



McCall Memorial Hospital District

McCall Memorial Hospital District
Board of Trustees Monthly Meeting
Tuesday, November 18, 2025; 7:30 – 9:00 a.m.
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
Phone: 208-996-1717 Conference ID: 926 567 70#

AGENDA

1. Call to Order – Andy Laidlaw, Board Chair
2. *ACTION* Approval of the October 21 Board Meeting Minutes – Andy Laidlaw, Board Chair
3. Monthly Budget Review – Marge Krahn, Board Treasurer
4. Housing Workgroup – Andy Laidlaw, Board Chair
 - *ACTION* Approval October 20 Workgroup Meeting Minutes
 - *ACTION* Approval of Monthly Workforce Housing Project Invoices
5. Public Information Campaign Workgroup – Aana Vannoy, Trustee
 - Events Recap - All Board and Community Conversation
 - *ACTION* Approval of November 4 Workgroup Meeting Minutes
 - Discussion of Future Public Information Campaign Workgroup
6. Health Services Agreement Workgroup – Mike Vineyard, Trustee
 - *ACTION* Approval of Services Agreement Summary
7. *ACTION* Motion to enter Executive Session pursuant to Idaho Code §74-206(1)(f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.
– Andy Laidlaw, Board Chair
8. *ACTION* Review Options Relative to Give Us a Vote's Complaint to the Idaho Attorney General
– Steve Millemann, MMHD Legal Counsel
9. St. Luke's McCall 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 – Steve Clements
 - Quality Committee Report – Aana Vannoy
 - Foundation Board Report – Marge Krahn, Board Treasurer
10. Public Comment
11. New Business
12. Adjourn – Andy Laidlaw, Board Chair

*** Please join us for Trillium Ridge Workforce Housing Modular Unit Placement, immediately following the conclusion of this board meeting.**

Upcoming Meetings:

Public Information Campaign Workgroup Meeting – Tuesday, December 2; 10:00 – 11:00 a.m.

MMHD Housing Workgroup Meeting – Monday, December 15 ; 9:00 – 10:00 a.m.

Next Board Meeting – Tuesday, December 16; 7:30 – 9:00 a.m.

SLM Foundation Board – Wednesday, December 17; 2:00 – 4:00 p.m.

**McCALL MEMORIAL HOSPITAL DISTRICT
BOARD OF TRUSTEES MEETING MINUTES
TUESDAY OCTOBER 21, 2025; 7:30 – 8:13 a.m.
ADMINISTRATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

TRUSTEES: Andy Laidlaw, Chair, Marge Krahn, Treasurer, Angela Staup, Steve Clements, and Aana Vannoy

ABSENT: Mike Vineyard, Trustee, and Travis Leonard, Secretary

GUESTS: Mike Birkinbine, SLM Supply Chain Mgr., Laura Crawford, SLM PR Mgr., Kim Doman, SLHS Finance, Hannah Drabinski, MMHD Legal Counsel, Amber Green, SLM COO/CNO, Jordan Heller, SLHS Legal, Alexa Hersel, SLM Exec. Asst., Hayley Johnson, SLM Foundation Development Mgr., Ginger McCabe, SLHS VP Ops., Dennis Mesaros, VP Pop. Health, Jenny Ruemmele, SLM Foundation Exec. Dir., Greg Sims, SLHS Finance

PUBLIC: Max Silverson, The Star News

A quorum was present and Andy Laidlaw, Chair, convened the meeting at 7:30 a.m. The in-person trustee attendance included: Andy Laidlaw, Marge Krahn, Steve Clements, Angela Staup, and Aana Vannoy. The guest in-person attendance included: Laura Crawford, Hannah Drabinski, Amber Green, Alexa Hersel, Ginger McCabe, and Dennis Mesaros. All other participants attended remotely.

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

ACTION: ON A MOTION BY AANA VANNOY, SECONDED BY MARGE KRAHN, THE BOARD UNANIMOUSLY AGREED TO APPROVE THE SEPTEMBER 16 & 23 BOARD MEETING MINUTES. NO FURTHER DISCUSSION WAS HELD.

BUDGET REVIEW – Marge Krahn, Treasurer, noted the transfer of funds to maintain FDIC status.

HOUSING WORKGROUP – Andy Laidlaw, Chair, provided an update on the workforce housing project: the foundations have been poured, the phase one infrastructure is complete, and the first units are arriving today. He reviewed the monthly invoices which were approved at yesterday's Housing Workgroup.

ACTION: MARGE KRAHN MOVED, AND IT WAS SECONDED ANDY LAIDLAW TO APPROVE THE SEPTEMBER 15 HOUSING WORKGROUP MEETING MINUTES. NO FURTHER DISCUSSION WAS HELD AND IT WAS APPROVED UNANIMOUSLY.

ACTION: AANA VANNOY MOVED, AND IT WAS SECONDED BY MARGE KRAHN, TO APPROVE THE SEPTEMBER HOUSING WORKGROUP INVOICES AS PRESENTED. NO FURTHER DISCUSSION WAS HELD AND IT WAS APPROVED UNANIMOUSLY.

PUBLIC INFORMATION CAMPAIGN WORKGROUP – Aana Vannoy, Workgroup Chair, reminded the board of the two educational events and described the advertising efforts.

ACTION: MARGE KRAHN MOVED AND ANGELA STAUP SECONDED TO APPROVE THE OCTOBER 7 PUBLIC INFORMATION CAMPAIGN WORKGROUP MEETING MINUTES. NO FURTHER DISCUSSION WAS HELD AND IT WAS APPROVED UNANIMOUSLY.

APPROVAL OF YEARLY POSTPONEMENT OF DEADLINES – Andy Laidlaw, Chair, reminded the board of the needed postponement of deadlines to ensure targets are met as outlined in the agreements. The proposed dates will move the deadline to that month’s board meeting dates.

ACTION: AANA VANNOY MOVED AND MARGE KRAHN SECONDED, TO APPROVE THE YEARLY POSTPONEMENT OF DEADLINES AS PRESENTED. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.

FY25 QUARTER 4 BOARD METRICS, ATTENDANCE, ADMIN HOURS REPORT OUT – Andy Laidlaw, Chair, reviewed the final quarter report out. There was no discussion.

APPROVAL AND ADOPTION OF REVISED FORGONE RESOLUTION – Hannah Drabinski, MMHD Legal Counsel, presented Resolution 5.2026. After approved, it will be provided to the Valley County Clerk’s and the Idaho State Tax Commission as supplemental documentation for the FY26 levy. The purpose of the new resolution is to provide more specific language, as requested by the Idaho State Tax Commission.

ACTION: MARGE KRAHN MOVED AND AANA VANNOY SECONDED TO APPROVE RESOLUTION 5.2026. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.

EXECUTIVE SESSION & REVIEW OPTIONS RELATIVE TO GUV – Andy Laidlaw, Chair, noted there was not a need to discuss these two agenda items this month.

APPROVAL OF UTILITY LICENSE AGREEMENT WITH CITY OF McCALL AND ST. LUKE’S - Hannah Drabinski, MMHD Legal Counsel, presented a utility license agreement for consideration.

ACTION: STEVE CLEMENTS MOVED TO APPROVE AND AUTHORIZE THE CHAIRMAN TO SIGN THE LICENSE AGREEMENT. MARGE KRAHN SECONDED AND NO FURTHER DISCUSSION WAS HELD. IT WAS APPROVED UNANIMOUSLY.

AMBULANCE SHELTER UPDATE – Ginger McCabe, SLHS VP Operations, invited the board to the open house immediately following the board meeting and noted that the final project financials should be ready at the next meeting. She also provided a construction update on the Area B project: the new parking lot is open. Dennis Mesaros, SLHS VP Population Health, complimented the board on their approach to request additional contractor bids for the ambulance shelter.

FINANCIAL UPDATE – Kim Doman, SLHS Finance, presented a financial update.

ST. LUKE’S McCALL OPERATIONS – Amber Green, SLM COO/CNO, provided an operational update noting staffing, Pulse Poll staff survey results, new services, census, and quality scores.

ST. LUKE’S POPULATION HEALTH AREA UPDATES – Dennis Mesaros, SLHS VP Population Health, reported on the cuts to Medicaid and potential cuts to Medicare and the Affordable Care Act tax cuts and the downstream effects on health care and insurance payers. He complimented Amber Green on the positive St. Luke’s McCall culture as a testament to her leadership.

ST. LUKE’S COMMUNITY BOARD, QUALITY COMMITTEE, FOUNDATION BOARD, PUBLIC COMMENT & NEW BUSINESS – None.

ADJOURNMENT - Adjourned at 8:13 a.m.

Respectfully submitted,

Travis Leonard, MMHD Board Secretary
:ah

DRAFT

McCall Memorial Hospital District

Balance Sheet

11/04/25

As of October 31, 2025

Accrual Basis

	Oct 31, 25	Sep 30, 25
ASSETS		
Current Assets		
Checking/Savings		
IDF- Cash Sweep	1,392,653.56	1,846,722.33
IDF- Checking-3112	15,912.23	25,944.69
IDF- Money Market-4931	250,679.50	250,677.00
Total Checking/Savings	1,659,245.29	2,123,344.02
Accounts Receivable		
Accounts Receivable	1,944,843.67	361,670.27
Total Accounts Receivable	1,944,843.67	361,670.27
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	5,819,156.93	4,700,082.26
TOTAL ASSETS	5,819,156.93	4,700,082.26
LIABILITIES & EQUITY		
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	1,683,324.07	1,005,691.02
Net Income	1,119,074.67	677,633.05
Total Equity	4,300,570.74	3,181,496.07
TOTAL LIABILITIES & EQUITY	5,819,156.93	4,700,082.26

McCall Memorial Hospital District
Profit & Loss Budget vs. Actual
October 2025

	Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Property Tax Income				
M & O Fund	118,052.00	118,052.00	0.00	100.0%
Sinking Fund	1,389,045.00	1,389,045.00	0.00	100.0%
Forgone Income	60,541.00	60,541.00	0.00	100.0%
Total Property Tax Income	1,567,638.00	1,567,638.00	0.00	100.0%
Personal Property Tax Replace	6,433.00	6,433.00	0.00	100.0%
Sales Tax	0.00	0.00	0.00	0.0%
Interest and Penalties	12,410.64	12,000.00	410.64	103.4%
Interest Income	3,925.06	0.00	3,925.06	100.0%
Total Income	1,590,406.70	1,586,071.00	4,335.70	100.3%
Expense				
Legal Notices	67.93	750.00	-682.07	9.1%
Office Supplies	70.90	3,200.00	-3,129.10	2.2%
Contract Service Fees				
Accounting	310.00	9,220.00	-8,910.00	3.4%
St. Lukes Operating Funds	0.00	0.00	0.00	0.0%
Total Contract Service Fees	310.00	9,220.00	-8,910.00	3.4%
General Liability Insurance	0.00	2,402.00	-2,402.00	0.0%
Capital Expenditure				
Workforce Housing Project	463,929.58	1,438,499.00	-974,569.42	32.3%
Total Capital Expenditure	463,929.58	1,438,499.00	-974,569.42	32.3%
Legal Fees	6,953.62	125,000.00	-118,046.38	5.6%
Postage and Delivery	0.00	0.00	0.00	0.0%
Property Tax	0.00	7,000.00	-7,000.00	0.0%
Total Expense	471,332.03	1,586,071.00	-1,114,738.97	29.7%
Net Ordinary Income	1,119,074.67	0.00	1,119,074.67	100.0%
Net Income	1,119,074.67	0.00	1,119,074.67	100.0%

**McCALL MEMORIAL HOSPITAL DISTRICT
HOUSING WORKGROUP MEETING MINUTES
MONDAY, OCTOBER 20, 2025; 9:01 – 9:26 a.m.
FOUNDATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

ATTENDANCE: Andy Laidlaw, MMHD Chair and Housing Workgroup Co-Chair, Bill Colpo, SLM Foundation President, Ron Erskine, SLM Foundation Incoming President, Dr. Eddie Droge, SLM Foundation Board Member, Marge Krahn, MMHD Treasurer, Verna Vanis, SLM Foundation

GUESTS: Kirsten Azoulay, SLM Foundation Support, Amber Green, SLM COO/CNO, Jordan Heller, SLHS Legal Counsel, Alexa Hersel, SLM Exec. Asst., Hayley Johnson, SLM Foundation Development Manager, Jenny Ruemmele, SLM Foundation Exec. Dir., Claire Ryberg, Dawn Sanchez, SLHS Real Estate, Kim Schwisow, SLHS Real Estate, Rachel Shinn, SLM HRBP

ABSENT: Mike Vineyard, MMHD Trustee

WELCOME – Andy Laidlaw, MMHD Chair and Housing Workgroup Co-Chair, convened the meeting at 9:01 a.m. The in-person attendance included Andy Laidlaw, Marge Krahn, Kirsten Azoulay, Bill Colpo, Dr. Eddie Droge, Ron Erskine, Hayley Johnson, Jenny Ruemmele, and Claire Ryberg. All other participants attended remotely.

PROJECT UPDATE – Andy Laidlaw, District Chair and Workgroup Co-Chair, provided an update on the Trillium workforce housing project: the foundations and concrete slabs have been poured, and the work continues on the storm water drainage and sidewalks. The units will be set in place using a crane the week of November 17. An event is being planned. Kudos were given regarding the great collaboration and efforts on the project. A discussion on future planning and tenant applications was held.

APPROVAL OF MONTHLY INVOICES – Andy Laidlaw, District Chair and Workgroup Co-Chair, presented the total amount of invoices received this month: \$463,929.58.

ACTION: DR. EDDIE DROGE MOVED, SECONDED BY MARGE KRAHN, TO APPROVE THE MONTHLY INVOICES AS PRESENTED. THERE WAS NO FURTHER DISCUSSION AND IT WAS UNANIMOUSLY APPROVED.

OTHER BUSINESS, NEXT STEPS, OTHER BUSINESS & PUBLIC COMMENT – None.

ADJOURNMENT – Hearing no other comments, the Housing Workgroup adjourned at 9:26 a.m.

Respectfully submitted,

Travis Leonard, MMHD Board Secretary



McCall Memorial Hospital
District

**McCALL MEMORIAL HOSPITAL DISTRICT
HOUSING WORKGROUP MEETING**

Monday November 17, 2025; 9:00 - 10:00 a.m.

SLM Foundation Board Room, 106 East Park Street, McCall, ID 83638

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

Virtual Meeting ID: 242 509 359 984 Passcode: VzLekX

Phone: 1 208-996-1717 Conference ID: 547 175 914#

AGENDA

- 1.) Welcome – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 2.) Project Update - Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 3.) *ACTION* - Approval of Monthly Invoices – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 4.) Next Steps – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 5.) Other Business – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 6.) Public Comment – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 7.) Adjourn – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs

Upcoming Meetings:

MMHD Housing Workgroup Meeting – Monday, December 15 ; 9:00 – 10:00 a.m.

Next Board Meeting – Tuesday, December 16; 7:30 – 9:00 a.m.

SLM Foundation Board – Wednesday, December 17; 2:00 – 4:00 p.m.

November 2025 Workforce Housing Invoice Packet

Vendor	Invoice Date	Invoice Number	Tracking Date	Invoice Total	Notes
Allwest	7/28/2025	241802	10/16/2025	\$1,334.00	Invoice from July that was missed
City of McCall - Water Bill	10/12/2025	N/A	10/20/2025	\$107.36	
Allwest 2nd Invoice	10/22/2025	243013	10/23/2025	\$3,423.25	
Irontown Modular	10/23/2025	6162	10/27/2025	\$391,113.00	
Crestline Engineers	10/30/2025	4886	10/31/2025	\$8,474.42	
Jordan-Wilcomb Construction, Inc.	10/31/2025	N/A	11/6/2025	\$92,296.30	

Invoices Total:	\$496,748.33
Invoices Total at 50% (Rounded up to nearest penny)	\$248,374.17



GEOTECHNICAL | ENVIRONMENTAL
MATERIALS TESTING | SPECIAL INSPECTION
 AN EMPLOYEE-OWNED COMPANY

Please Remit Payment to:
ALLWEST Testing & Engineering, Inc
255 N. Linder Road
Meridian, ID 83642

INVOICE

No. 241802
 Invoice Date: 7/28/2025
 Due Date: 8/27/2025

Granite Excavation, Inc.

23 Warm Lake Highway
 Cascade, ID 83611

Project :525-503T St Lukes Housing

For Services Rendered Through 7/13/2025

	Hours/Units	Rate	Billed Amt
7/9/2025			
Soils Visual Observation			
Field Technician:	3.50	\$90.00	\$315.00
Mileage			
Vehicle Mileage:	110.00	\$1.20	\$132.00
7/10/2025			
Soil Sample Pick Up			
Field Technician:	3.50	\$90.00	\$315.00
Mileage			
Vehicle Mileage:	110.00	\$1.20	\$132.00
Lab Testing			
AG: ASTM D 1557 Modified Proctor:Sample # S525 0807	1.00	\$200.00	\$200.00
S: AASHTO T-99 Standard Proctor:Sample # S525 0807	1.00	\$200.00	\$200.00
	Hours/Units	Rate	Billed Amt
6500:PA : Project Assistant	0.50	\$80.00	\$40.00
Current Invoice Amount			\$1,334.00

Billing Summary

	Previously Billed	Current Billing	Billed To Date
Billing Totals	\$0.00	\$1,334.00	\$1,334.00

All invoices are due within thirty (30) days. Invoices not paid within thirty (30) days will be assessed a late penalty of 1.5% per month.

255 N. Linder Road Meridian, ID 83642 Phone (208) 895-7898 Fax (208) 762-0942

meridian@allwesttesting.com
www.allwesttesting.com



City of McCall
FINANCE

216 E. Park Street
McCall, IDAHO 83638

Service Location

133 Viking Ln
Account #: 10.0002.1

McCall St. Lukes Foundation
1000 State St
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	09/12/2025	Water		107.36
PRESENT READING	DATE			
0	10/01/2025			
Statement Date:				
10/12/2025				
Previous Balance:				0.00
Payments:				0.00
Adj./Applied Deposits				0.00
Current Charges:				107.36
Amount Due By: 11/01/2025				107.36
After This Date : 11/10/2025				119.71

Please disregard if already paid.

A 1.5% monthly service charge (18% annual) shall be added to any utility not paid within 30 days past the due date.

IMPORTANT UPDATE TO ONLINE BILL PAY: Beginning with the January 2026 billing cycle, the City's billing portal will transition to a new system. Additional information and instructions will be provided in the coming weeks.

AUTOMATIC PAYMENT CUSTOMERS: The Amount Due will be deducted around the 1st (or as specified by customer) working day of each month.

RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your Payment.

If you have any questions or concerns regarding your utility bill, please call 208-634-4803.

When paying your bill by mail or in person write your account number on your check.

Payment made within two days of the billing date may not be reflected on this statement.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

MAKE CHECKS PAYABLE TO:



City of McCall
FINANCE

216 E. Park Street
McCall, ID 83638

Service Location: 133 Viking Ln
Account No. 10.0002.1
Amount Due By : 11/01/2025 **107.36**
After This Date : 11/10/2025 **119.71**

Amount Enclosed



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223 *****AUTO**5-DIGIT 83638 2



MCCALL ST. LUKES FOUNDATION
1000 STATE ST
MCCALL ID 83638

CITY OF MCCALL
216 E. PARK ST.
MCCALL, ID 83638-3832



GEOTECHNICAL | ENVIRONMENTAL
 MATERIALS TESTING | SPECIAL INSPECTION
 AN EMPLOYEE-OWNED COMPANY

Please Remit Payment to:
 ALLWEST Testing & Engineering, Inc
 255 N. Linder Road
 Meridian, ID 83642

INVOICE

No. 243013

Invoice Date: 10/22/2025

Due Date: 11/21/2025

Granite Excavation, Inc.

23 Warm Lake Highway
 Cascade, ID 83611

Project :525-503T St Lukes Housing

For Services Rendered Through 10/12/2025

	Hours/Units	Rate	Billed Amt
9/25/2025			
Concrete Testing			
Field Technician:	3.50	\$90.00	\$315.00
Mileage			
Vehicle Mileage:	110.00	\$1.20	\$132.00
Lab Testing			
C: Concrete Cylinders (BT):Sample # C525 1589	5.00	\$25.00	\$125.00
9/26/2025			
Concrete Sample Pick Up			
Concrete Technician:	3.00	\$90.00	\$270.00
Mileage			
Vehicle Mileage:	110.00	\$1.20	\$132.00
10/3/2025			
Concrete Testing			
Field Technician:	5.00	\$90.00	\$450.00
Overtime:	2.00	\$135.00	\$270.00
Mileage			
Vehicle Mileage:	220.00	\$1.20	\$264.00
Lab Testing			
C: Concrete Cylinders (BT):Sample # C525 1672	5.00	\$25.00	\$125.00

All invoices are due within thirty (30) days. Invoices not paid within thirty (30) days will be assessed a late penalty of 1.5% per month.

255 N. Linder Road Meridian, ID 83642 Phone (208) 895-7898 Fax (208) 762-0942

meridian@allwesttesting.com
 www.allwesttesting.com

10/4/2025

Concrete Sample Pick Up

Overtime: 3.50 \$135.00 \$472.50

Mileage

Vehicle Mileage: 110.00 \$1.20 \$132.00

10/10/2025

Soil Density Testing

Field Technician: 3.50 \$90.00 \$315.00

Mileage

Vehicle Mileage: 110.00 \$1.20 \$132.00

Equipment Charges

E: Nuclear Densometer: 1.00 \$40.00 \$40.00

	Hours/Units	Rate	Billed Amt
6600:PM : Project Manager	1.25	\$135.00	\$168.75
6500:PA : Project Assistant	1.00	\$80.00	\$80.00
Current Invoice Amount			\$3,423.25

Billing Summary

	Previously Billed	Current Billing	Billed To Date
Billing Totals	\$4,684.75	\$3,423.25	\$8,108.00

All invoices are due within thirty (30) days. Invoices not paid within thirty (30) days will be assessed a late penalty of 1.5% per month.

INVOICE

Irontown Modular
1947 N Chappel Dr
Spanish Fork, UT 84660

shanes@irontownhomes.com
+1 (801) 798-9026
www.irontownhomes.com

Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall Construction

Bill to
McCall Construction
1000 State Street
McCall, ID 83638

Ship to
McCall Construction
1000 State Street
McCall, ID 83638

Invoice details

Sales Rep: John

Invoice no.: 6162
Terms: Due on receipt
Invoice date: 10/23/2025
Due date: 10/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Construction - Factory	25% of Factory Price required at interior paint	8	\$29,422.00	\$235,376.00
			5- \$ 29,422.00			
			6- \$ 29,422.00			
			7- \$ 29,422.00			
			8- \$ 29,422.00			
			9- \$ 29,422.00			
			10- \$ 29,422.00			
			11- \$ 29,422.00			
			12- \$ 29,422.00			
2.		Delivery & Set	100% of Delivery due 10 business days prior to delivery	1	\$103,125.00	\$103,125.00
3.		Sales Tax	Sales Tax Due 10 business days prior to delivery	1	\$54,372.00	\$54,372.00
4.		Construction - Factory	Change Order StLukes-0001 Credit for Bathroom Mirrors (\$1,760.00)	1	-\$1,760.00	-\$1,760.00

Total

\$391,113.00

Crestline Engineers, Inc.
 323 Deinhard Lane, Suite C
 PO Box 2330
 McCall, ID 83638
 (208) 634-4140

St. Luke's McCall Foundation
 1000 State Street
 McCall, ID 83638
 Jenny Ruemmele

Invoice number 4886
 Date 10/30/2025

Project **23034-002 St. Luke's McCall Foundation
 & MMHD Workforce Housing - Final
 Engr. and Const.**

Professional services through 10/26/2025

Invoice Summary

Description	Prior Billed	Total Billed	Current Billed
Task 1 - Project Management, Administration, and Setup	8,813.75	9,515.00	701.25
Task 2 - Final Engineering Design and Permitting	68,821.25	68,821.25	0.00
Task 3 - CE&I, Record Drawings, and Project Closeout	24,988.75	32,631.25	7,642.50
Additional Services	0.00	0.00	0.00
Out of Scope - Update Plans Per Unanticipated PLRWSD Revisions	3,616.25	3,616.25	0.00
Out of Scope - Plan Revisions Based Upon AHJ Project Review	14,148.75	14,148.75	0.00
Out of Scope	0.00	0.00	0.00
Expenses	127.16	257.83	130.67
Total	120,515.91	128,990.33	8,474.42

Task 1 - Project Management, Administration, and Setup

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Admin - Project Management (10:200)				
	10/02/2025	1.00	165.00	165.00
	10/09/2025	1.00	165.00	165.00
	10/16/2025	0.75	165.00	123.75
	10/23/2025	1.00	165.00	165.00
Admin - Project				
Correspondence/Coordination (10:300)				
	10/16/2025	0.25	165.00	41.25
	10/24/2025	0.25	165.00	41.25
Phase subtotal				701.25

Task 3 - CE&I, Record Drawings, and Project Closeout

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Eng General - Site Visits (50:105)				
	10/02/2025	1.00	165.00	165.00

Task 3 - CE&I, Record Drawings, and Project Closeout

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Eng General - Site Visits (50:105)				
	10/09/2025	0.50	165.00	82.50
	10/16/2025	0.50	165.00	82.50
	10/23/2025	0.50	165.00	82.50
Const - Management/Correspondence/Coordination (70:101)				
	10/01/2025	0.25	165.00	41.25
	10/07/2025	0.75	165.00	123.75
	10/08/2025	0.25	165.00	41.25
Const - Drawing Changes/Modifications (70:402)				
	10/02/2025	1.00	165.00	165.00
Const - Substantial/Final Completion (70:601)				
	10/23/2025	0.25	165.00	41.25
Associate Engineer II				
Brett E. Jones				
Const - Management/Correspondence/Coordination (70:101)				
	10/13/2025	0.50	110.00	55.00
	10/14/2025	0.50	110.00	55.00
Const - As-builts/Record Drawings (70:602)				
	10/08/2025	0.50	110.00	55.00
	10/09/2025	0.25	110.00	27.50
	10/16/2025	1.00	110.00	110.00
	10/17/2025	2.50	110.00	275.00
	10/21/2025	0.50	110.00	55.00
	10/22/2025	1.50	110.00	165.00
	10/24/2025	0.50	110.00	55.00
Associate Engineer I				
Stockton M. Raines				
Const - As-builts/Record Drawings (70:602)				
	10/13/2025	2.50	100.00	250.00
	10/16/2025	7.25	100.00	725.00
	10/17/2025	7.00	100.00	700.00
	10/21/2025	1.25	100.00	125.00
	10/22/2025	2.25	100.00	225.00
Engineering Intern/CAD Technician				
Trent M. Sayers				
Const - Management/Correspondence/Coordination (70:101)				

Task 3 - CE&I, Record Drawings, and Project Closeout

Professional Services

	Date	Hours	Rate	Billed Amount
Engineering Intern/CAD Technician				
Trent M. Sayers				
Const - Management/Correspondence/Coordination (70:101)				
	09/29/2025	1.00	80.00	80.00
	10/07/2025	0.50	80.00	40.00
	10/15/2025	1.00	80.00	80.00
	10/20/2025	1.50	80.00	120.00
	10/21/2025	1.25	80.00	100.00
	10/23/2025	2.75	80.00	220.00
Const - Observation/Site Visits (70:300)				
	09/29/2025	1.50	80.00	120.00
	09/30/2025	1.75	80.00	140.00
	10/03/2025	1.00	80.00	80.00
	10/06/2025	2.00	80.00	160.00
	10/08/2025	1.50	80.00	120.00
	10/09/2025	4.00	80.00	320.00
	10/10/2025	1.75	80.00	140.00
	10/14/2025	1.75	80.00	140.00
	10/15/2025	0.75	80.00	60.00
	10/16/2025	1.50	80.00	120.00
	10/17/2025	1.00	80.00	80.00
	10/20/2025	1.00	80.00	80.00
	10/21/2025	1.50	80.00	120.00
	10/22/2025	3.75	80.00	300.00
	10/23/2025	2.75	80.00	220.00
	10/24/2025	2.25	80.00	180.00
Const - Daily Construction Reports/Documentation (70:401)				
	09/29/2025	0.50	80.00	40.00
	09/30/2025	0.50	80.00	40.00
	10/08/2025	0.75	80.00	60.00
	10/09/2025	0.50	80.00	40.00
	10/10/2025	0.50	80.00	40.00
	10/14/2025	0.50	80.00	40.00
	10/15/2025	0.50	80.00	40.00
	10/16/2025	0.50	80.00	40.00
	10/20/2025	0.50	80.00	40.00
	10/21/2025	0.50	80.00	40.00
	10/22/2025	1.00	80.00	80.00
	10/23/2025	0.50	80.00	40.00
	10/24/2025	0.50	80.00	40.00
Const - As-builts/Record Drawings (70:602)				
	10/07/2025	0.50	80.00	40.00

Task 3 - CE&I, Record Drawings, and Project Closeout

Professional Services

	Date	Hours	Rate	Billed Amount
Engineering Intern/CAD Technician Trent M. Sayers Const - As-builts/Record Drawings (70:602)				
	10/16/2025	0.50	80.00	40.00
	10/17/2025	2.25	80.00	180.00
	10/20/2025	1.00	80.00	80.00
Phase subtotal				7,642.50

Expenses

Reimbursables

	Units	Cost Rate	Multiplier	Rate	Billed Amount
Reproduction 10/24/2025 2 - 22"x34" Full-size Landscape Plan copies for Andy Laidlaw	2.00	3.20		3.20	6.40
Laboratory 09/30/2025 Laboratory Fees			1.10		124.27
Phase subtotal					130.67
				Invoice total	8,474.42

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
4817	09/03/2025	0.40		0.40			
4886	10/30/2025	8,474.42	8,474.42				
	Total	8,474.82	8,474.42	0.40	0.00	0.00	0.00

Terms: Total due in 30 days.

Make all Checks Payable to Crestline Engineers, Inc.
 Overdue accounts subject to a service charge of 1% per month.

THANK YOU FOR YOUR BUSINESS!

TO (OWNER): ST. LUKE'S MCCALL FOUNDATION
1000 STATE STREET
MCCALL ID 83638

PROJECT: ST. LUKE'S MISSION STREET
WORKFORCE HOUSING
2000 MISSION STREET
MCCALL ID 83638

APPLICATION NO: SUMMARY APPLICATION #06
PERIOD TO: 10/31/2025

DISTRIBUTION
TO:
_OWNER
_ARCHITECT
_CONTRACTOR

FROM (CONTRACTOR): Jordan-Wilcomb Construction, Inc.
600 S 8th Street
Boise, ID 83702

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as show below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached

1. ORIGINAL CONTRACT SUM.....	\$	2,178,187.03
2. Net Change by Change Orders.....	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$	2,178,187.03
4. TOTAL COMPLETED AND STORED TO DATE.....	\$	1,052,509.00
5. RETAINAGE:		
a. 5.00% of Completed Work	\$	52,625.45
b. 0.00% of Stored Materials	\$	0.00
Total retainage (Line 5a + 5 b)	\$	52,625.45
6. TOTAL EARNED LESS RETAINAGE.....	\$	
(Line 4 less line 5 Total)		999,883.55
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$	
(Line 6 from prior Certificate)		907,587.25
8. CURRENT PAYMENT DUE.....	\$	92,296.30
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	
(Line 3 less Line 6)	\$	1,178,303.48

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		0.00
Total approved this month		0.00
TOTALS		0.00
NET CHANGSE by Change Order		

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: Jordan-Wilcomb Construction, Inc.
600 S 8th Street Boise, ID 83702

By: T.J. Wilcomb
T.J. Wilcomb/President

Date: 11/6/25

State of: ID

County of: ADA

Subscribed and Sworn to before me this 6th Day of Nov 2025

Notary Public:

My Commission Expires: 9-8-2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract



AIA Type Document

Application and Certification for Payment

TO (OWNER): ST. LUKE'S MCCAL FOUNDATION
 1000 STATE STREET
 MCCALL ID 83638

PROJECT: MISSION STREET WORKFORC HOL
 2000 MISSION ST.
 MCCALL ID 83638

APPLICATION NO: SUMMARY APPLICATION
 PERIOD TO: 10/31/2025

DISTRIBUTION
 TO:
 _OWNER
 _ARCHITECT
 _CONTRACTOR

FROM (CONTRACTOR): Jordan-Wilcomb Construction, Inc.
 600 S 8th Street
 Boise ID 83702

VIA (ARCHITECT):

ARCHITECT'S
 PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULED VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIALS	COMPLETED STORED	%	BALANCE	RETAINAGE
PHASE 1									
1	AMENDMENT #2 SITE MOBILIZATION/TREE REMOVAL	\$210,345.03	\$149,007.00	\$0.00	\$0.00	\$149,007.00	70.84%	\$ 61,338.03	\$ 7,450.35
2	AMENDMENT #3 NORTH LOOP INFRASTRUCTURE & ROAD DEVELOPMENT	\$875,038.00	\$702,339.00	\$21,540.00	\$0.00	\$723,879.00	82.73%	\$ 151,159.00	\$ 36,193.95
3	AMENDMENT #5 WORKFORCE TOWNHOMES	\$1,092,804.00	\$104,009.00	\$75,614.00	\$0.00	\$179,623.00	16.44%	\$ 913,181.00	\$ 8,981.15
REPORT TOTALS:		\$2,178,187.03	\$955,355.00	\$97,154.00	\$0.00	\$1,052,509.00	48.32%	\$1,125,678.03	\$52,625.45

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

PROJECT: ST. LUKE'S MISSION STREET WORKFORCE HOUSING

Upon receipt by the undersigned of a check from ST. LUKE'S MCCALL FOUNDATION in the sum of \$92,296.30 to JORDAN-WILCOMB CONST., INC. and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien, stop notice, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position, the undersigned has on the job of ST. LUKE'S MISSION STREET WORKFORCE HOUSING located at 2000 MISSION STREET MCCALL ID 83638 to the following extent.

This release covers a progress payment for labor, services, equipment or material furnished to the jobsite or to ST. LUKE'S MCCALL FOUNDATION through 10/31/2025 only and does not cover any retentions retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date or pending modifications and changes. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment or material was not compensated by the progress payment.

The undersigned warrants that he either has already paid or will use the monies he receives from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above-referenced project up to the date of this waiver.

Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

DATE: 11/6/25

JORDAN-WILCOMB CONST., INC.



[Handwritten Signature]
(signature)

President
(title)

celebrate with us

Join the St. Luke's McCall Foundation and McCall Memorial Hospital District as the first workforce housing modular unit is placed in Trillium Ridge neighborhood!

November 18, 2025
9:30 am - 11:30 am

Light refreshments and
snacks will be provided.

Please RSVP to Hayley
Johnson
johnhayl@slhs.org
(208) 451-4515



**McCALL MEMORIAL HOSPITAL DISTRICT
PUBLIC INFORMATION CAMPAIGN WORKGROUP MEETING MINUTES
TUESDAY, NOVEMBER 4, 2025; 10:01 – 10:41 a.m.
ADMINISTRATIVE CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

TRUSTEES PRESENT: Aana Vannoy, Workgroup Chair, Marge Krahn, Treasurer, Angela Staup

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

PUBLIC PRESENT: Tomi Grote

WELCOME – Aana Vannoy, Hospital District Trustee and Workgroup Chair, convened the meeting at 10:01 a.m. The in-person trustee attendance included Aana Vannoy and Marge Krahn. The in-person guest attendance included Laura Crawford and Alexa Hersel.

ALL BOARD EDUCATION EVENT AND COMMUNITY CONVERSATION EVENT RECAP – Aana Vannoy, Hospital District Trustee and Workgroup Chair, led a discussion on how the two educational events went. Feedback included event turnout, positive feedback and support received, and minimal media coverage afterwards. It was suggested to hold this event annually, as well as requesting to present to civic groups to continue the education.

WEBSITE UPDATES – Aana Vannoy, Hospital District Trustee and Workgroup Chair, led a discussion on board member access for website maintenance, and areas of opportunity to improve the website were discussed.

NEXT STEPS – Aana Vannoy, Hospital District Trustee and Workgroup Chair, recapped the next steps:

- 1.) Anna will reach out to Travis to learn what the website maintenance and processes entails.
- 2.) Anna will review civic group schedules for potential presentations.
- 3.) The November board meeting agenda will include a discussion on the future of the workgroup.

PUBLIC COMMENT - None.

ADJOURNMENT - The workgroup adjourned at 10:41 a.m.

Respectfully submitted,

Travis Leonard, MMHD Board Secretary
:ah

McCall Memorial Hospital District – Trustee Reference Guide

Summary of the 2016 Health Services Agreement with St. Luke’s McCall Ltd.

District Responsibilities

- Owns the hospital property, land, buildings, and major equipment (pp.1–2).
- Evaluates and approves or denies funding requests from St. Luke’s (pp.3–4).
- Ensures compliance with Idaho law in the use of tax dollars (p.4).
- Holds public hearings and ensures transparency in funding decisions (p.4).
- Retains responsibility for oversight of hospital-related spending and protection of the public interest (p.5).
- Conducts evaluations of community health needs (p.5).

Hospital (St. Luke’s) Responsibilities

- Provides hospital services: inpatient, outpatient, emergency, specialized care (p.2).
- Maintains compliance with federal/state law, licensing, Medicare/Medicaid, and Critical Access requirements (p.3).
- Reports annually to the District on budget, strategic plan, and community health needs (p.5).
- Notifies District of any regulatory or accreditation issues that could impact operations (p.3).
- Operates independently as an “independent contractor,” not an agent of the District, while coordinating with oversight (p.8).


Joint Responsibilities


- Trustees serve on the St. Luke’s McCall community board alongside St. Luke’s representatives (pp.11–18).
- Collaborate on community health priorities through needs assessments and strategic planning (p.5).
- Resolve disputes through agreed-upon procedures (p.6).

Limitations on District Funding

- District funding **may only be used on property in which the District has a legal interest, said interest may take several forms other than outright ownership** (pp.3–5).
- The District **cannot fund independent clinics, urgent care centers, or other health programs on property in which the District does not have a legal interest**, even if they serve community health needs (p.4).
- All funding decisions must originate from the District Board of Trustees OR flow through a formal request by St. Luke’s and a formal approval by the District Board (pp.3–4).

Trustee Quick Reference Table – Health Services Agreement (2016)

Category	Responsibilities	Page Reference
District (MMHD)	<ul style="list-style-type: none"> • Owns hospital property, land, buildings, and equipment • Reviews and approves/denies funding requests from St. Luke's • Ensures tax funds comply with Idaho law • Holds public hearings, ensures transparency • Oversees spending, protects public interest • Conducts community health needs evaluations 	pp.1–2, 3–5
Hospital (St. Luke's McCall)	<ul style="list-style-type: none"> • Provides inpatient, outpatient, emergency, and specialty services • Complies with federal/state law, licensing, Medicare/Medicaid, Critical Access requirements • Submits annual reports: budget, strategic plan, community health needs • Notifies District of regulatory/accreditation issues • Operates independently as contractor (not agent of District) 	pp.2–3, 5, 8
Joint Responsibilities	<ul style="list-style-type: none"> • District trustees sit on St. Luke's McCall community board with hospital reps • Collaborate on community health needs and strategic planning • Follow dispute resolution process if conflicts arise 	pp.5–6, 11–18
 Limitations on Funding	<ul style="list-style-type: none"> • District funds may only support services delivered upon property of legal interest to the District • Cannot fund separate clinics, urgent care centers, or outside programs in which the district has no legal interest • Funding decisions require formal St. Luke's requests or District initiatives and require District approval 	pp.3–5

 *This is a plain-language summary prepared by the McCall Memorial Hospital District. For full details, please refer to the executed "Healthcare Services Agreement between McCall Memorial Hospital District and St. Luke's McCall Ltd.," dated 2016.*

McCall Memorial Hospital District

Summary of the Health Services Agreement with St. Luke's McCall Ltd.

What the District Does

- **Owns** the hospital building, land, and major equipment.
- **Oversees tax dollars** to ensure they are used responsibly and only for lawful hospital purposes.
- **Reviews funding requests** from St. Luke's and decides whether to approve support.
- **Works with St. Luke's** to assess community health needs and plan for services.

What St. Luke's Does


- **Operates the hospital** day-to-day.
- **Provides healthcare services:** emergency, inpatient, outpatient, and specialty care.
- **Complies with all laws and regulations** (state, federal, Medicare/Medicaid, Critical Access).
- **Reports at least annually** to the District on hospital operations, budgets, and community health plans.

Cooperation

- The District provides **oversight and accountability** for public funds.
- St. Luke's provides **healthcare delivery and hospital management**.
- Trustees from the District sit on the St. Luke's McCall community board to ensure collaboration and delivery of health services in the community's best interest.

Important Limitation on District Funding

- District funding **may only be used on property in which the District has a legal interest, said interest may take several forms other than outright ownership.**
- The District **cannot fund independent clinics, urgent care centers, or other health programs on property in which the District does not have a legal interest,** even if they serve community health needs.
- All funding decisions must originate from the District Board of Trustees OR flow through a formal request by St. Luke's and a formal approval by the District Board.

 *This is a plain-language summary prepared by the McCall Memorial Hospital District. For full details, please refer to the executed "Healthcare Services Agreement between McCall Memorial Hospital District and St. Luke's McCall Ltd.," dated 2016.*

Construction Project Updates-

Ambulance Shelter & Living Quarters



C00643 McCall Ambulance Garage and Crew Quarters					11/10/2025
PCO/CO#	Approval Status	Reason	Contingency Used	Remaining Balance	Notes
				130,486	
1	Approved	Shower stall specification	906	129,580	
2	Approved	Dewatering & Overex	21,070	108,510	
3	Approved	Sidewalk & Snowmelt	43,972	64,538	
4	Approved	Lumber escalation	4,503	60,035	
5	Approved	Credit to remove gutter	-600	60,635	
6	Approved	Added Hewitt St. Paving	19,158	41,477	
7	Approved	Extend Walls Bed/Bath	1,633	39,844	
8	Approved	HydroExcavating & Wall	2,678	37,166	
9	Approved	Sidewalk & Driveway	11,838	25,328	Added thickness to Sidewalk, Parking Lot Approach, Alleyway
9	Approved	Drywall and Taping	4,515	20,813	Above ceiling drywall and fire taping around TV Wall
9	Approved	Wardrobe cabinets	2,586	18,227	Change cabinets to change door swing, carpet tile, wall base
10	Pending	Carbon Monoxide Sensor	3,000	15,227	Evaluating exhaust and detection systems in garage; cost is estimate
			115,259		
				10,000	
				190,597	
				215,824	
		Forecasted Return to McCall Memorial Hospital District			



Construction Project Updates- Area B

C00717 McCall Area B

PCO/CO#	Approval Status	Reason	Contingency Used	Balance Remaining	Notes
				163,649	Starting Contingency Balance
	Approved	Asbestos Survey	7,557	156,092	
	Approved	Asbestos Abatement	21,950	134,142	
	Approved	Asbestos Survey Roof/Wiring	12,660	121,482	
CO1	Approved	Door Hardware	544	120,938	
CO1	Approved	Credit	-369	121,307	
CO2	Approved	Fire Alarm Tariff	3,486	117,821	
CO3	Approved	FACP/EP Room	15,333	102,488	
CO3	Approved	Comm Room Power	839	101,649	
CO3	Approved	VFD Power	2,774	98,875	
CO3	Approved	Additional Ductwork Demo	2,730	96,145	
CO3	Approved	Sprinkler Mod at MRI	7,295	88,850	
CO4	Approved	Testing and Balance	1,277	87,573	
CO4	Approved	Boiler Compressor Relocation	19,189	68,384	
CO4	Approved	Roof Abatement	10,866	57,518	
CO4	Approved	Dining Sink & Faucet	2,030	55,488	
CO5	Approved	Parking Lot Expansion	82,894	-27,406	
CO5	Approved	Fire Lane Marking	956	-28,362	
CO5	Approved	Door Hardware Clarification	7,148	-35,510	
CO5	Approved	Stem Wall redesign	5,724	-41,234	
CO5	Approved	Fire Riser Room Rating resolution	5,721	-46,955	
CO6	Approved	Groundwater over-ex	31,984	-78,939	
CO6	Approved	Utility Trench Removal	46,919	-125,858	
CO7	Approved	Brick Veneer/Door	5,674	-131,532	
CO7	Approved	Closure Plate	33,293	-164,825	
CO7	Approved	Generator Room Fire Protection	7,366	-172,191	
CO8	Approved	Clinic Sidewalk and Snowmelt	241,366	-413,557	Added scope to Area B to complete work this Fall
		Total	577,206		
		Total, excluding parking & clinic sidewalk expanded scope	252,946	-89,297	

Financial Update

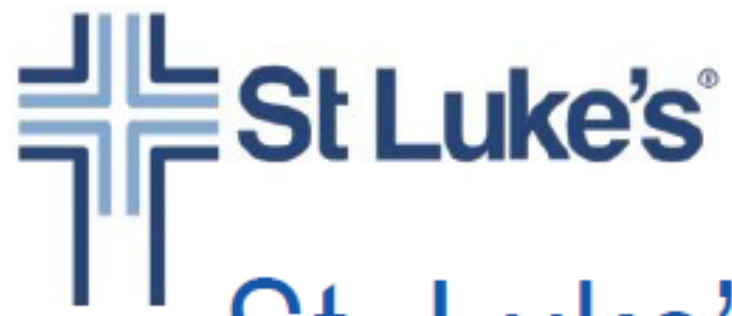




McCall Taxing District Project Tracking

As of September 2025 Close

Project Name	Original Quote	Prior Year	Year Total
16.995.1401 - McCall Urgent Care (MMHD Funded)	2,113,336	2,649,751	121,735
16.267.1371 - McCall Allen Nokes Parking Lot Improvements	542,223	498,495	88,037
16.145.1193 - MCCALL ASL AMBULANCE GARAGE - Taxing District Funded	1,300,000	112,424	1,178,680
Total Spend	3,955,559	3,260,670	1,388,452

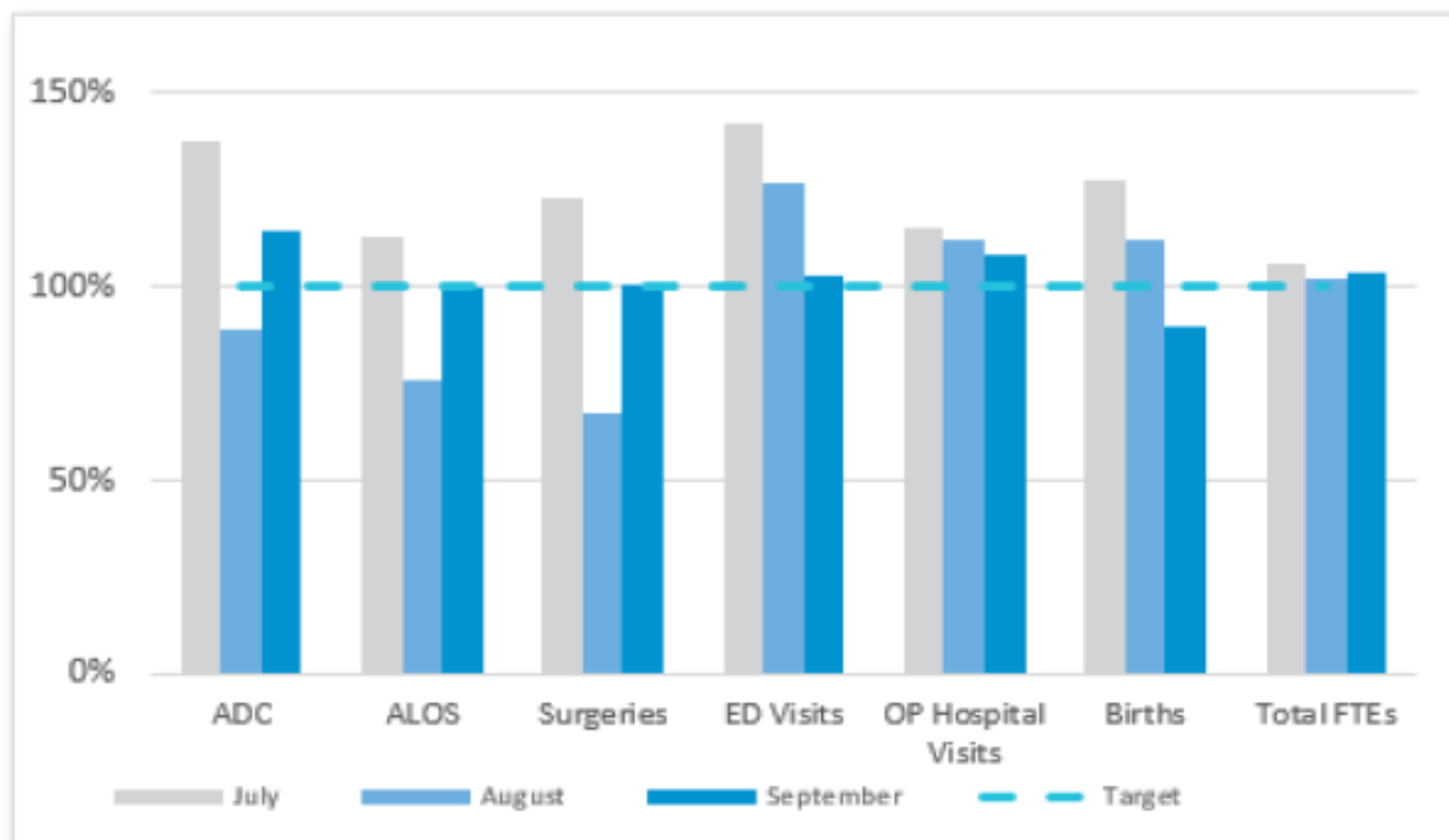


St. Luke's McCall Financial Performance Highlights — September 2025

KEY MESSAGE:

September represents the third month of the fourth 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 missed target for the year.



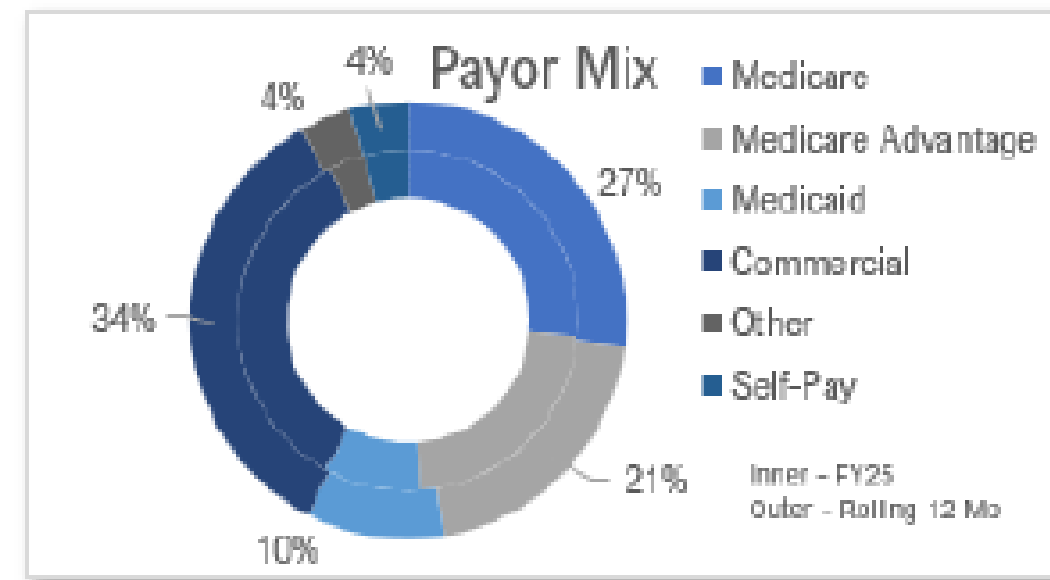
Operating Indicators: Variances to target were in line with typical seasonal activity but were also affected by unique operational challenges and special community needs. Relative to September:

- Average Daily Census was 5, over target for the month.
- Surgical cases at 73 for September at target.
- 22 Cataract Procedures and 37 Ortho Surgeries were completed in September.
- Endo completed 64 procedures for the month.
- ED visits at 17 per day over target, typical seasonality..
- OP Hospital Visits are above target for the month at 76 per day.
- Births decreased to 9 in September.

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	400,218
Expansion Project	4,250,000
Taxing District	1,300,000
Total Capital	\$ 5,950,218

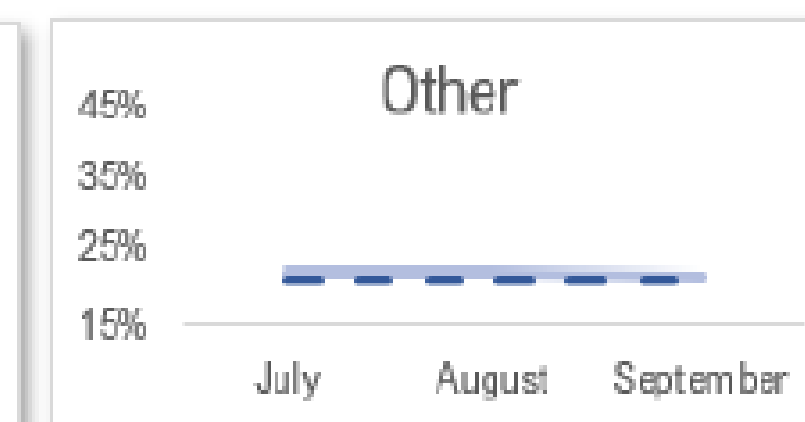
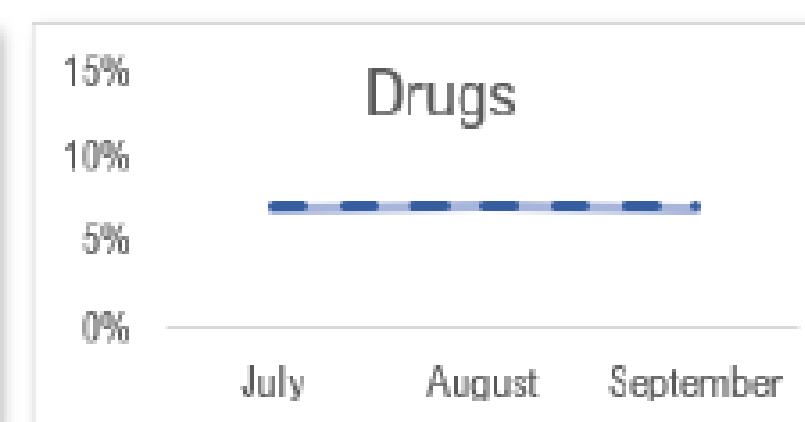


Payor Mix: FY25 has seen an increase in Governmental payors shifting toward Commercial and Other/Self Pay payors.

- Government payors account for 58.1% of payors in FY25, an increase compared to the rolling 12-month average.
- Commercial payors account for 34.2% of Payor Mix for FY25, up slightly 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 Operating Expenses as a % of YTD Adjusted Operating Revenue¹ was under at 72.3% compared to target of 72.9%

- YTD September Labor expense at 37.3% as a percentage of Adjusted Operating Revenue¹ is slightly higher than target. Continue to have low traveler utilization with 7.09 FTE's
- Supply expense under target YTD at 6.0% compared to target of 7.5%. Inventory adjustment credit in June for the OR driving skewing run rate. September experienced an increase in Ortho Implants.
- Drug expense YTD as a percentage of Adjusted Operating Revenue¹ is slightly below . In September saw an increase in MS Drugs and Monoclonal Antibodies, offset by decreases in rabies and other IV solutions
- Other Expenses YTD as a percentage of Adjusted Operating Revenue¹ were above target in September experienced softer travel and meetings compared to run rate.



¹Adjusted Operating EBIDA reports SLHS normal operations, before out-of-the-ordinary impacts.

SLM COO/CNO Update

McCall Memorial Hospital District
Board Meeting

November 18, 2025



McCall Updates

Culture/Workforce Innovation

✓ *Staffing*

Access

✓ *New Services*

✓ *New Providers*

Safety & Quality

✓ *Quality & Care Experience*

Financials

Construction Projects

✓ *Housing*



New Services

St Luke's®



Dr. Jason Haslam
Orthopedics
*New Mako Robotic Arm



Dr. Janae Krahn,
Family Medicine
**coming Feb 2026*



Dr. Alpha Anders
Pain Management



Dr. Lindsey Bennett
Dermatology

McCall Data: Monthly LTR FYTD

Data pulled on 10/30/2025

Unit/Metrics	FY 2025 Goals	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Cumulative FYTD
Inpatient	88.19	94.59	93.75	84.38	83.46	96.74	86.84	92.69	96.03	89.48	97.16	88.76	93.06	91.34
<i>N size:</i>		37	32	32	30	29	30	40	24	28	33	35	14	364
PCS	86.08	100	91.67	66.67	66.76	100	80.16	81.44	100	90.18	100	89.65	87.7	88.13
<i>N size:</i>		14	12	6	15	10	15	16	10	10	15	19	8	150
Women's	95.55	100	n.d	33.33	100	100	100	100	100	100	100	100	100	91.8
<i>N size:</i>		3	n.d	3	3	1	1	1	5	1	2	2	1	24
Emergency	85.63	92.86	75	77.78	84.44	88.37	93.94	80.95	83.33	83.33	92.54	96.43	96.3	88.86
<i>N size:</i>		28	24	27	45	43	33	21	24	36	67	56	54	458
Amb. Surgery	92.70	90	95	95.65	100	94.63	93.04	100	89.07	88.44	93.53	85.91	100	93.81
<i>N size:</i>		20	20	23	12	18	14	23	9	17	15	14	5	190

n.d = no return surveys for month

• McCall Quality Metric Overview

Metric	Assessment	Key Trends
Mortality		3 over last rolling 12 months. Risk-adjusted above expected mortality, sepsis-related death.
PSI-08 Falls with fracture		Sustaining. No falls reaching the level of serious safety event this fiscal year.
Employee Injury: DART		Rolling 12 month DART rate 3.91. FY25 goal 12.29
Med Safety: BCMA		Sustaining above goal
Hand Hygiene		Sustaining above goal
Care Experience: LTR Patient Care Services		Above goal for fiscal year.
Care Experience: LTR ED		Above goal for Sept, above goal for fiscal year.



October Data

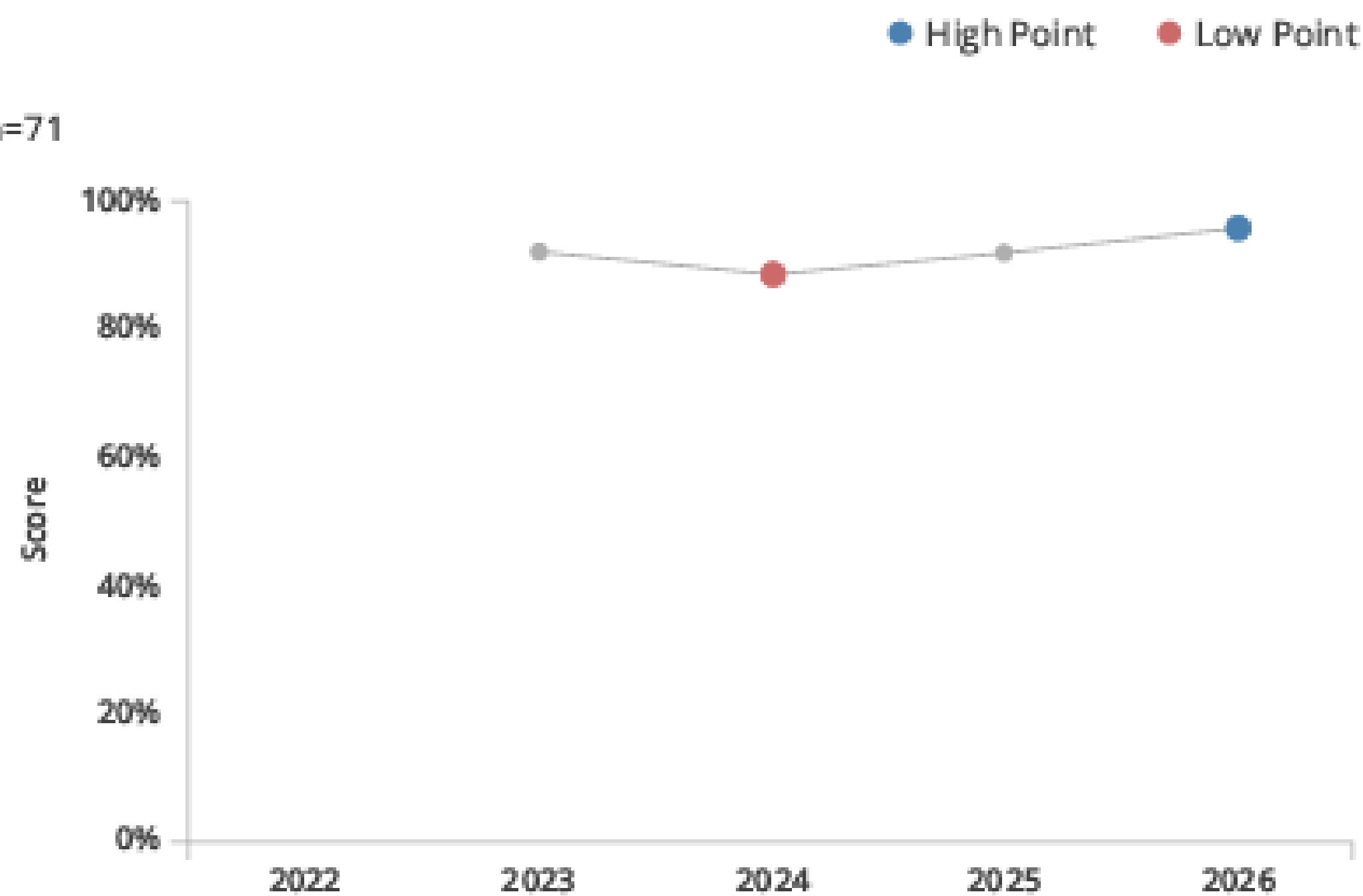
Urgent Care Press Ganey Scores from October

Top Box Score ⓘ

PG Likelihood to Recommend

95.77% ▲

n=71



Top Box Percentile Rank ⓘ

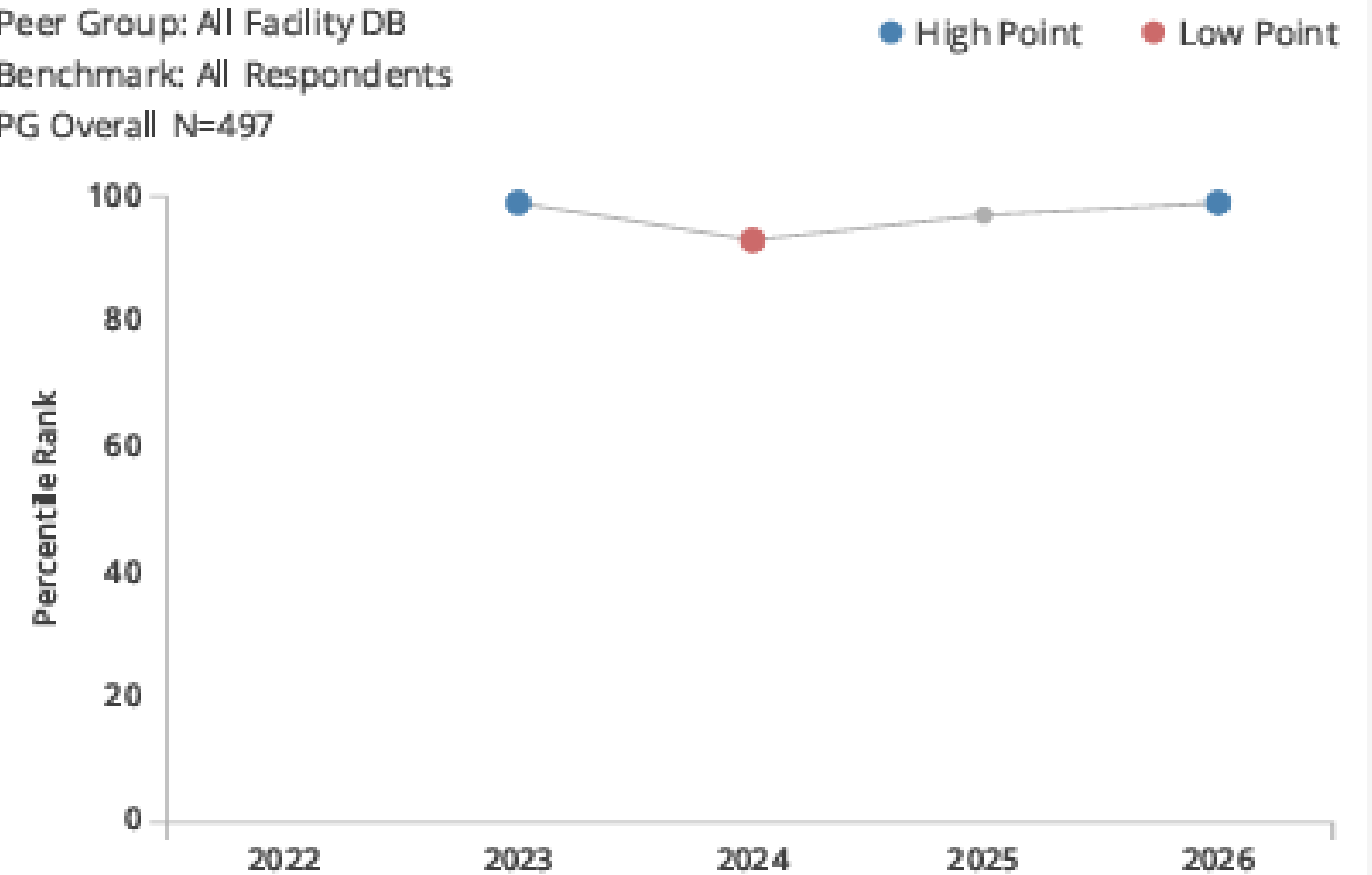
PG Likelihood to Recommend

99th ▲

Peer Group: All Facility DB

Benchmark: All Respondents

PG Overall N=497



Time Period	2022	2023	2024	2025	2026
n		278	1362	1197	71
Top Box Score	N/A	92.09%	88.55%	91.90%	95.77%
Percentile Rank	N/A	99	93	97	99

Trillium Ridge

Housing Project

