



# **McCall Memorial Hospital** *District*

## **McCALL MEMORIAL HOSPITAL DISTRICT**

### **BOARD OF TRUSTEES MONTHLY MEETING**

**TUESDAY, MAY 20, 2025; 7:30 am - 8:30 am**

**Administrative Conference Room; 1000 State 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, Chair
2. Safety Together Mission Moment: Inpatient Therapy – Jennifer Nevala, SLM Rehab Coordinator
3. *ACTION* Approval of the April 15 & May 16 Meeting Minutes– Andy Laidlaw, Chair
4. Monthly Budget Review – Marge Krahn, Treasurer
5. Website Update – Travis Leonard, Secretary
6. Housing Workgroup – Andy Laidlaw, Chair
7. Health Services Agreement Workgroup – Mike Vineyard, Trustee  
*ACTION* Approval of the May 6 Workgroup Meeting Minutes– Andy Laidlaw, Chair
8. Public Information Campaign – Aana Vannoy, Trustee  
*ACTION* Approval of the May 15 Workgroup Meeting Minutes– Andy Laidlaw, Chair
9. FY26 Funding Request - Amber Green, SLM COO/CNO, & Marge Krahn, Treasurer
10. St. Luke's Reports
  - Ambulance Shelter Update – Ginger McCabe, SLHS VP System Operations
  - Financial Update - Kim Doman, SLHS Finance
  - McCall Operations Report – Amber Green, SLM COO/CNO
  - Population Health Area Report – Dennis Mesaros, VP Population Health
  - Community Board Report – Aana Vannoy
  - Quality Committee Report – Aana Vannoy
  - Foundation Board Report – Marge Krahn, Board Treasurer
11. New Business – Andy Laidlaw, Chair
12. Public Comment – Andy Laidlaw, Chair
13. Adjourn – Andy Laidlaw, Chair

### **Upcoming Meetings:**

**Next Board Meeting – Tuesday, June 17; 7:30 – 8:30 a.m.**

**MMHD Housing Workgroup Meeting – Wednesday, June 4; 9:00 – 10:00 a.m.**

**SLM Foundation Board – Friday, June 20; 10:00 a.m. – 12:00 p.m.**

**SLM Community Board – Thursday, June 26; 7:00 – 9:00 a.m.**

**Quality Committee – Thursday, June 19; 2:00 – 3:00 p.m.**

**SLM Auxiliary Board – Friday, June 27; 9:30 a.m. – 12:00 p.m.**

# Safety Together Mission Moment: Inpatient Therapy Department

5/20/25

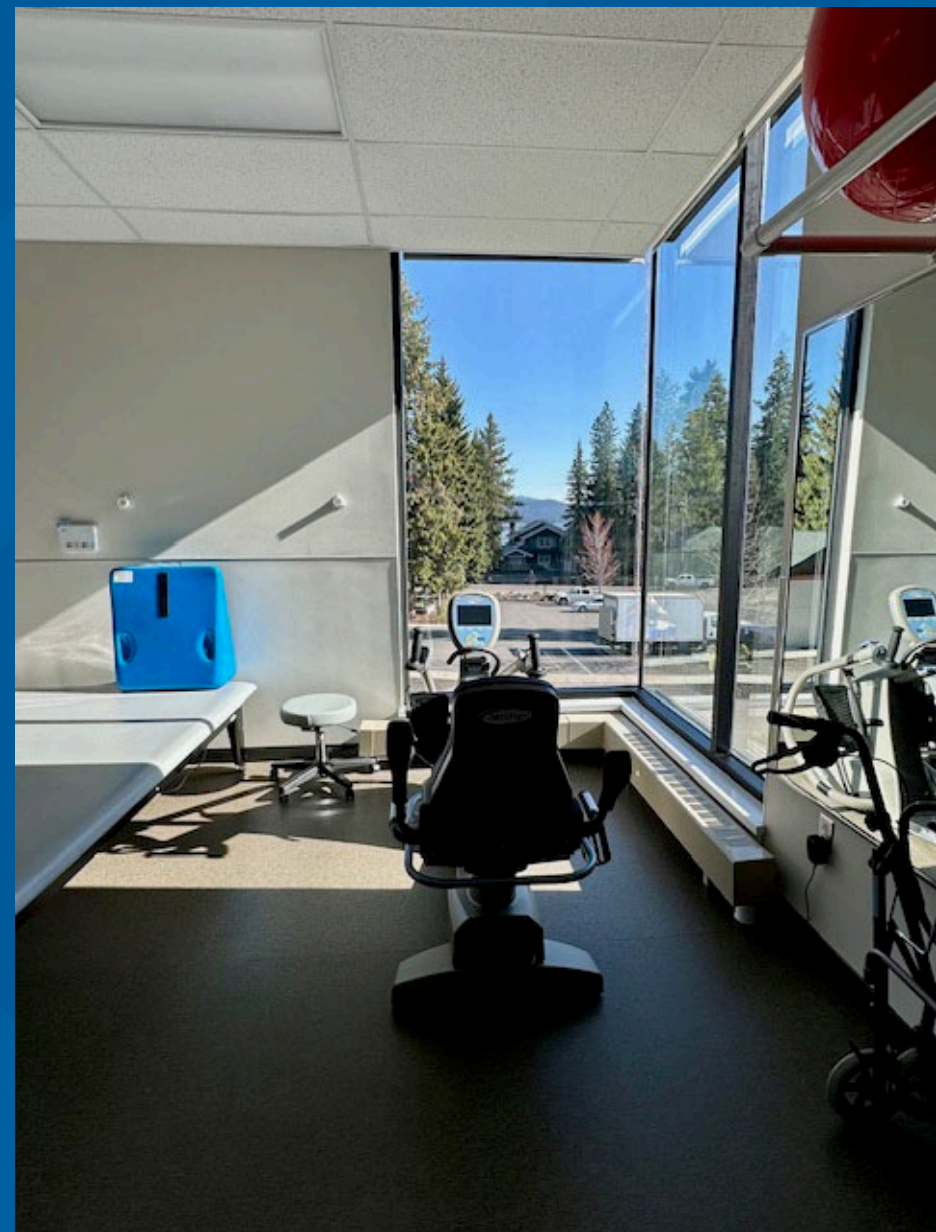
McCall Memorial Hospital District





New Inpatient Therapy Department





New Inpatient Therapy Department



New Inpatient Therapy Department





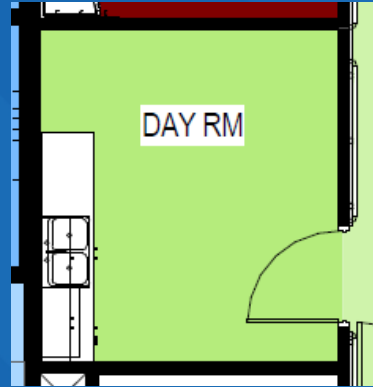
New Day Room

# Benefits to the New Inpatient Therapy Department

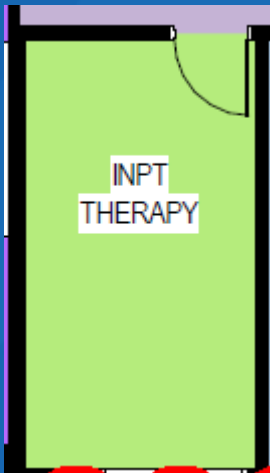
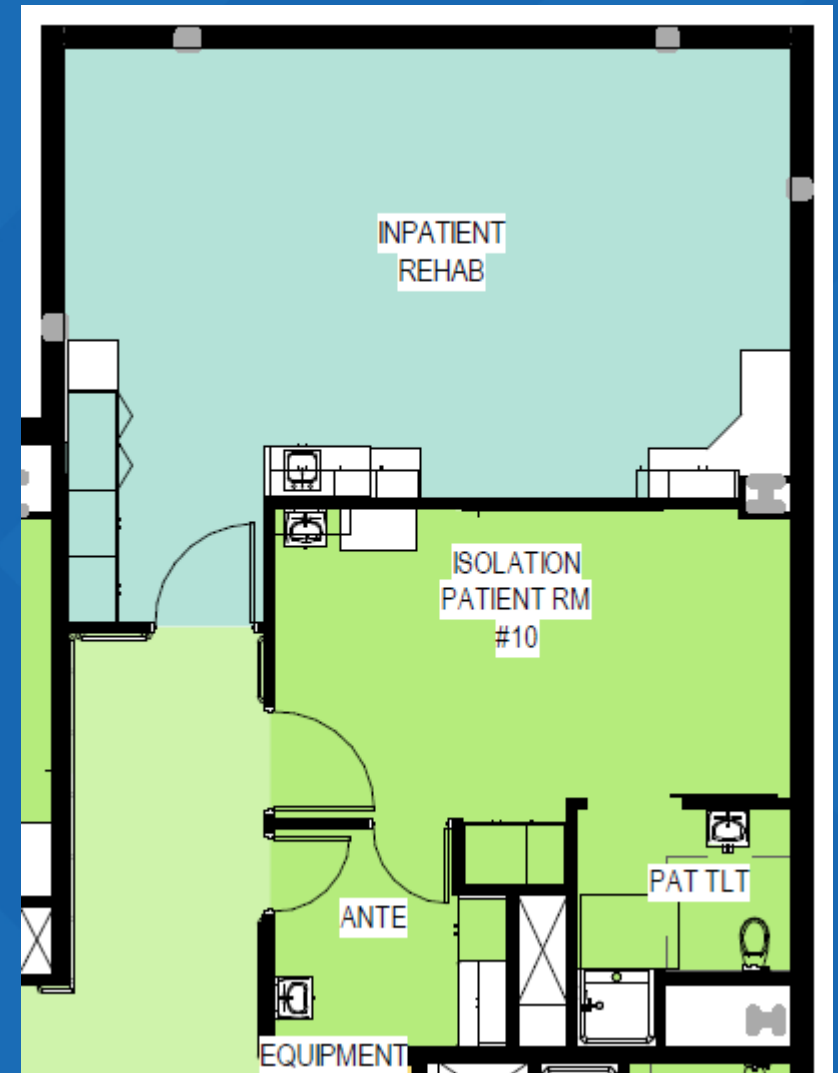
- Larger therapy space
- More equipment (NuStep, Hi-Low Mat Table, Parallel Bars, UBE, etc.)
- Improved access for rehabilitation patients (swing bed patients)
- Addition of Day Room for Occupational Therapy training
- Increased therapist staffing
- More available workstations



New – Day Room  
150 sf



New – Inpatient Rehab Dept  
585 sf



Old – Inpatient Rehab Dept  
96 sf



**McCALL MEMORIAL HOSPITAL DISTRICT  
BOARD OF TRUSTEES MONTHLY MEETING MINUTES  
TUESDAY APRIL 15, 2025; 7:30 – 8:59 a.m.  
ADMINISTRATIVE CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

**TRUSTEES PRESENT:** Andy Laidlaw, Chair, Travis Leonard, Secretary, Marge Krahn, Treasurer, Angela Staup, Mike Vineyard, and Aana Vannoy, Trustees

**TRUSTEES ABSENT:** Steve Clements, Trustee

**STANDING GUESTS:** Mike Birkinbine, SLM Supply Chain, Laura Crawford SLM PR and Comm. Bus. Partner, Kim Doman, SLHS Finance, Sandee Gehrke, SLHS Sr. VP COO, Amber Green, SLM COO/CNO, Jordan Heller, SLHS Legal Counsel, Alexa Hersel, SLM Exec. Asst., Ginger McCabe, SLHS VP Ops., Dennis Mesaros, VP Pop. Health, and Greg Sims, SLHS Finance

**PUBLIC PRESENT:** Bill Colpo, SLM Foundation Board Pres., Tomi Grote, Jenny Ruemmele, SLMF Foundation Dir., Max Silverson, The Star-News, and Kaley Turpen, SLM Trauma Program Manager.

**CALL TO ORDER** – A quorum was present and Andy Laidlaw, Chair, convened the meeting at 7:30 a.m. The in-person trustee attendance included: Andy Laidlaw, Chair, Marge Krahn, Treasurer, Angela Staup, and Aana Vannoy, Trustees. In-person guests included: Amber Green, Alexa Hersel, Laura Crawford, and Jenny Ruemmele. All others attended virtually.

**SAFETY TOGETHER MISSION MOMENT** – Kaley Turpen, SLM Trauma Coordinator, provided a mission moment on the SLM level IV trauma program, which recently renewed the certification after being surveyed. Discussion was held on what qualifies a trauma patient and a trauma center designation.

**APPROVAL OF MINUTES** - Andy Laidlaw, Chair, referred to the previous meeting minutes, noting two spelling errors that were caught.

**ACTION: AANA VANNOY MOVED, SECONDED BY ANGELA STAUP, TO APPROVE THE MARCH 18, 2025, BOARD MEETING MINUTES, AS NOTED WITH CORRECTED SPELLING ERRORS. THERE WAS NO DISCUSSION AND IT WAS UNANIMOUSLY APPROVED.**

**CONFIRM BUDGET HEARING DATE** - Andy Laidlaw, Chair, reminded the board of the need to confirm the August Budget Hearing date. The deadline to inform the Valley County Clerk's office is April 30, 2025. Dates were discussed and a quorum was confirmed to hold the meeting on August 19, 2025.

**ACTION: MARGE KRAHN MOVED, SECONDED BY AANA VANNOY, TO CONFIRM THE AUGUST 19, 2025, DATE AS THE ANNUAL BUDGET HEARING. THERE WAS NO DISCUSSION AND IT WAS UNANIMOUSLY APPROVED.**

**MONTHLY BUDGET REVIEW** – Marge Krahn, Treasurer, noted that the monthly transfer of funds was completed to maintain the FDIC standards.

**QUARTERLY ASSET REVIEW** – Marge Krahn, Treasurer, reminded the board of the quarterly asset review as a follow up from the FY24 audit, and presented an update on the asset review listing.

**FY26 FUNDING REQUEST** - Amber Green, SLM COO/CNO, presented a FY26 option that would entail ~\$100K for an M&O (operating costs) with the remaining ~\$1.4M to be used for workforce housing (sinking fund). No discussion was held.

**FINANCIAL UPDATE** – Kim Doman, SLHS Finance, provided a financial update. Discussion was held on the financial impact with the patient census changes.

**AMBULANCE SHELTER UPDATE** – Ginger McCabe, SLHS VP System Operations, noted that the ambulance shelter work has commenced, and Area B remodel planning continues.

**FY25 SECOND QUARTER BOARD METRICS REPORT OUT** – No discussion was held.

**WEBSITE UPDATE** – Travis Leonard, Secretary, noted the work completed with Meadowlark Marketing on the website. He is seeking feedback on ways to improve before it goes 'live'.

**HOUSING WORKGROUP** - Andy Laidlaw, Chair, noted the approval of McCall City Council and P&Z. The next steps include the approval of the development agreement.

**HEALTH SERVICES AGREEMENT WORKGROUP** - Mike Vineyard, Trustee, provided an update on the first workgroup's meeting. Discussion was held that provided direction to the workgroup for their next meeting: determine the purpose of the workgroup and seek clarification on the process for dissolution of the district from legal counsel.

**PUBLIC INFORMATION CAMPAIGN WORKGROUP** - Aana Vannoy, Trustee, led a discussion with the group that determined the Health Services Agreement workgroup will focus efforts on the topic of dissolution and the Public Information Campaign workgroup will focus efforts on the information gathering and education. Angela Staup, Marge Krahn, and Steve Clements will join the workgroup.

**ACTION: TRAVIS LEONARD MOVED, SECONDED BY ANGELA STAUP, TO INITIATE A PUBLIC INFORMATION CAMPAIGN WORKGROUP. THERE WAS NO DISCUSSION AND IT WAS UNANIMOUSLY APPROVED.**

**POPULATION HEALTH REPORT** – Dennis Mesaros, SLHS VP Population Health, thanked the board for their support. He provided a Health System update on the legislative session.

**ST. LUKE'S McCALL REPORTS / OPERATIONS REPORT** – Amber Green provided an operational update regarding workforce housing, staffing, census, new providers, and office moves. Lastly, she noted the St. Luke's McCall Emergency Department is a recipient of the 2024 Press Ganey Guardian of Excellence Award. A formal announcement is forthcoming.

**SLM COMMUNITY BOARD** – Aana Vannoy, Trustee, noted the healthcare billing educational session.

**SLM QUALITY COMMITTEE** – Aana Vannoy, Trustee, noted the annual Critical Access Hospital presentation.

**FOUNDATION BOARD** – Marge Krahn, Board Treasurer, noted the last meeting focused on the workforce housing project as well as the July sculpture installation and healing garden opening.

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

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

Respectfully submitted,

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Travis Leonard, MMHD Board Secretary

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**McCALL MEMORIAL HOSPITAL DISTRICT  
BOARD OF TRUSTEES SPECIAL MEETING MINUTES  
FRIDAY MAY 16, 2025; 7:31 – 9:34 a.m.  
ADMINISTRATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

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

**TRUSTEES ABSENT:** Travis Leonard, Secretary

**STANDING GUESTS:** Laura Crawford SLM PR and Comm. Bus. Partner, Mgr, Kim Doman, SLHS Finance, Sandee Gehrke, SLHS EVP COO, Amber Green, SLM COO/CNO, Jordan Heller, SLHS Legal Counsel, Alexa Hersel, SLM Exec. Asst., Dennis Mesaros, VP Pop. Health, Steve Millemann, MMHD Legal Counsel, Greg Sims, SLHS Finance

**PUBLIC PRESENT:** Tom and Tomi Grote

**CALL TO ORDER** – A quorum was present and Andy Laidlaw, Chair, convened the meeting at 7:31 a.m. The in-person trustee attendance included: Andy Laidlaw, Chair, Marge Krahn, Treasurer, and Steve Clements. In-person guests included: Alexa Hersel, and Hayley Johnson. All others attended virtually.

**REVIEW OF DRAFT JOINT TENANCY AGREEMENT BETWEEN DISTRICT AND FOUNDATION** – Steve Millemann, MMHD Legal Counsel, reviewed the draft joint tenancy agreement with the board. He noted that the Foundation legal counsel and Idaho Health Facilities Authority (IHFA) have not provided input on the agreement. The plan is to have a final agreement for approval at the June 17 District board meeting. Discussion was held on the property management role, the payment schedule and process, and exercising the option for the District to acquire one-half ownership of the property. After discussing, the board verbally confirmed their approval of the direction of the draft agreement.

**REVIEW OF DRAFT LEASE AGREEMENT BETWEEN DISTRICT AND FOUNDATION** – Steve Millemann, MMHD Legal Counsel, reviewed the draft lease agreement with the board. Discussion was held on the property management role, and the rent payment process. The Foundation will enter into a separate lease agreement with IHFA that will have consistent language. It was recommended the District and Foundation enter into a consent agreement based on the individual agreements with IHFA. After discussing, the board verbally confirmed their comfort with this draft agreement.

**APPROVAL OF DEVELOPMENT AGREEMENT WITH CITY OF McCALL AND AUTHORIZATION OF CHAIRMAN TO SIGN** – Steve Millemann, MMHD Legal Counsel, reminded the board that the development agreement is a binding agreement between the applicant of the workforce housing project (St. Luke's McCall Foundation and MMHD), and the City of McCall. Steve Millemann provided an overview of the Development Agreement.

**ACTION: ON A MOTION BY AANA VANNOY, SECONDED BY STEVE CLEMENTS, THE BOARD UNANIMOUSLY AGREED TO APPROVE THE DEVELOPMENT AGREEMENT WITH THE CITY OF McCALL AND GIVE AUTHORIZATION OF THE CHAIRMAN TO SIGN BY ROLL CALL VOTE: STEVE CLEMENTS: AYE; MARGE KRAHN: AYE; ANDY LAIDLAW: AYE; ANGELA STAUP: AYE; MIKE VINEYARD: AYE; AND AANA VANNOY: AYE.**

**EXECUTIVE SESSION PURSUANT TO IDAHO CODE 74-206(1)(c)** – Andy Laidlaw, Chair, requested a motion to enter into executive session.

**ACTION: ON A MOTION BY STEVE CLEMENTS, SECONDED BY MARGE KRAHN, THE BOARD UNANIMOUSLY AGREED TO ENTER INTO EXECUTIVE SESSION PURSUANT TO IDAHO CODE SECTION 74-206(1)(c) AT 8:38 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 to acquire an interest in real property, not owned by the District.

**ACTION: ON A MOTION BY MARGE KRAHN, SECONDED BY STEVE CLEMENTS, THE BOARD UNANIMOUSLY AGREED TO EXIT THE EXECUTIVE SESSION PURSUANT TO IDAHO CODE SECTION 74-206(1)(c) AT 9:30 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.**

**APPROVAL OF EXTENSION OF OPTION AGREEMENT** – Steve Millemann, MMHD Legal Counsel, reminded the board that the Option Agreement expires the end of May. He recommended the board extend the expiration date to June 30, 2025.

**ACTION: MIKE VINEYARD MOVED, SECONDED BY MARGE KRAHN, TO APPROVE THE EXTENSION OF THE OPTION AGREEMENT TO JUNE 30, 2025. THERE WAS NO DISCUSSION AND IT WAS UNANIMOUSLY APPROVED.**

**PUBLIC COMMENT & NEW BUSINESS** – None.

Hearing no other comments or updates, the board adjourned at 9:34 a.m.

Respectfully submitted,

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Travis Leonard, MMHD Board Secretary

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12:58 PM

05/07/25

# McCall Memorial Hospital District Balance Sheet Detail

Accrual Basis

As of April 30, 2025

Type	Date	Num	Adj	Name	Memo	Clr	Split	Debit	Credit	Balance
<b>ASSETS</b>										5,607,472.76
<b>Current Assets</b>										5,607,472.76
<b>Checking/Savings</b>										2,926,735.61
<b>IDF- Cash Sweep</b>										2,629,547.87
Transfer	04/08/2025				Funds Transfer	X	IDF- Checking...	32,187.74		2,661,735.61
Deposit	04/30/2025				Interest	X	Interest Income	5,459.21		2,667,194.82
Total IDF- Cash Sweep								37,646.95	0.00	2,667,194.82
<b>IDF- Checking-3112</b>										46,548.03
Check	04/03/2025	ACH		Verizon	Memo:DBT C...	X	Office Supplies		35.93	46,512.10
Transfer	04/08/2025				Funds Transf...	X	IDF- Cash Sw...		32,187.74	14,324.36
Transfer	04/08/2025				Funds Transfer	X	IDF- Money M...	639.71		14,964.07
Bill Pmt -Check	04/10/2025	562		Lamm and Compan...	Memo:CHEC...	X	Accounts Paya...		250.00	14,714.07
Bill Pmt -Check	04/10/2025	563		Millemann, Pembert...	Memo:CHEC...	X	Accounts Paya...		5,904.00	8,810.07
Deposit	04/28/2025				Deposit Paye...	X	-SPLIT-	14,258.05		23,068.12
Deposit	04/30/2025			Idaho First Bank	INTEREST D...	X	Interest Income	3.39		23,071.51
Total IDF- Checking-3112								14,901.15	38,377.67	23,071.51
<b>IDF- Money Market-4931</b>										250,639.71
Transfer	04/08/2025				Funds Transf...	X	IDF- Checking...		639.71	250,000.00
Deposit	04/15/2025			Idaho First Bank	INTEREST D...	X	Interest Income	710.24		250,710.24
Total IDF- Money Market-4931								710.24	639.71	250,710.24
<b>US BANK- 1033</b>										0.00
Total US BANK- 1033										0.00
Total Checking/Savings								53,258.34	39,017.38	2,940,976.57
<b>Accounts Receivable</b>										465,669.18
<b>Accounts Receivable</b>										465,669.18
Payment	04/28/2025	10312		Valley County Warr...			Undeposited F...		139.40	465,529.78
Payment	04/28/2025	10312		Valley County Warr...			Undeposited F...		91.07	465,438.71
Payment	04/28/2025	10312		Valley County Warr...			Undeposited F...		333.68	465,105.03
Payment	04/28/2025	10312		Valley County Warr...			Undeposited F...		13,467.29	451,637.74
Total Accounts Receivable								0.00	14,031.44	451,637.74
Total Accounts Receivable								0.00	14,031.44	451,637.74
<b>Other Current Assets</b>										2,215,067.97
<b>Account for Credit Transfer</b>										0.00
Total Account for Credit Transfer										0.00
<b>Prepaid Items</b>										663,798.98
Total Prepaid Items										663,798.98
<b>Sales Tax Receivable</b>										27,312.28
Total Sales Tax Receivable										27,312.28
<b>Delinquent Taxes Receivable</b>										32,000.00
Total Delinquent Taxes Receivable										32,000.00
<b>Taxes Receivable, Net</b>										1,491,956.71
Total Taxes Receivable, Net										1,491,956.71
<b>Undeposited Funds</b>										0.00
Payment	04/28/2025	10312		Valley County Warr...		X	Accounts Rec...	139.40		139.40
Payment	04/28/2025	10312		Valley County Warr...		X	Accounts Rec...	91.07		230.47
Payment	04/28/2025	10312		Valley County Warr...		X	Accounts Rec...	333.68		564.15
Payment	04/28/2025	10312		Valley County Warr...		X	Accounts Rec...	13,467.29		14,031.44
Deposit	04/28/2025	10312		-MULTIPLE-	Deposit Paye...	X	IDF- Checking...		14,031.44	0.00
Total Undeposited Funds								14,031.44	14,031.44	0.00
Total Other Current Assets								14,031.44	14,031.44	2,215,067.97
Total Current Assets								67,289.78	67,080.26	5,607,682.28
<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



12:58 PM

05/07/25

# McCall Memorial Hospital District Balance Sheet Detail

Accrual Basis

As of April 30, 2025

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>67,289.78</b>	<b>67,080.26</b>	<b>5,607,682.28</b>
<b>LIABILITIES &amp; EQUITY</b>										5,607,472.76
<b>Liabilities</b>										1,518,586.19
<b>Current Liabilities</b>										1,518,586.19
<b>Accounts Payable</b>										0.00
<b>Accounts Payable</b>										0.00
Bill	04/10/2025	59180		Lamm and Compan...			Accounting		250.00	250.00
Bill	04/10/2025	712627		Millemann, Pembert...			Legal Fees		5,904.00	6,154.00
Bill Pmt -Check	04/10/2025	562		Lamm and Compan...	Memo:CHEC...		IDF- Checking...	250.00		5,904.00
Bill Pmt -Check	04/10/2025	563		Millemann, Pembert...	Memo:CHEC...		IDF- Checking...	5,904.00		0.00
Total Accounts Payable								6,154.00	6,154.00	0.00
Total Accounts Payable								6,154.00	6,154.00	0.00
<b>Credit Cards</b>										0.00
Total Credit Cards										0.00
<b>Other Current Liabilities</b>										1,518,586.19
<b>A/P (Audit)</b>										3,494.00
Total A/P (Audit)										3,494.00
<b>Deferred Taxes</b>										0.00
Total Deferred Taxes										0.00
<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>										1,515,092.19
Total Unavailable Property Taxes										1,515,092.19
Total Other Current Liabilities										1,518,586.19
Total Current Liabilities								6,154.00	6,154.00	1,518,586.19
<b>Long Term Liabilities</b>										0.00
Total Long Term Liabilities										0.00
Total Liabilities								6,154.00	6,154.00	1,518,586.19
<b>Equity</b>										4,088,886.57
<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>										1,005,691.02
Total Fund Balances										1,005,691.02
<b>Net Income</b>										1,585,023.55
Total Net Income								6,189.93	6,399.45	1,585,233.07
Total Equity								6,189.93	6,399.45	4,089,096.09
<b>TOTAL LIABILITIES &amp; EQUITY</b>								<b>12,343.93</b>	<b>12,553.45</b>	<b>5,607,682.28</b>

## McCall Memorial Hospital District

## Balance Sheet

As of April 30, 2025

	Apr 30, 25	Mar 31, 25
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
IDF- Cash Sweep	2,667,194.82	2,629,547.87
IDF- Checking-3112	23,071.51	46,548.03
IDF- Money Market-4931	250,710.24	250,639.71
Total Checking/Savings	2,940,976.57	2,926,735.61
Accounts Receivable		
Accounts Receivable	451,637.74	465,669.18
Total Accounts Receivable	451,637.74	465,669.18
Other Current Assets		
Prepaid Items	663,798.98	663,798.98
Sales Tax Receivable	27,312.28	27,312.28
Delinquent Taxes Receivable	32,000.00	32,000.00
Taxes Receivable, Net	1,491,956.71	1,491,956.71
Total Other Current Assets	2,215,067.97	2,215,067.97
Total Current Assets	5,607,682.28	5,607,472.76
<b>TOTAL ASSETS</b>	<b>5,607,682.28</b>	<b>5,607,472.76</b>
<b>LIABILITIES &amp; EQUITY</b>		
Liabilities		
Current Liabilities		
Other Current Liabilities		
A/P (Audit)	3,494.00	3,494.00
Unavailable Property Taxes	1,515,092.19	1,515,092.19
Total Other Current Liabilities	1,518,586.19	1,518,586.19
Total Current Liabilities	1,518,586.19	1,518,586.19
Total Liabilities	1,518,586.19	1,518,586.19
Equity		
Sinking Fund	1,498,172.00	1,498,172.00
Fund Balances	1,005,691.02	1,005,691.02
Net Income	1,585,233.07	1,585,023.55
Total Equity	4,089,096.09	4,088,886.57
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,607,682.28</b>	<b>5,607,472.76</b>

# McCall Memorial Hospital District Profit & Loss Budget vs. Actual

October 2024 through April 2025

	Oct '24 - Apr 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Forgone Income	57,113.00	57,113.00	0.00	100.0%
Property Tax Income				
M & O Fund	100,000.00	100,000.00	0.00	100.0%
Sinking Fund	1,321,397.00	1,321,397.00	0.00	100.0%
Interest and Penalties	11,581.55	6,000.00	5,581.55	193.0%
<b>Total Property Tax Income</b>	<b>1,432,978.55</b>	<b>1,427,397.00</b>	<b>5,581.55</b>	<b>100.4%</b>
Sales Tax	112,848.45	0.00	112,848.45	100.0%
Personal Property Tax Replace	5,196.40	0.00	5,196.40	100.0%
Interest Income	35,040.84	1,440.00	33,600.84	2,433.4%
<b>Total Income</b>	<b>1,643,177.24</b>	<b>1,485,950.00</b>	<b>157,227.24</b>	<b>110.6%</b>
<b>Expense</b>				
Remitted to SLHS	0.00	0.00	0.00	0.0%
Legal Notices	215.61	420.00	-204.39	51.3%
Bank Service Charges	25.00			
Office Supplies	1,511.76	225.00	1,286.76	671.9%
Contract Service Fees				
Accounting	7,250.00	8,250.00	-1,000.00	87.9%
<b>Total Contract Service Fees</b>	<b>7,250.00</b>	<b>8,250.00</b>	<b>-1,000.00</b>	<b>87.9%</b>
General Liability Insurance	0.00	2,341.00	-2,341.00	0.0%
Capital Expenditure				
Workforce Housing Project	0.00	1,600,000.00	-1,600,000.00	0.0%
Ambulance Shelter & Living Qtrs	0.00	42,835.00	-42,835.00	0.0%
<b>Total Capital Expenditure</b>	<b>0.00</b>	<b>1,642,835.00</b>	<b>-1,642,835.00</b>	<b>0.0%</b>
Legal Fees	46,301.80	30,000.00	16,301.80	154.3%
Postage and Delivery	0.00	200.00	-200.00	0.0%
Property Tax	2,640.00	6,433.00	-3,793.00	41.0%
<b>Total Expense</b>	<b>57,944.17</b>	<b>1,690,704.00</b>	<b>-1,632,759.83</b>	<b>3.4%</b>
<b>Net Ordinary Income</b>	<b>1,585,233.07</b>	<b>-204,754.00</b>	<b>1,789,987.07</b>	<b>-774.2%</b>
<b>Other Income/Expense</b>				
Other Income				
Fund Balance Carryover	0.00	0.00	0.00	0.0%
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>1,585,233.07</b>	<b>-204,754.00</b>	<b>1,789,987.07</b>	<b>-774.2%</b>





## **McCall Memorial Hospital** *District*

**McCALL MEMORIAL HOSPITAL DISTRICT**  
**HEALTH SERVICES AGREEMENT (HSA) WORKGROUP MEETING**  
**TUESDAY MAY 6, 2025; 11:30 a.m. - 12:30 p.m.**  
**Edward Jones Conference Room, 616 N 3<sup>rd</sup> Street, McCall, ID 83638**  
**For Microsoft Teams Link: [Join the meeting now](#)**  
**Virtual Meeting ID: 248 630 111 078 6 and Passcode: G89th7Wo**  
**Phone Audio Only: [1 208-996-1717](#)      Phone Conference ID: 619 713 241#**

### **AGENDA:**

- 1.) Welcome – Mike Vineyard, Workgroup Chair
- 2.) Review of Public Comment – Mike Vineyard, Workgroup Chair
- 3.) Statement of Workgroup Discussion (Purpose and Parallel Efforts) – Mike Vineyard, Workgroup Chair
- 4.) Review of Legal Opinion and Historical Documents – Steve Millemann, MMHD Legal Counsel
- 5.) Define Steps, Process and Timeline to Achieve Workgroup Purpose – Mike Vineyard, Workgroup Chair
- 6.) Identify Additional Workgroup Members (if necessary) – Mike Vineyard, Workgroup Chair
- 7.) Public Comment – Mike Vineyard, Workgroup Chair
- 8.) Set Tentative Timeframe for Next Workgroup Meeting and Agenda – Mike Vineyard, Workgroup Chair

### **Upcoming Meetings:**

**Special MMHD Board Meeting – Friday, May 16; 7:30 – 8:30 a.m.**  
**Next Board Meeting – Tuesday, May 20; 7:30 – 8:30 a.m.**

**McCALL MEMORIAL HOSPITAL DISTRICT  
HOUSING WORKGROUP MEETING MINUTES  
TUESDAY, APRIL 1, 2025; 3:03 – 3:45 p.m.  
EDWARD JONES CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

**TRUSTEES PRESENT:** Travis Leonard, Secretary, Steve Clements, Mike Vineyard, and Aana Vannoy, Trustees

**STANDING GUESTS:** Laura Crawford SLM PR and Comm. Bus. Partner, Jordan Heller, SLHS Legal Counsel, Alexa Hersel, SLM Exec. Asst.

**PUBLIC PRESENT:** Tom & Tomi Grote, Dr. Curt Meske, Tom, and Thom

**WELCOME & INTRODUCTIONS** – Mike Vineyard, Hospital District Trustee and Workgroup Chair, convened the meeting at 3:03 p.m. The in-person trustee attendance included Travis Leonard, Secretary, and Steve Clements, Mike Vineyard, and Aana Vannoy, Trustees. All other participants attended remotely. He welcomed the group and introductions were provided.

**PURPOSE, PRIORITIES & SCOPE OF WORK** – Mike Vineyard, District Trustee and Workgroup Chair, displayed a presentation from the 2019 HSA Workgroup, which helped moderate a discussion on the purpose of the McCall Memorial Hospital District (MMHD) board. Discussion was held on the board's request to better vet St. Luke's McCall funding requests and accountability on funding spend.

**IDENTIFY AND CONFIRM ADDITIONAL WORKGROUP MEMBERS** – Mike Vineyard, District Trustee and Workgroup Chair, led a conversation regarding bringing in members of the public to join the workgroup. He displayed an email on the screen that was submitted as a part of public comment.

**NEXT STEPS** – Mike Vineyard, District Trustee and Workgroup Chair, reviewed the next steps:

- The Workgroup will wait on adding member(s) of the public to the workgroup until clarification is provided from MMHD legal counsel.
- The HSA Workgroup will provide an update at the April 15, 2025, MMHD board meeting.
- Continued research will take place for the public information campaign.


**PUBLIC COMMENT** – The group held a discussion on what the MMHD mission and purpose entails. Commentary included:

- The mission/purpose of MMHD is to improve community health in our region.
- MMHD has not done a sufficient job communicating and educating its purpose to Hospital District patrons. Thus, the board should develop a communication strategy for constituents.
- Seek clarification from the MMHD legal counsel about Hospital District dissolution.

Dr. Curt Meske thanked the board workgroup for their time and expressed his opinion on past MMHD funding and the relationship with St. Luke's.

**ADJOURNMENT** - The workgroup adjourned at 3:45 p.m.

Respectfully submitted,



Travis Leonard, MMHD Board Secretary

:ah



MILLEMANN PEMBERTON & HOLM LLP  
ATTORNEYS AT LAW

Mailing Address: P.O. Box 1066, McCall, ID 83638  
Physical Address: 706 North First St., McCall, ID 83638

STEVEN J. MILLEMANN ([sjm@mpmplaw.com](mailto:sjm@mpmplaw.com))  
AMY N. PEMBERTON ([amy@mpmplaw.com](mailto:amy@mpmplaw.com))  
AMY K. HOLM ([aholm@mpmplaw.com](mailto:aholm@mpmplaw.com))  
HANNAH R. DRABINSKI ([hdrabinski@mpmplaw.com](mailto:hdrabinski@mpmplaw.com))  
FREDERICK CORIELL ([fcoriell@mpmplaw.com](mailto:fcoriell@mpmplaw.com))

TELEPHONE (208) 634-7641  
FACSIMILE (208) 634-4516

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## MEMORANDUM

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TO: MMHD HSA Workgroup  
FROM: Hannah Drabinski and Steve Millemann  
DATE: April 27, 2025  
RE: MMHD Dissolution Petition

The purpose of this Memo is to address questions posed by the HSA Workgroup

### **1. Statutory Procedures for Dissolution of the McCall Memorial Hospital District**

Title 39 of Idaho Code, the statutory provisions which allow for the creation of hospital districts, also outlines the procedures for the dissolution of such districts.<sup>1</sup> These statutory procedures require: (1) the gathering of signatures; (2) the filing of a petition; (3) notice; and (4) a hearing on the petition. If the hospital district has not functioned for at least the past two years, the county commissioners may decide to dissolve the district at the hearing. If the district has functioned within the last two years, the determination of whether to dissolve the district must be taken to the voters, who must approve the dissolution of the district by a majority of voters. These statutory requirements are discussed in more detail below.

#### **(a) Signatures**

First, a petitioner wishing to dissolve the hospital district must gather signatures in support of the petition from qualified electors or owners of property within the district. I.C. § 39-1325A. The most reasonable reading of the Statute is that the total number of signatures required must

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<sup>1</sup> There are other statutory provisions which govern the dissolution of special taxing districts, like a hospital district. See I.C. § 63-4101 et al. However, these provisions only apply “where the district’s enabling law does not provide for dissolution of any district formed under it.” Here, however, Title 39 of Idaho Code, the enabling law for hospital districts, specifically provides the procedures necessary for the dissolution of hospital districts. I.C. § 63-4102. Accordingly, it is the statute which governs the procedural process for such dissolutions.

equal at least 10% of a population comprised of all qualified electors and taxpayers of the district<sup>2</sup>. *Id.*

(b) Petition and Notice

Once the petitioner has gathered the requisite signatures, the petitioner must file a completed and verified petition with the clerk of the court for each county that the hospital district encompasses.<sup>3</sup> The clerk of the court will then set a hearing on the petition and publish public notice. I.C. § 39-1325A(b).

(c) Commissioner Hearing

The county commissioners of each county in which the petitioner has filed a petition for dissolution of the hospital district shall hold a hearing on the petition. At this juncture, who gets to make the determination regarding whether the district is dissolved turns on whether the district is a functioning or non-functioning district.

If the district is a non-functioning district – a district which has failed or ceased to function for two (2) or more years –it may be dissolved by a vote of the county commissioners at a hearing on the matter. I.C. § 39-1325B.

However, if the district is not a non-functioning district because it has functioned within the previous two (2) years, the determination of whether to dissolve the district must be made by the voters. The election must be held at a regularly scheduled May or November election.<sup>4</sup> I.C. § 39-1325A; I.C. § 34-106.

## **2. What Becomes of the District's Assets of the District Upon Dissolution?**

(a) Title to All Property Immediately Vests in County Commissioners

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<sup>2</sup> Presumably, the total population from which the 10% requirement would be calculated would be all taxpayers within the district + all registered voters who do not own real property within the district.

<sup>3</sup> Accordingly, if the hospital district's boundaries include more than one county, the petitioner must file the petition with the clerk of the court for each county. I.C. § 39-1325A(b). Although from a superficial review of the McCall Memorial Hospital District's boundaries, it does not appear that the district's boundaries include parts of Adams County, we should verify this fact.

<sup>4</sup> Idaho Code § 39-1325A states: "[t]he petition, when completed and verified, shall be filed with the clerk of the court of the county or counties if more than one (1) county is involved. The county clerk shall publish notice and the county commissioners shall hold a hearing on the matter. *If necessary*, they shall hold an election, subject to the provisions of section 34-106, Idaho Code, on the matter." (emphasis added). Unfortunately, the statute does not clearly define when an election is "necessary" and there is no existing case law on this statute. However, a reading of the accompanying statutes governing the procedures for dissolving a hospital district indicate the county commissioners may only dissolve a hospital district through an independent action if the district has not functioned for two or more years. Accordingly, we conclude that, if the hospital district has functioned within the last two years, only the voters may approve of the dissolution – accordingly, in this scenario, the election is "necessary" under I.C. § 39-1325A.

**Immediately upon dissolution, all of the hospital district assets become immediately vested in the board of county commissioners. The board acts as custodian of the property to oversee its ultimate disposal. I.C. § 63-4105.**

(b) Disposal of Property

The board of county commissioners is charged with disposing of all of the former property of the dissolved district. By statute, this disposal shall occur “as soon as may be practical”, and may be by public or private sale I.C. § 63-4105. **The board has various options regarding how and to whom it may dispose of the property.**

(i) Transfer to County/City

If the county or any incorporated cities are to continue providing the services formally provided by the dissolved hospital district, the board may elect to transfer the property to the applicable county or city. To do so, the board and other relevant city officials must estimate the value of the property and transfer the property in direct proportion to any cities providing the service formally provided by the dissolved district in “direct proportion to the portion of the dissolving districts’ total valuation for the preceding calendar year which is located within the city or cities.” I.C. § 63-4105. All remaining portions of the formerly dissolved district’s property will remain with the county for disposal. *Id.*

(ii) Public or Private Sale

The board of county commissioners may also choose to dispose of the property of the formerly dissolved district through public or private sale. All funds raised by the sale of the property items (and any other unspent funds by the dissolved district or funds raised from taxes and assessments levied prior to the district’s dissolution) are to be held by the county treasury, in a separate fund managed by the county treasurer. These funds will be used to pay all debts and claims against the dissolved district. After the payment of debts and claims, the county should transfer any remaining funds to any incorporated city located within the boundaries of the dissolved district which is providing services previously provided by the dissolved district. Like the transfer of property detailed under Section (i) above, such funds should be transferred to the cities providing such services in proportion to the total valuation of the district which was located within such cities. Any remaining funds will be transferred to the county’s expense fund.

(iii) Current interest of St. Lukes McCall (“SLM”): The Lease-Option Agreement which was executed by SLM and the District on February 5, 2016, SLM states that the Agreement is binding on all successors in interest of the parties. The Agreement grants SLM an option to purchase the buildings, fixtures and all tangible personal property located on the hospital campus (i.e. District owned property) but does not include the land itself. The Agreement further states that, in the event of exercise of the Option, the parties will enter into a ground lease of the real property owned by the District. There is certainly a reasonable argument that the Agreement would continue to be enforceable and the Option would continue to be exercisable in the event of dissolution of the District. The argument would be that the District’s “title” which would transfer to the County Commissioners would be subject to the Lease-Option Agreement. However, the “transfer” in such case, would be as a result of the dissolution of the District, the effect of which on SLM’s standing to enforce the Agreement is unclear and unpredictable under the current Statutes and absence of caselaw on point. Further, even in the best case scenario, the statutes

provide no guidance or comfort as to who might own the land, even if the Lease-Option Agreement were found to be binding on the County Commissioners.

**3. How Long After a Vote to Dissolve Does the District Have to “Wind-up Its Affairs?”**

Upon dissolution, the dissolved hospital district continues its existence under the supervision of the board(s) of the county commissioner of the county or counties in which the district is located. [I.C. § 39-1325C](#). However, during this time, the hospital district may not conduct any business, including levying property taxes, beyond winding up and liquidating its business. *Id.*

Idaho Statutes do not prescribe a set time limit by which the district must wind up its affairs. Accordingly, a dissolved district will likely only have such reasonable time, under the circumstances, to perform this work. Idaho statutes greatly restrict what work the district can do after the district is dissolved and, as such an evaluation of what is a reasonable time for the district to do this work must consider what work is the responsibility of the district.

For example, although I.C. § 39-1325C states the dissolved hospital district may carry business “appropriate to wind up and liquidate its business and affairs,” in actuality, **pursuant to I.C. § 63-4105, upon dissolution all hospital district assets become immediately vested in the board of county commissioners and the board will undertake the liquidation of the hospital district assets, not the dissolved district itself.** Accordingly, because the district is not responsible for the actual liquidation of assets, the “reasonable “time for the district to continue operating to wind up its affairs may be more limited.

**4. Is there anything the District can/should do to set the community up for success should dissolution occur?** As the MMHD Board has previously determined, it would be in the best interests of the District’s constituents to take steps reasonably calculated to eliminate any current uncertainty as to SLM’s legal right to continue to operate St. Lukes McCall and to lease or own the hospital land and assets in the event of dissolution of the District. The Board some time ago instructed legal counsel to work with SLM’s legal counsel to determine the most appropriate legal strategy to accomplish this goal and, thereby, avoid chaos and disruption of the healthcare services being provided by SLM in the event of dissolution. Although those discussions commenced, they have not concluded; and, the change in the underlying statutes and potential involvement of the Idaho Health Facilities Authority broadens the scope of potentially available alternatives. In summary, this is both a legal and a policy question. Direction regarding the initial policy question was provided by the Board’s stated desire to expand SLM’s Option to include the land, rather than just the buildings, fixtures and tangible personal property. It is our recommendation that discussions between the District’s, SLM’s and, possibly, IHFA’s counsel be reengaged to attempt to reach a consensus position on the legal issues for presentation to the Board.



**McCALL MEMORIAL HOSPITAL DISTRICT  
HEALTH SERVICES AGREEMENT WORKGROUP MEETING MINUTES  
TUESDAY, MAY 6, 2025; 11:39 a.m. – 12:33 p.m.  
EDWARD JONES CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

**TRUSTEES PRESENT:** Mike Vineyard, District Trustee & Workgroup Chair, Travis Leonard, District Secretary, and Steve Clements, Trustee

**STANDING GUESTS:** Laura Crawford SLM PR and Comm. Bus. Partner, Sandee Gehrke, SLHS Sr. VP COO, Jordan Heller, SLHS Legal Counsel, Alexa Hersel, SLM Exec. Asst., Dennis Mesaros, SLHS VP Pop. Health, Steve Millemann, MMHD Legal Counsel

**PUBLIC PRESENT:** Drew Dodson, Tomi Grote, anonymous caller

**WELCOME** – Mike Vineyard, Hospital District Trustee and Workgroup Chair, convened the meeting at 11:39 a.m. The in-person trustee attendance included Travis Leonard, Secretary, and Mike Vineyard, Trustee. All other participants attended remotely.

**REVIEW OF PUBLIC COMMENT** - Mike Vineyard, District Trustee and Workgroup Chair, noted there was no new public comment to review.

**STATEMENT OF WORKGROUP DISCUSSION (PURPOSE AND PARALLEL EFFORTS)** – Mike Vineyard, District Trustee and Workgroup Chair, reported the District Board's discussion at the April board meeting regarding the purpose of the workgroup. The request was to define hospital district dissolution, potential timeline, and steps to take to set the community up for success. He also reported on a conversation he had with Tomi Grote, from the "Give Us a Vote" movement, to better understand specifically what this group was requesting:

- 1.) Redefine the terms of the agreement between the Hospital District and St. Luke's and how it works.
- 2.) How the credits work.
- 3.) Consider an advisory vote, not a citizen initiative for the November election.

He then requested, from the MMHD legal counsel, a description of how dissolution would transpire, as well as the steps to be taken to set the community up for success, in the event of dissolution. A discussion was held on the board members' viewpoints with MMHD dissolution and this public request.

**REVIEW OF LEGAL OPINION AND HISTORICAL DOCUMENTS** – Steve Millemann, MMHD Legal Counsel, reviewed the memo that was included in the meeting packet, which focused on addressing the following questions. A quick description of each question was explained.

- 1.) What are the statutory procedures for dissolution of the MMHD?
  - a. Dissolution requires a direct process from the constituents with petitions with 10% signatures of property owners and registered voters who reside within the Hospital District boundaries, followed by a public hearing with the Valley County Board Commissioners who would most likely be obligated to submit for a vote in the next election.
- 2.) What becomes of MMHD's assets, upon dissolution?
  - a. All assets are immediately transferred to the Valley County Board of Commissioners.
- 3.) How long after a vote to dissolve does MMHD have to "wind-up its affairs"?
  - a. This would depend on what affairs need to be 'wrapped up' at the time of dissolution.
- 4.) Is there anything MMHD can/should do to set the community up for success should dissolution

occur?

- a. Solidify St. Luke's ability to continue to offer health care services.
- b. Create an enforceable option for St. Luke's to acquire the land.

Further discussion was held on timing of the dissolution process, MMHD assets, the Lease Option Agreement between St. Luke's and MMHD, possible relationships with the Idaho Health Facilities Authority, and criteria to use MMHD levy funding.

**DEFINE STEPS, PROCESS AND TIMELINE TO ACHIEVE WORKGROUP PURPOSE** – Mike Vineyard, District Trustee and Workgroup Chair, led a roundtable with each trustee for the next steps. All were in agreement that this report should be delivered at the next full MMHD board meeting to seek the full board's direction on seeking an advisory vote, as well as hearing a deep-dive presentation on the Lease Option Agreement, and the financial component and how the credits work.

**IDENTIFY AND CONFIRM ADDITIONAL WORKGROUP MEMBERS (IF NECESSARY)** – Mike Vineyard, District Trustee and Workgroup Chair, noted this is not necessary at this juncture.

**PUBLIC COMMENT** – None.

**SET TENTATIVE TIMEFRAME FOR THE NEXT WORKGROUP MEETING AND AGENDA** - Mike Vineyard, District Trustee and Workgroup Chair, inquired with the trustees on best dates for the next meeting. He will communicate the next meeting date, once determined.

**ADJOURNMENT** - The workgroup adjourned at 12:33 p.m.

Respectfully submitted,

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Travis Leonard, MMHD Board Secretary  
:ah



## **McCall Memorial Hospital** *District*

### **McCALL MEMORIAL HOSPITAL DISTRICT PUBLIC INFORMATION CAMPAIGN WORKGROUP MEETING THURSDAY MAY 15, 2025; 2:00 - 3:00 p.m.**

**Administrative Conference Room; 1000 State St. McCall, ID 83638**

**For Microsoft Teams Link: [Join the meeting now](#)**

**Virtual Meeting ID: 292 812 823 575 5 and Passcode: ey7Pk6DF**

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

**Phone Conference ID: 805 509 749#**

#### **AGENDA:**

- 1.) Welcome – Aana Vannoy, Workgroup Chair
- 2.) FAQ and Messaging Development – Aana Vannoy, Workgroup Chair
- 3.) Collaboration, Funding and Operational Independence – Aana Vannoy, Workgroup Chair
- 4.) Next Steps and Action Items – Aana Vannoy, Workgroup Chair
- 5.) Public Comment – Aana Vannoy, Workgroup Chair
- 6.) Set Tentative Timeframe for Next Workgroup Meeting and Agenda – Aana Vannoy, Workgroup Chair

#### **Upcoming Meetings:**

**Special MMHD Board Meeting – Friday, May 16; 7:30 – 8:30 a.m.**

**Next Board Meeting – Tuesday, May 20; 7:30 – 8:30 a.m.**

**McCALL MEMORIAL HOSPITAL DISTRICT  
PUBLIC INFORMATION CAMPAIGN WORKGROUP MEETING MINUTES  
THURSDAY, MAY 15, 2025; 2:01 – 2:34 p.m.  
ADMINISTRATIVE CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

**TRUSTEES PRESENT:** Aana Vannoy, Trustee & Workgroup Chair, Marge Krahn, Board Treasurer, and Angela Staup, Trustee

**STANDING GUESTS:** Laura Crawford SLM PR and Comm. Bus. Partner, Amber Green, SLM COO/CNO, Jordan Heller, SLHS Legal Counsel, Alexa Hersel, SLM Exec. Asst., and Dennis Mesaros, SLHS VP Pop Health.

**ABSENT:** Steve Clements, Trustee

**PUBLIC PRESENT:** Mary Beth Resimius and Tomi Grote

**WELCOME** – Aana Vannoy, Hospital District Trustee and Workgroup Chair, convened the meeting at 2:01 p.m. The in-person trustee attendance included Marge Krahn, Angela Staup, and Aana Vannoy. All other participants attended remotely.

**FAQ AND MESSAGING DEVELOPMENT** - Aana Vannoy, Hospital District Trustee and Workgroup Chair, reviewed the request from Hospital District patrons for information on the District. Marge Krahn, Board Treasurer, presented a list of prepared questions for consideration. Discussion was held on the questions, utilizing the new District website FAQ section, how to properly present St. Luke's information on the District's website, highlighting already in place public documentation, like the agreements and the funding history, and using examples of how funded projects might have otherwise not be in place i.e. the urgent care clinic.

- 1.) When and why was the McCall Memorial Hospital District created?
- 2.) When and why did the McCall Memorial Hospital District connect to the St. Luke's Health System?
- 3.) What projects has the McCall Memorial Hospital District funded or contributed to so far?
- 4.) What hospital services do we have now that we wouldn't have, if not for the McCall Memorial Hospital District funding?
- 5.) If overall the St. Luke's Health System made \$xx last year, why are public funds still needed to pay for projects?
- 6.) Who owns the land and buildings that make up the entire St. Luke's McCall campus?
- 7.) How much does McCall Memorial Hospital District receive each year from the levy to spend?
- 8.) Are there any restrictions on what McCall Memorial Hospital District funds can be spent on?
- 9.) How can I give input to the McCall Memorial Hospital District? (email/website/contact info)?

**NEXT STEPS AND ACTION ITEMS** - Aana Vannoy, Hospital District Trustee and Workgroup Chair, recommended that the workgroup narrow down the proposed questions to 10.

**PUBLIC COMMENT** – Mary Beth Resimius introduced herself and noted she is looking to be involved.

**SET TENTATIVE TIMEFRAME FOR NEXT WORKGROUP MEETING AND AGENDA** - Aana Vannoy, Hospital District Trustee and Workgroup Chair, noted that she will send out potential dates for the next workgroup meeting so that proper public notification can be made.

**ADJOURNMENT** - The workgroup adjourned at 2:34 p.m.

Respectfully submitted,

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Travis Leonard, MMHD Board Secretary  
:ah

DRAFT

## MMHD PUBLIC INFORMATION / FAQs

1. When and why was the McCall Memorial Hospital District created?
2. When and why did MMHD form a relationship with St. Luke's?
3. What projects has the district funded or contributed to so far?
4. What hospital services do we have that either wouldn't exist or would have experienced significant delays, potentially impacting access to care, without funding from MMHD?
5. Does St. Luke's still need MMHD support?
6. Who owns the land and buildings that St. Luke's operates in?
7. Who pays to continue programs/services initially funded by MMHD?
8. What is the funding process and how much funding does MMHD have access to annually?
9. Are there any restrictions on how MMHD funds can be used?
10. How can I give input to MMHD?
11. Has the mission of the district changed over time?
12. Who ensures taxpayers' money is spent responsibly? What is the funding process?
13. Why is public funding from Valley County used to support a hospital that provides services to a larger regional population?
14. What happens if the hospital district is dissolved?
  - Include link the Health Services Agreement after consulting with legal



# McCall Memorial Hospital District

*Fiscal Year 2026 Funding Request*

5.20.25



# Proposed FY26 Levy

\$1.5M

- M&O
- ~\$150,000

- Sinking Fund
  - ~\$1.35M
- Workforce Housing

# Draft M&O Budget

	Oct-Feb	Proposed for FY26
Legal Notices	542	750
Legal Services	34000	100000
Bank Service Charges	34	200
Insurance	2441	2500
Property Tax	2640	3000
Office Supplies		
Cell Phone	540	750
Other supplies	12	50
P.O. Box	188	200
Postage	194	200
Contract Service Fees		
Accounting (annual audit)	5500	5500
Lamm CPA	2750	3000
Public Information Campaign Costs		
Website		2000
Contract Company (i.e. GS Strategies)		25000
Grand Totals:	48841	143150





Exec Sponsor: <b>Amber Green</b>	EPMO PM: <b>N/A</b>	PM: <b>SS/MD</b>
IHT PM: <b>Beth Sermersheim</b>	Supply Chain: <b>Ashley Josephson</b>	GC: <b>Scott Hedrick</b>

Overall Status:		
Schedule	G	The project is on schedule
Cost	G	The project is forecasted to be completed on budget
Risk	G	See "Issues and Risks" log below
Contingency Remaining	G	The current contingency is \$130,486

<p><b>Cost Variance Commentary:</b></p> <ul style="list-style-type: none"> <li>- A \$906 change order was issued to Hedrick Construction to cover the cost of the shower that was changed after bid date (04/21/25)</li> </ul> <p>Change Orders will be issued for additional sidewalk/snowmelt removal and replacement and addition of snowmelt to sidewalk leading to quarters. (\$37k).</p> <p>Change order will be issued to delete gutter and support on north side of building. Will install protection for HVAC units.</p> <p>Change for dewatering and over excavation due to moisture issues as a result of winter snow melting.</p>
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Status Key:	Cost	Schedule
Green	+/- 5% of budget	On-time / ahead
Amber	5-10% variance	Delay <10 days baseline
Red	10+% variance	Delay >10 days baseline

\* Schedule deltas represent the percentage of slippage from the original scheduled duration (Forecast Finish - Baseline Finish) / (Baseline Finish - Baseline Start))

**Schedule Variance Commentary:**

- The start of constrctiun was delayed 13-days due to excessive snow on the site (04/21/25)

# Ambulance Shelter & Living Quarters

*Progress Update*

5/20/2025







# Ambulance shelter

05/13/25 02:55:13 PM





Ambulance shelter

05/18/25 01:52:22 PM





Exec Sponsor: <b>Amber Green</b>	EPMO PM: <b>N/A</b>	PM: <b>SS/MD</b>
IHT PM: <b>Beth Sermersheim</b>	Supply Chain: <b>Ashley Josephson</b>	GC: <b>Layton</b>

Overall Status:		
Schedule	G	The project is on schedule
Cost	G	The project is forecasted to be completed on budget
Risk	G	See "Issues and Risks" log below
Contingency Remaining	G	The current contingency is \$121,133

<p><b>Cost Variance Commentary:</b></p> <ul style="list-style-type: none"> <li>- A portion of the construction contingency was utilized to cover the cost of abatement, testing and inspection services and permits</li> </ul>	
--	--

Status Key:	Cost	Schedule
Green	+/- 5% of budget	On-time / ahead
Amber	5-10% variance	Delay <10 days baseline
Red	10+% variance	Delay >10 days baseline

\* Schedule deltas represent the percentage of slippage from the original scheduled duration (Forecast Finish - Baseline Finish) / (Baseline Finish - Baseline Start))

<p><b>Schedule Variance Commentary:</b></p>
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[illegible]

# Finance Report

*McCall Memorial Hospital District Board Meeting*

May 20, 2025





McCall Taxing District Project Tracking

As of March 2025 Close

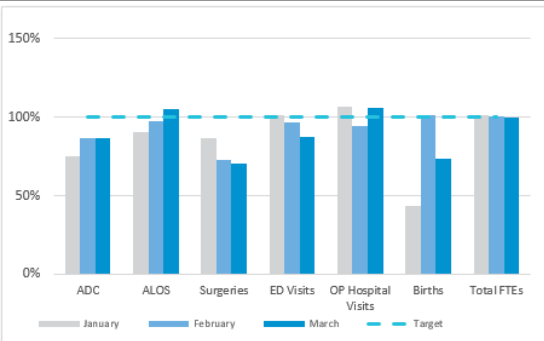
Project Name	Original Quote	Prior Year	Year Total	FY25 Forecast	Current Year		Anticipated Carryover
					Carryover from Prior Year	Taxing District Reimbursement	
16.995.1401 - McCall Urgent Care (MMHD Funded)	2,113,336	2,649,751	121,735	129,955			
16.267.1371 - McCall Allen Nokes Parking Lot Improvements	542,223	498,495	88,037	88,037			
16.145.1193 - MCCALL ASL AMBULANCE GARAGE - Taxing District Funded	1,300,000	112,424	17,045	1,637,576			
Total Spend	3,955,559	3,260,670	226,817	1,855,568	1,187,576	1,300,000	(632,008)

# St. Luke's McCall Financial Performance Highlights — March 2025

## KEY MESSAGE:

March represents the third month of the second 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.



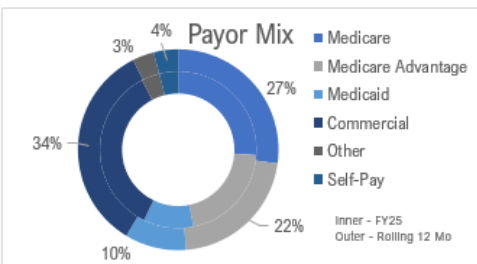
**Operating Indicators:** Variances to target were in line with typical seasonal activity but were also affected by unique operational challenges and special community needs. Relative to March:

- Average Daily Census was 4.42, below target for the month.
- Surgical cases at 53 for March. Endo completed 102 procedures for the month.
- ED visits at 14 per day, under target for the month due to seasonality.
- OP Hospital Visits are above target for the month at 69 per day.
- Births decreased to 8 in march.

**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	234,115
Expansion Project	3,768,000
Taxing District	1,300,000
<b>Total Capital</b>	<b>\$ 5,302,115</b>

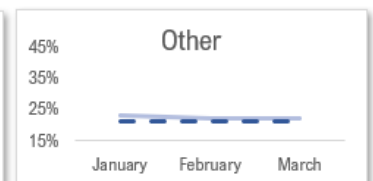
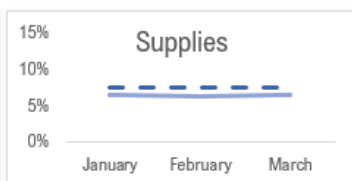


**Payor Mix:** FY25 has seen a decrease in Governmental payors shifting toward Commercial and Other/Self Pay payors.

- Government payors account for 57.2% of payors in FY25, a decrease compared to the rolling 12-month average.
- Commercial payors account for 35.1% of Payor Mix for FY25, up compared to the rolling 12 month average.
- Other & Self Pay is up compared to the rolling 12 month average, 7.7% of overall Payor Mix in FY25.

**Trended Financial Performance:** Total YTD Adjusted Operating Expenses<sup>1</sup> as a % of YTD Adjusted Operating Revenue<sup>1</sup> is at Target for March at 73%.

- YTD March Labor expense as a percentage of Adjusted Operating Revenue<sup>1</sup> was slightly higher than target. Labor is being monitored through weekly productivity meetings.
- YTD Supply expenses through March are under target as a percentage of Adjusted Operating Revenue<sup>1</sup>. As this continues to be under target for the period, there were increased investments in orthopedic implants, surgical tools, and computers that posted in March.
- Drug expense YTD as a percentage of Adjusted Operating Revenue<sup>1</sup> is at target for the period. During the period, McCall saw an increase in drugs for treating Multiple Sclerosis and Antineoplastics.
- Other Expenses YTD as a percentage of Adjusted Operating Revenue<sup>1</sup> is above target due to increased spend in Repair & Maintenance Service contracts during the period.



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

# SLM COO/CNO Update

*McCall Memorial Hospital District  
Board Meeting*

May 20, 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		Rolling 12 month DART rate 3.02. FY25 goal 12.29
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 year, slightly below goal for March
Mortality		4 over last rolling 12 months. Risk-adjusted above expected mortality, sepsis-related death.
Care Experience: LTR Patient Care Services		Above goal for fiscal year.
Care Experience: LTR ED		Above goal for fiscal year.
Hand Hygiene		Sustaining above goal