



# McCall Memorial Hospital District

McCall Memorial Hospital District  
Board of Trustees Monthly Meeting  
Tuesday, May 19, 2026; 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 April 21 Board Meeting Minutes – Andy Laidlaw, Board Chair
3. Monthly Budget Review – Marge Krahn, Board Treasurer
4. FY27 Funding Options – Amber Green, St. Luke’s McCall COO/CNO
5. Board Appointment Workgroup – Andy Laidlaw, Board Chair
  - *ACTION* Approve May 4 Workgroup Meeting Minutes
  - *ACTION* Approve Board Member Vacancy Fulfillment
6. Housing Workgroup – Andy Laidlaw, Board Chair
  - *ACTION* Approval April 20 Workgroup Meeting Minutes
  - *ACTION* Approval of Monthly Workforce Housing Project Invoices
7. Public Information Campaign Workgroup – Aana Vannoy, Board Secretary & Workgroup Chair
  - Recap of May 11 Auxiliary Membership Meeting Presentation
8. *ACTION* Approve Hewitt Street Property Line Easement – Amy Holm, MMHD Legal Counsel
9. St. Luke’s McCall Reports
  - Financial Update - Kim Doman, St. Luke’s Finance
  - McCall Operations Report – Amber Green, St. Luke’s McCall COO/CNO
  - Population Health Area Report – Dennis Mesaros, St. Luke’s Area VP
  - Community Board Report – Aana Vannoy, Board Secretary
  - Quality Committee Report – Steve Clements
  - Foundation Board Report – Marge Krahn, Board Treasurer
10. *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
11. *ACTION* Review Options Relative to Give Us a Vote’s Complaint to the Idaho Attorney General  
– Amy Holm & Hannah Drabinski, MMHD Legal Counsel
12. Public Comment
13. New Business

14. Adjourn – Andy Laidlaw, Board Chair

**Upcoming Meetings:**

**Public Information Campaign Workgroup Meeting – Tuesday, June 9; 10:00 – 11:00 a.m.**

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

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

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

**McCALL MEMORIAL HOSPITAL DISTRICT  
BOARD OF TRUSTEES MEETING MINUTES  
TUESDAY APRIL 21, 2026; 7:30 – 9:06 a.m.  
ADMINISTRATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

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

**ABSENT:** Steve Clements, Travis Leonard, Secretary, and Mike Vineyard

**GUESTS:** Mike Birkinbine, St. Luke's Supply Chain Mgr., Laura Crawford, St. Luke's Comm. and PR Bus. Partner., Kim Doman, St. Luke's Finance, Amber Green, St. Luke's McCall COO/CNO, Jordan Heller, St. Luke's Legal, Counsel, Alexa Hersel, St. Luke's McCall Exec. Asst., Amy Holm, MMHD Legal Counsel, Hayley Johnson, St. Luke's McCall Found. Develop. Mgr., Karl Linzmeyer, St. Luke's Mgr. Pt. Care Svcs. and Interim CNO., Dennis Mesaros, St. Luke's Area VP, and Greg Sims, St. Luke's Finance

**PUBLIC:** Tom and Tomi Grote

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, and Aana Vannoy. The in-person guest attendance included: Laura Crawford, Amber Green, Alexa Hersel, Amy Holm, and Karl Linzmeyer. All other participants attended remotely.

**APPROVAL OF MINUTES** – Andy Laidlaw, Chair, referred to the previous meeting minutes. Marge Krahn, Treasurer, requested three revisions, all in the FY25 audit section: adding the word “physical” in two places, as well as a grammatical error change of “assess” to “assets”.

**ACTION: MARGE KRAHN MOVED TO APPROVE THE REVISED MARCH 17 BOARD MEETING MINUTES WITH STATED REVISIONS. IT WAS SECONDED BY AANA VANNOY, AND THE BOARD UNANIMOUSLY AGREED. NO FURTHER DISCUSSION WAS HELD.**

**CONFIRM BUDGET HEARING DATE** – Marge Krahn, Treasurer, reminded the board of the need to determine the date of the budget hearing meeting and inform the Valley County Clerk before April 30, 2026. The board confirmed August 18, 2026, and the Valley County Clerk will be notified.

**ACTION: AANA VANNOY MOVED, AND IT WAS SECONDED BY MARGE KRAHN, TO CONFIRM THE BUDGET HEARING DATE OF AUGUST 18, 2026. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.**

**MONTHLY BUDGET REVIEW** – Marge Krahn, Treasurer, commented on the transfer of funds to maintain FDIC protection. She announced that the annual Idaho State Commission Levy and Budget training will be held in Boise on May 26.

**FY26 QUARTER 2 ASSET REVIEW & AUDIT ACTION PLAN** – Marge Krahn, Treasurer, noted that the second quarterly asset and depreciation schedule review was completed. With the FY25 audit recommendations, the changes to the quarterly review process will now: 1.) include an annual physical inventory of assets 2.) include a representative from Lamm & Company and 3.) include a last quarterly review of the Statement of Rents with SLHS Finance and the MMHD Treasurer.

**FY26 QUARTER 2 BOARD METRICS, ATTENDANCE, ADMINISTRATIVE SERVICES HOURS REPORT OUT** – Andy Laidlaw, Chair, noted that the reports were included in the board packet, and no discussion was held.

**FY27 FUNDING REQUEST OPTIONS** – Amber Green, St. Luke's McCall COO/CNO, presented a computer tomography scanner (CT) as one option for the FY27 funding request. She noted that over the last year, there were eight occasions where the CT went down, which resulted in delayed patient care. The new CT will have optimal capability with faster scanning, improved image quality, and decreased radiation exposure. The total, with construction costs factored, is estimated to be \$1 million. A discussion was held on the process for when equipment goes down. A second funding request option for an assessment of the Forest Street Center was presented. After discussing, and to ensure that the Community Health Needs Assessment (CHNA) categories are being met adequately, the board requested a St. Luke's McCall campus assessment for a future funding option.

**BOARD SECRETARY POSITION FULFILLMENT** – Andy Laidlaw, Chair, shared that Travis Leonard has resigned from the board. Due to this resignation, the Secretary role is vacant, Aana Vannoy has offered to fill this position in the interim.

**ACTION: MARGE KRAHN MOVED TO CONFIRM AANA VANNOY AS THE SECRETARY, REPLACING TRAVIS LEONARD. IT WAS SECONDED BY ANGELA STAUP, AND NO FURTHER DISCUSSION WAS HELD. IT WAS APPROVED UNANIMOUSLY.**

**AMEND DISTRICT BYLAWS TO ALLOW FOR A 90 DAY PERIOD FOR THE APPOINTMENT OR REPLACEMENT OF BOARD MEMBERS TO BE IN ALIGNMENT WITH IDAHO CODE** – Amy Holm, MMHD Legal Counsel, reviewed the proposed first amendment to the second amended and restated bylaws. The amendment will revise the language so that it is aligned with the Idaho Statute.

**ACTION: AANA VANNOY MOVED, AND IT WAS SECONDED BY MARGE KRAHN, TO APPROVE THE BYLAW AMENDMENT WITH PROPOSED LANGUAGE FROM 30 DAYS TO 90 DAYS. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.**

**DISCUSS AND APPROVE THE PROCESS FOR BOARD MEMBER VACANCY FULFILLMENT** – Andy Laidlaw, Chair, led a discussion on the board's desired approach to filling the current board member vacancy. The board determined that a Board Appointment Workgroup would be established with members Andy Laidlaw, Marge Krahn, and Angela Staup. The workgroup will meet to explore board member vacancies and bring back a recommendation to the full board within the 90-day timeframe.

**ACTION: MARGE KRAHN MOVED TO ESTABLISH A BOARD APPOINTMENT WORKGROUP. IT WAS SECONDED BY ANDY LAIDLAW. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.**

**HOUSING WORKGROUP** – Andy Laidlaw, Chair, provided an update on the workforce housing project: temporary occupancy has been granted within a short completion checklist that will be finalized once weather permits. The second set of units are being built with a tentative delivery date of early summer. The rent has been established, and the St. Luke's real estate team is working with Frost Property Management to confirm tenants. He reviewed the monthly invoice packets.

**ACTION: MARGE KRAHN MOVED, AND IT WAS SECONDED BY AANA VANNOY, TO APPROVE THE MARCH 16 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 APRIL HOUSING WORKGROUP INVOICES AS PRESENTED. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.**

**REVIEW AND APPROVE THE TRILLIUM RIDGE TENANT SUBLEASE** – Amy Holm, MMHD Legal Counsel, reviewed the residential sublease. Discussion was held on the CCR's and tenant rules.

**ACTION: MARGE KRAHN MOVED, AND IT WAS SECONDED BY AANA VANNOY, TO APPROVE THE TRILLIUM RIDGE TENANT SUBLEASE AS PRESENTED. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.**

**PUBLIC INFORMATION CAMPAIGN WORKGROUP** – Aana Vannoy, Workgroup Chair, reviewed the last workgroup's meeting and the efforts put forth regarding website updates.

**ACTION: MARGE KRAHN MOVED, AND IT WAS SECONDED BY ANGELA STAUP, TO APPROVE THE APRIL 14, 2026, PUBLIC INFORMATION WORKGROUP MEETING MINUTES. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.**

**ACTION: MARGE KRAHN MOVED, AND IT WAS SECONDED BY ANDY LAIDLAW, TO APPROVE THE WEBSITE REFRESH AS PRESENTED. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.**

**FINANCIAL UPDATE** – Kim Doman, St. Luke's Finance, presented a financial update. No discussion was held.

**ST. LUKE'S McCALL OPERATIONS** – Amber Green, St. Luke's McCall COO/CNO, provided an operational update which focused on staffing, employee engagement activities, pulse poll survey results, provider updates, construction projects, and quality scores. No discussion was held.

**ST. LUKE'S POPULATION HEALTH AREA UPDATES** – Dennis Mesaros, St. Luke's Area Vice President, reported on operations and recent legislative updates. No discussion was held.

**ST. LUKE'S COMMUNITY BOARD, AND QUALITY COMMITTEE** – No reports.

**FOUNDATION BOARD** – Marge Krahn, Treasurer, reported on the current St. Luke's McCall Foundation's fundraising efforts.

**EXECUTIVE SESSION** – Andy Laidlaw, Chair, requested that those wishing to be informed of when the regular session will reconvene, to please convey in the meeting chat.

**ACTION: ON A MOTION BY AANA VANNOY, SECONDED BY MARGE KRAHN, THE BOARD UNANIMOUSLY AGREED TO ENTER INTO EXECUTIVE SESSION, PURSUANT TO IDAHO CODE SECTION 74-206(1)(f) AT 8:33 A.M. BY ROLL CALL VOTE: MARGE KRAHN: AYE; ANDY LAIDLAW: AYE; ANGELA STAUP: AYE; AND AANA VANNOY: AYE.**

Amy Holm, MMHD Legal Counsel, reviewed the latest communication with the Idaho Attorney General. The possible options to respond were discussed.

**ACTION: ON A MOTION BY AANA VANNOY, SECONDED BY MARGE KRAHN, THE BOARD UNANIMOUSLY AGREED TO EXIT THE EXECUTIVE SESSION PURUSANT TO IDAHO CODE SECTION 74-206(1)(f) AT 9:04 A.M. BY ROLL CALL VOTE: MARGE KRAHN: AYE; ANDY LAIDLAW: AYE; ANGELA STAUP: AYE; AND AANA VANNOY: AYE.**

After exiting the executive session, the board voted to direct legal counsel and the board chair to continue appropriate responses with the Attorney General as needed.

**ACTION: ON A MOTION BY AANA VANNOY, SECONDED BY MARGE KRAHN, THE BOARD UNANIMOUSLY AGREED TO DIRECT LEGAL COUNSEL AND THE BOARD CHAIR TO CONTINUE APPROPRIATE RESPONSES AS NEEDED WITH THE ATTORNEY GENERAL. NO FURTHER DISCUSSION WAS HELD AND IT WAS APPROVED UNANIMOUSLY.**

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

**ADJOURMENT** - Adjourned at 9:06 a.m.

Respectfully submitted,

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Aana Vannoy, MMHD Board Secretary  
:ah

## McCall Memorial Hospital District

## Balance Sheet

As of April 30, 2026

	Apr 30, 26	Mar 31, 26
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
IDF- Cash Sweep	1,018,513.54	1,303,215.11
IDF- Checking-3112	32,073.73	72,861.57
IDF- Money Market-4931	250,616.95	250,537.42
<b>Total Checking/Savings</b>	1,301,204.22	1,626,614.10
<b>Accounts Receivable</b>		
Accounts Receivable	526,768.11	539,434.23
<b>Total Accounts Receivable</b>	526,768.11	539,434.23
<b>Other Current Assets</b>		
Prepaid Items	489,409.13	489,409.13
Sales Tax Receivable	28,812.03	28,812.03
Taxes Receivable, Net	1,614,978.27	1,614,978.27
<b>Total Other Current Assets</b>	2,133,199.43	2,133,199.43
<b>Total Current Assets</b>	3,961,171.76	4,299,247.76
<b>TOTAL ASSETS</b>	<b>3,961,171.76</b>	<b>4,299,247.76</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Other Current Liabilities</b>		
A/P (Audit)	509,360.45	509,360.45
Unavailable Property Taxes	1,609,371.81	1,609,371.81
<b>Total Other Current Liabilities</b>	2,118,732.26	2,118,732.26
<b>Total Current Liabilities</b>	2,118,732.26	2,118,732.26
<b>Total Liabilities</b>	2,118,732.26	2,118,732.26
<b>Equity</b>		
Sinking Fund	1,498,172.00	1,498,172.00
Fund Balances	639,639.19	639,639.19
Net Income	-295,371.69	42,704.31
<b>Total Equity</b>	1,842,439.50	2,180,515.50
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,961,171.76</b>	<b>4,299,247.76</b>

**McCall Memorial Hospital District**  
**Profit & Loss Budget vs. Actual**  
**October 2025 through April 2026**

	Oct '25 - Apr 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Grant Income	80,000.00			
<b>Property Tax Income</b>				
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%
<b>Total Property Tax Income</b>	1,567,638.00	1,567,638.00	0.00	100.0%
<b>Personal Property Tax Replace</b>	9,031.20	6,433.00	2,598.20	140.4%
<b>Sales Tax</b>	55,993.97	0.00	55,993.97	100.0%
<b>Interest and Penalties</b>	35,158.98	12,000.00	23,158.98	293.0%
<b>Interest Income</b>	20,543.98	0.00	20,543.98	100.0%
<b>Total Income</b>	1,768,366.13	1,586,071.00	182,295.13	111.5%
<b>Expense</b>				
Remitted to SLHS	0.00	0.00	0.00	0.0%
Legal Notices	1,331.65	750.00	581.65	177.6%
Bank Service Charges	0.00	0.00	0.00	0.0%
Office Supplies	1,786.36	3,200.00	-1,413.64	55.8%
<b>Contract Service Fees</b>				
Accounting	10,220.00	9,220.00	1,000.00	110.8%
St. Lukes Operating Funds	0.00	0.00	0.00	0.0%
<b>Total Contract Service Fees</b>	10,220.00	9,220.00	1,000.00	110.8%
General Liability Insurance	0.00	2,402.00	-2,402.00	0.0%
<b>Capital Expenditure</b>				
Workforce Housing Project	1,771,603.91	1,438,499.00	333,104.91	123.2%
Ambulance Shelter & Living Qtrs	211,703.87			
<b>Total Capital Expenditure</b>	1,983,307.78	1,438,499.00	544,808.78	137.9%
Legal Fees	64,452.03	125,000.00	-60,547.97	51.6%
Postage and Delivery	0.00	0.00	0.00	0.0%
Property Tax	2,640.00	7,000.00	-4,360.00	37.7%
<b>Total Expense</b>	2,063,737.82	1,586,071.00	477,666.82	130.1%
<b>Net Ordinary Income</b>	-295,371.69	0.00	-295,371.69	100.0%
<b>Net Income</b>	-295,371.69	0.00	-295,371.69	100.0%



# CT Replacement

St. Lukes McCall Radiology

2026

# Project Overview

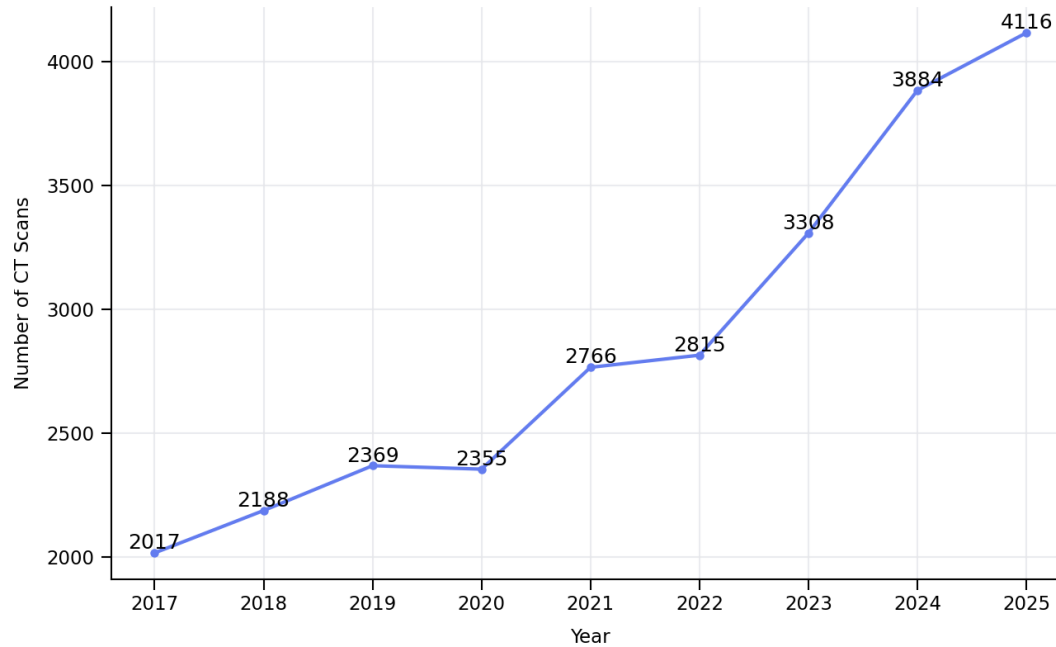
Replacement of aging CT scanner (2016) Canon/Toshiba Aquilion system

**Goal: Improve patient care, efficiency, and reliability**



# CT Scan Volume Trend

CT Scan Volume Growth (2017-2025)



# Benefits of a New System

**System standardization of our CT protocols. Leverage a broader technologist pool**

**Faster results = Improved throughput**

**Expanded stroke, trauma, vascular, and abdominal imaging with automatic reformations**

**Shorter breath holds**

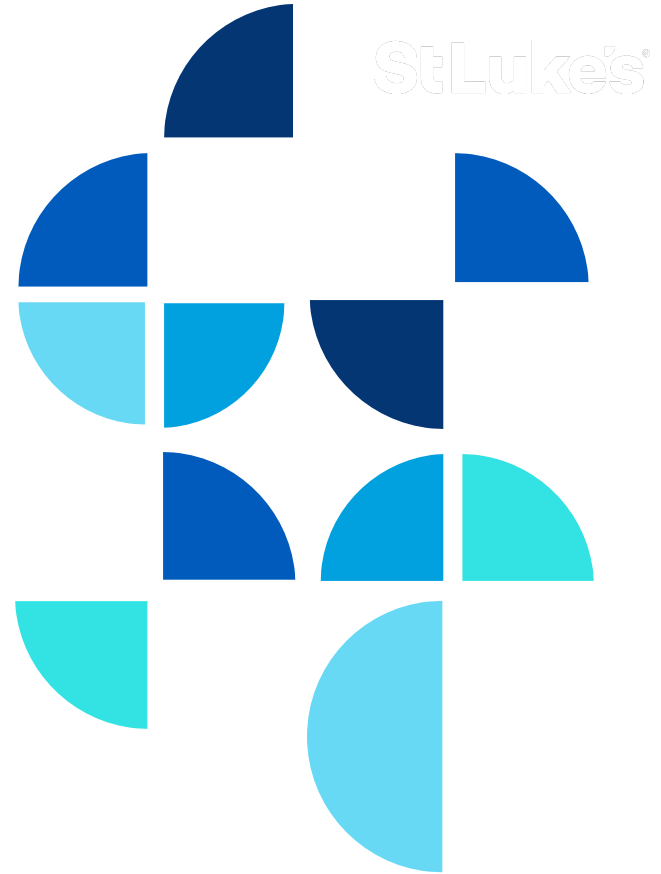
**Improved clarity, better contrast, fewer repeat exams**

**Dose reduction technology with patient specific optimization**

**Stellar Detector: Up to 50% less radiation exposure to achieve sharper image quality**



Questions?



St. Luke's

**McCALL MEMORIAL HOSPITAL DISTRICT  
BOARD APPOINTMENT WORKGROUP MEETING MINUTES  
MONDAY MAY 4, 2026; 1:00 – 1:27 p.m.  
ADMINISTRATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

**TRUSTEES:** Andy Laidlaw, Chair, Marge Krahn, Treasurer, and Angela Staup

**ABSENT:** None

**GUESTS:** Laura Crawford, St. Luke's Comm. and PR Bus. Partner., Jordan Heller, St. Luke's Legal, Counsel, Alexa Hersel, St. Luke's McCall Exec. Asst., Karl Linzmeyer, St. Luke's Mgr. Pt. Care Srvs. and Interim CNO.

**PUBLIC:** Tom and Tomi Grote

Andy Laidlaw, Chair, convened the meeting at 1:00 p.m. The in-person trustee attendance included: Andy Laidlaw, Marge Krahn, and Angela Staup. The in-person guest attendance included: Laura Crawford and Alexa Hersel. All other participants attended remotely.

**WELCOME** - Andy Laidlaw, Chair, welcomed the group to the first Board Appointment Workgroup meeting.

**BOARD RECRUITMENT & BOARD MEMBER VACANCY** – With the recent retirement of Travis Leonard, and current board member vacant position, Andy Laidlaw, Chair, suggested a methodology: discuss potential candidates today and decide on a top 3 list. Each of the names will be assigned to a board member who will reach out to vet the interest directly. Board members suggested potential names and the top list included: Ruth Carey, Bob or Suzanne Rainville, and Laura Bettis. If none of these people are interested, then the next set of prospects would include Linda Youde, Eric or Joan Brundige, and Toni or Jeff Sheldon.

**NEXT STEPS** – Andy Laidlaw, Chair, assigned board members to each potential candidate and he asked that after a candidate is contacted that the board member alert the group on the conversation. Alexa Hersel, St. Luke's McCall Executive Assistant, reminded the group that this vacant term is up for reelection in May of 2027, along with Marge Krahn's seat.

**PUBLIC COMMENT**

None

**ADJOURNMENT** - Adjourned at 1:27 p.m.

Respectfully submitted,

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Aana Vannoy, MMHD Board Secretary  
:ah

**McCALL MEMORIAL HOSPITAL DISTRICT  
HOUSING WORKGROUP MEETING MINUTES  
MONDAY, APRIL 20, 2026; 9:01 – 9:15 a.m.  
FOUNDATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

**ATTENDANCE:** Dr. Eddie Droge, St. Luke's McCall Foundation Board Member, Andy Laidlaw, MMHD Chair and Housing Workgroup Co-Chair, Marge Krahn, MMHD Treasurer, Claire Ryberg, St. Luke's McCall Foundation Board Member

**GUESTS:** Kirsten Azoulay, St. Luke's McCall Foundation Support, Laura Crawford, St. Luke's Comm. and PR Bus. Partner, Amber Green, St. Luke's McCall COO/CNO, Alexa Hersel, St. Luke's McCall Exec. Asst., Amy Holm, MMHD Legal Counsel, Hayley Johnson, St. Luke's McCall Foundation Development Manager, Kim Schwisow, SLHS Real Estate, Rachel Shinn, St. Luke's McCall HR Bus. Partner

**ABSENT:** Ron Erskine, SLM Foundation President, Verna Vanis, SLM Foundation, 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, Dr. Eddie Droge, Kirsten Azoulay, and Hayley Johnson. All other participants attended remotely.

**PROJECT UPDATE** – Andy Laidlaw, District Chair and Workgroup Co-Chair, provided an update on the Trillium Ridge workforce housing project. A walkthrough was conducted of the units currently being built at the IronTown facility. Several are ready to ship, with the remaining awaiting drywall, paint, trim, etc. The foundations have been excavated and will be covered until the foundations can be poured, weather permitting.

**APPROVAL OF MONTHLY INVOICES** – Andy Laidlaw, District Chair and Workgroup Co-Chair, presented the total amount of invoices received this month: \$640,239.16.

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

**REVIEW & APPROVAL OF TRILLIUM RIDGE TENANT SUBLEASE**– Amy Holm, MMHD Legal Counsel, reviewed the tenant sublease. A short discussion was held on the 'patio' versus 'deck' language, as well as BBQs. Clarification was provided on essential utilities included in rent, water, sewer, electrical and trash removal. The sublease was approved by the St. Luke's McCall Foundation board last week and will go to the McCall Memorial Hospital District board tomorrow, April 21, for approval.

**ACTION: ANDY LAIDLAW MOVED, SECONDED BY MARGE KRAHN, TO APPROVE THE TRILLIUM RIDGE TENANT SUBLEASE AS PRESENTED. THERE WAS NO FURTHER DISCUSSION AND IT WAS UNANIMOUSLY APPROVED.**

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

**ADJOURNMENT** – Hearing no other comments, the Housing Workgroup adjourned at 9:15 a.m.

Respectfully submitted,

DRAFT



**McCall Memorial Hospital**  
*District*

**McCALL MEMORIAL HOSPITAL DISTRICT  
HOUSING WORKGROUP MEETING**

**Monday May 18, 2026; 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
  - Reserve Study - Verna Vanis - Workgroup Co-Chair
- 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, June 15; 9:00 – 10:00 a.m.**

**Next Board Meeting – Tuesday, May 19; 7:30 – 9:00 a.m.**

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

**May 2026 Workforce Housing Invoice Packet**

Vendor	Invoice Date	Invoice Number	Tracking Date	Invoice Total	Notes
Water & Sewer District	3/25/2026	N/A	4/7/2026	\$56.64	\$14.16 x 4 units (110, 112, 114, 116 Viking Lane)
Irontown Modular	4/24/2026	6319	4/27/2026	\$180,899.52	
Irontown Modular	1/31/26, 2/28/26, 3/31/26	6254, 6288, 6309	4/27/2026	\$3,320.62	Preconstruction Planning Invoices 1-3
Crestline Engineers	4/28/2026	5082	4/29/2026	\$1,932.70	
City of McCall - Water	4/16/2026	N/A	5/6/2026	\$219.04	\$54.76 x 4 units (125, 127, 129, 131 Viking Lane)
City of McCall - Water	4/14/2026	N/A	5/6/2026	\$109.52	133 Viking Lane
Irontown Modular	5/6/2026	6329	5/5/2026	\$339,471.48	
Irontown Modular	4/30/2026	6330	5/6/2026	\$268.20	Preconstruction Planning Invoice 4
Jordan-Wilcomb Construction, Inc.	5/7/2026	N/A	5/7/2026	\$183,636.90	
Jordan-Wilcomb Construction, Inc.	5/7/2026	N/A	5/7/2026	\$93,462.90	Retention for Addendums 2, 3, and 5

Invoices Total:	\$803,377.52
Invoices Total at 50%	\$401,688.76



# PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street • McCall, Idaho 83638 • office 208-634-4111 • fax 208-634-7613

March 25, 2026

ST LUKE'S HOSPITAL  
ATTN: FOUNDATION  
1000 STATE ST  
MCCALL, ID 83638

Re: 110, 112, 114 & 116 VIKING LN  
Sewer Permit #: 3114, 3115, 3116, 3117  
Customer #: STL1603, STL1609, STL1610 & STL1611

Welcome to the Payette Lakes Recreational Water & Sewer District. According to the terms of the above referenced sewer connection permits, beginning on the date of purchase 02/04/2026, a monthly base rate will be charged currently \$54.79/month. I have enclosed an invoice for each account for February sewer.

Upon completion of the residences or one year from the permit purchase date, full charges of \$68.48 per month will be assessed, based on finished living space of 1,400 square feet.

These accounts are set up on a monthly billing cycle. We also offer semi-annual and annual billing options. Please notify us if you would like to change your billing cycle from monthly.

Automatic withdrawal from a checking or savings account is also available for monthly and semi-annual accounts. If you would like to set up automatic payment, please send the completed form along with payment for the current month before the 20th. Automatic payment will start the following month.

Please contact me if you have any questions.

Sincerely,

Clover Field  
Account Specialist  
208-634-4111  
info@plrwsd.org









# INVOICE

**Irontown Modular**  
1947 N Chappel Dr  
Spanish Fork, UT 84660-1318

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

Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall Phase 2

**Bill to**  
McCall Phase 2  
1000 State Street  
McCall, ID 83638

## Invoice details

Sales Rep: John

Invoice no.: 6319  
Terms: Due on receipt  
Invoice date: 04/24/2026  
Due date: 04/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Construction - Factory</b>	25% of Factory Price required at interior paint	6	\$30,149.92	\$180,899.52

**Total** **\$180,899.52**

## Ways to pay

BANK

[View and pay](#)

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Spanish Fork, UT 84660-1318

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

3 Invoices:  
\$3320.62

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

**Bill to**  
McCall PreConstruction  
1000 State Street  
McCall, ID 83638

## Invoice details

Invoice no.: 6254  
Terms: Due on receipt  
Invoice date: 01/31/2026  
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Preconstruction Services</b>	Beginning Preconstruction Deposit Balance: \$ 0  Preconstruction Services 01/2026  Client Meeting and Client Change request Hours: \$ 322.22  Cabinet Design and Selections 1.75 Hr @ \$90 For: CONF CALL, SPEC REVIEW	1	\$479.72	\$479.72
2.		<b>Draw Against Precon Deposit</b>	Draw Against Preconstruction Deposit  Ending Preconstruction Deposit Balance: \$ 0.00	1	\$0.00	\$0.00

**Total** **\$479.72**

## Ways to pay

BANK

**Overdue** 01/31/2026

View and pay

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Spanish Fork, UT 84660-1318

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

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

**Bill to**  
McCall PreConstruction  
1000 State Street  
McCall, ID 83638

## Invoice details

Sales Rep: John

Invoice no.: 6288  
Terms: Due on receipt  
Invoice date: 02/28/2026  
Due date: 03/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Preconstruction Services</b>	Beginning Preconstruction Deposit Balance: \$ 0	1	\$1,645.70	\$1,645.70
			Preconstruction Services 02/2026			
			Client Meeting and Client Change request Hours: \$ 448.20			
			Construction Drawings: 4.50 Hours @ \$90 For: Corres w/ struct re: Titan alternate for MASA anchors. Weekly meeting w/ St Luke's team & ITM. Weekly progress meeting w/ St Luke's, GC & ITM teams. ITM update meeting w/ John & Rhett re: buyer requested design change items & necessary plan updates. Weekly meeting w/ St Luke's team & ITM. ITM corres w/ Colin re: implementing updated mod to mod connection. Weekly meeting w/ St Luke's team & ITM. Corres w/ struct re: buyer requested alternate for MASA anchor. ITM H/C meeting (1 of 2). ITM corres w/ John re: feasibility of requested 2 bed unit changes from Andy. ITM H/C meeting (2 of 2). Review of struct detail question from engineer. ITM corres w/ John re: reason for not being able to			

accommodate requested wall changes from Andy. Weekly call w/ St Luke's team & ITM.

Engineering Structural Services:  
\$747.50

Cabinet Design and Selections  
0.50 Hr @ \$90 For: Cabinet Flooring  
Handoff

2.	<b>Draw Against Precon Deposit</b>	Draw Against Preconstruction Deposit	1	\$0.00	\$0.00
		Ending Preconstruction Deposit Balance: \$ 0.00			

### Ways to pay

BANK

**Total** **\$1,645.70**

**Overdue** 03/01/2026

[View and pay](#)

# INVOICE

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1947 N Chappel Dr  
Spanish Fork, UT 84660-1318

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

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

**Bill to**  
McCall PreConstruction  
1000 State Street  
McCall, ID 83638

## Invoice details

Sales Rep: John

Invoice no.: 6309  
Terms: Due on receipt  
Invoice date: 03/31/2026  
Due date: 04/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Preconstruction Services</b>	Beginning Preconstruction Deposit Balance: \$ 0  Preconstruction Services 03/2026  Irontown Modular Construction Drawing Hours: 10.78 Hours @ \$90: \$ 970.20  BDC Construction Drawings: 0.75 @ \$90 For: Weekly progress meeting w/ St Luke's, GC & ITM teams.  Cabinet Design and Selections: 1.75hrs @ 90 For: CABINET HARDWARE ORDER, Cabinet Order, CABINET LAYOUT UPDATES	1	\$1,195.20	\$1,195.20
2.		<b>Draw Against Precon Deposit</b>	Draw Against Preconstruction Deposit  Ending Preconstruction Deposit Balance: \$ 0.00	1	\$0.00	\$0.00

**Total** **\$1,195.20**

## Ways to pay

BANK

**Overdue**

04/01/2026

**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 5082  
 Date 04/28/2026

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

Professional services through 04/26/2026

**Invoice Summary**

Description	Prior Billed	Total Billed	Current Billed
<b>Task 1 - Project Management, Administration, and Setup</b>	10,948.75	10,948.75	0.00
<b>Task 2 - Final Engineering Design and Permitting</b>	68,821.25	68,821.25	0.00
<b>Task 3 - CE&amp;I, Record Drawings, and Project Closeout</b>	44,508.75	44,508.75	0.00
<b>Additional Services</b>	0.00	0.00	0.00
<b>Out of Scope - Update Plans Per Unanticipated PLRWSD Revisions</b>	8,670.00	8,670.00	0.00
<b>Out of Scope - Plan Revisions Based Upon AHJ Project Review</b>	14,148.75	14,148.75	0.00
<b>Out of Scope - Unanticipated FAA Post Construction Coordination</b>	477.50	477.50	0.00
<b>Out of Scope - Final Plat Support and CDH Subdivision Environmental Report</b>	4,835.00	6,512.50	1,677.50
<b>Out of Scope - PLRWSD Easement Coordination and Support</b>	460.00	460.00	0.00
<b>Out of Scope - Phase 2 Pathway Coordination and Support</b>	443.75	443.75	0.00
<b>Out of Scope - Post Construction Coordination and Support</b>	106.25	106.25	0.00
<b>Out of Scope</b>	0.00	0.00	0.00
<b>Expenses</b>	417.83	673.03	255.20
<b>Total</b>	<b>153,837.83</b>	<b>155,770.53</b>	<b>1,932.70</b>

**Out of Scope - Final Plat Support and CDH Subdivision Environmental Report**

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Admin - Project Correspondence/Coordination (10:300)				
	04/09/2026	0.25	170.00	42.50
	04/17/2026	0.50	170.00	85.00
	04/21/2026	0.50	170.00	85.00
Project Engineer				
Anthony M. Dini				
Eng General - Review/Coordination (50:104)				
	04/01/2026	2.00	125.00	250.00
	04/15/2026	2.00	125.00	250.00

**Out of Scope - Final Plat Support and CDH Subdivision Environmental Report**

Professional Services

	Date	Hours	Rate	Billed Amount
Associate Engineer II Robert F. Pair III Eng Wastewater - Applications/Checklists/Reports (50:301)	04/23/2026	2.00	115.00	230.00
Associate Engineer I Benjamin R. Landers Eng Wastewater - Applications/Checklists/Reports (50:301)	04/03/2026	3.00	105.00	315.00
	04/10/2026	2.00	105.00	210.00
	04/17/2026	2.00	105.00	210.00
Phase subtotal				1,677.50

**Expenses**

Reimbursables

	Units	Cost Rate	Multiplier	Rate	Billed Amount
Fees & Permits 04/23/2026 <i>Central District Health Subdivision Application Fee</i>			1.10		255.20

Invoice total **1,932.70**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5082	04/28/2026	1,932.70	1,932.70				
	Total	1,932.70	1,932.70	0.00	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!**

Service Location: 125 Viking Ln

Customer # 10.0011.1

Statement Date: 04/16/26

Amount Due:

After this date: 05/10/26

Pay -



City of McCall

216 E. Park St  
McCall, ID 83638

MCCALL ST. LUKES FOUNDATION  
1000 STATE ST  
MCCALL ID 83638

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

**Water Bill**

Service Location: 125 Viking Ln		Customer # 10.0011.1		
Current Read: 0	Previous Read:0	Usage: 0	From: 02/25/26	To: 03/26/26
		Previous Balance	54.76	
		Payment - Thank You	109.52 CR	
		Adjustments		
		Deposit Applied		
		Water	54.76	
		Snow/Debris Removal		
		Penalty		
		Service Charge		
		Returned Check Fee		

**CR = CREDIT - DO NOT PAY**

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

**Amount Due:**

Office Hours: 7:30 A.M. - 5:30 P.M. (Monday through Thursday)

Billing Inquires: (208) 634-4803  
utility-billing@mccall.id.us

**After this date:** 05/10/26

EMERGENCY SERVICE AFTER HOURS: (208) 382-5160

**AUTOMATIC PAYMENT CUSTOMERS - The amount due will be deducted the day you have scheduled each month.**

**RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your check or electronic payment**

Service Location: 127 Viking Ln

Customer # 10.0012.1

Statement Date: 04/16/26

Amount Due: 109.52 CR

After this date: 05/10/26

Pay - 109.52 CR



City of McCall

216 E. Park St  
McCall, ID 83638

MCCALL ST. LUKES FOUNDATIION  
AUTO PAY  
1000 STATE ST  
MCCALL ID 83638

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

**Water Bill**

Service Location: 127 Viking Ln		Customer # 10.0012.1	
Current Read: 0	Previous Read: 0	Usage: 0	From: 02/25/26 To: 03/26/26
		Previous Balance	54.76
		Payment - Thank You	219.04 CR
		Adjustments	
		Deposit Applied	
		Water	54.76
		Snow/Debris Removal	
		Penalty	
		Service Charge	
		Returned Check Fee	

**CR = CREDIT - DO NOT PAY**

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

**Amount Due:**

Office Hours: 7:30 A.M. - 5:30 P.M. (Monday through Thursday)

Billing Inquires: (208) 634-4803  
utility-billing@mccall.id.us

**After this date:** 05/10/26

EMERGENCY SERVICE AFTER HOURS: (208) 382-5160

**AUTOMATIC PAYMENT CUSTOMERS - The amount due will be deducted the day you have scheduled each month.**

**RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your check or electronic paymen**

Service Location: 129 Viking Ln

Customer # 10.0013.1



**City of McCall**  
216 E. Park St  
McCall, ID 83638

Statement Date: 04/16/26

Amount Due:

After this date: 05/10/26

Pay -

**MCCALL ST. LUKES FOUNDATION**  
1000 STATE ST  
MCCALL ID 83638

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

### Water Bill

Service Location: 129 Viking Ln		Customer # 10.0013.1		
Current Read: 0	Previous Read: 0	Usage: 0	From: 02/25/26	To: 03/25/26
		Previous Balance	54.76	
		Payment - Thank You	109.52 CR	
		Adjustments		
		Deposit Applied		
		Water	54.76	
		Snow/Debris Removal		
		Penalty		
		Service Charge		
		Returned Check Fee		

**CR = CREDIT - DO NOT PAY**

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

**Amount Due:**

Office Hours: 7:30 A.M. - 5:30 P.M. (Monday through Thursday)

Billing Inquires: (208) 634-4803  
utility-billing@mccall.id.us

After this date: 05/10/26

EMERGENCY SERVICE AFTER HOURS: (208) 382-5160

**AUTOMATIC PAYMENT CUSTOMERS - The amount due will be deducted the day you have scheduled each month.**

**RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your check or electronic payment**

Service Location: 131 Viking Ln

Customer # 10.0014.1



**City of McCall**  
216 E. Park St  
McCall, ID 83638

Statement Date: 04/16/26

Amount Due:

After this date: 05/10/26

Pay -

**MCCALL ST. LUKES FOUNDATION**  
1000 STATE ST  
MCCALL ID 83638

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

### Water Bill

Service Location: 131 Viking Ln		Customer # 10.0014.1		
Current Read: 0	Previous Read: 0	Usage: 0	From: 02/25/26	To: 03/25/26
		Previous Balance	54.76	
		Payment - Thank You	109.52 CR	
		Adjustments		
		Deposit Applied		
		Water	54.76	
		Snow/Debris Removal		
		Penalty		
		Service Charge		
		Returned Check Fee		

**CR = CREDIT - DO NOT PAY**

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

**Amount Due:**

Office Hours: 7:30 A.M. - 5:30 P.M. (Monday through Thursday)

Billing Inquires: (208) 634-4803  
utility-billing@mccall.id.us

After this date: 05/10/26

EMERGENCY SERVICE AFTER HOURS: (208) 382-5160

**AUTOMATIC PAYMENT CUSTOMERS - The amount due will be deducted the day you have scheduled each month.**

**RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your check or electronic payment**



**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	02/25/2026	Water		109.52
PRESENT READING	DATE			
0	03/25/2026			
Statement Date:				
04/14/2026				
Previous Balance:				109.52
Payments:				0.00
Adj./Applied Deposits				0.00
Current Charges:				109.52
Amount Due By: 05/01/2026				219.04
After This Date : 05/10/2026				231.63

Please disregard if already paid.

**AUTO PAY**

Previous Balance:	109.52
Payments:	0.00
Adj./Applied Deposits	0.00
Current Charges:	109.52
Amount Due By: 05/01/2026	219.04
After This Date : 05/10/2026	231.63

**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 1<sup>st</sup> (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



\* 1 0 0 0 2 1 \*

Service Location: 133 Viking Ln  
Account No. 10.0002.1  
Amount Due By : 05/01/2026  
After This Date : 05/10/2026

*(this + last month)*  
**219.04**  
**231.63**

Amount Enclosed

~~**AUTO PAY**~~

*Auto-pay glitch*

192 \*\*\*\*\*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

# INVOICE

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www.irontownhomes.com

## Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall Phase 2

**Bill to**  
McCall Phase 2  
1000 State Street  
McCall, ID 83638

### Invoice details

Sales Rep: John

Invoice no.: 6329  
Terms: Due on receipt  
Invoice date: 05/06/2026  
Due date: 05/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Construction - Factory</b>	25% of Factory Price required at interior paint Units 7-12	6	\$30,149.913	\$180,899.48
2.		<b>Sales Tax</b>	Sales Tax	1	\$55,447.00	\$55,447.00
3.		<b>Delivery &amp; Set</b>	Delivery for 12 Mods	12	\$8,593.75	\$103,125.00

**Total** **\$339,471.48**

### Ways to pay

BANK

[View and pay](#)

# INVOICE

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

## Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall PreConstruction

**Bill to**  
McCall PreConstruction  
1000 State Street  
McCall, ID 83638

### Invoice details

Sales Rep: John

Invoice no.: 6330  
Terms: Due on receipt  
Invoice date: 04/30/2026  
Due date: 05/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Preconstruction Services</b>	Beginning Preconstruction Deposit Balance: \$ 0  Preconstruction Services 04/2026  Irontown Modular Construction Drawing Hours: 2.48 Hours @ \$90: \$ 223.20  BDC Construction Drawings: 0.50 @ \$90 For: Weekly progress meeting w/ St Luke's, GC & ITM teams.	1	\$268.20	\$268.20
2.		<b>Draw Against Precon Deposit</b>	Draw Against Preconstruction Deposit  Ending Preconstruction Deposit Balance: \$ 0.00	1	\$0.00	\$0.00

**Total** **\$268.20**

### Ways to pay

BANK

[View and pay](#)

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 #12  
PERIOD TO: 4/30/2026

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.....	\$	<u>3,162,267.03</u>
2. Net Change by Change Orders.....	\$	<u>0.00</u>
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$	<u>3,162,267.03</u>
4. TOTAL COMPLETED AND STORED TO DATE.....	\$	<u>2,044,014.00</u>
5. RETAINAGE:		
a. 4.82% of Completed Work	\$	<u>98,568.40</u>
b. 0.00% of Stored Materials	\$	<u>0.00</u>
Total retainage (Line 5a + 5 b)	\$	<u>98,568.40</u>
6. TOTAL EARNED LESS RETAINAGE.....	\$	<u>1,945,445.60</u>
(Line 4 less line 5 Total)		<u>1,945,445.60</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$	<u>1,761,808.70</u>
(Line 6 from prior Certificate)		<u>1,761,808.70</u>
8. CURRENT PAYMENT DUE.....	\$	<u>183,636.90</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	<u>1,216,821.43</u>
(Line 3 less Line 6)		<u>1,216,821.43</u>

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		0.00
Total approved this month		0.00
<b>TOTALS</b>		0.00
<b>NET CHANGSE</b> 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: 5/20/2026

State of: ID

County of: ADA

Subscribed and Sworn to before me this 20th Day of May 2026

Notary Public: Karen A. Falls  
My Commission Expires: 9.2.2027

**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 HOU  
 2000 MISSION ST.  
 MCCALL ID 83638

**APPLICATION NO:** SUMMARY APPLICATION  
**PERIOD TO:** 4/30/2026

**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
<b>PHASE 1</b>									
1	AMENDMENT #2 SITE MOBILIZATION/TREE REMOVAL	\$210,345.03	\$153,831.00	\$0.00	\$0.00	\$153,831.00	73.13%	\$ 56,514.03	\$ 7,691.55
2	AMENDMENT #3 NORTH LOOP INFRASTRUCTURE & ROAD DEVELOPMENT	\$875,038.00	\$809,394.00	\$2,001.00	\$0.00	\$811,395.00	92.73%	\$ 63,643.00	\$ 40,569.75
3	AMENDMENT #5 WORKFORCE TOWNHOMES	\$1,092,804.00	\$887,521.00	\$89,157.00	\$0.00	\$976,678.00	89.37%	\$ 116,126.00	\$ 45,201.60
3	AMENDMENT #6 QUADPLEX 2 WF HOUSING	\$984,080.00	\$0.00	\$102,110.00	\$0.00	\$102,110.00	10.38%	\$ 881,970.00	\$ 5,105.50
<b>REPORT TOTALS:</b>		<b>\$3,162,267.03</b>	<b>\$1,850,746.00</b>	<b>\$193,268.00</b>	<b>\$0.00</b>	<b>\$2,044,014.00</b>	<b>64.64%</b>	<b>\$1,118,253.03</b>	<b>\$98,568.40</b>

**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 \$186,636.90 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 4/30/2026 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: 5/7/2026

JORDAN-WILCOMB CONST., INC.



[Signature]  
(signature)

President  
(title)

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 #13  
PARTIAL RETENTION  
PERIOD TO: 4/30/2026

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.....	\$	3,162,267.03
2. Net Change by Change Orders.....	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$	3,162,267.03
4. TOTAL COMPLETED AND STORED TO DATE.....	\$	2,044,014.00
5. RETAINAGE:		
a. 0.25% of Completed Work	\$	5,105.50
b. 0.00% of Stored Materials	\$	0.00
Total retainage (Line 5a + 5 b)	\$	5,105.50
6. TOTAL EARNED LESS RETAINAGE.....	\$	
(Line 4 less line 5 Total)		2,038,908.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$	
(Line 6 from prior Certificate)		1,945,445.60
8. CURRENT PAYMENT DUE.....	\$	93,462.90
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	
(Line 3 less Line 6)	\$	1,123,358.53

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: [Signature]  
T.J. Wilcomb/President

Date: 5/14/2026



State of: ID

County of: ADA

Subscribed and sworn to before me this May 26 Day of May 26

Notary Public: [Signature]  
My Commission Expires: 9.8.2026



**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:  
 PERIOD TO: 4/30/2026

SUMMARY RETENTION APP 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	\$153,831.00	\$0.00	\$0.00	\$153,831.00	73.13%	\$ 56,514.03	\$ -
2	AMENDMENT #3 NORTH LOOP INFRASTRUCTURE & ROAD DEVELOPMENT	\$875,038.00	\$811,395.00	\$0.00	\$0.00	\$811,395.00	92.73%	\$ 63,643.00	\$ -
3	AMENDMENT #5 WORKFORCE TOWNHOMES	\$1,092,804.00	\$976,678.00	\$0.00	\$0.00	\$976,678.00	89.37%	\$ 116,126.00	\$ -
3	AMENDMENT #6 QUADPLEX 2 WF HOUSING	\$984,080.00	\$102,110.00	\$0.00	\$0.00	\$102,110.00	10.38%	\$ 881,970.00	\$ 5,105.50
REPORT TOTALS:		\$3,162,267.03	\$2,044,014.00	\$0.00	\$0.00	\$2,044,014.00	64.64%	\$1,118,253.03	\$5,105.50

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**CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT  
ADDENDUM 2, 3, AND 5**

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**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 \$93,462.90 payable 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 ADDENDUM'S 2, 3, AND 5 located at 2000 MISSION STREET MCCALL ID 83638 to the following extent.

This release covers the final payment to the undersigned for labor, services equipment or materials furnished to the jobsite or to ST. LUKE'S MCCALL FOUNDATION except for disputed claims for extra work in the amount of \$0.00. Before any recipient of this document relies on it, the person should verify evidence of payment to the undersigned.

The undersigned warrants that he either has already paid or will use the monies he receives from this final 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.

DATE: 5/7/2026

JORDAN-WILCOMB CONST., INC.

  
(signature)

President  
(title)



**McCALL MEMORIAL HOSPITAL DISTRICT  
BOARD APPOINTMENT WORKGROUP MEETING MINUTES  
MONDAY MAY 4, 2026; 1:00 – 1:27 p.m.  
ADMINISTRATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

**TRUSTEES:** Andy Laidlaw, Chair, Marge Krahn, Treasurer, and Angela Staup

**ABSENT:** None

**GUESTS:** Laura Crawford, St. Luke's Comm. and PR Bus. Partner., Jordan Heller, St. Luke's Legal, Counsel, Alexa Hersel, St. Luke's McCall Exec. Asst., Karl Linzmeyer, St. Luke's Mgr. Pt. Care Srvs. and Interim CNO.

**PUBLIC:** Tom and Tomi Grote

Andy Laidlaw, Chair, convened the meeting at 1:00 p.m. The in-person trustee attendance included: Andy Laidlaw, Marge Krahn, and Angela Staup. The in-person guest attendance included: Laura Crawford and Alexa Hersel. All other participants attended remotely.

**WELCOME** - Andy Laidlaw, Chair, welcomed the group to the first Board Appointment Workgroup meeting.

**BOARD RECRUITMENT & BOARD MEMBER VACANCY** – With the recent retirement of Travis Leonard, and current board member vacant position, Andy Laidlaw, Chair, suggested a methodology: discuss potential candidates today and decide on a top 3 list. Each of the names will be assigned to a board member who will reach out to vet the interest directly. Board members suggested potential names and the top list included: Ruth Carey, Bob or Suzanne Rainville, and Laura Bettis. If none of these people are interested, then the next set of prospects would include Linda Youde, Eric or Joan Brundige, and Toni or Jeff Sheldon.

**NEXT STEPS** – Andy Laidlaw, Chair, assigned board members to each potential candidate and he asked that after a candidate is contacted that the board member alert the group on the conversation. Alexa Hersel, St. Luke's McCall Executive Assistant, reminded the group that this vacant term is up for reelection in May of 2027, along with Marge Krahn's seat.

**PUBLIC COMMENT**

None

**ADJOURNMENT** - Adjourned at 1:27 p.m.

Respectfully submitted,

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Aana Vannoy, MMHD Board Secretary  
:ah

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## LIMITED USE AND LANDSCAPE EASEMENT AGREEMENT

THIS LIMITED USE AND LANDSCAPE EASEMENT AGREEMENT (“**Agreement**”) is entered into by and between the MCCALL MEMORIAL HOSPITAL DISTRICT, a duly organized Idaho Hospital District (“**Grantor**”), whose current address is 1000 State Street, McCall, ID 83638, and ELLEN N. CRANWELL, W.F. MASON, JR., C. RICHARD CRANWELL, WILLIAM C. CRANWELL, II, and PETER V. MARTIN, Trustees of the CRANWELL FAMILY IRREVOCABLE TRUST, whose address is 3131 Electric Road, Roanoke VA 24018, and ELLEN TAYLOR NAQUIN CRANWELL, whose address is P.O. Box 21403, Roanoke, VA 24018, (collectively, “**Grantees**”). Grantor and Grantees are collectively referred to herein as “Parties,” and each as “Party.”

### RECITALS

A. Grantor owns real property located in McCall, Valley County, Idaho, which contains Ambulance Shelter facilities for St. Luke’s Regional Medical Center, Ltd., and is more particularly described as:

Lot 1, Block 2 of the St. Luke’s Subdivision, according to the official plat thereof, filed in Book 13 of Plats, Page 54, Records of Valley County, Idaho.

(referred to herein as “**Grantor’s Property**”).

B. Grantees own real property located at 209 Hewitt Street, McCall, Valley County, Idaho, which is more particularly described as:

Lot 5, Block F, Brundage Subdivision, as platted and filed for record with the Valley County Recorder’s office.

(referred to herein as “**Grantees’ Property**”).

C. The Parties desire to create an 8-foot-wide easement along the western portion of Grantor’s Property for the purpose of preserving, planting, and maintaining trees and other landscaping on Grantor’s Property for the benefit of Grantees’ Property (“**Landscape Easement**”). The Landscape Easement is more particularly described in the attached **Exhibit A** and depicted in the attached **Exhibit B**.

### AGREEMENT

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**1. Incorporation of Recitals.** The foregoing Recitals are incorporated herein by this reference as though fully set forth.

**2. Grant of Limited Use and Landscape Easement.** Grantor hereby grants to Grantees a perpetual, non-exclusive, 8-foot-wide easement over, across, and upon the Landscape Easement for the purposes of preserving, planting, and maintaining trees and other vegetative

landscaping for the benefit of Grantees' Property (subject to the terms and conditions set forth herein).

### **3. Conditions of the Landscape Easement.**

a. The Landscape Easement is described as non-exclusive because Grantor retains all rights of ingress and egress through the Landscape Easement, including without limitation the right to maintain, protect, preserve, enhance, and use the Landscape Easement.

b. Grantor reserves unto itself, ownership of all resources, including but without limitation, present timber and future timber growth, within the Landscape Easement, and the right to harvest, plant, thin, raise, limb, clean, landscape, maintain, and/or remove trees, vegetation, and other materials when deemed necessary by Grantor to protect, preserve, restore, or enhance the trees, vegetation, and other materials within the Landscape Easement.

c. Grantor shall not remove existing timber from within the Landscape Easement without Grantees' consent, which consent shall not be unreasonably withheld; provided, however, that if Grantor determines removal of existing timber is necessary for the safety of persons or property, or for the preservation and protection of other timber, vegetation, or materials within the Landscape Easement, or such removal is required by authorities having jurisdiction, then Grantor may proceed with such removal without Grantees' consent; and except in the case of an emergency, Grantor shall use best efforts to notify Grantees within a reasonable time before such removal and the reasons therefor.

d. Grantor shall use best efforts to maintain the landscaping within the Landscape Easement in accordance with the Landscape Plan attached as **Exhibit C**. Grantor may make changes to the Landscape Plan to ensure the viability and preservation of the timber, vegetation, and other materials within the Landscape Easement.

e. Grantees may use the Landscape Easement for the limited purposes of planting and maintaining vegetation; provided, however, that prior to planting any vegetation, Grantees shall obtain Grantor's consent as to the vegetation's location, species, and quantity to ensure that such planting does not comprise any elements of the Grantor's Property, including without limitation the Ambulance Shelter facilities. Grantees shall be solely responsible for the cost of planting, maintaining, protecting, preserving, and if necessary, removing, vegetation planted by Grantees.

f. Grantees shall not be permitted to use motorized equipment within the Landscape Easement; all planting and maintenance of vegetation by Grantee shall be done by hand or with hand tools.

g. Except as permitted by Paragraph 3(e) above, Grantees shall not construct, place, store, or use any structures, vehicles, trailers, motorized equipment, debris, materials, or other objects, whether temporarily or permanently, within the Landscape Easement.

h. Any damage to the Landscape Easement caused by Grantees shall be repaired at the cost of Grantees. Any damage to the Landscape Easement caused by Grantor shall be repaired at the cost of Grantor.

**4. Running of Benefits and Burdens.** This Agreement shall run with the land and be binding upon Grantor, and its successors and assigns; and shall be binding upon and run to the benefit of Grantees' Property, Grantees, and their successors and assigns.

**5. Indemnification.** Grantor and Grantee each agree to release the other party from, waive as to the other party, and indemnify, defend and hold the other party and their respective successors, assigns and agents, harmless from any and all claims, liabilities, losses, costs, charges and expenses that arise from each such party's use of the Landscape Easement, save and except the enforcement of the terms and condition provided in this Agreement.

**6. Remedies and Attorney Fees.** In the event of a breach hereunder by any party, the non-breaching party shall have all remedies available at law or in equity, including the availability of injunctive relief and specific performance. If a suit, action, or other proceeding arising out of or related to this Agreement is instituted by any Party hereto, the prevailing party shall be entitled to recover its reasonable attorney fees, expert witness fees, and costs incurred in preparing for, prosecuting or defending any suit, action, or other proceeding, including fees and costs incurred on appeal. This section shall survive and remain enforceable notwithstanding any rescission of this Agreement or a determination by a court of competent jurisdiction that all or any portion of the remainder of this Agreement is void, illegal, or against public policy.

**7. Non-Exclusive Right.** The Landscape Easement is non-exclusive, and Grantor retains all rights not expressly granted herein including, without limitation, the right to make any use of any portion of the Landscape Easement so long as such uses conform to the terms and conditions herein.

**8. Notices.** All notices, demands and requests required or desired to be given under this Agreement must be in writing and shall be deemed to have been given as of the date such writing is (i) delivered to the party intended, (ii) delivered to the then current address of the party intended, (iii) rejected at the then current address of the party intended, provided such writing was sent prepaid; or (iv) if notice is sent via email, it shall be deemed delivered if the recipient acknowledges receipt in writing to the sending party.

**9. Not a Public Dedication.** Under no circumstances is the Landscape Easement to be considered a dedication to the public.

**10. Modification.** No provision of this Agreement shall be waived or modified unless expressly agreed to in a writing signed by the Parties.

**11. Interpretation.** The headings of the several sections contained herein are for convenience only and do not explain, define, limit, amplify, or aid in the interpretation, construction or meaning of the provisions of this Agreement. All times provided for in this Agreement, or in any other document executed hereunder, for the performance of any act will be strictly construed, time being of the essence. This Agreement shall be interpreted without any presumption as to who prepared this Agreement.

**12. Nonwaiver of Remedies.** The failure or neglect of a Party to enforce any remedy available by reason of the failure of the other Party to observe or perform a term or condition set forth in this Agreement shall not constitute a waiver of such term or condition. A waiver by a Party (i) shall not affect any term or condition other than the one specified in such waiver, and (ii) shall waive a specified term or condition only for the time and in a manner specifically stated in the waiver.

**13. Entire Agreement.** This Agreement constitutes the entire agreement related to the Landscape Easement among the Parties and supersedes all prior understandings, memoranda, correspondence, conversations and negotiations related to the Landscape Easement.

**14. Rights Cumulative.** The remedies specified in this Agreement shall be cumulative and in addition to all other remedies available at law or in equity.

**15. Severability.** In the event any portion of this Agreement or part thereof shall be determined by any court of competent jurisdiction to be invalid, void or otherwise unenforceable, the remaining provisions hereof, or parts thereof, shall remain in full force and effect, and shall in no way be affected, impaired or invalidated thereby, it being understood and agreed that such remaining provisions shall be construed in a manner most closely approximating the intentions of the parties with respect to the invalid, void or unenforceable provision or part thereof.

**16. Governing Law and Venue.** This Agreement shall be construed in accordance with and governed by the laws of the State of Idaho and venue for any action filed regarding this Agreement shall be in Valley County, Idaho.

**WHEREFORE,** the Parties have set their hands to this Agreement the date and year set forth by their signatures below.

**GRANTOR:**

**McCall Memorial Hospital District**

\_\_\_\_\_  
\_\_\_\_\_

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

**GRANTEES:**

**Cranwell Family Irrevocable Trust**

\_\_\_\_\_  
Ellen N. Cranwell, Trustee

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

**Ellen Taylor Naquin Cranwell**

\_\_\_\_\_

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

STATE OF \_\_\_\_\_,)
(ss.
County of \_\_\_\_\_.)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public in and for said State, personally appeared \_\_\_\_\_, the \_\_\_\_\_, known or identified to me to be the person who executed this instrument, and acknowledged to me that he executed the same on behalf of the McCall Memorial Hospital District, and was authorized to do so on behalf of said hospital district.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: \_\_\_\_\_

STATE OF \_\_\_\_\_,)
(ss.
County of \_\_\_\_\_.)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her capacity as trustee of the Cranwell Family Irrevocable Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR \_\_\_\_\_
My Commission Expires: \_\_\_\_\_

STATE OF \_\_\_\_\_,)
(ss.
County of \_\_\_\_\_.)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR \_\_\_\_\_
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**Legal Description of Landscape Easement**



**LEGAL DESCRIPTION**

Page 1 OF 1

April 28, 2025  
Project No.: 116038

**LANDSCAPE EASEMENT**

McCALL MEMORIAL HOSPITAL DISTRICT  
CRANWELL FAMILY IRREVOCABLE TRUST

An 8-foot strip of land being a portion of Lot 1, Block 2 of the St. Luke's Subdivision, according to the official plat thereof, filed in Book 13 of Plats, Page 54, Records of Valley County, Idaho, located in Government Lot 6 of Section 8, Township 18 North, Range 3 East, Boise Meridian, City of McCall, Valley County, Idaho, more particularly described as follows:

The westerly 8-feet of Lot 1, Block 2 of said St. Luke's Subdivision.

The above-described 8-foot strip of land contains 1136 Ft<sup>2</sup> more or less, subject to all existing easements and rights-of-way of record.

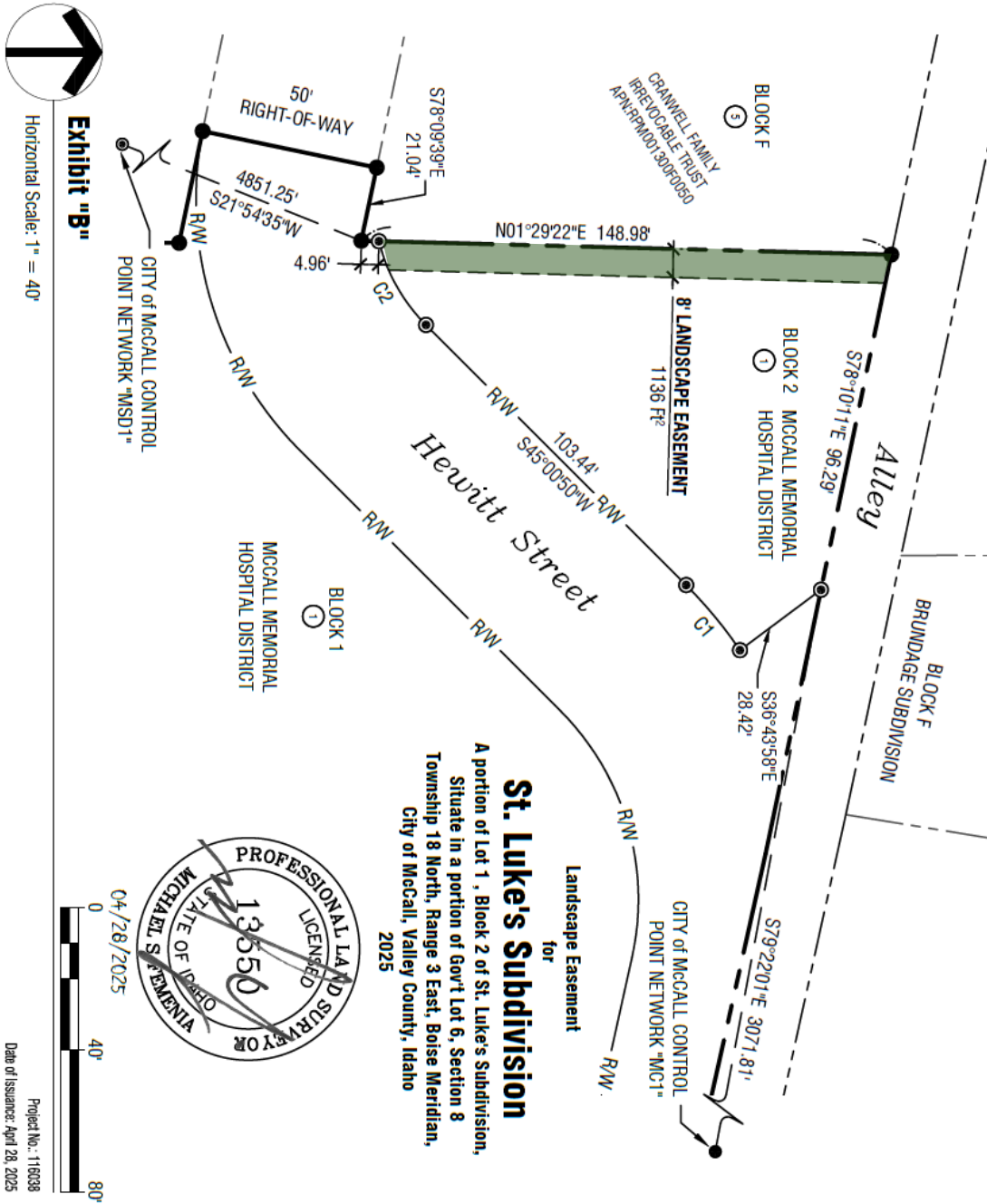
PREPARED BY:  
**The Land Group, Inc.**  
Michael Femenia, PLS



04/28/2025

# EXHIBIT B Depiction of Landscaping Easement

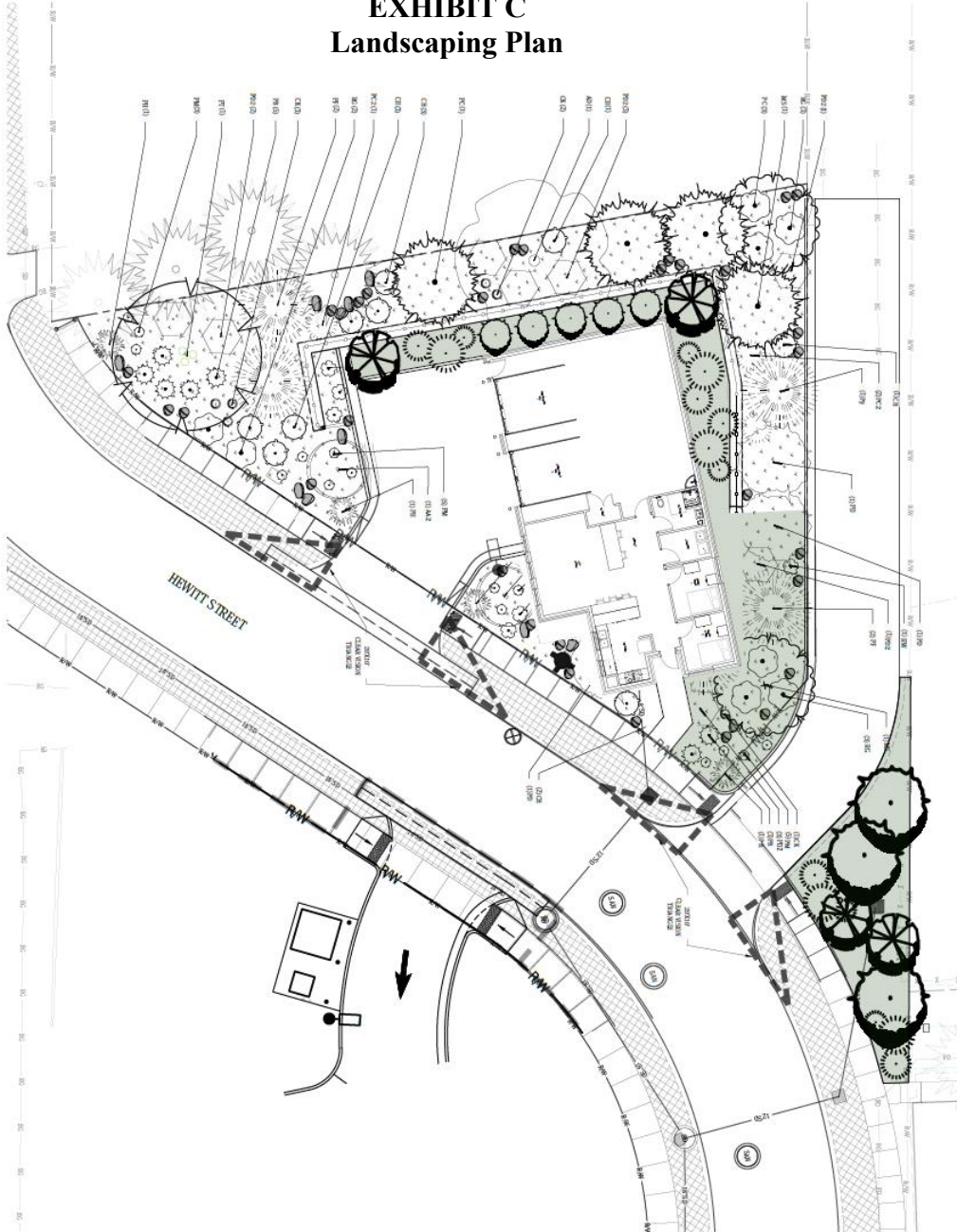
File Location: g:\2018\116038\cad\survey\exhibit\116038 ex landscaping easement 1102 250425.dwg  
 Last Plotted By: jmle female  
 Date Plotted: Monday, April 28 2025 at 10:26 AM



## 1 Landscape Easement St. Luke's Regional Medical Center Cranwell Family Irrevocable Trust



# EXHIBIT C Landscaping Plan



**Landscaping Plan Hewitt Parking**  
PROPORTIONAL SCALE: 1" = 30'

**AMBULANCE SHELTER**  
**DRAFT LANDSCAPE EXHIBIT V2.0**  
 08/19/2023

**PLANT SCHEDULE AREA B**

PLANT SCHEDULE NAME	PLANT NAME	SIZE
P100	ALB	1.5 GAL
P101	ALB	1.5 GAL
P102	ALB	1.5 GAL
P103	ALB	1.5 GAL
P104	ALB	1.5 GAL
P105	ALB	1.5 GAL
P106	ALB	1.5 GAL
P107	ALB	1.5 GAL
P108	ALB	1.5 GAL
P109	ALB	1.5 GAL
P110	ALB	1.5 GAL
P111	ALB	1.5 GAL
P112	ALB	1.5 GAL
P113	ALB	1.5 GAL
P114	ALB	1.5 GAL
P115	ALB	1.5 GAL
P116	ALB	1.5 GAL
P117	ALB	1.5 GAL
P118	ALB	1.5 GAL
P119	ALB	1.5 GAL
P120	ALB	1.5 GAL
P121	ALB	1.5 GAL
P122	ALB	1.5 GAL
P123	ALB	1.5 GAL
P124	ALB	1.5 GAL
P125	ALB	1.5 GAL
P126	ALB	1.5 GAL
P127	ALB	1.5 GAL
P128	ALB	1.5 GAL
P129	ALB	1.5 GAL
P130	ALB	1.5 GAL
P131	ALB	1.5 GAL
P132	ALB	1.5 GAL
P133	ALB	1.5 GAL
P134	ALB	1.5 GAL
P135	ALB	1.5 GAL
P136	ALB	1.5 GAL
P137	ALB	1.5 GAL
P138	ALB	1.5 GAL
P139	ALB	1.5 GAL
P140	ALB	1.5 GAL
P141	ALB	1.5 GAL
P142	ALB	1.5 GAL
P143	ALB	1.5 GAL
P144	ALB	1.5 GAL
P145	ALB	1.5 GAL
P146	ALB	1.5 GAL
P147	ALB	1.5 GAL
P148	ALB	1.5 GAL
P149	ALB	1.5 GAL
P150	ALB	1.5 GAL
P151	ALB	1.5 GAL
P152	ALB	1.5 GAL
P153	ALB	1.5 GAL
P154	ALB	1.5 GAL
P155	ALB	1.5 GAL
P156	ALB	1.5 GAL
P157	ALB	1.5 GAL
P158	ALB	1.5 GAL
P159	ALB	1.5 GAL
P160	ALB	1.5 GAL
P161	ALB	1.5 GAL
P162	ALB	1.5 GAL
P163	ALB	1.5 GAL
P164	ALB	1.5 GAL
P165	ALB	1.5 GAL
P166	ALB	1.5 GAL
P167	ALB	1.5 GAL
P168	ALB	1.5 GAL
P169	ALB	1.5 GAL
P170	ALB	1.5 GAL
P171	ALB	1.5 GAL
P172	ALB	1.5 GAL
P173	ALB	1.5 GAL
P174	ALB	1.5 GAL
P175	ALB	1.5 GAL
P176	ALB	1.5 GAL
P177	ALB	1.5 GAL
P178	ALB	1.5 GAL
P179	ALB	1.5 GAL
P180	ALB	1.5 GAL
P181	ALB	1.5 GAL
P182	ALB	1.5 GAL
P183	ALB	1.5 GAL
P184	ALB	1.5 GAL
P185	ALB	1.5 GAL
P186	ALB	1.5 GAL
P187	ALB	1.5 GAL
P188	ALB	1.5 GAL
P189	ALB	1.5 GAL
P190	ALB	1.5 GAL
P191	ALB	1.5 GAL
P192	ALB	1.5 GAL
P193	ALB	1.5 GAL
P194	ALB	1.5 GAL
P195	ALB	1.5 GAL
P196	ALB	1.5 GAL
P197	ALB	1.5 GAL
P198	ALB	1.5 GAL
P199	ALB	1.5 GAL
P200	ALB	1.5 GAL

**Material Legend:**

- 1. 1" TO 2" (1.5" TO 2")
- 2. 2" TO 4" (2" TO 4")
- 3. 4" TO 6" (4" TO 6")
- 4. 6" TO 8" (6" TO 8")
- 5. 8" TO 10" (8" TO 10")
- 6. 10" TO 12" (10" TO 12")
- 7. 12" TO 14" (12" TO 14")
- 8. 14" TO 16" (14" TO 16")
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- 15. 42" TO 48" (42" TO 48")
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- 19. 66" TO 72" (66" TO 72")
- 20. 72" TO 78" (72" TO 78")
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- 23. 90" TO 96" (90" TO 96")
- 24. 96" TO 102" (96" TO 102")
- 25. 102" TO 108" (102" TO 108")
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- 195. 1122" TO 1128" (1122" TO 1128")
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- 197. 1134" TO 1140" (1134" TO 1140")
- 198. 1140" TO 1146" (1140" TO 1146")
- 199. 1146" TO 1152" (1146" TO 1152")
- 200. 1152" TO 1158" (1152" TO 1158")

**McCALL MEDICAL CENTER - PHASE 1 ROADWAYS**  
 1000 STATE STREET,  
**THE LAND GROUP, INC.**  
 MCGALL, IDAHO

**St. Lambert's**  
 #15-3223

**NOT FOR CONSTRUCTION**

**L105**

**LANDSCAPE PLAN**  
**HEWITT PARKING**

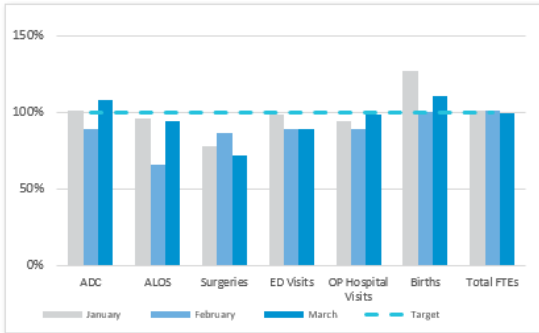
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**CHECKED:** [Signature]  
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# St. Luke's McCall Financial Performance Highlights — March 2026

## KEY MESSAGE:

March represents the third month of the second quarter of the fiscal year. Entering FY26 assumptions built into the target include continued decreases in traveler usage, inflationary adjustments, as well as anticipated growth.

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



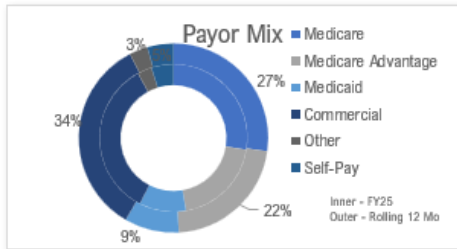
**Operating Indicators:** Variances to target were inline with typical seasonal activity but were also impacted by unique operational challenges and special community needs. Relative to March:

- Average Daily Census was 4.75, over target for the month.
- Surgical cases of 52, under target. Endo volumes for the month with 69 procedures in March.
- ED visits up to 14 per day, under target for the month.
- OP visits slightly under target for the month.
- Births were 11 for the month, over target.

**Capital Purchases:** FY26 SLHS funded capital purchases have been prioritized to maintain safety standards, meet regulations, and respond to operational and plant needs.

- Shoulder Positioner
- Lab Freezer
- Kitchen Freezer

Capital	FY26
Routine	200,000
Expansion Project	782,667
Taxing District	713,300
<b>Total Capital</b>	<b>\$ 1,695,967</b>

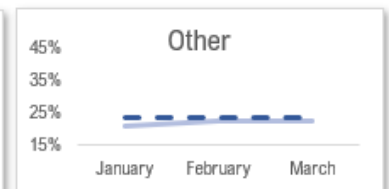
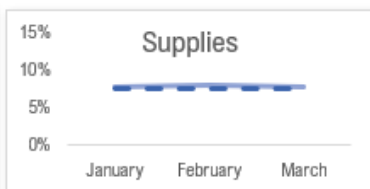


**Payor Mix:** YTD McCall has experienced a decrease in Governmental and an increase in Commercial payors

- Government payors account for 57.5%, down compared to the Rolling 12 Month.
- Commercial payors at 34.5% of payor mix, up compared to the Rolling 12 Month.
- Other & Self Pay up compared to prior 12 months, making up 8.0% of overall mix.

**Trended Financial Performance:** Total YTD Adjusted Operating Expenses<sup>1</sup> as a % of YTD Adjusted Operating Revenue<sup>1</sup> stands at 76% vs. a target of 80%. Primarily driven by increases in Revenue and softer Labor & other expenses.

- YTD March labor expense as a percentage of Adjusted Operating Revenue<sup>1</sup> was lower than target. Currently only 1.77 travelers on site in March.
- Supply expense YTD as a percentage of Adjusted Operating Revenue<sup>1</sup> is over . March experienced an increase in Minor Equipment for medical pumps and ortho implants.
- Drug expense YTD as a percentage of Adjusted Operating Revenue<sup>1</sup> is under target. Increases in MS drugs and immuno-therapy cancer drugs.
- Other expenses as a percentage of Adjusted Operating Revenue<sup>1</sup> is at 22%. Incurred expenses for Urgent Care offset by lower R&M.



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

# SLM COO/CNO Update

McCall Memorial Hospital District  
Board Meeting

May 19, 2026



# McCall Updates

Culture/Workforce Innovation

✓ *Staffing*

Construction Projects

Access

✓ *New Services*

✓ *Provider Updates*

Pulse Poll

Safety & Quality

✓ *Quality & Care Experience*





Levi Brinkley of St. Luke's McCall Building Services team assesses the water damage at St. Luke's McCall Medical Clinic. Photo: Courtesy St. Luke's McCall



A pine tree blown over in a March 14 windstorm fell onto a vacant duplex owned by St. Luke's McCall at 215 Forest St. Photo: Drew Dodson/Valley Lookout

# MMC Water Break / Duplex Tree Fall

# McCall Quality Metric Overview (March 2026 data)



Metric	Assessment	Key Trends
Mortality Index	Green	1 for FY26 (End stage HF to be D/Ced to hospice but passed in hospital) Current month 0.0 <b>FY26 goal 0.65      FYTD .19</b>
PSI-08 Falls with fracture	Green	Sustaining. No falls reaching the level of serious safety event this fiscal year.
Employee Injury: DART	Green	Rolling 12-month DART rate 2.47. 0 Events in FY 26. <b>FY26 goal 3.36</b>
Med Safety: BCMA	Green	Sustaining above goal. <b>FY26 goal 98%</b>
Hand Hygiene	Green	Sustaining above goal. <b>FY26 goal 95%</b>
Care Experience: LTR Patient Care Services	Green	Below goal for Mar, above goal for fiscal year. Decreased # of iCare rounds? <b>FY26 goal 91.14</b>
Care Experience: LTR ED	Red	Below goal for Mar, below goal for fiscal year (86.90). <b>FY26 goal 87.75</b>

