



# McCall Memorial Hospital District

McCall Memorial Hospital District  
Board of Trustees Monthly Meeting  
Tuesday, June 16, 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 May 19 Board Meeting Minutes – Andy Laidlaw, Board Chair
3. Monthly Budget Review & FY27 M&O Proposed Budget – 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* Approval of Board Vacancy Candidate Recommendation
  - *ACTION* Schedule Special Board Meeting
7. Housing Workgroup – Andy Laidlaw, Board Chair
  - *ACTION* Approval May 18 Workgroup Meeting Minutes
  - *ACTION* Approval of Monthly Workforce Housing Project Invoices
8. Public Information Campaign Workgroup Update  
– Aana Vannoy, Board Secretary & Workgroup Chair Report out
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:**

**Board Appointment Workgroup Meeting – Thursday, June 18; 10:00 – 11:00 a.m.**

**Public Information Campaign Workgroup Meeting – Tuesday, July 14; 10:00 – 11:00 a.m.**

**MMHD Housing Workgroup Meeting – Monday, July 20; 9:00 – 10:00 a.m.**

**Next Board Meeting – Tuesday, July 21; 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 MAY 19, 2026; 7:30 – 9:47 a.m.  
ADMINISTRATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

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

**ABSENT:** None

**GUESTS:** Laura Crawford, St. Luke's Comm. and PR Bus. Partner., Kim Doman, St. Luke's Finance, Hannah Drabinski, MMHD Legal Counsel, Sandee Gehrke, St. Luke's EVP COO, Amber Green, St. Luke's McCall CNO/COO, 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 Asst. CNO., Dennis Mesaros, St. Luke's Area VP, Jenny Ruummele, St. Luke's Foundation Exec. Dir.

**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, Aana Vannoy, and Mike Vineyard. 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.

**ACTION: ON A MOTION BY MARGE KRAHN, SECONDED BY AANA VANNOY, THE BOARD UNANIMOUSLY APPROVED THE APRIL 21 BOARD MEETING MINUTES. NO FURTHER DISCUSSION WAS HELD.**

**MONTHLY BUDGET REVIEW** – Marge Krahn, Treasurer, remarked that the budget is on track, the Idaho State Tax Commission Budget and Levy Training is next week, and the draft FY27 M&O budget is being developed.

**FY27 FUNDING REQUEST OPTIONS** – Karl Linzmeyer, St. Luke's McCall Manager of Patient Care Services and Interim CNO, presented a FY27 funding request for a new CT Scanner. He provided details on the enhanced technology, decreased radiation exposure to patients, and if the CT Scanner goes down, how it affects patient care. Discussion was held on value, ownership, maintenance, and the St. Luke's large capital request process.

**BOARD APPOINTMENT WORKGROUP** – Andy Laidlaw, Chair, noted the May 4 workgroup meeting minutes and a discussion was held on the potential candidates and qualifications. No action was taken.

**HOUSING WORKGROUP** – Andy Laidlaw, Chair, provided an update on the workforce housing project: Phase 1A is complete with the exception of landscaping, which will occur after the 1B phase is completed. The Phase 1B units will be set on June 9, with the townhomes to be ready for tenants in the fall. He reviewed the May invoice packet.

**ACTION: MARGE KRAHN MOVED, AND IT WAS SECONDED BY AANA VANNOY, TO**

**APPROVE THE APRIL 20 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 MAY HOUSING WORKGROUP INVOICES AS PRESENTED. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.**

**PUBLIC INFORMATION CAMPAIGN WORKGROUP** – Aana Vannoy, Workgroup Chair, recapped the first civic presentation provided to the St. Luke’s McCall Auxiliary Membership on Monday, May 11, 2026. She noted the May workgroup meeting was cancelled due to the presentation and that the next presentation will be provided to the McCall Rotary Club on June 10.

**HEWITT STREET EASEMENT** – Andy Laidlaw, Chair, and Amy Holm, MMHD Legal Counsel, recapped the history of the Hewitt Street easement topic. After board approval, the easement will be presented to the Cranwell’s to seek their approval.

**ACTION: MARGE KRAHN MOVED, AND IT WAS SECONDED BY AANA VANNOY, TO APPROVE AND AUTHORIZE THE CHAIRMAN TO SIGN THE HEWITT STREET EASEMENT AS PRESENTED. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.**

**FINANCIAL UPDATE** – Kim Doman, SLHS Finance, presented a financial update, indicating that St. Luke’s McCall budget is on track.

**ST. LUKE’S McCALL OPERATIONS** – Amber Green, St. Luke’s McCall COO/CNO, provided an operational update on staffing, travelers, employee engagement activities, and quality scores. The current construction projects include the final renovations to the McCall Medical Clinic, and a determination on the St. Luke’s owned duplex on Forest Street where a tree fell onto the roof during a windstorm.

**ST. LUKE’S POPULATION HEALTH AREA UPDATES** – Dennis Mesaros, St. Luke’s Area VP, reported on the Idaho Physician update that lists Idaho at the bottom per capita for physicians, which ultimately creates recruitment issues as well as an access to care issue. A discussion was held on the St. Luke’s Health System large capital request process.

**ST. LUKE’S COMMUNITY BOARD** – Aana Vannoy, Board Secretary, noted the April St. Luke’s McCall Community Board meeting and reported on the annual community benefit reports: [Community Benefit Report - St. Luke’s](#), and the West Central Mountain Economic Development Council’s housing workgroup efforts.

**QUALITY COMMITTEE** – Steve Clements noted last quality meeting that reviewed the quality metrics.

**FOUNDATION BOARD** – No report.

**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, PURUSANT TO IDAHO CODE SECTION 74-206(1)(f) AT 8:25 A.M. BY ROLL CALL VOTE: STEVE CLEMENTS: AYE; MARGE KRAHN: AYE; ANDY LAIDLAW: AYE; ANGELA STAUP: AYE;**

**MIKE VINEYARD: AYE; AND AANA VANNOY: AYE.**

Amy Holm and Hannah Drabinski, MMHD Legal Counsels, reviewed the latest communication with the Idaho Attorney General and 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 9:45 A.M. BY ROLL CALL VOTE: STEVE CLEMENTS: AYE; MARGE KRAHN: AYE; ANDY LAIDLAW: AYE; ANGELA STAUP: AYE; MIKE VINEYARD: AYE; AND AANA VANNOY: AYE.**

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 MIKE VINEYARD, THE BOARD UNANIMOUSLY AGREED TO AUTHORIZE LEGAL COUNSEL TO CONTINUE WORKING WITH THE IDAHO ATTORNEY GENERAL'S OFFICE AND OTHER INTERESTED PARTIES ON THE IDAHO ATTORNEY GENERAL INQUIRY. NO FURTHER DISCUSSION WAS HELD AND IT WAS APPROVED UNANIMOUSLY.**

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

**ADJOURMENT** - Adjourned at 9:47 a.m.

Respectfully submitted,

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Aana Vannoy, MMHD Board Secretary  
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## McCall Memorial Hospital District

## Balance Sheet

06/01/26

As of May 31, 2026

Accrual Basis

	May 31, 26	Apr 30, 26
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
IDF- Cash Sweep	621,029.44	1,018,513.54
IDF- Checking-3112	59,511.24	32,073.73
IDF- Money Market-4931	250,636.99	250,616.95
<b>Total Checking/Savings</b>	931,177.67	1,301,204.22
<b>Accounts Receivable</b>		
Accounts Receivable	515,559.76	526,768.11
<b>Total Accounts Receivable</b>	515,559.76	526,768.11
<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>	3,579,936.86	3,961,171.76
<b>TOTAL ASSETS</b>	<b>3,579,936.86</b>	<b>3,961,171.76</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
Accounts Payable	0.00	6,634.10
<b>Total Accounts Payable</b>	0.00	6,634.10
<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	2,125,366.36
<b>Total Liabilities</b>	2,118,732.26	2,125,366.36
<b>Equity</b>		
Sinking Fund	1,498,172.00	1,498,172.00
Fund Balances	639,639.19	639,639.19
Net Income	-676,606.59	-302,005.79
<b>Total Equity</b>	1,461,204.60	1,835,805.40
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,579,936.86</b>	<b>3,961,171.76</b>

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

	Oct '25 - May 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>	81,139.09	0.00	81,139.09	100.0%
<b>Interest and Penalties</b>	35,418.57	12,000.00	23,418.57	295.2%
<b>Interest Income</b>	22,717.00	0.00	22,717.00	100.0%
<b>Total Income</b>	1,795,943.86	1,586,071.00	209,872.86	113.2%
<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	1,966.13	3,200.00	-1,233.87	61.4%
<b>Contract Service Fees</b>				
Accounting	10,530.00	9,220.00	1,310.00	114.2%
St. Lukes Operating Funds	0.00	0.00	0.00	0.0%
<b>Total Contract Service Fees</b>	10,530.00	9,220.00	1,310.00	114.2%
General Liability Insurance	0.00	2,402.00	-2,402.00	0.0%
<b>Capital Expenditure</b>				
Workforce Housing Project	2,173,292.67	1,438,499.00	734,793.67	151.1%
Ambulance Shelter & Living Qtrs	211,703.87			
<b>Total Capital Expenditure</b>	2,384,996.54	1,438,499.00	946,497.54	165.8%
Legal Fees	71,086.13	125,000.00	-53,913.87	56.9%
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>	2,472,550.45	1,586,071.00	886,479.45	155.9%
<b>Net Ordinary Income</b>	-676,606.59	0.00	-676,606.59	100.0%
<b>Net Income</b>	<b>-676,606.59</b>	<b>0.00</b>	<b>-676,606.59</b>	<b>100.0%</b>

## Alexa Hersel

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**From:** Jacob Byrd <jacobb@s3lodging.com>  
**Sent:** Monday, June 8, 2026 5:18 PM  
**To:** Alexa Hersel  
**Cc:** astaup@gmail.com  
**Subject:** Candidate Introduction and Bio for the MMHD Board of Directors  
**Attachments:** Candidate Bio\_ Jacob Byrd.pdf

**This Message Is From an External Sender**

This message came from outside the St. Luke's email system.

[Report Suspicious](#)

Dear Alexa,

I am writing to express my interest in and candidacy for the McCall Memorial Hospital District (MMHD) Board of Directors. I have attached my full Candidate Bio to this email for your review, but I wanted to briefly highlight why my current civic and professional roles make me an immediate asset to the District's strategic goals.

The Board's multi-million-dollar commitment to the St. Luke's McCall Workforce Housing Project directly mirrors my daily operational focus. As a local hospitality leader managing multiple properties here, I navigate the nuances of the McCall employee housing market every day. I intimately understand our local real estate challenges, the economic pressures facing area workers, and the operational mechanics required to manage infrastructure in a resort community.

Furthermore, my active service on the Board of Directors for the McCall Area Chamber of Commerce and my appointment as a Local Option Tax (LOT) Commissioner have given me deep insight into municipal funding, public resource allocation, and tax-supported budget management. These roles align perfectly with the MMHD Board's responsibility to evaluate complex funding requests and foster community partnerships.

With advanced degrees specializing in Strategic Innovation, Change Management, and Public Policy, I offer a blend of local execution, housing market expertise, and civic accountability to ensure quality healthcare access for our community.

Thank you for your time, consideration, and leadership. I welcome the opportunity to discuss how my background aligns with the Board's future initiatives.

Sincerely,

--

Jacob Byrd  
Regional Manager  
S3 Lodging, LLC  
(864) 633-7704

## **Candidate Bio: Jacob Byrd**

### **Candidate for the McCall Memorial Hospital District Board of Directors**

I am a community-invested leader uniquely positioned to support the mission and future initiatives of the McCall Memorial Hospital District (MMHD) Board of Directors. With a robust background in multi-property regional management, local civic leadership, and advanced degrees focusing on strategic innovation and public policy, I bring a comprehensive set of skills tailored to the District's current priorities.

### **Aligning with MMHD's Priorities: A Focus on Workforce Housing**

A review of MMHD's current undertakings highlights a massive, multi-year financial and strategic commitment to the St. Luke's McCall Workforce Housing Project. The District has authorized millions of dollars across recent fiscal years to combat the Valley County housing crisis, recognizing that recruiting and retaining top-tier healthcare professionals relies entirely on affordable local housing.

My professional background directly mirrors this strategic focus. As a local hospitality representative managing multiple hotels in the area, navigating the nuances of the McCall employee housing market has long been a primary focus of my operations. I intimately understand the local real estate challenges, the economic pressures facing area workers, and the mechanics of managing operational staff in a resort community. I believe my experience managing workforce infrastructure makes me an asset to the Board as it continues to review, fund, and expand its phased housing initiatives.

### **Comprehensive Local Governance & Economic Insight**

In addition to my professional experience, I am deeply integrated into McCall's local government and civic ecosystem. I serve on the Board of Directors for the McCall Area Chamber of Commerce and I am a newly appointed Local Option Tax (LOT) Commissioner. These roles have provided me with insight into municipal funding, public resource allocation, and local economic drivers—skills that map perfectly onto the MMHD Board's responsibility to evaluate funding requests, manage tax-supported budgets, and foster community partnerships.

### **Strategic and Academic Excellence**

In addition to my professional experience, my academic background should prove useful to the Board of Directors for MMHD.

- **Master of International Management** (Colorado State University), specializing in *Change Management and Strategic Innovation*—equipping me to help the Board smoothly navigate complex organizational growth and infrastructural changes.

- **Master of Arts in Political Science** (American Public University), concentrating on *Comparative Politics and the Global Economy*—providing a macroscopic view of policy-making and public administration.
- **Technical & Analytical Skills:** Proficient in financial and budget management, procurement, and project coordination, with additional working knowledge of spatial data through ArcGIS.

As the McCall Memorial Hospital District navigates evolving community needs—ranging from advanced clinical equipment upgrades to massive capital investments in local workforce stability—I offer a blend of local execution, housing market expertise, and civic accountability needed to ensure quality healthcare access for the community.

Should you have any questions or require additional information, please do not hesitate to contact me directly by email at [jacobb@s3lodging.com](mailto:jacobb@s3lodging.com) or by phone at (864) 633-7704.

Jacob Byrd

# McCall Memorial Hospital District Draft FY27 M&O Budget

	Current: Oct-May	FY26 Budget	Proposed for FY27
Legal Notices	\$1,332	\$750	\$2,500
Office Supplies	\$1,966	\$3,200	\$3,500 (cell phone, PO Box, postage, website)
Legal Services	\$71,086	\$125,000	\$250,000
Insurance	\$2,402	\$2,402	\$2,500
Property Tax	\$2,640	\$7,000	\$7,000
Accounting	\$10,530	\$9,220	\$11,000 (audit and CPA)
<b>Grand Totals:</b>	<b>\$87,990</b>	<b>\$147,572</b>	<b>\$276,500</b>

# McCall Memorial Hospital District

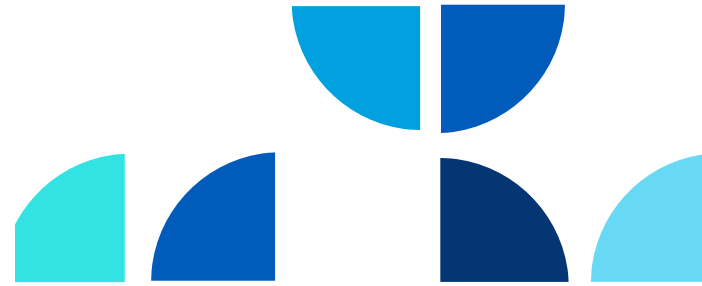
**Fiscal Year 2027  
Funding Request**

June 16, 2026





StLuke's®



Estimate \$1,260,250

Includes:

- Design & Architecture
- Construction & Permitting
- IHT
- Mobile Rental
- Equipment

# Computed Tomography (CT) Replacement

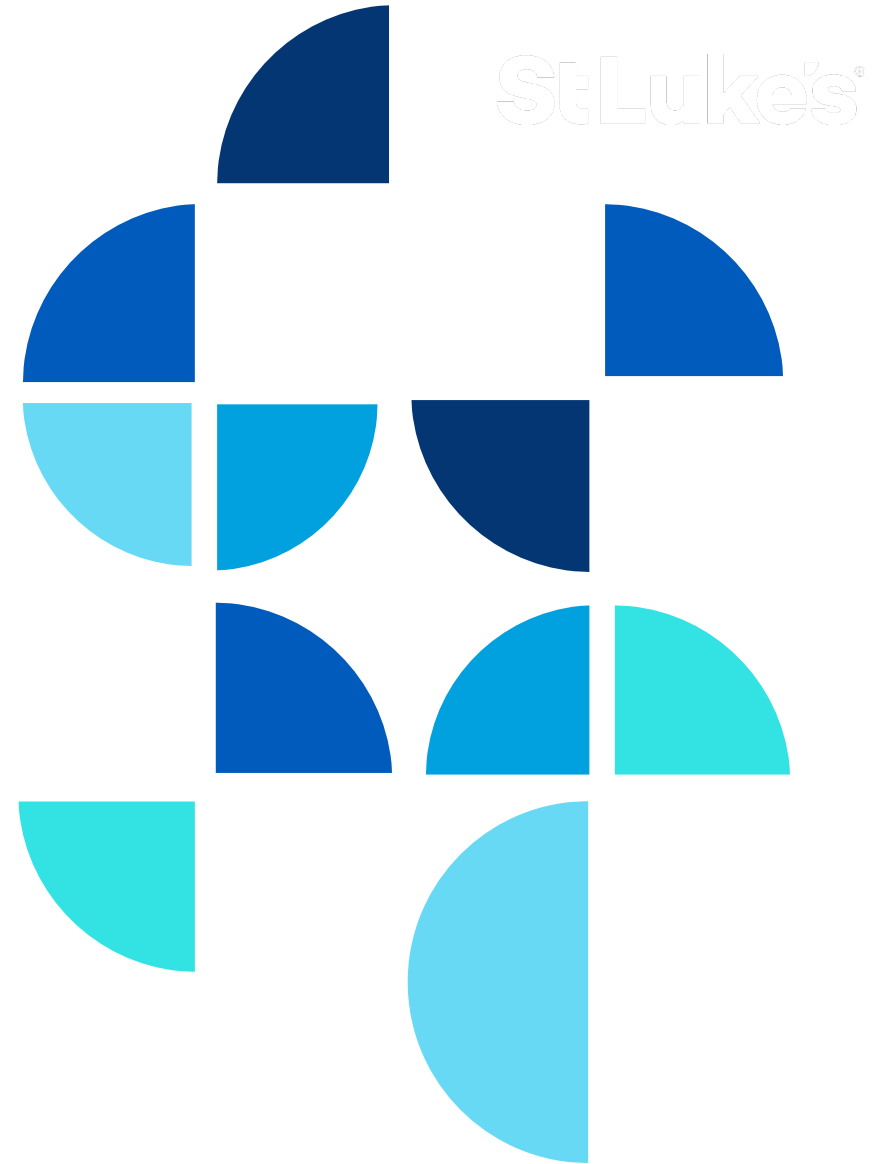
St. Lukes McCall Radiology



# Routine Capital Request List

Equipment	Department	Cost
Colonoscopes (4)	Surgical Services	\$160,000
EGD Scopes (4)	Surgical Services	\$160,000
Mobile Lift	Med/Surg	\$6,882.80
Rapid Infuser	Emergency	\$37,041
Bovie	Emergency	\$20,000
Fetal Monitor	Labor & Delivery	\$7,645.91
Arthroscopy Pump	Surgical Services	\$6,499
PFT Box	Respiratory Therapy	\$100,000
EKG	Respiratory Therapy	\$20,000
Eye Gurney	Surgical Services	\$8,000
Anesthesia Ultrasound	Surgical Services	\$65,000
Anesthesia Ultrasound	Emergency	\$65,000
MRI IV Pump	Imaging	\$54,969
Transthoracic Echo Transducer	Cardiopulmonary	\$24,010
Ultrasound Probe	Surgical Services	\$9,000

Questions?





**McCall Memorial Hospital**  
*District*

**McCALL MEMORIAL HOSPITAL DISTRICT  
BOARD APPOINTMENT WORKGROUP SPECIAL MEETING  
MONDAY JUNE 15, 2026; 10:00 – 11:00 a.m.**

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

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

**Virtual Meeting ID: 266 481 805 695 80 and Passcode: dm9Ag9py**

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

**Phone Conference ID: 987 482 168#**

**AGENDA:**

- 1.) Welcome – Andy Laidlaw, Board & Workgroup Chair
- 2.) *ACTION* Repeal Action Taken in Violation of the Idaho Open Meeting Law – Andy Laidlaw, Board & Workgroup Chair
- 3.) *ACTION* Board Vacancy Process – Andy Laidlaw, Board & Workgroup Chair
- 4.) *ACTION* Board Vacancy Candidate Deliberation and Recommendation – Andy Laidlaw, Board & Workgroup Chair
- 5.) Next Steps – Andy Laidlaw, Board & Workgroup Chair
- 6.) Public Comment – Andy Laidlaw, Board & Workgroup Chair

**Upcoming Meetings:**

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

**MMHD Board Appointment Workgroup Meeting – Thursday, June 18; 10:00 – 11:00 a.m.**

**McCALL MEMORIAL HOSPITAL DISTRICT  
HOUSING WORKGROUP MEETING MINUTES  
MONDAY, MAY 18, 2026; 9:00 – 9:14 a.m.  
FOUNDATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

**ATTENDANCE:** Dr. Eddie Droge, SLM Foundation Board Member, Ron Erskine, SLM Foundation President, Andy Laidlaw, MMHD Chair and Housing Workgroup Co-Chair, Marge Krahn, MMHD Treasurer, Verna Vanis, St. Luke's Foundation

**GUESTS:** Kirsten Azoulay, St. Luke's Foundation Asst., Laura Crawford, St. Luke's Comm. and PR Bus. Partner., Vernon Grotjohn, St. Luke's Building Svcs. Mgr., Jordan Heller, St. Luke's Legal Counsel, Alexa Hersel, St. Luke's Exec. Asst., Hayley Johnson, St. Luke's Foundation Development Manager, Karl Linzmeyer, St. Luke's Mgr. Pt. Care Svcs. And Interim Asst. CNO., Jenny Ruummele, St. Luke's Foundation Exec. Dir., Dawn Sanchez, St. Luke's Real Estate, Kim Schwisow, St. Luke's Real Estate, Rachel Shinn, St. Luke's HRBP

**ABSENT:** Claire Ryberg, St. Luke's Foundation, and Mike Vineyard, MMHD Trustee

**WELCOME** – Andy Laidlaw, MMHD Chair and Housing Workgroup Co-Chair, convened the meeting at 9:00 a.m. The in-person attendance included Andy Laidlaw, Verna Vanis, Marge Krahn, Dr. Eddie Droge, Ron Erskine, Kirsten Azoulay, Hayley Johnson, and Jenny Ruummele. 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: Phase 1A is complete with the exception of landscaping, which will occur after the 1B phase is completed. The Phase 1B units will be set on June 9, with the townhomes to be ready for tenants in early fall.

**APPROVAL OF MONTHLY INVOICES** – Andy Laidlaw, District Chair and Workgroup Co-Chair, presented the total amount of invoices received this month: \$803,377.53

**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.**

**NEXT STEPS** – Andy Laidlaw, District Chair and Workgroup Co-Chair, and Kim Schwisow, St. Luke's Real Estate, led a conversation of tenant status and the communication process.

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

**ADJOURNMENT** – Hearing no other comments, the Housing Workgroup adjourned at 9:14 a.m.

Respectfully submitted,

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Aana Vannoy, MMHD Board Secretary



**McCall Memorial Hospital**  
*District*

**McCALL MEMORIAL HOSPITAL DISTRICT  
HOUSING WORKGROUP MEETING**

**Monday June 15, 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
- 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, July 20; 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.**

**June 2026 Workforce Housing Invoice Packet**

Vendor	Invoice Date	Invoice Number	Tracking Date	Invoice Total	Notes
Allwest	5/11/2026	245514	5/13/2026	\$3,379.50	
Auto-Owners Insurance	4/30/2026	N/A	5/13/2026	\$4,697.00	
Krahn's Home Furnishings	5/1/2026	230720	5/13/2026	\$9,469.50	Window treatments
City of McCall	5/4/2026	7037	5/13/2026	\$175.00	Engineering fees
Crestline Engineers	6/2/2026	5124	6/5/2026	\$808.75	
Irontown Modular	6/1/2026	6345	6/5/2026	\$6,612.00	
Jordan-Wilcomb Construction	6/4/2026	N/A	6/5/2026	\$174,367.75	
Water & Sewer District	6/5/2026	N/A	6/5/2026	\$657.48	April, May, June sewer fees for 110, 112, 114, 116 Viking Lane
City of McCall - Water	5/14/2026	N/A	6/5/2026	\$109.52	133 Viking Lane
City of McCall - Water	5/14/2026	N/A	6/5/2026	\$164.28	\$54.76 x 3 units - 110, 114, 116 Viking Lane. 112 Viking Lane not included - issue with billing, being resolved.
City of McCall - Water	5/14/2026	N/A	6/5/2026	\$219.04	\$54.76 x 4 units - 125, 127, 129, 131 Viking Lane

Invoices Total:	\$200,659.82
Invoices Total at 50%	\$100,329.91



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. 245514  
 Invoice Date: 5/11/2026  
 Due Date: 6/10/2026

St. Lukes McCall Foundation, Inc.

1000 State Street  
 McCall, ID 83638

**Project :526-321T St. Lukes McCall Foundation Housing -  
 Quadplex No. 2**

For Services Rendered Through 5/3/2026

	Hours/Units	Rate	Billed Amt
<b>4/10/2026</b>			
<b>Soils Visual Observation</b>			
Field Technician:	6.00	\$105.00	\$630.00
<b>Mileage</b>			
Vehicle Mileage:	220.00	\$1.20	\$264.00
<b>4/13/2026</b>			
<b>Soils Visual Observation</b>			
Field Technician:	6.00	\$105.00	\$630.00
<b>Mileage</b>			
Vehicle Mileage:	220.00	\$1.20	\$264.00
<b>4/30/2026</b>			
<b>Concrete Testing</b>			
Field Technician:	4.00	\$105.00	\$420.00
Overtime:	1.00	\$157.50	\$157.50
<b>Mileage</b>			
Vehicle Mileage:	110.00	\$1.20	\$132.00
<b>Lab Testing</b>			
C: Concrete Cylinders-4" (BT):Sample # C526 0703	5.00	\$40.00	\$200.00
<b>5/1/2026</b>			
<b>Concrete Sample Pick Up</b>			
Field Technician:	3.00	\$105.00	\$315.00

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

**Mileage**

Vehicle Mileage: 110.00 \$1.20 \$132.00

	Hours/Units	Rate	Billed Amt
6500:PA : Project Assistant	1.00	\$85.00	\$85.00
6600:PM : Project Manager	1.00	\$150.00	\$150.00
<b>Current Invoice Amount</b>			<b>\$3,379.50</b>

**Billing Summary**

	Previously Billed	Current Billing	Billed To Date
<b>Billing Totals</b>	\$0.00	\$3,379.50	\$3,379.50

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





**KRAHN'S  
HOME FURNISHINGS**  
211 E. Lake Street  
McCall, ID 83638  
208.634.2193

STATEMENT  
DATE

CUSTOMER  
ACCOUNT NUMBER

05/01/2026

14012

# STATEMENT

St. Lukes Foundation  
1000 STATE STREET  
MCCALL, ID. 83638

PAGE NO. 1 UNDELIVERED ORDERS 9,250.00 DEPOSITS ON UNDEL. ORDERS

Please Note: Undelivered orders and deposits above are not included in the statement below.

INVOICE TERMS: I=Installment Contract, O=Open Single-Payment Account, R=Revolving Charge, TRANS. TYPES: BF=Balance Forward, CR=Credit Memo, DR=Debit Memo, FC=Finance Charge, IC=Insurance Charge, IN=Invoice, LC=Late Charge, PT=Payment, RC=Refund or Returned Check.

AMOUNT PAST DUE	PREVIOUS BALANCE	TOTAL PURCHASES	TOTAL OTHER CHARGES	TOTAL PAYMENTS & CREDITS	TOTAL NEW BALANCE	MINIMUM PAYMENT DUE
0.00	0.00	9,469.50	0.00	0.00	9,469.50	9,469.50

TRANSACTION DATE	REFERENCE NUMBER	INVOICE TERMS	TRANS. TYPE	PURCHASES & OTHER CHARGES	PAYMENTS & CREDITS	INVOICE BALANCE	INVOICE PAYMENT DUE
04/11/2026	230720	O	IN	9,469.50		9,469.50	9,469.50

Open Documents

CURRENT	1- 30 DAYS	31- 60 DAYS	61- 90 DAYS	91-120 DAYS	OVER 120 DAYS
9,469.50	0.00	0.00	0.00	0.00	0.00

**FINANCE CHARGE SUMMARY**

**REMITTANCE ADVICE — Please detach and enclose with your payment.**

ANNUAL PERCENTAGE RATES:  
RATE 1 18.00%  
RATE 2  
RATE 3  
BALANCES AT WHICH RATES CHANGE:  
RATE 1 MAX. BAL. \$9,999  
RATE 2 MAX. BAL.

AMOUNT PAST DUE 0.00  
MINIMUM PAYMENT DUE 9,469.50  
DATE PAYMENT IS/WAS DUE 05/15/2026

PLEASE WRITE IN AMOUNT ENCLOSED.

CREDIT LIMIT CREDIT AVAILABLE

\$9,999

St. Lukes Foundation

AVG. DAILY BALANCE 6,628.65  
DAYS IN BILLING PERIOD 30

Boise, ID

CREDIT LIMIT NOT SUFFICIENT?  
PLEASE WRITE IN LIMIT DESIRED.

ACCOUNT NO: 14012



4/10/26

**Sale**

Duplicate

Krahn's Home Furnishings  
211 E Lake St  
McCall id 83638

208-634-2193

Customer Copy

**Sold To:**  
St. Lukes Foundation

**Deliver To:**  
St. Lukes Foundation

Salesperson	Delivery	Payment Terms
1	Our Delivery Van #1 ASAP	Net 30 DAYS

Quantity Sold	Status	Item ID	Item Description	Unit Price	Extended Price
1	EA	*SOUWIN	SOU ROLLER SHADES IM CONT LOOP DELPHINE DKEARTH L/F-B/O 11 STLUKES	5,775.00 725.00	5,050.00 Discount
Sale Item Remarks: Unit #1					
1	EA	*SOUWIN	SOU ROLLER SHADES IM CONT LOOP DELPHINE DKEARTH L/F-B/O 6 STLUKES	4,436.00 636.00	3,800.00 Discount
Sale Item Remarks: Unit#2					

<b>Sale Total</b>	8,850.00
	0.00
Tax Rate 7.000% Sales Tax	619.50
	0.00
<b>Grand Total</b>	9,469.50
Payment Received	0.00
<b>Balance Due</b>	9,469.50

**CITY OF MCCALL**

216 E. Park Street  
McCall ID 83638



**City of McCall**

**INVOICE**

Phone: (208) 634-8909

Date	Number	Page
05/04/2026	7037	1

**Bill To:** St Lukes Foundation  
c/o Kirtsen Azoulay  
1000 State St  
McCall ID 83638

**Customer No.** 172.5

Contact: Kirtsen Azoulay

Terms: Net 30 Days

Quantity	Description	Unit Price	Net Amount
1	In - House Engineering Fees - PUD 24-03/PUDF 26-01		
.5	Review submitted documents and provide an Engineering Review.	100.00	50.00
.5	Respond to applicants to clarify a few comments.	100.00	50.00
.5	Finalize and send out Final Infrastructure Acceptance Certificate to Staff and applicant team.	100.00	50.00
.25	Invoice Preparation	100.00	25.00
<b>Amount</b>			175.00
<b>Freight</b>			
<b>Balance Due</b>			<b>175.00</b>

**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 5124  
 Date 06/02/2026

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

Professional services through 05/31/2026

**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	45,167.50	658.75
<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>	6,512.50	6,598.75	86.25
<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	507.50	63.75
<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>	673.03	673.03	0.00
<b>Total</b>	<b>155,770.53</b>	<b>156,579.28</b>	<b>808.75</b>

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

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Const - Observation/Site Visits (70:300)				
	05/13/2026	0.25	170.00	42.50
	05/18/2026	0.50	170.00	85.00
	05/20/2026	0.50	170.00	85.00
Const - Substantial/Final Completion (70:601)				
	05/19/2026	0.50	170.00	85.00
	05/27/2026	0.25	170.00	42.50
	05/28/2026	0.75	170.00	127.50
Engineering Intern/CAD Technician				
Trent M. Sayers				
Const - Observation/Site Visits (70:300)				
	05/18/2026	1.00	85.00	85.00

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

Professional Services

	Date	Hours	Rate	Billed Amount
Engineering Intern/CAD Technician Trent M. Sayers Const - Substantial/Final Completion (70:601)	05/27/2026	0.50	85.00	42.50
	05/28/2026	0.75	85.00	63.75
Phase subtotal				658.75

**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 General - Review/Coordination (50:104)	04/29/2026	0.50	115.00	57.50
	05/05/2026	0.25	115.00	28.75
Phase subtotal				86.25

**Out of Scope - Phase 2 Pathway Coordination and Support**

Professional Services

	Date	Hours	Rate	Billed Amount
Engineering Intern/CAD Technician Trent M. Sayers Const - Management/Correspondence/Coordination (70:101)	05/04/2026	0.75	85.00	63.75
Invoice total				<b>808.75</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5124	06/02/2026	808.75	808.75				
	Total	808.75	808.75	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!

# 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

Invoice no.: 6345  
Terms: Due on receipt  
Invoice date: 06/01/2026  
Due date: 06/01/2026

Sales Rep: Aaron

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Delivery &amp; Set</b>	Actual Delivery Miles: 551 mi Fuel Surcharge: \$1.00 per mile	12	\$551.00	\$6,612.00

**Total** **\$6,612.00**

### Ways to pay

BANK

[View and pay](#)

**AIA Type Document  
Application and Certification for Payment**

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

**PROJECT:** P1A6 - QUADPLEX 2 WF HOUSING  
110,112,114,116 VIKING LANE  
MCCALL, ID 83638

**APPLICATION NO:** 2603-#02  
**PERIOD TO:** 5/31/2026

**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 shown below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM .....	\$	<u>984,080.00</u>
2. Net Change by Change Orders .....	\$	<u>0.00</u>
3. CONTRACT SUM TO DATE (Line 1 + 2) .....	\$	<u>984,080.00</u>
4. TOTAL COMPLETED AND STORED TO DATE .....	\$	<u>285,655.00</u>
<b>5. RETAINAGE:</b>		
a. <u>5.00</u> % of Completed Work	\$	<u>14,282.75</u>
b. <u>0.00</u> % of Stored Material	\$	<u>0.00</u>
Total retainage (Line 5a + 5b) .....	\$	<u>14,282.75</u>
6. TOTAL EARNED LESS RETAINAGE .....	\$	<u>271,372.25</u>
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) .....	\$	<u>97,004.50</u>
8. CURRENT PAYMENT DUE .....	\$	<u>174,367.75</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	<u>712,707.75</u>

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>
<b>NET CHANGES</b> by Change Order	0.00	

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: 6/14/2026

State of: ID

County of: ADA

Subscribed and Sworn to before me this 14th Day of June 2026

Notary Public: Jane L. Falls

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** .....

*(Attach 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 MCCALL FOUNDATION  
 1000 STATE ST  
 MCCALL, ID 83638

**PROJECT:** P1A6 - QUADPLEX 2 WF HOUSING  
 110,112,114,116 VIKING LANE  
 MCCALL , ID 83638

**APPLICATION NO:** 2603-#02  
**PERIOD TO:** 5/31/2026

**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	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	DIV1 - GENERAL CONDITIONS	245,035.00	17,436.00	33,347.00	0.00	50,783.00	20.72	194,252.00	2,539.15
2	SITE SURVEY	2,200.00	0.00	0.00	0.00	0.00	0.00	2,200.00	0.00
3	EARTHWORK/PATHWAYS/BERM: BLDG FTN	37,084.00	9,812.00	23,272.00	0.00	33,084.00	89.21	4,000.00	1,654.20
4	SEWER LINE EXT. ALLOW.	3,500.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00
5	ASPHALT PAVING	3,200.00	0.00	0.00	0.00	0.00	0.00	3,200.00	0.00
6	ESC/SWPPP PROGRAM	2,000.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00
7	FENCES & GATES	1,500.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00
8	TREE REMOVAL ALLOW.	2,800.00	0.00	0.00	0.00	0.00	0.00	2,800.00	0.00
9	CAST IN PLACE CONCRETE	141,565.00	50,282.00	91,283.00	0.00	141,565.00	100.00	0.00	7,078.25
10	ROUGH CARPENTRY/FRAMING	32,645.00	9,846.00	0.00	0.00	9,846.00	30.16	22,799.00	492.30
11	SIDING	29,400.00	0.00	0.00	0.00	0.00	0.00	29,400.00	0.00
12	WOOD/BUILDING MATERIALS	18,000.00	0.00	0.00	0.00	0.00	0.00	18,000.00	0.00
13	ROOFING-PATCHING NEW TPO	54,160.00	0.00	0.00	0.00	0.00	0.00	54,160.00	0.00
14	BUILDING INSULATION	3,500.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00
15	WEATHER BARRIERS/JT SEALERS	5,500.00	0.00	0.00	0.00	0.00	0.00	5,500.00	0.00
16	OH DOORS	9,560.00	0.00	0.00	0.00	0.00	0.00	9,560.00	0.00
17	GYPSUM	17,500.00	0.00	0.00	0.00	0.00	0.00	17,500.00	0.00
18	CARPET & FLOOR TREATMENT	3,959.00	0.00	0.00	0.00	0.00	0.00	3,959.00	0.00
19	CONCRETE EPOXY FLOOR & SEALERS	4,800.00	0.00	0.00	0.00	0.00	0.00	4,800.00	0.00
20	PAINTING/STITCHING	30,780.00	0.00	0.00	0.00	0.00	0.00	30,780.00	0.00

AIA Type Document  
Application and Certification for Payment

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

PROJECT: P1A6 - QUADPLEX 2 WF HOUSING  
110,112,114,116 VIKING LANE  
MCCALL , ID 83638

APPLICATION NO: 2603-#02  
PERIOD TO: 5/31/2026

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	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
21	PREFAB HOUSING INSTALL	56,160.00	0.00	0.00	0.00	0.00	0.00	56,160.00	0.00
22	PREFAB HOUSING CRANE RENTAL	26,859.00	0.00	0.00	0.00	0.00	0.00	26,859.00	0.00
23	PLUMBING	31,430.00	2,344.00	13,371.00	0.00	15,715.00	50.00	15,715.00	785.75
24	HVAC	29,500.00	0.00	0.00	0.00	0.00	0.00	29,500.00	0.00
25	ELECTRICAL	12,290.00	0.00	0.00	0.00	0.00	0.00	12,290.00	0.00
26	WIRING MINI-SPLIT UNITS	4,800.00	0.00	0.00	0.00	0.00	0.00	4,800.00	0.00
27	SUPPLY/INSTALL ELECTRIC HEATER/GARAGE	5,740.00	0.00	0.00	0.00	0.00	0.00	5,740.00	0.00
28	CONTINGENCY	48,508.00	0.00	0.00	0.00	0.00	0.00	48,508.00	0.00
29	JORDAN-WILCOMB FEE	120,105.00	12,390.00	22,272.00	0.00	34,662.00	28.86	85,443.00	1,733.10
<b>REPORT TOTALS</b>		<b>\$984,080.00</b>	<b>\$102,110.00</b>	<b>\$183,545.00</b>	<b>\$0.00</b>	<b>\$285,655.00</b>	<b>29.03</b>	<b>\$698,425.00</b>	<b>\$14,282.75</b>

**CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT**

**ADDENDUM 6**

**PROJECT: ST. LUKE'S MISSION STREET WORKFORCE QUADPLEX 2**

Upon receipt by the undersigned of a check from ST. LUKE'S MCCALL FOUNDATION in the sum of \$174,367.75 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 QUADPLEX 2 located at 110, 112, 114, 116 VIKING LANE 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 5/31/2026 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: 6/4/2026



JORDAN-WILCOMB CONST., INC.

[Handwritten Signature]

(signature)

President

(title)











**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	03/25/2026	Water		109.52
PRESENT READING	DATE			
0	05/12/2026			
Statement Date:				
05/14/2026				
Previous Balance:				219.04
Payments:				- 219.04
Adj./Applied Deposits				0.00
Current Charges:				109.52
Amount Due By: 06/01/2026				109.52
After This Date : 06/10/2026				122.11

Please disregard if already paid.

**AUTO PAY**

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**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 0 2 1 \*

Service Location: 133 Viking Ln

Account No. 10.0002.1

Amount Due By : 06/01/2026

After This Date : 06/10/2026

**109.52**

**122.11**

Amount Enclosed

~~AUTO PAY~~

*payment  
was successful*

200 \*\*\*\*\*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



**City of McCall**  
FINANCE

216 E. Park Street  
McCall, IDAHO 83638

**Service Location**

110 Viking Ln  
Account # : 9.9995.1

St. Luke's McCall Foundation  
1000 State St  
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	04/27/2026	Water		54.76
PRESENT READING	DATE			
0	05/06/2026			
Statement Date:				
05/14/2026				
Previous Balance:				0.00
Payments:				0.00
Adj./Applied Deposits				0.00
Current Charges:				54.76
Amount Due By: 06/01/2026				54.76
After This Date : 06/10/2026				61.06

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MAKE CHECKS PAYABLE TO:



216 E. Park Street  
McCall, ID 83638

**Service Location:** 110 Viking Ln  
**Account No.** 9.9995.1  
**Amount Due By :** 06/01/2026 **54.76**  
**After This Date :** 06/10/2026 **61.06**

Amount Enclosed



\* 9 9 9 5 1 \*

292 \*\*\*\*\*AUTO\*\*5-DIGIT 83638 2



ST. LUKE'S MCCALL FOUNDATION  
1000 STATE ST  
MCCALL ID 83638

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



**City of McCall**  
FINANCE

216 E. Park Street  
McCall, IDAHO 83638

**Service Location**

114 Viking Ln  
Account # : 9.9997.1

St. Luke's Foundation  
1000 State St  
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	04/27/2026	Water		54.76
PRESENT READING	DATE			
0	05/12/2026			
Statement Date:				
05/14/2026				
Previous Balance:				0.00
Payments:				0.00
Adj./Applied Deposits				0.00
Current Charges:				54.76
Amount Due By: 06/01/2026				54.76
After This Date : 06/10/2026				61.06

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**MAKE CHECKS PAYABLE TO:**



216 E. Park Street  
McCall, ID 83638

**Service Location:** 114 Viking Ln  
**Account No.** 9.9997.1  
**Amount Due By :** 06/01/2026 **54.76**  
**After This Date :** 06/10/2026 **61.06**

Amount Enclosed



\* 9 9 9 9 7 1 \*



ST. LUKE'S FOUNDATION  
1000 STATE ST  
MCCALL ID 83638

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



**City of McCall**  
FINANCE

216 E. Park Street  
McCall, IDAHO 83638

**Service Location**

116 Viking Ln  
Account # : 9.9998.1

St. Luke's Foundation  
1000 State St  
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	04/27/2026	Water		54.76
PRESENT READING	DATE			
0				
Statement Date:				
05/14/2026				
Previous Balance:				0.00
Payments:				0.00
Adj./Applied Deposits				0.00
Current Charges:				54.76
Amount Due By: 06/01/2026				54.76
After This Date : 06/10/2026				61.06

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216 E. Park Street  
McCall, ID 83638

**Service Location:** 116 Viking Ln  
**Account No.** 9.9998.1  
**Amount Due By :** 06/01/2026 **54.76**  
**After This Date :** 06/10/2026 **61.06**

Amount Enclosed



\* 9 9 9 9 8 1 \*

ST. LUKE'S FOUNDATION  
1000 STATE ST  
MCCALL ID 83638

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



# City of McCall

FINANCE

216 E. Park Street  
McCall, IDAHO 83638

### Service Location

125 Viking Ln  
Account #: 10.0011.1

McCall St. Lukes Foundation  
1000 State St  
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	03/26/2026	Water		54.76
PRESENT READING	DATE			
0	05/05/2026			
Statement Date:				
05/14/2026				
Previous Balance:				0.00
Payments:				0.00
Adj./Applied Deposits				0.00
Current Charges:				54.76
Amount Due By: 06/01/2026				54.76
After This Date : 06/10/2026				61.06

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MAKE CHECKS PAYABLE TO:



City of McCall

FINANCE

216 E. Park Street  
McCall, ID 83638



\* 1 0 0 0 1 1 1 \*

Service Location: 125 Viking Ln  
Account No. 10.0011.1  
Amount Due By : 06/01/2026 **54.76**  
After This Date : 06/10/2026 **61.06**

Amount Enclosed

autopaid  
6/1

MCCALL ST. LUKES FOUNDATION  
1000 STATE ST  
MCCALL ID 83638

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



**City of McCall**  
FINANCE

216 E. Park Street  
McCall, IDAHO 83638

**Service Location**

127 Viking Ln  
Account # : 10.0012.1

McCall St. Lukes Foundation  
Auto Pay  
1000 State St  
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	03/26/2026	Water		54.76
PRESENT READING	DATE			
0	05/05/2026			
Statement Date:				
05/14/2026				
Previous Balance:				- 109.52
Payments:				0.00
Adj./Applied Deposits				0.00
Current Charges:				54.76
Amount Due By: 06/01/2026				- 54.76
After This Date : 06/10/2026				- 54.76

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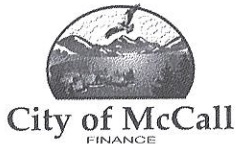
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**MAKE CHECKS PAYABLE TO:**



216 E. Park Street  
McCall, ID 83638

**Service Location:** 127 Viking Ln  
**Account No.** 10.0012.1  
**Amount Due By :** 06/01/2026 **-54.76**  
**After This Date :** 06/10/2026 **-54.76**

Amount Enclosed



\* 1 0 0 0 1 2 1 \*

456 \*\*\*\*\*AUTO\*\*5-DIGIT 83638 2



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

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



**City of McCall**  
FINANCE

216 E. Park Street  
McCall, IDAHO 83638

**Service Location**

129 Viking Ln  
Account # : 10.0013.1

McCall St. Lukes Foundation  
1000 State St  
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	03/25/2026	Water		54.76
PRESENT READING	DATE			
0	05/05/2026			
Statement Date:				
05/14/2026				
Previous Balance:				0.00
Payments:				0.00
Adj./Applied Deposits				0.00
Current Charges:				54.76
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**Amount Due By :** 06/01/2026 **54.76**  
**After This Date :** 06/10/2026 **61.06**

Amount Enclosed

autopaid  
6/1



\*1000131\*

MCCALL ST. LUKES FOUNDATION  
1000 STATE ST  
MCCALL ID 83638

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



# City of McCall

FINANCE  
216 E. Park Street  
McCall, IDAHO 83638

### Service Location

131 Viking Ln  
Account #: 10.0014.1

McCall St. Lukes Foundation  
1000 State St  
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	03/25/2026	Water		54.76
PRESENT READING	DATE			
0	05/05/2026			
Statement Date:				
05/14/2026				
Previous Balance:				0.00
Payments:				0.00
Adj./Applied Deposits				0.00
Current Charges:				54.76
Amount Due By: 06/01/2026				54.76
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216 E. Park Street  
McCall, ID 83638

Service Location: 131 Viking Ln  
Account No. 10.0014.1  
Amount Due By : 06/01/2026 **54.76**  
After This Date : 06/10/2026 **61.06**

Amount Enclosed

autopaid  
6/1



MCCALL ST. LUKES FOUNDATION  
1000 STATE ST  
MCCALL ID 83638

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



# Finance Report

**McCall Memorial Hospital District  
Board Meeting**

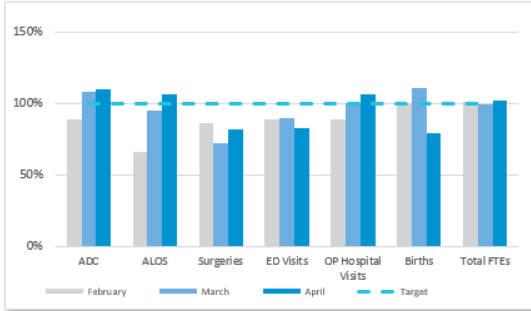
June 16, 2026

# St. Luke's McCall Financial Performance Highlights — April 2026

## KEY MESSAGE:

April represents the first month of the third 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.



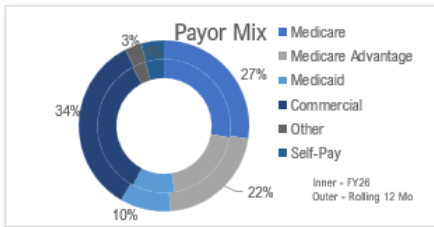
**Operating Indicators:** Variances to target were inline with typical seasonal activity but were also impacted by unique operational challenges and special community needs. Relative to April:

- Average Daily Census was 4.44, over target for the month.
- Surgical cases of 59 under target, and 80 Endo procedures for the month.
- ED visits at 13 per day, under target for the month.
- OP visits slightly over target for the month.
- Births were 8 for the month, under 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>

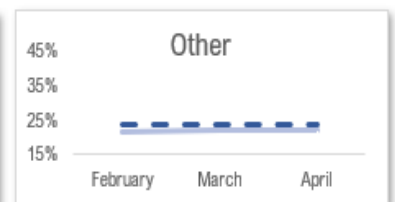


**Payor Mix:** YTD McCall has experienced a decrease in Governmental and an increase in Commercial payors

- Government payors account for 57.7%, 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 7.8% 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 77% vs. a target of 80%. Primarily driven by increases in Revenue and softer Labor & Other Expenses.

- YTD April labor expense as a percentage of Adjusted Operating Revenue<sup>1</sup> was lower than target. Currently only 2.86 travelers on site in April.
- Supply expense YTD as a percentage of Adjusted Operating Revenue<sup>1</sup> is over . April continued to see the expense for the new ICU medical pumps, also an increase in implant total joints (volume driven)
- Drug expense YTD as a percentage of Adjusted Operating Revenue<sup>1</sup> is under target. Increases in Antisera and monoclonal antibodies offset by increases in MS drugs.
- Other expenses as a percentage of Adjusted Operating Revenue<sup>1</sup> is at 22%. Increase in clinical repairs and maintenance in April.



<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

June 16, 2026



# McCall Updates

Culture/Workforce Innovation

✓ *Staffing*

Construction Projects

✓ *Parking Lots*

✓ *MMC & PLMC*

Access

✓ *New Services*

✓ *Provider Updates*

Safety & Quality

✓ *Quality & Care Experience*



# McCall clinic reopens

BY LAURA CRAWFORD

ST. LUKE'S MCCALL

St. Luke's McCall Medical Clinic reopened yesterday after more than three months following a water leak that required extensive repairs.

The clinic has been closed since Feb. 16, when a water pipe broke beneath the building after hours. The leak caused several inches of standing water, which was discovered the following morning.

To support cleanup efforts, assess the damage, and complete necessary repairs, all equipment, furniture, and supplies were removed from the clinic. The restoration process included replacing all flooring, as well as sections of dry-wall damaged by the flooding.

Patients who currently have appointments scheduled will be notified to return to the McCall Medical Clinic for

their visits.

McCall Medical Clinic provides outpatient services including internal medicine, family medicine, wound care, dermatology, and care from visiting specialists. On average, 70 to 80 patients are seen at the clinic each day.

"Our priority during the clinic's closure was ensuring we continued to care for patients and maintain access to care," said Maureen Arnold, St. Luke's Practice Director of Operations.

Despite the closure, patient access to care was not disrupted. Physicians and advanced practice providers continued seeing patients at alternate locations, including St. Luke's Clinic - Payette Lakes Family Medicine, the Urgent Care Clinic, and other hospital-based settings.

"It was a challenging situation for our team. Everyone stepped up, contributed

to the effort, and remained dedicated to our patients and each other throughout the closure," Arnold said.

The clinic has been fully restored

and is ready to safely welcome patients back. For questions or to schedule an appointment, patients may contact the clinic directly at 208-634-1776.

THURSDAY, JUNE 4, 2026 - THE STAR-NEWS - B3



Photo courtesy of St. Luke's McCall

St. Luke's Practice Director of Operations Maureen Arnold and Building Services Manager Vernon Grotjohn coordinate the final work to be completed before reopening the McCall Medical Clinic.



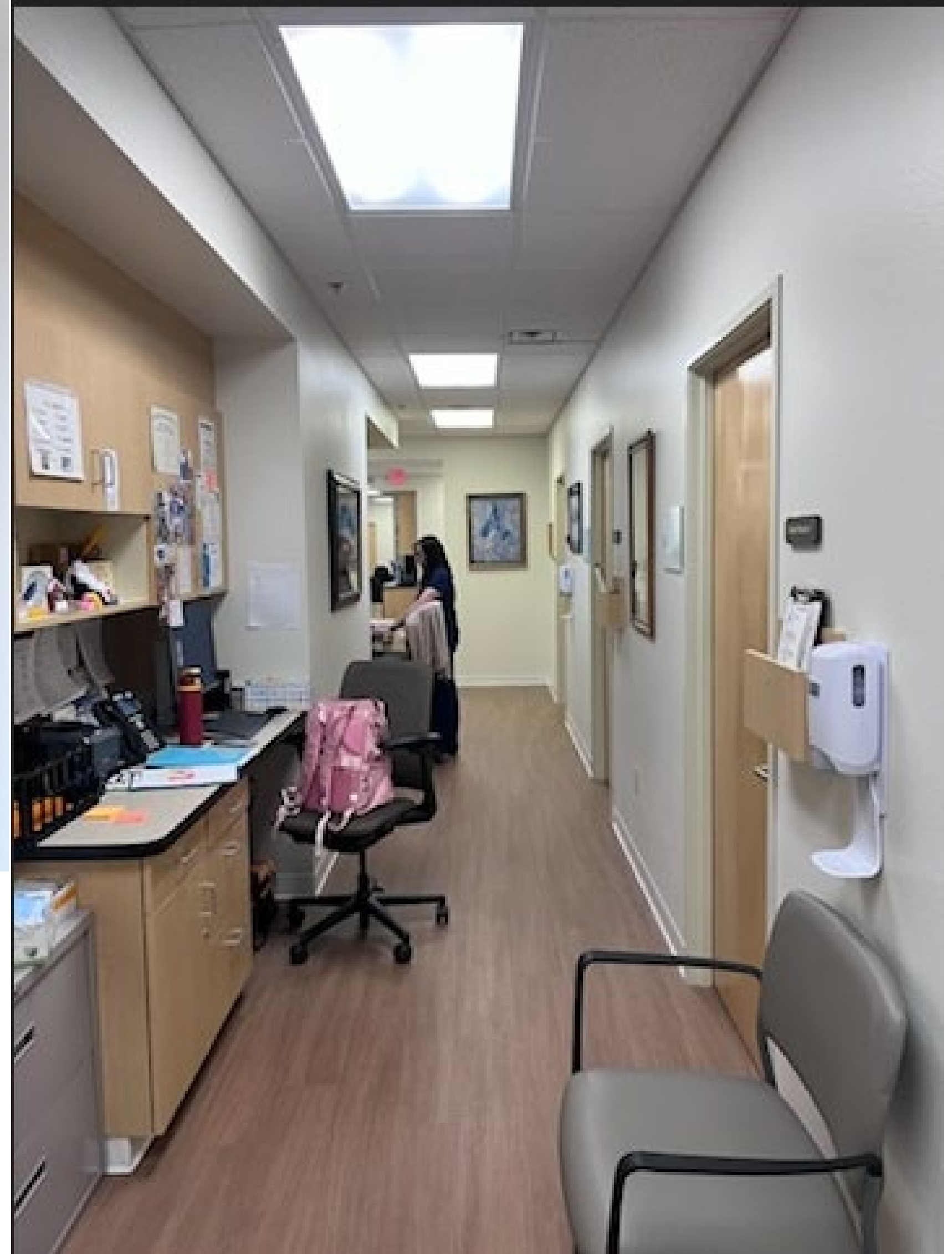
McCall Medical Clinics is located at 209 Forest St. near the main St. Luke's McCall hospital building. Photo: Drew Dodson/Valley Lookout



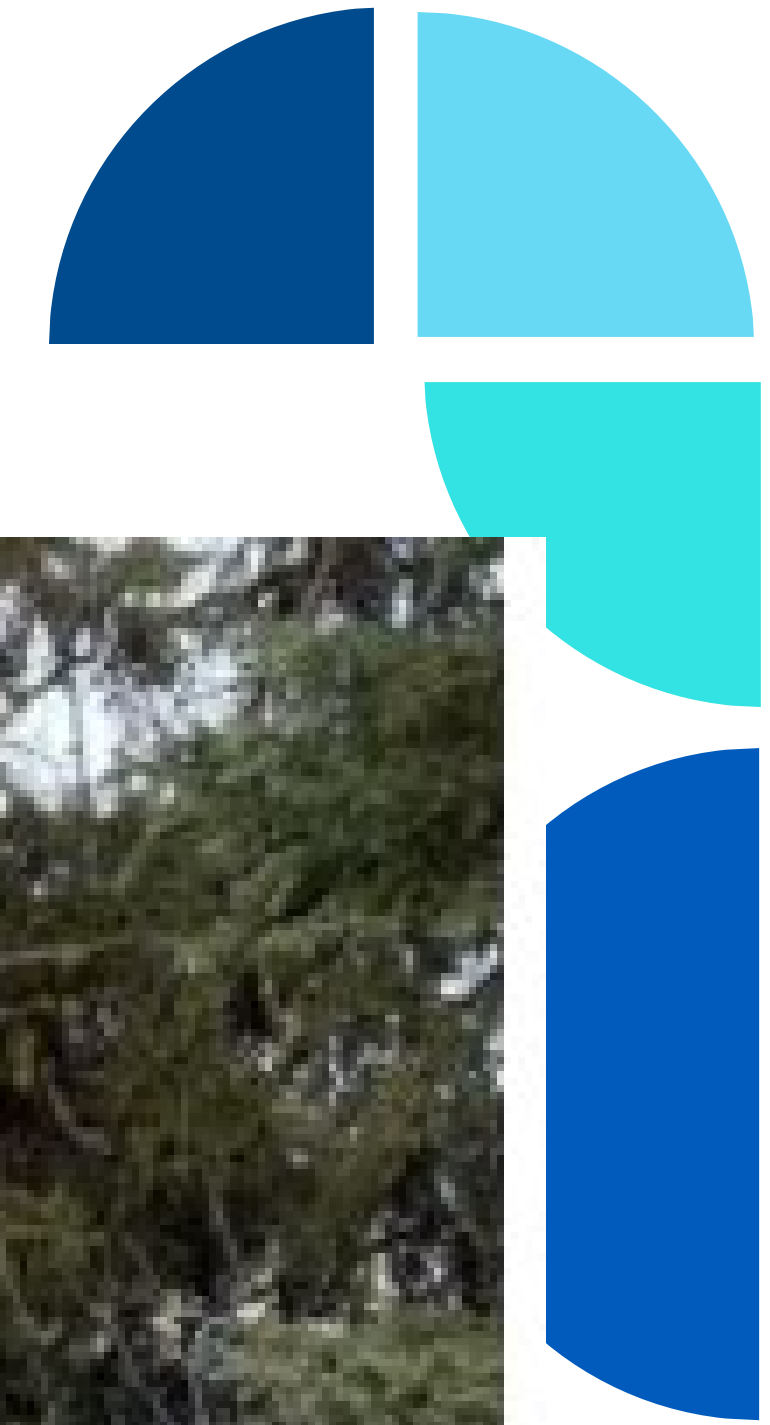
Before



After

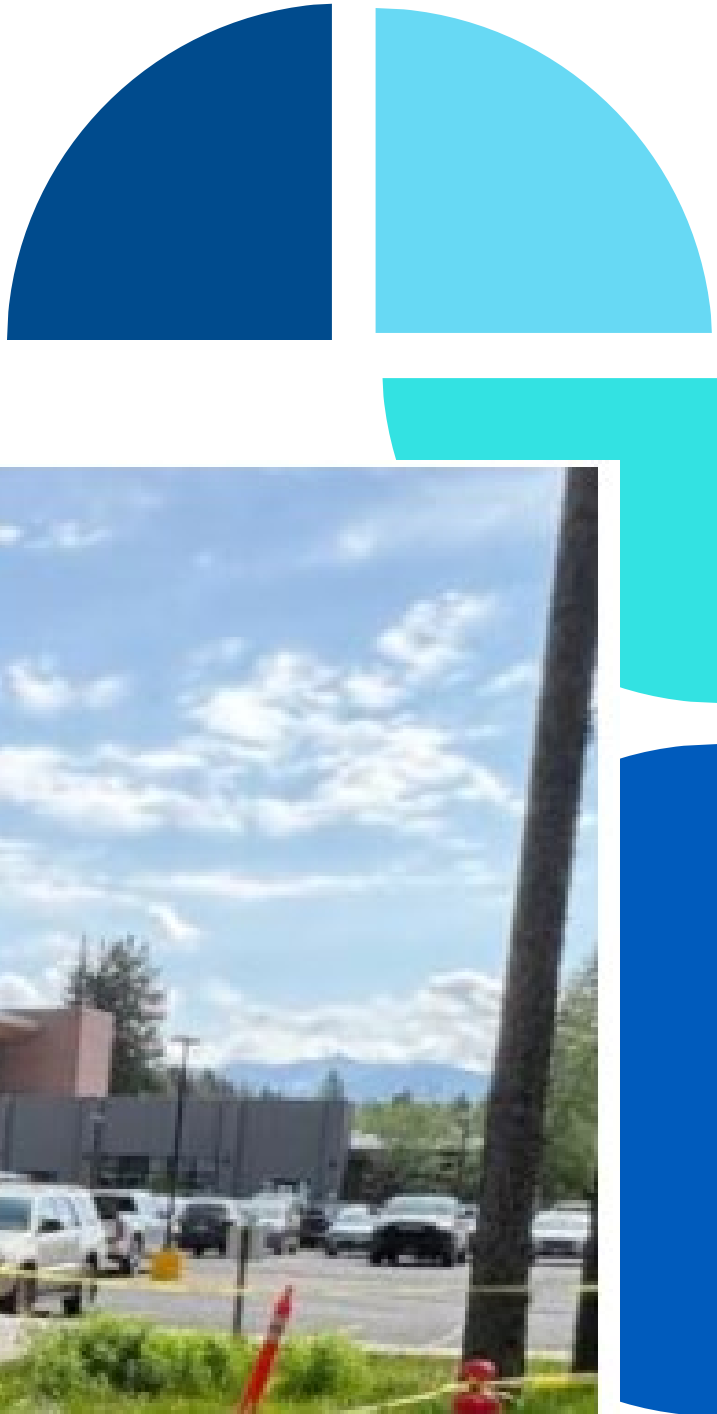


# Duplex Tree Damage



# Windstorm drops tree onto St. Luke's clinic in McCall

Drew Dodson - Valley Lookout Editor - May 26, 2026



A tree fell onto the Payette Lakes Medicine Clinic during a storm that blew through McCall on May 26, 2026. Photo: Courtesy St. Luke's McCall



Damage to the roof of the Payette Lakes Medical Clinic. Photo: Drew Dodson/Valley Lookout



# McCall Quality Metric Overview (April 2026 data)

Metric	Assessment	Key Trends
Mortality Index		1 for FY26 (End stage HF to be D/Ced to hospice but passed in hospital) Current month 0.16 <b>FY26 goal 0.65</b> <b>FYTD .19</b>
PSI-08 Falls with fracture		Sustaining. No falls reaching the level of serious safety event this fiscal year.
Employee Injury: DART		FYTD DART rate 2.63. <b>FY26 goal 3.36</b>
Med Safety: BCMA		Sustaining above goal. <b>FY26 goal 98%</b>
Hand Hygiene		Sustaining above goal. <b>FY26 goal 95%</b>
Care Experience: LTR Patient Care Services		Above goal for April, below goal for fiscal year (89.78). <b>FY26 goal 91.14</b>
Care Experience: LTR ED		Above goal for April, above goal for fiscal year (87.89). <b>FY26 goal 87.75</b>

