



McCall Memorial Hospital
District

**MCCALL MEMORIAL HOSPITAL DISTRICT
PUBLIC INFORMATION CAMPAIGN WORKGROUP MEETING
WEDNESDAY JULY 23, 2025; 12:30 - 1:30 p.m.**

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

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

Virtual Meeting ID: 264 660 485 931 7 and Passcode: VQ3gj2TP

Phone Audio Only: [1 208-996-1717](tel:12089961717)

Phone Conference ID: 181 741 740#

AGENDA:

- 1.) Welcome – Aana Vannoy, Workgroup Chair
- 2.) Update on FAQs for Website – Aana Vannoy, Workgroup Chair
- 3.) Community Outreach Plan – Aana Vannoy, Workgroup Chair and Laura Crawford
 - a. All Board Public Education Session
 - b. Community Conversation – Public Library
- 4.) Timing for Completion and Next Steps - 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:

Next Board Meeting – Tuesday, August 19; 7:30 – 8:30 a.m.

MMHD FAQs

1. **When and why was the McCall Memorial Hospital District established and what prompted its relationship with St. Luke's?**

The McCall Memorial Hospital District (Hospital District) was established on December 21, 1984, gaining approval of the voters by a large margin (619 yes/83% vs. 136 no/18%) via a General Obligation Bond. This vote created the geographic district and the Board of Trustees to represent the area residents, pursuant to Idaho Statute [[§39-1331](#)]. The voters recognized that with the area population increasing, healthcare needs of the community would need to expand also, and necessary investments would not happen without community tax dollars supplementing the capital available from the hospital's operating income. The income created by this tax enabled the hospital to provide and expand healthcare services for the next 26 years.

Between 2005 and 2010, like many rural hospitals across Idaho and the country, the Hospital District board recognized the growing challenges our community was facing in maintaining full-service local healthcare, including having limited financial resources, experiencing workforce shortages, and aging infrastructure.

The District board reached out to St. Luke's to explore an opportunity to join the health system. After a year of comprehensive evaluation, the two entities formed a joinder. To ensure the community was in support an advisory vote was held, 86% of voters approved joining the St. Luke's Health System. The agreement was finalized on Oct. 1, 2010.

The decision to partner with St. Luke's was made with a clear goal: to create a sustainable model that could adapt and grow to meet the needs of the community over time.

2. **What projects or improvements has the Hospital District funded?**

Details on projects funded by MMHD can be found here: <https://mmhd.info/>

3. **How does the relationship between the Hospital District and St. Luke's impact healthcare in the community?**

The McCall Memorial Hospital District and St. Luke's McCall have worked together since 2010, formalizing their relationship through a [Healthcare Services Agreement](#), with a restructured agreement in 2016 and a [Lease-Option Agreement](#). This collaboration was established to ensure high-quality, comprehensive healthcare services for residents and visitors in the McCall area.

Key benefits of entering into the Healthcare Services Agreement with St. Luke's include:

- **Sustained Local Governance:** Through the agreements, St. Luke's McCall assumed operational responsibilities while the Hospital District retained ownership of the property, assets, facilities, its community representation, and taxing authority to support critical healthcare programs and

services. This ensures the community's voice remains central in healthcare services offered, planning and funding priorities.

- **Improved Access to Care:** The alignment brought primary care providers together and expanded access to specialists and advanced services, such as enhanced surgical services including orthopedics and general surgery, wound care, in-house MRI, urgent care and infusion oncology; services that may not otherwise be available in rural communities. While the District has provided funding for select services, St. Luke's has expanded access to many of these offerings independently, without requiring additional financial support from the Hospital District.
- **Improved Patient Transfers:** With initial funding provided by the Hospital District, the hospital now has an Air St. Luke's ambulance stationed onsite to provide critical ground transportation for patients. This includes:
 - Transfers to the Treasure Valley for specialized care
 - Transport to McCall Airport for time-sensitive air transfers
 - Local support to return patients to their homes or care facilities

Having an ambulance onsite and ready, significantly improves response times when every minute counts. Previously, a St. Luke's ambulance had to be dispatched from Boise to McCall to pick up patients, resulting in delays.

- **Investments in Facilities and Services:** As part of the Healthcare services agreement, St. Luke's pledged significant investments, initially \$20 million, which later grew to more than \$70 million to remodel, equip and expand the hospital. Local donors contributed \$5.6 million of that amount while the Hospital District did not fund any portion of the construction of the new hospital. The Hospital District's ownership includes the new hospital facility funded by St. Luke's and St. Luke's McCall Foundation. These improvements were made possible through access to broader financial and operational resources. The Hospital District could not have provided this investment without passing a bond with approval from Hospital District patrons.
- **Community Benefit:** As a not-for-profit organization, St. Luke's McCall contributed \$15.5 million in community benefit in FY2024. This includes \$1.4 million in charity care and \$4.8 million in unreimbursed cost of providing care to Medicaid and Medicare patients, grants to local organizations, and support for education and health initiatives aligned with the community's highest-priority needs. These contributions reflect resources and programs that are unlikely to exist at this level without St. Luke's presence in the community.

Together, the Hospital District and St. Luke's remain committed to improving healthcare locally by identifying, prioritizing and funding projects that provide the greatest benefit to the community.

4. Who owns the land and buildings that St. Luke's operates out of in McCall?

McCall Memorial Hospital District owns the land, equipment and facilities on the hospital campus that are used by St. Luke's McCall, except for the Payette Lakes Medical building, which is privately owned. This public ownership was formalized in the 2016 [Healthcare Services Agreement](#) and the [Lease-Option Agreement](#).

If the Hospital District were to dissolve, the agreements include specific provisions for how property, facilities and assets would transition:

- **Buildings and Improvements:** Under the terms of the Lease-Option Agreement, St. Luke's has the option to acquire title to the buildings, equipment, assets and other improvements. This reflects the substantial investment St. Luke's has made in the Hospital District owned facilities and services since the formal working relationship with the Hospital District began, including more than \$70 million in upgrades, expansion, and equipment in addition to other expenses paid for by St. Luke's to maintain the facilities and assets that are defined in the Lease Option Agreement.
- **Land Ownership:** The land was not included in the original Lease-Option agreement. According to Idaho law (Idaho Code §§ [39-1325C](#) and [63-4105](#)), any assets belonging to the Hospital District at dissolution, including the land occupied by the hospital improvements, would be vested in the board of county commissioners as custodians. Idaho Statute authorizes county commissioners manage the disposition of hospital district assets, which may include transferring them to a successor public entity, disposing of the property at public or private sale pursuing other lawful options as provided under Idaho law. (Requires input from Millemann)

There may be additional outcomes depending on how dissolution is carried out, which are more fully discussed in [[this section of the website link to MMHD HSA Workgroup Summary, pending approval](#)].

5. How much funding does the Hospital District have access to annually?

In recent years, the total amount collected through the levy has ranged between \$1.3 million and \$1.5 million annually, depending on property values and the amount the Board elects to levy, limited by Idaho Statutes. The Hospital District Board of Trustees has full discretion to determine whether to levy the maximum amount permitted by law or a lesser amount, based on the healthcare needs of the community. In 2024, the Hospital District levied a tax rate of 0.0001571, which equated to \$15.71 per \$100,000 of taxable property value

Under Idaho Code §§ [39-1331 – 39-1339](#), the McCall Memorial Hospital District is authorized to levy and collect taxes on all taxable property within the District. The specific tax rate is defined in Idaho Code [§39-1333](#) and [§39-1334](#). In addition, Idaho Code [§63-802\(1\)\(a\)](#), allows for an annual increase in the amount levied by the Hospital District of up to 3%.

6. How does the Hospital District Board decide which healthcare services to fund and how is the responsible use of those funds ensured?

Funding Process

Through the Health Services agreement, St. Luke's can request funding annually from the Hospital District to support, sustain and grow critical healthcare programs and services that are provided by St. Luke's.

Before any formal proposal is submitted, potential projects are introduced and thoroughly discussed during the Hospital District Funding Workgroup and public board meetings. This open, deliberative process enables trustees to evaluate options carefully and consider potential impacts on local healthcare.

The Hospital District Board of Trustees retains sole authority to approve, partially fund, or decline any request based on alignment with community needs, available resources, and the overall value it brings to healthcare access and outcomes in the region.

Oversight and Accountability

After funds are approved, the Hospital District board ensures accountability through multiple layers of oversight. St. Luke's provides monthly reporting that tracks spending and project status. In addition, St. Luke's provides quarterly funding metric reports, highlighting impact of previously funded Hospital District projects. The monthly and quarterly reports allow the Board of Trustees to track performance and ensure funds are being used effectively to improve access, quality, and patient health outcomes.

To further ensure financial integrity and transparency, the Hospital District engages an independent accounting firm to audit its financial statements annually.

7. Why are funds from taxpayers within the Hospital District used to support a hospital that provides services to a larger regional population?

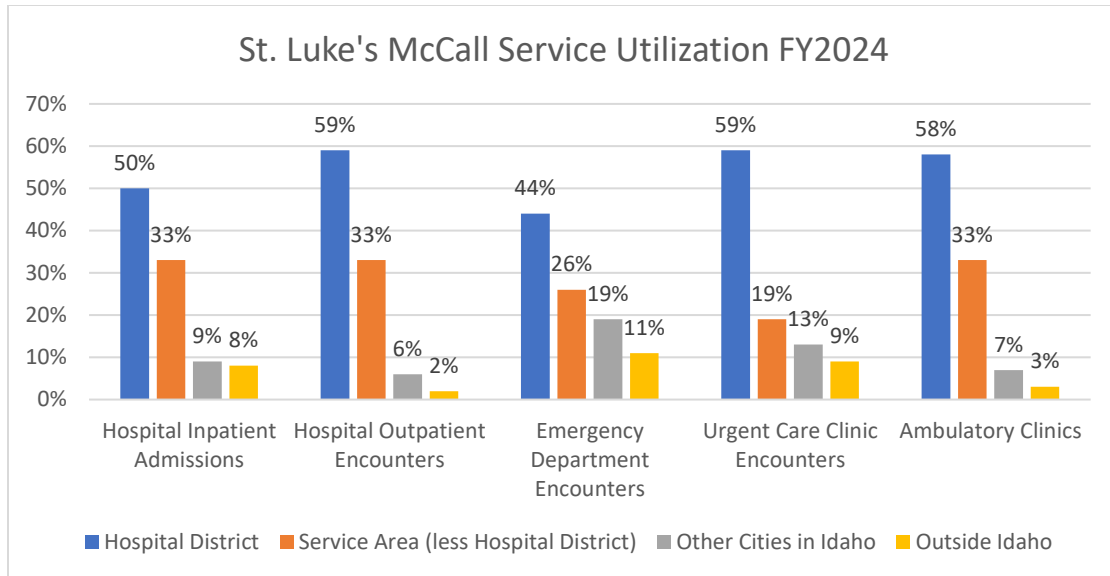
The hospital in McCall has always served a broader region than the boundaries of the Hospital District, providing healthcare services to anyone in need—regardless of their ability to pay.

The Hospital District was originally established to ensure access to essential health care services for local residents. As the nearest or only provider of critical services—such as emergency care, maternity, surgery, clinical care, and specialized treatments—McCall Memorial Hospital and currently St. Luke's McCall functions as a regional hospital. By serving a wider population, the hospital strengthens its ability to deliver high-quality care, which directly benefits residents within the district.

The hospital's service area includes Valley County, Adams County, and the community of Riggins in Idaho County. Serving this larger region supports the sustainability of healthcare services and helps maintain the availability of vital resources for everyone, including those within the district.

The majority of patients receiving care at St. Luke's McCall reside within this broader service area, with more than half living inside the McCall Memorial Hospital District boundaries.

The following chart indicates patient utilization of services in FY2024 by residence: Hospital District, service area, other Idaho cities and outside of Idaho.



8. Why is the Hospital District using taxpayer funds to support healthcare workforce housing, and how does this relate to improving healthcare access?

The Hospital District’s mission is to ensure access to quality healthcare for our community. One of the biggest challenges currently threatening that access is the severe lack of affordable housing in the region. This shortage directly impacts the ability of St. Luke’s to recruit and retain essential staff, including nurses, technicians, and support personnel, who are critical to delivering care.

The most recent Community Health Needs Assessment (CHNA), a comprehensive review of health-related priorities in our region, identified housing as a top social driver of health. In recent years, numerous highly qualified healthcare professionals have declined job offers or left positions at St. Luke’s due to the inability to secure local housing. The average time to fill open positions has been as high as 160 days, with as many as 60 vacancies at one time, which poses a significant challenge for the hospital's operations and patient access.

To fill staffing gaps, St. Luke’s has had to rely on contractor “travel” healthcare workers. While these professionals are highly skilled and provide essential short-term coverage, this solution comes with significant challenges. Travel staff are typically paid 2–3 times more than permanent employees and the frequent turnover associated with temporary staffing can disrupt team dynamics, increase onboarding burdens, and reduce continuity of care for patients.

The workforce housing project, supported by the Hospital District Board and the St Luke’s McCall Foundation will not only help recruit and retain healthcare staff but will also add to the overall housing inventory in the community. When healthcare workers can live locally, patients benefit from more timely care, departments remain fully staffed and more efficient, and emergency services are better equipped to respond.

This support does not subsidize a private entity; it is a strategic investment of taxpayer funds to protect and strengthen the health and wellbeing of our region.

9. How can community members share input or stay informed about Hospital District decisions/processes?

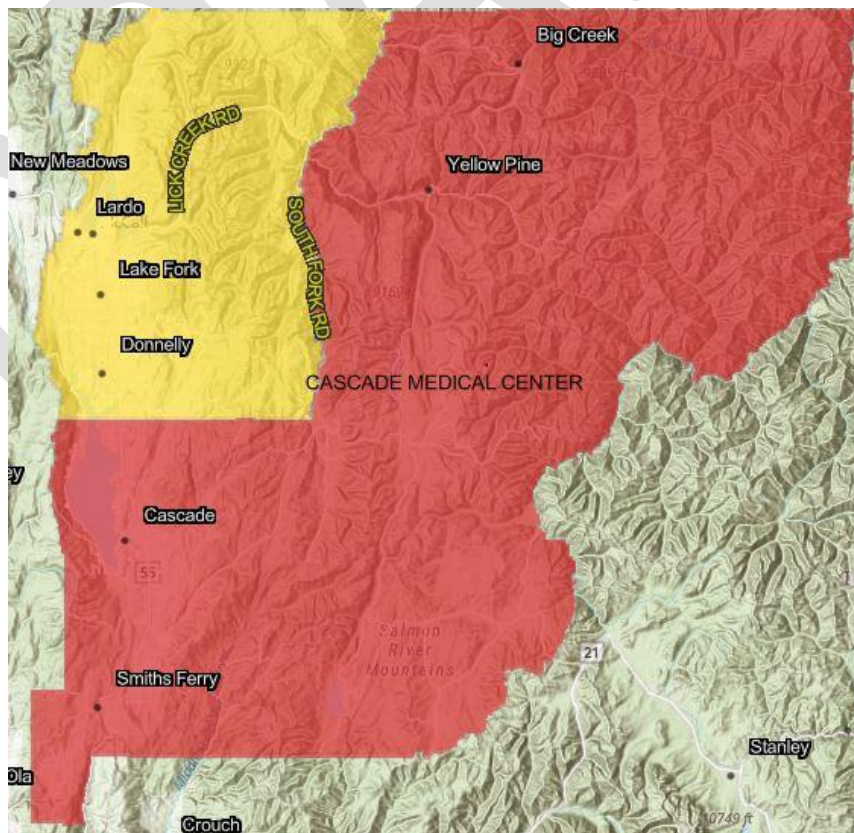
The Hospital District Board meets monthly from 7:30 to 9 a.m. on the third Tuesday of each month. Members of the public are welcome to attend in person or remotely. Meeting packets are posted on the Hospital District’s website MMHD.info and all public meetings are noticed in The Star-News.

Any community members seeking additional information can contact the Hospital District Board at mccallmemorialhospitaldistrict@gmail.com, by phone at (208) 315-1805, or by mail at P.O. Box 1283, McCall, ID 83638.

10. What are the Hospital District boundaries?

The taxing district extends from the western border of Valley County south to Roseberry and includes Donnelly and the area to the Adams County line. The district boundaries are not the same as the county boundaries.

The yellow section represents the McCall Memorial Hospital District boundaries while together, the red and yellow areas make up Valley County.



McCall Memorial Hospital, St. Luke's McCall and St. Luke's McCall Foundation

Communication and Community Outreach Plan

DRAFT

Background/Overview:

This community outreach plan is being developed to address recent community conversation about the need for the Hospital District to continue to exist and levy property taxes to support St. Luke's McCall in the delivery of health care services, including providing support for St. Luke's McCall workforce housing project.

The McCall Memorial Hospital District (Hospital District) in partnership with St. Luke's McCall and the St. Luke's McCall Foundation will lead a community outreach program. to hold discussions with the community and specifically Hospital District patrons.

Objectives:

Develop a communication plan that advocates a proactive, integrated communications approach, which supports these primary objectives:

Hospital District

- Provide Hospital District history, purpose, impact and the future of the Hospital District.
- Provide clear information about the role the Hospital District plays in the delivery of health care services.
- Increase public understanding of the Hospital District's continued role in supporting local healthcare services.
- Provide clear details about the St. Luke's McCall workforce housing project to strengthen community awareness and involvement.
- Through discussions and polling, determine if patrons support continuing the property tax levy to support health care services or if the Hospital District should discontinue and dissolve.

St. Luke's McCall

- Highlight St. Luke's commitment and investment to health care services.
- Workforce housing project and why access to stable and affordable housing is essential to attracting and retaining an adequate workforce to provide quality health care services to the people living and visiting in our region.
- Impact of Hospital District funding and how it has improved health care services.
- Challenges of Critical Access Hospitals.
 - Why St. Luke's McCall has been successful.

St. Luke's McCall Foundation

- Workforce housing project and why access to stable and affordable housing is essential to attracting and retaining an adequate workforce to provide quality health care services to the people living and visiting in our region.
- Workforce housing project updates.

All

- Importance of partnerships, public and private, and how this model can lead to solutions to complex issues.

Challenges and Opportunities

Challenges

- Opinion that the Hospital District is no longer needed.

- Unknown if this is the opinion of the majority of Hospital District patrons.
- Lack of clarity on the consequences if the Hospital District dissolves.
- Workforce housing project funding and the ability to build out the project.

Opportunities

- Provide education to Hospital District patrons on the important role the District plays in the delivery health care service.
- Gain a better understanding of community support.
- Opportunity to listen to Hospital District patrons and community members, both positive and negative.
- Opportunity to hold meaningful discussions with District patrons and community members.
- Opportunity to increase philanthropic support for the workforce housing project.

Stakeholders/Target Audiences:

<p>Internal:</p> <ul style="list-style-type: none"> ● St. Luke’s McCall Leadership ● St. Luke’s McCall Medical Staff ● St. Luke’s McCall Employees ● St. Luke’s Health System Leadership ● Hospital District ● Community Board ● Foundation Board ● Auxiliary Membership 		<p>External:</p> <ul style="list-style-type: none"> ● Public Officials - City of McCall and Valley County Commissioners ● Civic Groups <ul style="list-style-type: none"> ○ West Central Mountains Economic Development Council ○ McCall Rotary ○ Mountain Central Board of Realtors ○ McCall Chamber of Commerce ○ Progressive Club ○ Others?
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Key Messages:

<p>Themes: community investment in health care, comprehensive health care services close to home, commitment, community ownership</p>
<p>Hospital District</p> <ul style="list-style-type: none"> ● The McCall Memorial Hospital District (Hospital District) is a separate legal entity created under Idaho law. It is governed by a board of trustees that are elected by the constituents. ● Health Care Services Agreement with St. Luke’s and its objectives. ● Hospital District ownership of assets and land. ● Annual St. Luke’s McCall funding request process. ● Value of the Hospital District to provide health care services. ● Importance of having a community voice on health care services. <p>St. Luke’s</p> <ul style="list-style-type: none"> ● St. Luke’s is an Idaho-based, not-for-profit health system. ● Mission – To improve the health of the people in the communities we serve.

- St. Luke’s is part of the communities it serves, and we want to help make them better places to live and thrive.
- St. Luke’s provides significant community benefit – through millions of dollars in unreimbursed services, care and investments; through Community Health Needs Assessments, which pinpoint and assess the most critical health care needs in our communities; and through financial support to like-minded community organizations.
- Impact of Hospital District funding on improving health care services.
- St. Luke’s investments to improve quality, access and affordability.

St. Luke’s McCall Foundation

- Access to stable and affordable housing is essential to attracting and retaining an adequate workforce to provide quality health care services to the people living and visiting in our region.
- It is critical that St. Luke’s McCall increase the availability of stable housing for healthcare workers.
- St. Luke’s Foundation and McCall Memorial Hospital District recognize this and are partnering to create solutions.
- This effort will add housing inventory to the market, rather than a model that purchases existing properties that are already in the market and repurposed for workforce housing.
- How with the workforce housing project be funded.
- Workforce housing project update.

OBJECTIVE	TACTIC	AUDIENCE	NOTES	SPOKESPERSON(S)	RESPONSIBLE
	FAQs for MMHD website	All stakeholders	Draft is complete, next steps: seek legal input from MMHD and SLM legal counsel and then board approval	NA	Public Information Campaign Workgroup
	All Board Education Session – Public Meeting	Hospital District Board Community Board Foundation Board Auxiliary Board			
	Presentations	Internal Stakeholders Civic Groups Community Meeting – Public Library	Develop Material		PIC, St. Luke’s McCall, Foundation?
	Elected Officials	City of McCall Valley County Commissioners			
	Star-News – Letters to the Editor	Community			