li> </ol>
Not Started (NS)	Task/deliverable has not started yet
Complete (C)	Task/deliverable is complete

# McCall Area B: Preconstruction

Project # Pending

Progress as of: 1/10/25

Project documentation location:

Executive Sponsor	Ginger McCabe	Project Manager	Steve Sell
Project Description:			
Demolish 1950's wing and construct East Parking Lot. Demolition includes relocation of IHT cabling and closet, refinishing South/East Side exterior, and repair of 90's foundation, exterior wall, and roof.			
Overall Status:			
Status	Rationale		
	<ul style="list-style-type: none"><li>• Project on track for estimated completion Spring 2026</li></ul>		
Project Success Measures:			
<ol style="list-style-type: none"><li>1. Achieving project milestones and deliverables as planned/approved</li><li>2. Project on schedule and Budget</li><li>3. Project risks and issues managed effectively and proactively</li></ol>			

Phases/Milestones	Status	% Complete	End Date
100% Construction Documents		100%	12/16/24
Design Review Complete		100%	w/Area A
Permit Approved		20%	03/31/25
General Contractor GMP Finalized		20%	03/31/25
Construction: Demolition & repair of existing facility		0%	10/31/25
Construction: East Parking Lot		0%	10/31/25
Project Close out		0%	12/31/25
Project Complete			

## Key Accomplishments

- Entitlements**
- Submitted to City for review complete with Area A Expansion
- Preconstruction**
- Design completed
  - GC Competitive Bid invitations sent (Hedrick, Layton, Petra)
  - Pre-Bid meeting 1/20/25
  - Bids Received 2/3/25
  - IHT relocation kick off meeting 1/8/25

## Next Steps

- Entitlements**
- Permit approval
- Preconstruction**
- GC Selection Based on bid results
  - GMP Contract Finalized (After lowest responsible bid is determined)
  - Environmental Risk Audit (demolition of 1950's wing)  
Asbestos/lead based paint survey being scheduled

## Key Issues / Risks

- If the GMP comes back higher than budgeted, project schedule could be extended to align with available capital funding
- If the Environmental Risk Audit reveals unanticipated risks that need to be mitigated, construction costs could escalate
- If subcontractor resources are requested on non-SLHS projects, labor costs could escalate
- If winter weather conditions arrive earlier than anticipated, the East Parking Lot may be completed Spring of 26



Attribute	Definition
Red (R)	<p><u>One or more of the following conditions exist:</u></p> <ol style="list-style-type: none"> <li>1. Phase/Milestone is at significant risk of delay. Multiple issues or risks exist, no mitigation plans in place</li> <li>2. Schedule: Major date of delivery slippage is expected; &gt; 2-week variance</li> <li>3. Resource: Resource availability certain to impact project; &gt;10% variance from projection</li> <li>4. Deliverable % Complete: Major deliverables are completed with &gt;2-week variance of planned duration</li> <li>5. Budget: Cost variance &gt;5% beyond contingency plan and progress inhibited</li> </ol>
Yellow (Y)	<p><u>One or more of the following conditions exist and none of the above conditions exist:</u></p> <ol style="list-style-type: none"> <li>1. Phase/Milestone is at risk of missing date of delivery. Active issues or risks exist, mitigation plan(s) in development</li> <li>2. Schedule: ~30% probability minor date of delivery slippage, &lt;2-week variance</li> <li>3. Resource: Resource availability may impact date of delivery; 1-9% variance from projection</li> <li>4. Deliverable % Complete: Major deliverables and milestones completed on schedule with &lt;2-week variance</li> <li>5. Budget: Cost variance &gt;5% beyond contingency plan and progress not yet inhibited or expecting a cost variance within the next two week</li> </ol>
Green (G)	<p><u>Project is on track as indicated by all the following conditions existing:</u></p> <ol style="list-style-type: none"> <li>1. Phase/Milestone is tracking to planned date of delivery. No unmitigated issues or risks.</li> <li>2. Resource: No resource constraints that will impact date of delivery</li> <li>3. Deliverable % Complete: Major deliverables and milestones completed on schedule with &lt;1-week variance</li> <li>4. Schedule: Delivery dates are expected to be on time</li> <li>5. Budget: No cost variance currently or anticipated within the next two weeks</li> </ol>
Not Started (NS)	Task/deliverable has not started yet
Complete (C)	Task/deliverable is complete

# ***D R A F T***

## **FIRST AMENDED AND RESTATED AMBULANCE SHELTER AND ON-CALL STAFF LIVING QUARTERS AGREEMENT**

### **BETWEEN**

**ST. LUKE’S MCCALL, LTD.,**

### **AND**

**MCCALL MEMORIAL HOSPITAL DISTRICT**

THIS FIRST AMENDED AND RESTATED AGREEMENT (“**Amended and Restated Agreement**”) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 (the “**Execution Date**”) by and between **St. Luke’s McCall Ltd.** (“**SLM**”), an Idaho nonprofit corporation, and the **McCall Memorial Hospital District** ( the “**District**”), each a “**Party**” and collectively (the “**Parties**”).

### **RECITALS**

A. The District is a hospital district that was organized under Idaho law and operates in Valley County, Idaho. The District levies and collects taxes, which together with other revenue sources, pay for the expenses of organization (including bad debts, charity, and offsets for contractual service adjustments for Medicare and Medicaid), purchase of necessary equipment, operation and maintenance and upkeep of the works and equipment of the District.

B. SLM is an Idaho non-profit corporation which is a subsidiary of St. Luke’s Health System, Ltd., which is an Idaho nonprofit corporation that is the parent organization of several tax-exempt subsidiaries that own and operate hospitals and other healthcare facilities in southern and south-central Idaho, including, without limitation, SLM.

C. Pursuant to a Request from SLM, the District levied and collected the sum of \$1,300,000 in FY 2024 for the construction by SLM on District-owned property of an Ambulance Shelter and On-Call Staff Living Quarters (the “Ambulance Shelter”). This levy was based on SLM’s estimate of the cost to construct the Ambulance Shelter.

D. Based on the bid which has since been received and selected by SLM for the Ambulance Shelter, the total cost of construction of the Ambulance Shelter and associated site work and landscaping (the “Project”) is now estimated to be \$1,559,403. The District has levied an additional \$450,000 for deposit into the District’s Reserve Sinking Fund to be available the additional cost of construction (the “FY 2025 Funds”), subject to the further decisions of the District as provided below.

E. The construction of the Project has not commenced. An application to the City of McCall for a Building Permit for the Ambulance Shelter has been submitted by SLM.

F. The District has released to SLM the \$1,300,000 which has been levied and collected for the construction of the Project (the “FY 2024 Funds”). The District did so, contingent on SLM’s agreement to certain terms and conditions governing SLM’s management and use of the FY 2024 Funds and the FY 2025 Funds, if applied to the Project, (together the “Project Funds”). This Agreement was executed by the parties effective September 17, 2024 (the “**Agreement**”).

G. Since the execution of the Agreement, updated bids have been received for the Project, one of which, the “Hedrick Bid”, has been accepted by SLM. The parties desire to amend and restate the Agreement to incorporate the Hedrick Bid.

H. The Parties desire to memorialize the terms of their Amended and Restated Agreement.

**NOW, THEREFORE**, for and in consideration of the agreements, covenants, representations and warranties set forth herein, the Parties hereto agree as follows:

1. **Release of Funds.** Pursuant to the terms of the Agreement, the District has released the FY 2024 funds to SLM.
2. **Segregation and Application of Funds.** SLM will segregate the FY 2024 Funds and will apply the FY 2024 Funds and the FY 2025 Funds solely to the cost of construction of the Project, as detailed in the Hedrick Bid which is attached hereto as **Exhibit A** and pursuant to the Updated Plans which are attached hereto as **Exhibit B** (the “Updated Plans”).
3. **Completion of the Construction.** SLM will complete the construction of the Project and will make best reasonable efforts to obtain a Certificate of Occupancy for the Project from the City of McCall by not later than December 31, 2025. SLM will report regularly to the District on the progress of the Project.
4. **Changes to Plans.** Any material changes to the Plans shall require the prior approval of the District.
5. **Cost Overruns.** The total cost of the Project is currently estimated to be \$1,559,403. SLM will continue to explore ways to reduce this cost. In the event that funds additional to the FY 2024 Funds are required to complete the Project, SLM shall be free to submit a request for additional funding to the District under the protocol provided in the Healthcare Services Agreement, which request will be considered by the District in its sole discretion.
6. **Cost Savings.** In the event that the total cost of completion of the Project is less than \$1,559,403, then the amount by which total Project Cost is less than \$1,559,403 shall be held by SLM in trust for the District to be applied as directed by the District.
7. **Disbursement by SLM of Project Funds/Project Cost Accounting.** None of the Project Funds will be disbursed by SLM without the prior approval of the District Board, according to the following process:



(a) Commencing with the first District Board meeting following the execution of this Agreement and continuing with each monthly meeting of the Board thereafter, until a Certificate of Occupancy for the Ambulance Shelter is issued, SLM will provide the Board with an itemized accounting, by construction categories, of the total budgeted amount for the category, the total expended to date for the category, the amount remaining available in the category and the amount requested to be disbursed for the work completed in that category and not previously disbursed (the "Monthly Accountings").

(b) The Monthly Accountings will be provided to the District not less than 10 days prior to the monthly Board Meeting, so they can be included in the Board Packet.

(c) The Board will review the Monthly Accounting and SLM request for approval to disburse the funds so referenced in the Monthly Accounting at the Board's monthly meeting. The Board's primary consideration in reviewing the Monthly Accountings will be the substantial conformity and consistency of the Monthly Accounting with the Plans and Bid.

**8. Construction Warranties.** All warranties for workmanship and materials which are extended by the Project material suppliers, General Contractor and Subcontractors shall also be extended to the District.

**9. Amendment.** Except as otherwise provided in this Agreement, no amendment of any provision of this Amended and Restated Agreement shall be effective unless the same shall be in writing and signed by all of the Parties, and then such amendment shall be effective only in the specific instance and for the specific purpose for which given.

**10. Notices.** All notices, requests, demands and other communications hereunder shall be in writing and shall be delivered personally or sent by overnight courier or registered or certified mail, postage prepaid, as follows:

If to the District:

**McCall Memorial Hospital District**

Attn: District Chairperson

1000 State Street

McCall, Idaho 83638

If to SLM:

**St. Luke's McCall, Ltd.**

Attn: CEO

1000 State Street

McCall, Idaho 83638

A Party may change its address for receiving notice by written notice given to the others named above. All notices shall be effective when received, if by personal delivery or overnight courier, or two (2) business days after being deposited in the mail addressed as set forth above, if mailed.

**11. Application of Law.** This Agreement shall be governed by and construed in accordance with the internal laws of the State of Idaho and the Parties hereby consent to the jurisdiction of Idaho courts over all matters relating to this Agreement.

**12. Partial Invalidity.** In case any one more of the provisions contained herein shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision or provisions had never been contained herein.

**13. Successors and Assigns.** This Agreement shall be binding on the Parties hereto and their respective successors and permitted or required assigns. This Agreement shall be assigned by the Parties to any successor entity. Except as otherwise provided in this Section 7.10 and elsewhere in this Agreement, no Party may assign its rights in the Agreement or delegate its duties or its obligations under this Agreement to a third party without first obtaining the prior written consent of the other Parties.

**14. Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**15. Independent Contractor.** In entering into and complying with this Agreement, SLM is at all times performing as an independent contractor. Nothing in this Agreement shall constitute or be construed as a creation of a partnership or joint venture between the District and SLM.

**IN WITNESS WHEREOF**, the Parties, acting through their duly authorized representatives, have executed this Agreement as of the Execution Date.

**McCall Memorial Hospital District**

\_\_\_\_\_  
By: Andy Laidlaw

Its: Chair

Dated: \_\_\_\_\_, 2025

**St. Luke's McCall, Ltd.**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Its: Director

Dated: \_\_\_\_\_, 2025

AND								
	Strata Funding	Layton Bid	Hedrick Bid	FY24	FY25	FY26	Total Cost	Delta Over/Under Budget
Construction:								
Design -Architect	\$0	\$150,000	\$150,000	\$ 118,000	\$ 25,000	\$ 7,000	\$ 150,000	\$ (150,000)
Construction Costs & Permitting	\$0	\$1,799,939	\$1,154,862	\$ 20,000	\$ 1,100,000	\$ 34,862	\$ 1,154,862	\$ (1,154,862)
Construction Contingency St. Lukes (10%)	\$0	\$194,994	\$130,486	\$ -	\$ 120,000	\$ 10,486	\$ 130,486	\$ (130,486)
Sub Total	\$0	\$ 2,144,933	\$ 1,435,348	\$ 138,000	\$ 1,245,000	\$ 52,348	\$ 1,435,348	\$ (1,435,348)
IHT	\$0	\$75,000	\$75,000	\$ -	\$ 50,000	\$ 25,000	\$ 75,000	\$ (75,000)
FFE	\$0	\$34,055	\$34,055	\$ -	\$ 34,055	\$ -	\$ 34,055	\$ (34,055)
Equipment	\$0	\$15,000	\$15,000	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ (15,000)
Project Sub Total	\$0	\$ 2,268,988	\$ 1,559,403	\$ 138,000	\$ 1,344,055	\$ 77,348	\$ 1,559,403	\$ (1,559,403)
Grand Total	\$1,300,000	\$2,268,988	\$1,559,403	\$138,000	\$1,344,055	\$77,348	\$1,559,403	\$ (259,403)

# Finance Report

*McCall Memorial Hospital District Board Meeting*

January 21, 2025

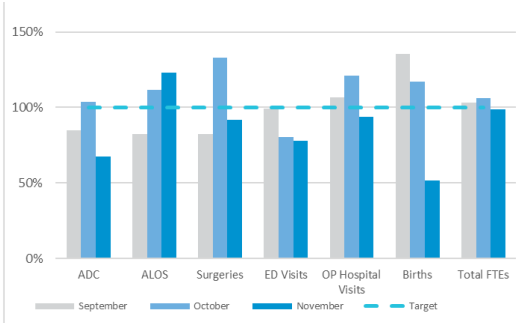


# St. Luke's McCall Financial Performance Highlights — November 2024

## KEY MESSAGE:

November represents the second month of the first quarter of the fiscal year. Entering FY25 assumptions built into the target include continued decreases in traveler usage, inflationary adjustments, as well as impacts to 340B.

Our clinical quality, throughput and access to care all impact our financial performance. In the short term we will continue to monitor our financial performance closely in order to inform an operational response and continuous improvement. McCall is currently forecasted to miss target for the year.



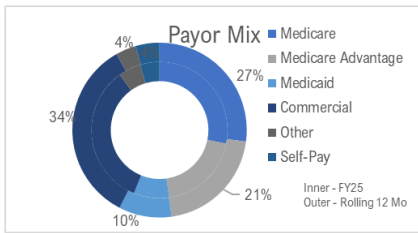
**Operating Indicators:** Variances to target were in line with typical seasonal activity but were also affected by unique operational challenges and special community needs. Relative to November:

- Average Daily Census was 3.47, below target for the month.
- Surgical cases of 72, missed target. Endo volumes down for the month with 64 procedures in November.
- ED visits at 13 per day, under target for the month.
- OP Hospital Visits under target for the month.
- Births were 6 for the month, under target.

**Capital Purchases:** FY25 SLHS funded capital purchases have been prioritized to maintain safety standards, meet regulations, and respond to operational and plant needs.

- Imaging Mobile C Arm
- Women's Infant Hearing Screener with Cart
- Lab ABL90 Flex Plus Analyzer

Capital	FY25
Routine	227,464
Expansion Project	3,782,000
Taxing District	1,300,000
<b>Total Capital</b>	<b>\$ 5,309,464</b>

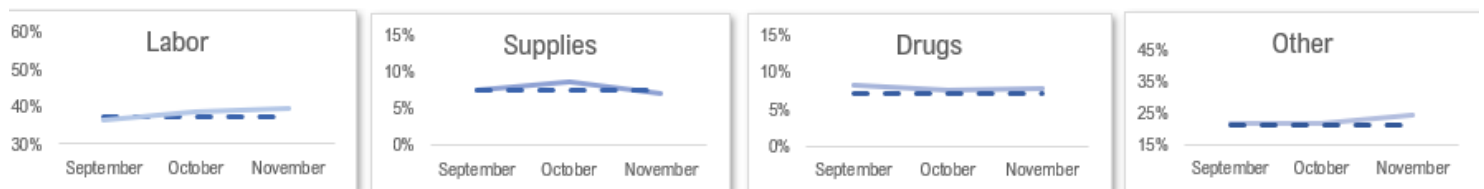


**Payor Mix:** November has seen an overall decrease in Governmental and Commercial Payors shifting toward Other/Self Pay compared to the 12 month average.

- Government payors account for 56.1%, a decrease compared to Rolling 12 Month
- Commercial payors at 33.9% of payor mix down compared to the Rolling 12 Month
- Other & Self Pay up compared to prior 12 months, making up 9.9% of overall Payor

**Trended Financial Performance:** Total YTD Adjusted Operating Expenses<sup>1</sup> as a % of YTD Adjusted Operating Revenue<sup>1</sup> stands at 78% vs. a target of 73%.

- YTD November Labor expense as a percentage of Adjusted Operating Revenue<sup>1</sup> was higher than target. Labor is being monitored through weekly productivity meetings to ensure the facility has the appropriate staffing. In several areas minimum staffing is required to maintain services
- Supply expense in November as a percentage of Adjusted Operating Revenue<sup>1</sup> is under target due to decreased spend in surgical supplies.
- Drug expense YTD as a percentage of Adjusted Operating Revenue<sup>1</sup> is at target for the period.
- Other expenses as a percentage of Adjusted Operating Revenue<sup>1</sup> is at 24% in November, above target due to increased spend in Repair and Maintenance Services.



<sup>1</sup>"Adjusted Operating EBIDA" reports SLHS normal operations, before out-of-the-ordinary impacts.

St. Luke's McCall
Statement of Rents
As of September 30th, 2024

**Summary of Lease Agreement:**

*St. Luke's and McCall Memorial Hospital District entered into a 25 year lease agreement to operate the critical access hospital in McCall. The "Real Property" is made up of the Land, the Hospital, and all the Buildings comprising the St. Luke's McCall Campus and shall include building or improvements that are added to the Land by the District after the Execution Date. The initial lease term begins February 5, 2016 through February 5, 2041 and may be extended out an additional 10 years after the original contract date. Rent payment consists of all costs, fees, and assessments reasonably required to care for, manage, and protect Hospital Property. Including Insurance, Repairs and Maintenance, Repair and Maintenance Service Contracts, Ground Expense, Minor Improvements and Projects, Telephone, Utilities: Cable, Electricity, Sewer, Trash, Water, Fuel and Oil, and Property Tax.*

*The statement of rent is due no later than November 1st and will itemize the costs incurred by SLRMC.*

Asset Purchase Price	\$	15,000,000
Assets Purchased by Taxing District	\$	6,228,015
Disposal of Taxing District Assets	\$	(3,123,265)
<b>Total Option Purchase Price</b>	<b>\$</b>	<b>18,104,750 A</b>

**FY24 Expenditures Incurred by St. Luke's Towards Purchase Price**

Depreciation Credit	\$	4,119,576
Credit for Rent Paid	\$	2,200,282
Capital Improvement Credit	\$	3,751,893
Administrative Salary	\$	7,291
Loss (Gain) on Asset Disposal	\$	5,293
Asset Transfers to (from) McCall	\$	-
<b>FY24 Total Expenditures</b>	<b>\$</b>	<b>10,084,334</b>

**Prior Years Expenditures 2016-2023**

Description	Total Previous Years Expenditures
Administrative Salary	\$ 25,718
Capital Improvement Credit	\$ 65,471,842
Credit for Rent Paid	\$ 10,561,028
Depreciation Credit	\$ 10,729,611
Asset Transfers to (from) McCall	\$ 47,607
Loss (Gain) on Asset Disposals	\$ 219,420
<b>Total Prior Years Expenditures</b>	<b>\$ 87,055,226</b>

<b>Total Expenditures</b>	<b>\$</b>	<b>97,139,560 B</b>
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<b>Remaining Purchase Price (Surplus)</b>	<b>\$</b>	<b>(79,034,810) A - B</b>
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## Hospital District Asset Disposal Request

**Situation:**

The facility recommends disposal of tangible personal property owned by the Hospital District.

**Background:**

Item being disposed:

Description of asset: Miscellaneous assets (see attached list). All assets were confirmed as retired in our recent full hospital physical inventory.

Asset tag #: Various

Model/Serial #: Various

Location of the property:

☒ Hospital

Hospital Department: Various

☐ Clinic

Clinic Name: \_\_\_\_\_

☐ Other

Other Name/Location: \_\_\_\_\_

Reason for disposal:

☐ Trade – newer technology available or needed

☐ Trade – end of life (to include those with high repair costs)

☐ Sell outright – newer technology available or needed

☐ Sell outright – end of life

☐ Dispose – end of life (to include those with high repair costs)

☒ Dispose – no longer used

☐ Dispose – transfer to another St. Luke's facility

☐ Lost – cannot locate the asset

☐ Stolen – have proven the item was taken

**Assessment:**

Book Value of asset: \$0.00

*If applicable*

Trade in Value: \$0.00

*If applicable*

Gain/Loss on disposal \$0.00

**Recommendation:**

Approve the disposal of the asset listed above and inclusion of any gain or loss from disposal of the asset on the annual statement of rents.

**Approval:**

Approved (Y\_\_\_ N\_\_\_) by (McCall\_\_\_ Elmore\_\_\_) Taxing District Board:

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Approval Date: \_\_\_\_\_

**SLHS Calculation of Net Book Values on Disposal Requests**  
**Values below taken from St. Luke's Fixed Asset Listing as of 12/31/2024**

ASSET	DESCRIPTION	ASSET TAG #	DIVISION	ENTITY	DEPT	DEPARTMENT DESCRIPTION	ASSET TYPE	SUB TYPE	IN-SERVICE DATE	LIFE	LIFE REMAINING	BASIS	LTD DEPRECIATION	BOOK VALUE	
20517	CHAIR MAT,45X53,ECONOMY		302.1196	16	302	HOSPITAL ADMINISTRATION	EQUIP-MOVE		4/1/2011	180	0	2,193.00	2,193.00	-	
20525	ULTRASOUND TABLE	200000000428	426.1196	16	426	IMAGING SERVICES	EQUIP-MOVE		10/1/2010	123	0	-	-	-	
20526	HAAG-STREIT SLIT LAMP	REAL ESTATE	302.1196	16	302	HOSPITAL ADMINISTRATION	EQUIP-FIX		10/1/2010	96	0	7,299.96	7,299.96	-	
20527	SERVER RM COOLING PROJECT	300000000371	302.1196	16	302	HOSPITAL ADMINISTRATION	EQUIP-MOVE		10/1/2010	100	0	17,070.05	17,070.05	-	
20528	IT--VMWARE BACKUP PROJECT	UNTAGGABLE	302.1196	16	302	HOSPITAL ADMINISTRATION	EQUIP-MOVE		10/1/2010	28	0	18,016.06	18,016.06	-	
20530	ADJUSTMENT TABLE	200000000429	426.1196	16	426	IMAGING SERVICES	EQUIP-MOVE		10/1/2010	123	0	-	-	-	
20558	ECG SYS MAC 5500 (ECG/ETT SYS)	100000012435	218.1196	16	218	RESPIRATORY THERAPY	EQUIP-MOVE		10/1/2010	73	0	25,546.53	25,546.53	-	
20568	OLYMPUS SCOPE (GIF-XQ140)	100000024785	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	1	0	0.01	0.01	-	
20569	EVIS GASTROVIDEOSCOPE	100000024795	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	1	0	0.01	0.01	-	
20570	EVIS GASTROVIDEOSCOPE	100000024801	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	1	0	0.01	0.01	-	
20571	INTELLIVUE PRTABLE CARDIAC MON	100000030048	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	22	0	6,131.35	6,131.35	-	
20573	VITROS 5600 CHEMISTRY ANALYZER	100000030071	208.1196	16	208	LABORATORY	EQUIP-MOVE		4/1/2011	72	0	199,265.51	199,265.51	-	
20575	X300 PORTABLE ULTRASOUND UNIT	100000030097	426.1196	16	426	IMAGING SERVICES	EQUIP-MOVE		10/1/2010	24	0	21,196.40	21,196.40	-	
20580	RAD UNIT, GEN, PANEL DETECTOR	100000012418	426.1196	16	426	IMAGING SERVICES	EQUIP-MOVE		3/1/2014	72	0	125,000.00	125,000.00	-	
20581	ANALYZER, SEDIMENTATION RATE	100000030065	208.1196	16	208	LABORATORY	EQUIP-MOVE		2/21/2011	96	0	75,500.00	75,500.00	-	
20587	MONITOR SYS., CENTRAL STATION	100000012465	108.1459	16	108	MEDICAL SURGICAL	EQUIP-MOVE		10/1/2010	102	0	35,575.67	35,575.67	-	
20588	MONITOR SYS., CENTRAL STATION	100000012463	108.1459	16	108	MEDICAL SURGICAL	EQUIP-MOVE		10/1/2010	69	0	21,397.87	21,397.87	-	
20594	MONITOR SYSTEM, STRESS TEST	100000012483	218.1196	16	218	RESPIRATORY THERAPY	EQUIP-MOVE		10/1/2010	83	0	25,937.50	25,937.50	-	
20596	ANALYZER, LAB, POC, GENERIC	100000030069	208.1196	16	208	LABORATORY	EQUIP-MOVE		10/1/2010	78	0	24,547.19	24,547.19	-	
20598	EICU	300000000373	136.1196	16	136	EMERGENCY	EQUIP-MOVE		1/1/2012	96	0	-	-	-	
20601	MONITOR SYS, MOD, MULTIPARAMET	100000014452	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	99	0	16,500.00	16,500.00	-	
20604	MONITOR SYSTEM, DISPLAY	100000012868	108.1459	16	108	MEDICAL SURGICAL	EQUIP-MOVE		10/1/2010	82	0	-	-	-	
20605	MONITOR SYSTEM, DISPLAY	100000014471	108.1459	16	108	MEDICAL SURGICAL	EQUIP-MOVE		10/1/2010	81	0	-	-	-	
20609	EICU	300000000374	136.1196	16	136	EMERGENCY	EQUIP-MOVE		1/1/2012	96	0	-	-	-	
20613	WASHER/DISINFECTOR ENDOSCOPE	100000014443	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		7/26/2011	96	0	15,000.00	15,000.00	-	
20614	WASHER/DISINFECTOR ENDOSCOPE	100000014489	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		7/26/2011	96	0	15,000.00	15,000.00	-	
20616	VIDEO, PROCESSOR, DIGITIZER	100000030123	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		4/1/2014	96	0	-	-	-	
20617	ANESTHESIA, MONITOR, MULTI GAS	100000014453	132.1459	16	132	ANESTHESIOLOGY	EQUIP-MOVE		10/1/2010	96	0	-	-	-	
20618	EICU	300000000375	136.1196	16	136	EMERGENCY	EQUIP-MOVE		1/1/2012	96	0	-	-	-	
20619	MONITOR SYS MOD RACK/DISPLAY	100000014451	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	102	0	-	-	-	
20624	FLEXIBLE SCOPE	100000024776	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		4/1/2011	72	0	-	-	-	
20625	FLEXIBLE SCOPE	100000024803	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		4/1/2011	72	0	-	-	-	
20626	FLEXIBLE SCOPE	100000024804	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		4/1/2011	72	0	-	-	-	
20628	INCUBATOR, AEROBIC	100000030074	123.1459	16	123	WOMENS SERVICES	EQUIP-MOVE		10/1/2010	102	0	-	-	-	
20629	WARMER, NEONATAL	100000012901	123.1459	16	123	WOMENS SERVICES	EQUIP-MOVE		1/1/2012	144	0	-	-	-	
20630	ELECTROSURGERY UNIT	100000014429	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		6/30/2011	96	0	-	-	-	
20631	RESUSCITATOR, PULMONARY INFANT	100000012889	218.1196	16	218	RESPIRATORY THERAPY	EQUIP-MOVE		10/1/2010	86	0	-	-	-	
20632	MONITOR SYS, MOD RACK/DISPLAY	100000030104	108.1459	16	108	MEDICAL SURGICAL	EQUIP-MOVE		10/1/2010	62	0	-	-	-	
20633	MON SYS, TELEMETRY, REC, FETAL	100000012897	108.1459	16	108	MEDICAL SURGICAL	EQUIP-MOVE		10/1/2010	85	0	-	-	-	
20634	ULTRASOUND, TRANSDUCER, 9 MHZ	100000012424	426.1196	16	426	IMAGING SERVICES	EQUIP-MOVE		10/1/2010	75	0	-	-	-	
20635	ULTRASOUND, TRANSDUCER, 9 MHZ	100000012423	426.1196	16	426	IMAGING SERVICES	EQUIP-MOVE		10/1/2010	75	0	-	-	-	
20636	ULTRASONIC CLEANER, SMALL	100000014477	253.1459	16	253	CENTRAL STERILE PROCESSING	EQUIP-MOVE		10/1/2010	90	0	-	-	-	
20638	ULTRASOUND TRANSVAGINAL	100000012429	426.1196	16	426	IMAGING SERVICES	EQUIP-MOVE		1/1/2012	96	0	-	-	-	
20644	MONITOR, VITAL SIGNS	100000030109	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	114	0	-	-	-	
20645	MONITOR, VITAL SIGNS	100000030110	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	114	0	-	-	-	
20647	VIDEO, DISPLAY	100000030118	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		3/1/2014	96	0	-	-	-	
20648	VIDEO, DISPLAY	100000030119	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		3/1/2014	96	0	-	-	-	
20650	VIDEO, PRINTER	100000012428	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	90	0	-	-	-	
20651	VIDEO, PRINTER	100000014488	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	90	0	-	-	-	
20652	VIDEO, PRINTER	100000012427	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	90	0	-	-	-	
20653	VIDEO, DISPLAY	100000012464	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/1/2010	90	0	-	-	-	
20654	ULTRASOUND TRANSDUCER 5-6.9MHZ	100000012426	426.1196	16	426	IMAGING SERVICES	EQUIP-MOVE		10/1/2010	1	0	-	-	-	
20663	OR TABLE	2000000000401	128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		1/1/2012	180	0	-	-	-	
20667	TRANSPORT/STRETCHER TOTAL LIFT	2000000000415	123.1459	16	123	WOMENS SERVICES	EQUIP-MOVE		10/1/2010	1	0	0.01	0.01	-	
21458	FUJIFILM SONOSITE ULTRASOUND		136.1196	16	136	EMERGENCY	EQUIP-MOVE		3/9/2015	60	0	36,776.80	36,776.80	-	
21462	BLOOD CELL WASHER SYSTEM		208.1196	16	208	LABORATORY	EQUIP-MOVE		4/1/2015	60	0	8,240.01	8,240.01	-	
21745	EVIS EXERA II COLONOSCOPE		128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		3/31/2015	36	0	34,138.50	34,138.50	-	
22619	DIMENSIONS UPGRADE TO AWS COMP		426.1196	16	426	IMAGING SERVICES	EQUIP-MOVE		10/31/2015	36	0	13,100.00	13,100.00	-	
23265	ACCESS CONTROL, MONITOR& VIDEO		108.1459	16	108	MEDICAL SURGICAL	EQUIP-MINR		10/31/2015	96	0	46,898.11	46,898.11	-	
													790,330.55	790,330.55	-

## Hospital District Asset Disposal Request

**Situation:**

The facility recommends disposal of tangible personal property owned by the Hospital District.

**Background:**

Item being disposed:

Description of asset: Miscellaneous assets (see attached list). All assets were confirmed as retired in our recent full hospital physical inventory.

Asset tag #: Various

Model/Serial #: Various

Location of the property:

☒ Hospital

Hospital Department: Various

☐ Clinic

Clinic Name: \_\_\_\_\_

☐ Other

Other Name/Location: \_\_\_\_\_

Reason for disposal:

☐ Trade – newer technology available or needed

☐ Trade – end of life (to include those with high repair costs)

☐ Sell outright – newer technology available or needed

☐ Sell outright – end of life

☐ Dispose – end of life (to include those with high repair costs)

☒ Dispose – no longer used

☐ Dispose – transfer to another St. Luke's facility

☐ Lost – cannot locate the asset

☐ Stolen – have proven the item was taken

**Assessment:**

Book Value of asset: \$19,510.43

*If applicable*

Trade in Value: \$0.00

*If applicable*

Gain/Loss on disposal \$19,510.43

**Recommendation:**

Approve the disposal of the asset listed above and inclusion of any gain or loss from disposal of the asset on the annual statement of rents.

**Approval:**

Approved (Y\_\_\_ N\_\_\_) by (McCall\_\_\_ Elmore\_\_\_) Taxing District Board:

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Approval Date: \_\_\_\_\_

**SLHS Calculation of Net Book Values on Disposal Requests**  
**Values below taken from St. Luke's Fixed Asset Listing as of 12/31/2024**

ASSET	DESCRIPTION	ASSET TAG #	DIVISION	ENTITY	DEPT	DEPARTMENT DESCRIPTION	ASSET TYPE	SUB TYPE	IN-SERVICE DATE	LIFE	LIFE REMAINING	BASIS	LTD DEPRECIATION	BOOK VALUE
21518	TROPHON EPR DISINFECTION SYSTM		426.1196	16	426	IMAGING SERVICES	EQUIP-MOVE		3/23/2015	180	62	11,411.40	7,480.83	3,930.57
21762	A2 BIOLOGICAL SAFETY CABINET		208.1196	16	208	LABORATORY	EQUIP-MOVE		6/30/2015	180	65	7,477.00	4,777.00	2,700.01
22385	PLASTIC LAMINATE-CLAD CABINETS		208.1196	16	208	LABORATORY	EQUIP-MOVE		10/31/2015	180	69	9,577.31	5,906.04	3,671.27
22628	SYS 7 HIGH SPEED PRECISION SAW		128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/31/2015	120	9	12,855.21	11,891.08	964.13
22629	SYSTEM 7 DUAL TRIGGER ROTARY SAW		128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/31/2015	120	9	10,437.73	9,654.89	782.84
22630	SYSTEM 7 DUAL TRIGGER ROTARY SAW		128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/31/2015	120	9	10,437.73	9,654.89	782.84
22631	SYSTEM 7 SAG SAW		128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/31/2015	120	9	9,223.48	8,531.71	691.77
22632	SYSTEM 7 SAG SAW		128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/31/2015	120	9	9,223.48	8,531.71	691.77
22633	SYSTEM 7 RECIP SAW		128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/31/2015	120	9	8,937.73	8,267.39	670.34
22634	SYSTEM 7 RECIP SAW 7206		128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/31/2015	120	9	8,937.71	8,267.37	670.34
22635	SYS 7 HIGH SPEED PRECISION SAW		128.1459	16	128	SURGICAL SERVICES	EQUIP-MOVE		10/31/2015	120	9	12,855.21	11,891.08	964.13
22828	DRY FIRE SPRINKLER SYS UPGD		208.1196	16	208	LABORATORY	EQUIP-MOVE		2/29/2016	120	13	27,604.00	24,613.56	2,990.45
												<b>138,977.99</b>	<b>119,467.56</b>	<b>19,510.43</b>

# SLM COO/CNO Update

*McCall Memorial Hospital District Board Meeting*

January 21, 2025



# McCall Updates

## Culture/Workforce Innovation

- ✓ *Staffing*
- ✓ *Housing*

## Access

- ✓ *New Services*
- ✓ *New Providers*
- ✓ *Construction Updates*

## Safety & Quality

- ✓ *Quality Scores*





# PHA-1 McCall Quality Metric Overview

Metric	Assessment	Key Trends
SSE Falls		Sustaining. No falls reaching the level of serious safety event this fiscal year.
DART: Employee Injury		1 DART event in October 2024: Strain sustained when moving a patient
SSI: Knee Prothesis, Fracture, Hip Prothesis, Appendectomy, C-section, Cholecystectomy		Sustaining zero SSI's for rolling 12-month for these SSI categories
SSI: Breast		Zero Breast SSI for rolling 12 months
SSI: Hernia		1 Hernia SSI in November 2023
BCMA: Med Safety		Above goal for November
Mortality		4 over last rolling 12 months. Risk-adjusted above expected mortality, sepsis-related death.
Care Experience: LTR Patient Care Services		All above goal for fiscal year. MedSurg exceeded goal for November
Care Experience: LTR ED		Below goal for fiscal year and November elated to fewer responses?
Hand Hygiene		Sustaining above goal