Minutes of the Facilities Committee Development meeting of the Board of Managers of the Dallas County Hospital District, held Tuesday, July 23rd, 2025, scheduled for 10:30 a.m. in the WISH Building Conference Room (02-175) at Parkland Health and via Webex. These minutes do not constitute a certified agenda from the meeting.

I. Attendance and Call to Order

Committee Chair Vincent Hall noted that a quorum was physically present and called the meeting to order at 10:31 a.m. Committee members Todd Furniss, JD, and Eric G. Bing PhD, MD, attended in person.

Board Member attendees included: Board Chair Marjorie Petty, JD and Ramon Miguez, PE.

Staff Present (via Webex and in-person) included:

Anika Dachiraju, Governance Summer Intern
Beall Carothers, Director of Planning, Development & Construction
Bennie Miller, Manager, Supplier Diversity
Donna Richardson, EVP & Chief Nursing Officer
Edmundo Castañeda, EVP & Chief Operating Officer
Fred Cerise, Chief Executive Officer
John Wilson, Director/PDC
Lance Mendiola, VP Construction Facilities & Real Estate (via Webex)
Michelle Ng, Administrative Resident
Morgan Simmons, Governance Program Coordinator
Pamela Bryant, SVP & Chief Supply Chain Officer
Rick Humphrey, EVP Chief Financial Officer
Saul Cordero, SVP & Chief Governance and Strategy Officer
Steven Roth, EVP & Chief Legal Officer

II. Mission Statement

Chair began the meeting by stating the mission statement:
Advance Wellness | Relieve Suffering | Develop and Educate

III. Public Comments Regarding Agenda Items

No members of the public registered for comments regarding the agenda items.

IV. Conflicts of Interest

After review of the agenda, the Chair noted zero conflicts of interest for Board Members present.

X			Revenue: Court Approval	Emerald Hills Sub-Sublease	5600 DAVIS BLVD OPCO, LLC, which is a subsidiary of Avir Health Group	Upon execution – 8/31/2026	$0	N/A-Revenue
X			Revenue: Court Approval	Homestead of Sherman Sub-Sublease	1000 E SARA SWAMY DR OPCO, LLC, which is a subsidiary of Avir Health Group	Upon execution – 8/31/2027	$0	N/A-Revenue
X			Expense: Court Approval	Mod # 1 - 1st Amendment to Lease Agreement – 601 Clara Barton Blvd, Suite 200, Plaza III, Garland, Texas	PSL Garland MOB, LP	5/1/2020 - 10/31/2032	$1,263,297	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Expense: Court Approval	Lease Agreement – Garland Plaza III, Suite 330, 601 Clara Barton Blvd, Garland, Texas	PSL Garland MOB, LP	2/1/2026 – 1/31/2033	$969,066	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.

THEREFORE, BE IT RESOLVED, that the Parkland Health Board of Managers approves these contracts as noted.

Dated this 27th day of August 2025.

Marjorie D Petty

Marjorie D Petty (Sep 18, 2025 07:30:14 CDT)

Marjorie D. Petty, JD
Chair

Steven Roth (Sep 9, 2025 15:46:22 CDT)

Steve Roth, JD, MPH
Assistant Secretary

Marjorie Petty, JD	Yes X	No	Abstain	Absent
Elizabeth Palacios, MD	Yes X	No	Abstain	Absent
Todd Furniss, JD	Yes	No	Abstain	Absent X
Eric G. Bing, MD, PhD	Yes X	No	Abstain	Absent
Byron Cryer, MD	Yes	No	Abstain	Absent X
Reina Gonzalez, JD	Yes X	No	Abstain	Absent
Vincent Hall	Yes X	No	Abstain	Absent
Ramon Miguez, PE	Yes X	No	Abstain	Absent
Farida Minner, RN	Yes X	No	Abstain	Absent
Lisa Sutter	Yes X	No	Abstain	Absent
Yasmin Simon, JD	Yes X	No	Abstain	Absent

CONTRACT RESOLUTION
Board of Managers
August 27, 2025

PARKLAND HEALTH

RESOLUTION NO. 2025082702

Be it resolved, the Parkland Health Board of Managers, by a vote of 9 Yes and 0 Nay, does by this resolution (adopt/reject) Adopt the following:

WHEREAS, Parkland Health management requested approval for certain contracts and approval/rejection is as checked below:

Approved	Rejected	Withdrawn	Type	Service or Product	Vendor	Contract Term	Aggregate Contract Amount Approved	Budgeted
X			Expense	Coronary Stents and Accessories	Abbott Laboratories	9/1/2025 – 8/31/2030	$2,250,000	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Expense	Mod # 1 Electrophysiology Products and Accessories	Abbott Laboratories	8/19/2021 - 8/18/2026	$1,300,000	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Expense	Premium Maintenance for Sterile Processing Equipment	Belimed, Inc.	Last Signature – Two years	$738,888	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Expense	Mod # 1 Add Funds only – Outpatient Dialysis Services	Bio-Medical Applications of Texas, Inc.	12/1/2021 - 12/31/2025	$1,800,000	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Expense	Mod # 1 Add Funds Only – Outpatient Dialysis Services – Physician Services	Dallas Nephrology Associates	12/1/2021 - 12/31/2025	$190,000	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Expense	Window Washing Services	CE Advantages	9/1/2025 – 8/31/2030	$1,786,179	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Expense	Mod # 1 Unilateral Extension of Referral Lab Agreement with Children's Health	Children's Health Systems of Texas dba Children's Health	9/1/2021 - 8/31/2026	$145,000	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Expense	Cochlear and Bone Anchored Implants	Med El Corporation	8/28/2025 – 8/27/2029	$540,000	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Expense	Intraoperative Neuromonitoring (IONM) Service and Disposables	NuVasive Clinical Services Monitoring	Last Signature – 5years	$2,000,000	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Capital	Gastroscopes, Bronchoscopes & Colonoscopes	Olympus America, Inc.	Last Signature – 9/7/2026	$312,622	Yes
X			Expense	Mod # 7 Texas State Legislative Consulting Services	Sabrina T. Brown	9/12/2012 - 8/31/2026	$140,000	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Capital	Luminos Agile Max Fluoroscopy Machine	Siemens Medical Solutions USA, Inc.	Last Signature – 1 Year from Effective Date	$399,000	Yes
X			Expense	Outstationed Eligibility Services	Texas Health & Human Services Commission	9/1/2025 – 8/31/2028	$1,512,840	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Expense	Elevator Maintenance Agreement	ThyssenKrupp Elevator	11/1/2025 – 10/31/2035	$9,522,551	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
X			Revenue	On-Site Telemedicine Services	Texas Woman's University	Last Signature – ten (10) years	$0	N/A-Zero Dollar

VII. Adjourn

With no further business to discuss, Elizabeth Palacios adjourned the meeting at 12:49 pm.

SO RECORDED:

Marjorie D Petty
Marjorie D Petty (Sep 18, 2025 07:30:14 CDT)

Marjorie D. Petty, JD
Chair

Steven Roth
Steven Roth (Sep 9, 2025 15:46:22 CDT)

Steven Roth, JD, MPH
Assistant Secretary

B. Management and Finance Update – volume, revenue, expenses, and overtime
Kyla mentioned the number of unduplicated patients is 5,033, which is 55% of the annual goal of 9192 unduplicated patients. Kyla also mentioned the decrease in overtime for the month of June as she is working to minimize these hours further.

C. Governance Update: Organization of HOMES meetings, Upcoming Meetings (HOMES advisory board, which meets on the 2nd Monday of every other month)
Kyla mentioned the next HOMES Advisory Board meeting will be held on Monday, August 11th, 2025, at 11:30 AM with a hybrid option available.

D. Quarterly Quality Data Review for HOMES (HRSA metrics, scorecard-safety posts, patient surveys)
Dr. Donna Persaud presented on the quality data for the COPC metric balance score cards on patient care and safety from 2025. Donna mentioned that all of the HOMES metrics are in the 'green', which means they are at or above the expected goal and portray patient satisfaction with HOMES services and quality. Donna presented on the safety post events by type for 2025 which showed the most events occurring in the patient behavioral/ workplace violence category. Donna mentioned that the format of patient satisfaction survey remains on paper for HOMES patients and reflects the Press Ganey survey in many ways. Donna presented the HRSA Quality Measures which are all at or above goal YTD as of June 30th, 2025.

E. Review and discuss provisions of the Health Resources and Services Administration (HRSA) Compliance Manual Requirements – Chapter 10 Quality Improvement Assurance Plan
Kyla reminded the Board of the HRSA Compliance manual, which has 21 chapters, 19 of which are requirements in four areas:

- Clinical
- Financial
- Governance
- Annual training has been added as the 20th requirement.

Kyla mentioned the requirements of this chapter include: ongoing quality improvement/assurance system updates, periodic assessments of utilization of services and maintaining confidentiality of patient records.

II. Mission Statement

Chair began the meeting by stating the mission statement:
Advance Wellness | Relieve Suffering | Develop and Educate

III. Public Comments Regarding Agenda Items

No members of the public registered for comments regarding the agenda items.

IV. Conflicts of Interest

After reviewing the agenda, the Chair noted zero conflicts of interest for Board Members present.

V. Consent Agenda

A. Appropriate Action Regarding Minutes 2025-06-18 HOMES

Elizabeth Palacios motioned for the approval of the Consent Agenda. Ramon Miguez seconded the motion. The motion passed unanimously.

VI. Reports Requiring Deliberation(s) or Approval(s)

A. Operations Update (day-to-day) operations, including but not limited to – staffing/operational challenges/partner site activity)

Kyla Rankin presented the operational updates for HOMES. There is one Dental FTE position still open. Kyla is actively recruiting for this position. HOMES will now be located at two new sites: Metrocrest and St. Jude Advantage Point. Kyla mentioned that the volume at these sites has been consistent since the transition. Kyla updated the Board on the fixed-site location of the mobile units which will allow them to stay at the Stewpot and no longer have to drive back and forth from Parkland to the site.

Board members asked Kyla about the security measures at the fixed site locations and if the mobile units will be within the gated area while parked overnight. Kyla noted that the mobile units have security cameras and will be within the gated area overnight.

Kyla mentioned the HOMES department conducted their annual safety training with staff in terms of being on the mobile units and interacting with patients at the fixed site. Kyla also mentioned the generous gift from the Parkland Foundation of $150,000 which will likely be used in some capacity for the mobile units.

Minutes of the Board of Managers HOMES meeting of the Dallas County Hospital District, held Wednesday, July 23rd, 2025, scheduled for 12:30 pm, or directly following the Quality and Safety Meeting in the WISH 02-175 Executive Conference Room at Parkland Health and via Webex. These minutes do not constitute a certified agenda for the meeting.

I. Attendance and Call to Order

Chair Marjorie Petty stepped out for a moment and asked Elizabeth Palacios to begin the meeting. Dr. Palacios noted that a quorum was physically present and called the meeting to order at 12:30 pm.

Board Member attendees included: Vincent Hall, Lisa Sutter, Todd Furniss, JD, Eric G. Bing, MD, Reina Gonzalez, JD, Farida Minner, RN, Ramon Miguez, PE, Elizabeth Palacios, MD, and Yasmin Simon, JD.

Staff Present (via Webex and in-person) included:
Anika Dachiraju, Summer Governance Intern
Bennie Miller, Manager, Supplier Diversity
Brett Moran, Chief Health Officer
Donna Persaud, HOMES Medical Director
Edmundo Castañeda, EVP & Chief Operating Officer
Fred Cerise, President & Chief Executive Officer
Jessica Hernandez, SVP & Chief Health Equity Officer
Joseph Chang, Chief Medical Officer
Keri Disney-Story, VP/Clinical Finance
Kyla Rankin, HOMES Project Director
Melanie Roberts, SVP & Chief Compliance and Ethics Officer
Michelle Ng, Administrative Resident
Michael Lane, SVP & Chief Quality and Safety Officer
Morgan Simmons, Governance Program Coordinator
Pamela Bryant, SVP/Supply Chain
Rick Humphrey, EVP & Chief Financial Officer
Saul Cordero, SVP & Chief Governance & Strategy Officer
Steven Roth, EVP & Chief Legal Officer

Additional Attendees:
Emma – Legal Resident
Makinley – Legal Resident
Dan – Legal Resident
Roshini – Legal Resident

Construction and Facilities												
C1	Expense: Court Approval	Purchase of +/- 0.396 Acres of Land & Improvements at 2339 Butler Street, Dallas, Texas & Leaseback by Seller upon Close of Purchase	Jeff Staffin, Inc.	Upon contract execution-plus three years post-closing	$1,599,997	$1,599,997	Real Estate – Exemption	Yes	Beall Carothers / Planning Design & Construction	N/A	N/A	N/A
Hospital Operations												
O1	Expense	In-Kind Support Agreement	Hope Clinic of Garland, Inc.	8/1/2025 – 7/31/2026	$200,000	$200,000	Exempt from Competition	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.	Francesco Mainetti / Ambulatory Clinic Ops	N/A	N/A	N/A
Ratification/Deviation/Informational Only												
D1	Expense	Compass Software Platform Implementation and Co-Term	BELY Operations, Inc.	8/30/2025 8/29/2026	$403,550	$403,550	Sole Source	Yes	Greggory Ervin / LeMar Oleson / Information Technology	N/A	N/A	N/A

Parkland Health
FY2025 Capital Substitution
For July 2025 Board Meeting

Ref #	Division	Project Total	Substitution Amount	Description
1	Facilities	$153,341	$125,635	ECG Strip Recording Automation
	Explanation	ECG strip recording automation involves utilizing technology to automatically capture and document the electrical activity of a patient's heart over a period of time. Currently, Parkland's clinical departments and HIM have a manual processes to print and scan patient wave strips to add them to the patient's medical record. Parkland's patient monitoring platform, Philips PIC iX, has the capability to automate the process and export the information to EPIC. While initially only approved for the Telemetry department, nursing leadership would like to take advantage of this functionality and implement this automatic process house-wide to include the ED, Trauma, and ICU departments. Approval of this request would allow doctors to have access to the ECG tracings in real time. By eliminating the need for staff to manually print and scan documents, staff productivity would be increased. There is also an estimated cost savings of $15K for paper and printing in year one.			
	Driver(s) of Increased Expense:	Expansion of project to include ED, Trauma, and the ICUs		
	Description of Item:	ECG strip recording automation		
	Grand Total	**$153,341**	**$125,635**	