Minutes of the Board of Managers HOMES meeting of the Dallas County Hospital District, held Wednesday, May 22nd, 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 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 (via Webex), Todd Furniss, JD, Eric G. Bing, MD, Byron Cryer MD, Reina Gonzalez, JD, Farida Minner, RN (via Webex), Ramon Miguez, PE, (via Webex), and Yasmin Simon, JD.

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

Brett Moran, Chief Health Officer
Donna Richardson, EVP & CNE
Edmundo Castañeda, EVP & Chief Operating Officer
Felicia Miller, EVP & Chief Talent Officer
Francesco Mainetti, SVP Ambulatory Clinic Ops
Fred Cerise, President & Chief Executive Officer
James Perez, VP Clinical Operations - COPC
Jessica Hernandez, SVP & Chief Health Equity Officer
Joseph Chang, Chief Medical Officer
Joe Mayer, Treasurer
Michelle Ng, Administrative Resident
Michael Lane, SVP & Chief Quality and Safety Officer
Morgan Simmons, Governance Program Coordinator
Melanie Roberts, SVP/Chief Compliance & Ethics Officer
Rick Humphrey, EVP & Chief Financial Officer
Saul Cordero, SVP & Chief Governance & Strategy Officer
Steven Roth, EVP & Chief Legal Officer

Additional Attendees:
Don Hwan Lim – Parkland Pastoral Education Resident
Tzeddabrhan Kidane – Executive Assistant, Dallas County

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.

V. Consent Agenda

A. Appropriate Action Regarding Minutes 2025-04-23 HOMES

Vincent Hall motioned for the approval of the Consent Agenda. Yasmin Simon 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 update. Regarding staffing, Kyla mentioned that two full-time positions are open for a dental assistant and a dentist. Kyla reported on site updates, which include the mobile units at Metro-Crest Social Services, St. Jude, and Golden Gate, along with a fixed site location at the Salvation Army. Kyla mentioned that she has been reviewing the sites quarterly and trying to make some changes based on the data gathered. One of these changes includes the addition of a new community partner, Metro Press Social Services in Addison, TX.

Kyla updated the Board on the current state of the StewPot location transition. The current state has a mobile medical unit 5 days per week and a dental unit 4 days per week. Some challenges with the StewPot transition include driver overtime and a lack of physical space within the mobile unit.

Dr. Byron Cryer asked Kyla to explain the layout and current location of the StewPot comapred to the future state. Kyla reviewed the image of the StewPot location and explained where the mobile units typically park in relation to the building.

Ramon Miguez suggested to Kyla that she should consider doing an overview and analysis of whether adding staff would be advantageous financially and otherwise.

Kyla mentioned there may be a solution to keep the mobile unit in a fixed position to aid with driver overtime.

B. Management and Finance Update – volume, revenue, expenses, and overtime

Kyla mentioned the number of unduplicated patients is 3767, which is 33% of the annual goal of 9192 unduplicated patients. Kyla also mentioned the variances due to overtime with the drivers, which she is working to minimize.

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, June 9th, 2025, at 11:30 AM with a hybrid option available.

D. Quarterly HOMES Compliance Update
Roshan Thayil presented an overview to the Board of the Compliance and Ethics Program Activities relating to HOMES and the Board. Roshan mentioned that the annual compliance risk assessment will occur in June, and the workforce will be trained for this in July and August. The Board will have the live annual compliance training session in September 2025. Lastly, the Annual Compliance Campaign regarding conflicts of interest and HRSA-specific questions will occur in February 2026.

E. Review and discuss provisions of the Health Resources and Services Administration (HRSA) Compliance Manual Requirements – Chapter 9 Sliding Fee Discount
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.

F. HRSA Update
Kyla mentioned that her team had attended the National Health Care for the Homeless conference. Kyla updated the Board on Federal Policy Updates, starting with the major disruptors for HHS and HUD in staffing, which may lead to longer wait times. Kyla mentioned that typically, if she had a question, she could email a coordinator from HRSA and get a response within a week, but now it may take longer, and all questions should be submitted through the HRSA portal. Kyla mentioned the budget is expected to stay flat with no supplemental funds expected. Kyla reported on some continuing trends HRSA reports on in various programs nationwide: respite, street medicine, staff burnout, and advocacy.

G. Update and Report on the State of Homeless Address 2025
Kyla mentioned that the current count was 3,541 people experiencing homelessness on a given night. Since 2021, homelessness has been reduced by 28% by focusing on public-private partnerships, providing temporary housing, and scaling diversion. Kyla said she believes the current group working on this has made the most progress in Dallas.

VII. Adjourn

With no further business to discuss, Elizabeth Palacios adjourned the meeting at 12:55 pm.

SO RECORDED:

Marjorie Petty, J.D.
Marjorie Petty, J.D. (Jul 2, 2025 13:53 CDT)

Marjorie D. Petty, JD
Chair

Steven Roth
Steven Roth (Jul 14, 2025 17:59 CDT)

Steven Roth, JD, MPH
Assistant Secretary