



**McCall Memorial Hospital**  
*District*

**MCCALL MEMORIAL HOSPITAL DISTRICT  
PUBLIC INFORMATION CAMPAIGN WORKGROUP MEETING  
TUESDAY AUGUST 12, 2025; 10:30 - 11:30 a.m.**

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

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

**Virtual Meeting ID: 232 650 692 685 7 and Passcode: b8ZG29Ag**

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

**Phone Conference ID: 809 264 515#**

**AGENDA:**

- 1.) Welcome – Aana Vannoy, Workgroup Chair
- 2.) Finalize FAQs for Website/Distribution to MMHD Board and Approval– Workgroup
- 3.) All Board Education Event and Community Conversation – Aana Vannoy & Laura Crawford
- 4.) Presentation Draft – Aana Vannoy, Workgroup Chair
- 5.) Direct Mailing Quotes – Aana Vannoy, Workgroup Chair
- 6.) Timing for Completion and Next Steps - Aana Vannoy, Workgroup Chair
- 7.) Potential Media Coverage - Aana Vannoy, Workgroup Chair
- 8.) Public Comment – Aana Vannoy, Workgroup Chair
- 9.) 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.**

## MCCALL MEMORIAL HOSPITAL DISTRICT FREQUENTLY ASKED QUESTIONS

### 1. When and why was the McCall Memorial Hospital District established and what prompted its partnership 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](#)].

Voters recognized that with the area population increasing, healthcare needs of the community would also expand. Meeting those needs would require community support to supplement capital investment from the hospital's operating income. The funds generated through the hospital tax helped to support the hospital in providing and expanding healthcare services.

Between 2005 and 2010, like many rural hospitals across Idaho and the country, the Hospital District board recognized the growing challenges our community faced 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 supportive of this decision, an advisory vote was held and 86% of voters approved joining St. Luke's Health System. The Ballot stated that "The District would continue to provide tax revenue to the new nonprofit corporation..." 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 healthcare needs of the community over time.

### 2. What projects or improvements have 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 been in a relationship since 2010, formalizing the terms through a [Healthcare Services Agreement](#), with a restructured agreement in 2016 and a [Lease-Option Agreement](#). The relationship between the District and St. Luke's McCall 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 and Lease-option Agreement with St. Luke's include:

- **Sustained Local Governance:** Through the agreements, St. Luke's McCall Ltd, a nonprofit corporation, 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 partnership aligned primary care providers, 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 the 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 Lease-Option Agreement, St. Luke's pledged significant investments, initially \$20 million, which later grew to more than \$70 million to remodel, equip and expand our local 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 via St. Luke's Health System. The Hospital District could not have provided this investment without passing a bond with considerable long-term debt funded by 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 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 privately owned Payette Lakes Medical building., The facilities and land are leased by the Hospital District to St. Lukes McCall through the [Lease-Option Agreement](#).

- **Buildings and Improvements:** Under the terms of the Lease-Option Agreement, St. Luke's has the option to acquire 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 partnership 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 the hospital facility is built on and other facilities are included in the Lease-Option agreement. However, the Agreement does not grant St. Lukes an option to acquire the land; only the buildings, equipment and improvements.
- **Consequences of Dissolution of the District:** According to Idaho law (Idaho Code §§ [39-1325C](#) and [63-4105](#)), any assets belonging to the Hospital District at dissolution, including the land, would be vested in the Valley County Board of County commissioners as custodians. The Idaho Statutes authorize the County Commissioners to 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 or pursuing other lawful options as provided under Idaho law. It is unclear whether the property would transfer to the County subject to St. Lukes McCall's existing option to acquire the buildings, improvements and equipment. Under the current Agreements, which do not include a St. Lukes McCall Option to acquire the land, the land would be subject to disposal by the County Commissioners.

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

In recent years, the amount collected through the tax 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, or to not make any levy, 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. The levy was dedicated to completion of the building to house the District's ambulance and staff, the construction of workforce housing for healthcare workers and the District's M&O Budget

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 may request funding annually from the Hospital District to support, sustain and grow critical healthcare programs and services that are provided by St. Luke's and/or to construct healthcare facilities.

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 the 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?**

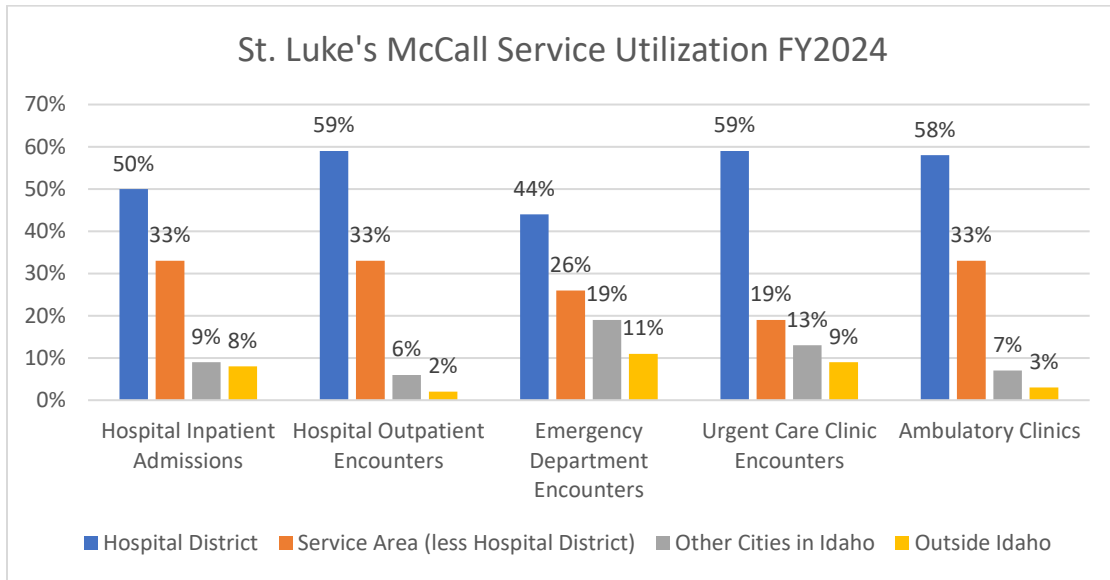
The hospital in McCall has always served a broader region than the boundaries of the Hospital District, providing healthcare services to anyone in need—regardless of their ability to pay.

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?**

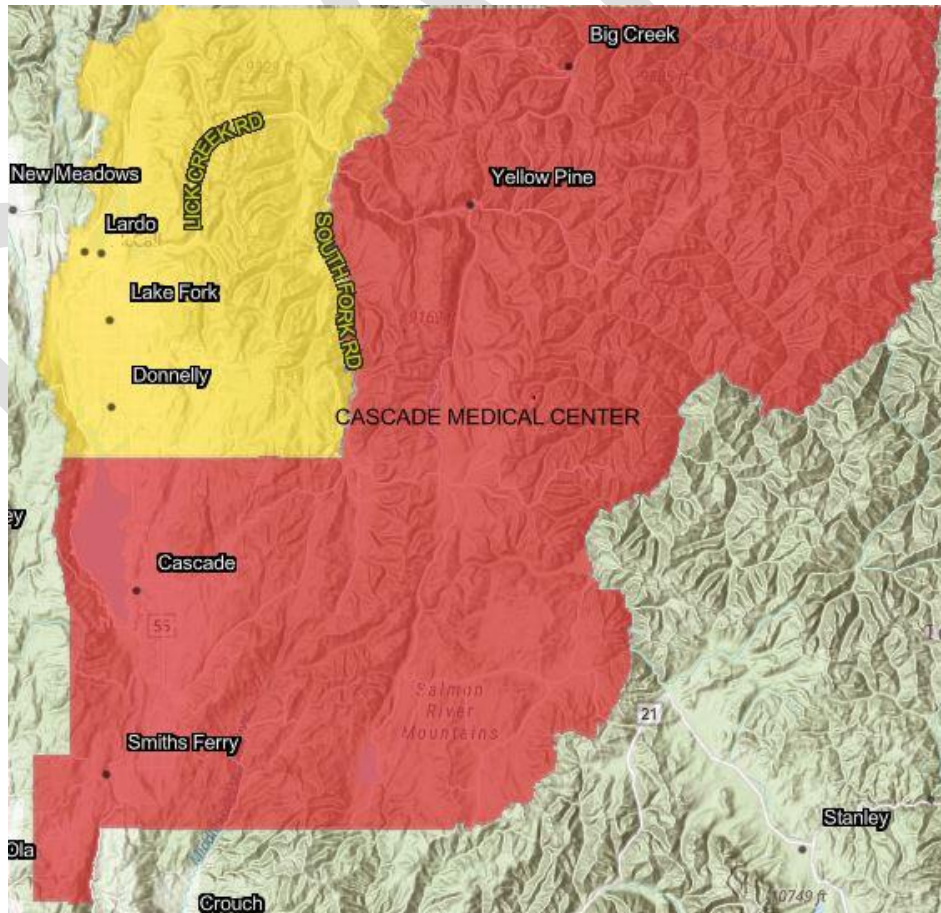
The Hospital District Board meets monthly from 7:30 to 9 a.m. on the third Tuesday of each month. Members of the public are welcome to attend in person or remotely. Meeting packets are posted on the Hospital District’s website [MMHD.info](http://MMHD.info) and all public meetings are noticed in The Star-News.

Any community members seeking additional information can contact the Hospital District Board at [mccallmemorialhospitaldistrict@gmail.com](mailto: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 District

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Serving our Community's Health –  
Past, Present and Future



# MMHD: Origin and Purpose



Established in 1984 by public vote (83% approval)

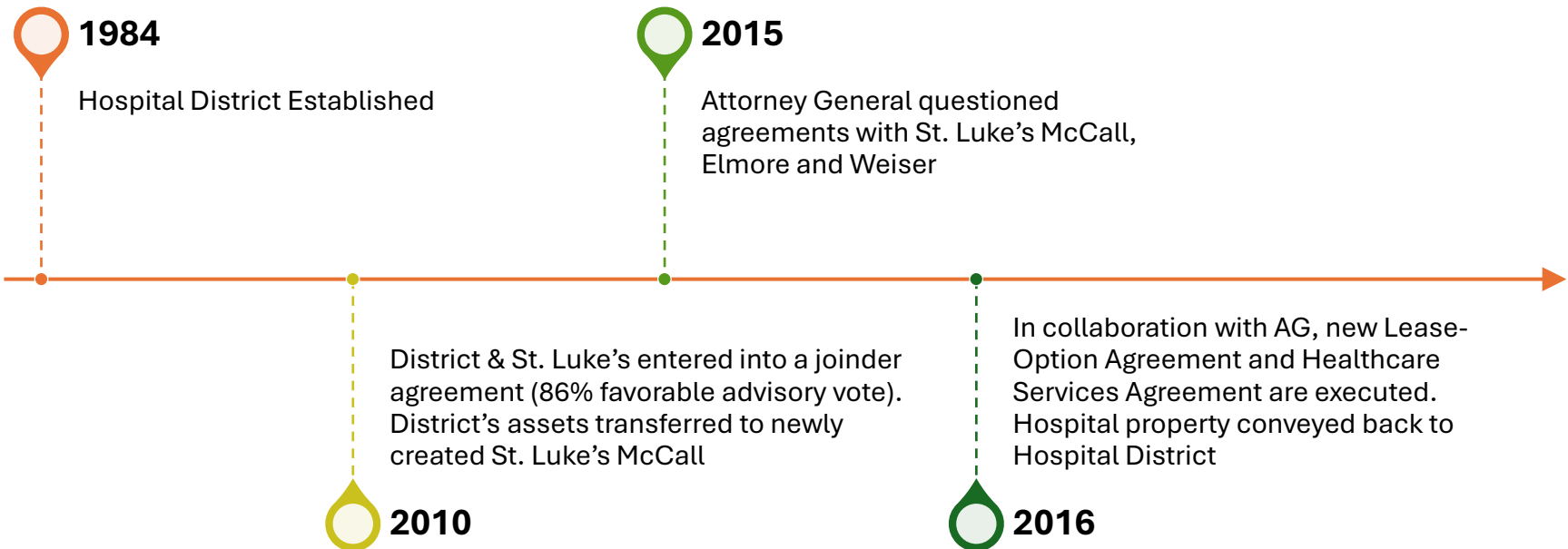


Legal authority: Idaho Code §§ 39-3118 and 39-1331



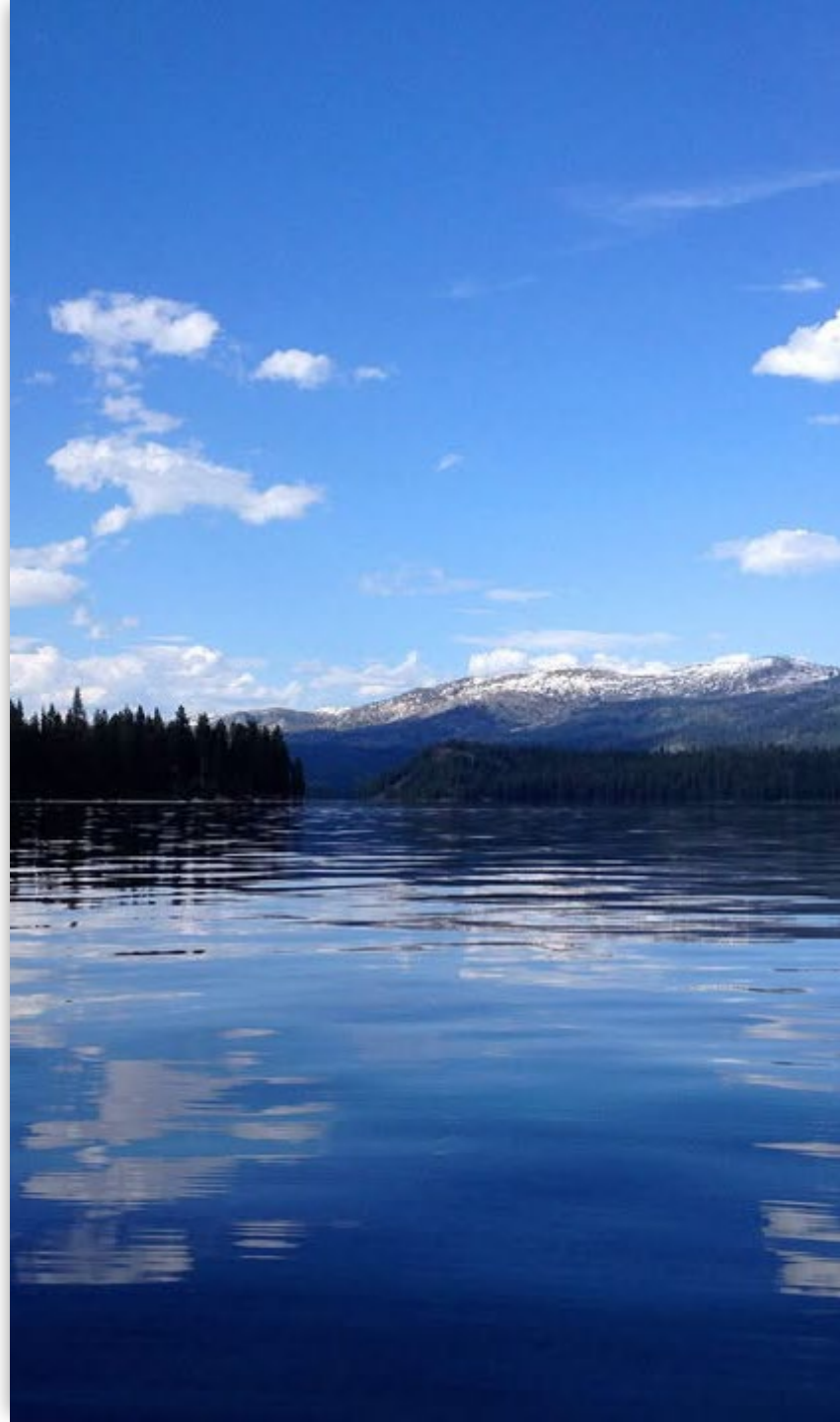
Purpose: Improve public health by ensuring sustainable, locally governed healthcare

# Historical Timeline



# MMHD & St. Luke's Relationship

- Defined by two key agreements:
  - Healthcare Services Agreement
  - Lease Option Agreement
- MMHD retained land, asset ownership, and taxing authority
- St. Luke's McCall assumed operational responsibilities and made significant capital investment via hospital expansion
- Enhanced care access, no new taxpayer debt



# STATEMENT OF RENTS/EXERCISE OF OPTION

# FUNDING PROCESS OVERVIEW

# Funding & Oversight

- Annual revenue: ~\$1.3M–\$1.5M
- 2024 tax rate: \$15.71 per \$100,000
- Annual public budget hearing
- Monthly/quarterly reporting
- Annual independent audits

# Projects Funded/Impact



URGENT CARE



AIR ST. LUKE'S  
GROUND TRANSPORT



AMBULANCE  
SHELTER

# WHY Workforce Housing?

- Workforce housing supports recruitment and care quality

# Dissolution

# *Give Us a Vote* & MMHD Response to Attorney General Complaint

- Background on 'Give us a Vote' complaint
- Key points to response
- MMHD remains committed to transparency

# Community Engagement & Transparency



Monthly public board meetings



Website: [mmhd.info](http://mmhd.info)



Open communication channels

# The Value of Local Healthcare Governance



Without MMHD: Risk  
of losing local control  
and funding



With MMHD: Strategic  
funding, strong local  
voice



Continued  
investment in  
community health

# Closing

- MMHD's impact is significant and ongoing
- Commitment to transparency and community input
- Questions and feedback welcome