Minutes of the Board of Managers meeting of the Dallas County Hospital District, held Wednesday, September 24th, 2025, scheduled for 12:50 PM (or immediately following the HOMES 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 12:46 PM.

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

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

Brett Moran, Chief Health Officer
Brad Nitschke, Associate General Counsel
Donna Richardson, EVP & Chief Nursing Officer
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
Michelle Ng, Administrative Resident
Michael Lane, SVP & Chief Quality and Safety Officer
Morgan Simmons, Governance Program Coordinator
Pam Bryant, SVP/Supply Chain Management
Rick Humphrey, EVP & Chief Financial Officer
Roshan Thayil, Sr., Director Compliance Programs
Saul Cordero, SVP & Chief Governance & Strategy Officer
Steven Roth, EVP & Chief Legal Officer

Additional Attendees:
Edna Ruano, Government Relations Manager (via Webex)
Socorro Salazar, Dallas County Staffer (via Webex)
Alison Leonard, Blue Cottage of Cannon Design
Jake Maier, Blue Cottage of Cannon Design
Rev. Walter White, Parkland Sr,. Staff Chaplin

II. Mission Statement

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

III. Invocation

Rev. Walter White offered an invocation at the beginning of the meeting.

IV. Public Comments Regarding Non-Agenda Items

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

V. Public Comments Regarding Agenda Items

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

VI. Conflicts of Interest

After reviewing the agenda, the Chair noted there were no conflicts of interest on the agenda.

I. Consent Agenda: Minutes

A. Consideration and Appropriate Action Regarding Minutes 2025-08-06 Governance, Compliance and Ethics Committee

B. Consideration and Appropriate Action Regarding Minutes 2025-08-06 Talent Development and Executive Compensation Committee

C. Consideration and Appropriate Action Regarding Minutes 2025-08-20 Audit Committee

D. Consideration and Appropriate Action Regarding Minutes 2025-08-26 Budget & Finance Committee

E. Consideration and Appropriate Action Regarding Minutes 2025-08-27 Quality of Care & Patient Safety Committee

F. Consideration and Appropriate Action Regarding Minutes 2025-08-27 Board of Managers

II. Consent Agenda: Contracts

A. Consideration and Appropriate Action Regarding Contracts over $200,000 **(See Attached List of Contracts)**

III. Consent Agenda: Capital Substitutions

A. Consideration and Appropriate Action Regarding Capital Substitutions **(See Attached List of Substitutions)**

IV. Consent Agenda: Policies

A. Consideration and Appropriate Action Regarding IP 1-00 Authority Statement for Infection Prevention

V. Consent Agenda: Other

A. Consideration and Appropriate Action Regarding Dallas College Interlocal Agreement

VI. Consent Agenda: Medical Executive Committee Items

A. Consideration and Appropriate Action Regarding Medical Executive Committee Resolution for Appointments/Reappointments, Privileges and Staff Status Changes of the Medical Staff and Non-Physician Clinical Providers

Marjorie Petty asked if any items need to be pulled from the consent agenda for further discussion. None were removed. Marjorie asked for a motion to approve the consent agenda. Elizabeth Palacios motioned for approval of the consent agenda. Lisa Sutter seconded. The motion carried unanimously.

Marjorie Petty dedicated the September Board meeting to the Parkland Leaders and their compassionate partnership with the Board to guide in a way that is calm, smart and focused.

VII. Public Hearing on the Local Provider Participation Fund (LPPF) Mandatory Payment Assessment

Keri Disney-Story presented an overview and update on the Local Provider Participation Fund (LPPF) rate setting for FY2026. Keri explained that the LPPF is a provider tax mechanism, where Dallas County Hospital District assesses private hospital providers and transfers those funds to the state to be used as a match for Medicaid supplemental payments. Parkland does not pay into the fund but provides Intergovernmental Transfers for itself, while the LPPF supports other private hospitals in Dallas County. Keri noted that the Texas legislature authorized the Dallas County LPPF in 2017, and there are now 31 such funds statewide. The mandatory payment rate is set at a maximum of 6% of net patient revenue, which the Board reviews and approves annually. For FY2026, the total anticipated need for Medicaid supplemental programs—including Uncompensated Care, CHIRP, ATLIS, TIPPS, Graduate Medical Education, and HARP—is $542.3 million, but only $506.8 million can be raised under the current 6% cap. Keri highlighted that collaboration with Collin County's LPPF will help cover the shortfall, ensuring all eligible hospitals are funded. She also addressed legislative risks, noting that recent federal changes will not reduce the 6% cap for Dallas County due to Texas's Medicaid status. After confirming no public comments and answering board questions, Keri requested approval for the 6% mandatory assessment rate.

Marjorie Petty asked for a motion to approve the Local Provider Participation Fund. Dr. Byron Cryer excused himself from the vote due to a potential conflict of interest. Vincent Hall motioned for approval. Lisa Sutter seconded. The motion carried unanimously.

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

A. Update and Report by Chief Executive Officer Regarding Operational Performance and Plans

Dr. Fred Cerise provided the September CEO update, beginning with the successful sale of the Dallas College property, which resulted in a $21 million revenue increase. He emphasized that this transaction was more than a property sale, as Parkland's legal and administrative teams established an affiliation agreement with Dallas College. This agreement will expand clinical rotations, create nursing and allied health cohorts, develop new apprenticeship programs, and facilitate direct scholarship payments, all aimed at strengthening Parkland's workforce pipeline and supporting Dallas College students. Dr. Cerise also reported that the court approved Parkland's budget at the previously presented rate, shifting the financial outlook from a deficit to a $3 million surplus. Nationally, Dr. Cerise highlighted the impact of the recent reconciliation bill, which imposes a moratorium on new provider taxes and state-directed payments, and discussed the timeline for upcoming changes, including the expiration of ACA enhanced premium tax credits in January 2026 and Medicaid work requirements in 2027. He noted that Texas, as a non-expansion state, will not be affected by certain provider tax reductions, but future changes to payment programs could impact Parkland's reimbursement. Dr. Cerise explained that ACA Marketplace enrollment has more than doubled since 2020, especially in southern states, and warned that if enhanced premium tax credits are not extended, premium payments could rise by over 75%, potentially leaving 4 million more people uninsured. Parkland is developing its own ACA plan to better serve uninsured patients and leverage federal subsidies, aiming for enrollment in late 2026.

Break

IX. Executive Session

At 1:24 PM, the Board went into Executive Session as permitted by the closed meeting exceptions specified on the agenda.

Members of management were excused from the discussion of topics, as necessary.

A. Final Update and Report on the Strategic Facilities Plan Regarding Potential New Service Lines and Property Acquisition
Tex. Gov't Code §§551.072, 551.085

B. Update Regarding the Implementation of Recommendations Following the Legal Review of Parkland Minority & Women Owned Business Enterprise Program
Tex. Gov't Code §551.071

C. Consultation with Attorney Regarding Litigation for Construction & Design Defect Claims Tex. Gov't Code §551.071

D. Discussion of Master Service Agreement for Physician Services FY26 Contract
Tex. Gov't Code §551.085

Chair adjourned Executive Session and moved into Open Session at 4:25 PM.

X. Action Items

A. Board May Take Action on Any Agenda Item(s) Above

Marjorie Petty asked for motions to approve any of the recommendations or presentations from the executive session.

Ramon Miguez motioned to approve the Master Service Agreement with proper language authorizing the CEO Fred Cerise to finalize the negotiation of the contract with the numbers provided by staff. Dr. Byron Cryer seconded the motion. The motion passed unanimously.

Byron Cryer motioned for management to have a strategic facility planning session with the Board upon the completion of Blue Cottage of Cannon Design's final report to discuss and finalize how to proceed with the recommendations from the report over the next six months. Yasmin Simon seconded the motion. The motion passed unanimously.

Yasmin Simon motioned to implement the recommendations from Colette Holt and Associates, of the Parkland M/WBE Program Review and Implementation Roadmap. Ramon Miguez motioned to make an amendment stating with the exceptions with what staff indicated they were not prepared to do regarding joint checks. The amendment was accepted. Byron Cryer seconded the motion. The motion passed with nine members voting 'yes', and one member voting 'no'.

XI. Adjourn

With no further business to discuss, the Chair adjourned the meeting at 4:32 PM.

SO RECORDED:

Marjorie D. Petty
Marjorie D.Petty (Nov 12, 2025 10:26:37 CST)

Marjorie D. Petty, JD
Chair

Steven Roth (Nov 5, 2025 15:44:58 CST)

Steven Roth, JD, MPH
Assistant Secretary

Appendix A (Contracts Reviewed for Appropriate Action)

Item	Contract Type	Service or Product	Supplier	Contract Term	Current Contract Approval Amount Request	New Approved Contract Value	Selection Method	Budgeted?	Business Owner / Dept.	MWBE %	MWBE Gender	MWBE Ethnicity
												September 24, 2025
					Medical Products and Services							
M1	Revenue	Mod # 1 Bio-Medical On-Line Supervision for Emergency Medical System (University Park)	City of University Park, Texas	10/1/2016 - 9/30/2027	($68,102)	($256,840)	Contract Extension without Competition	N/A-Revenue	Melody Gardner / Emergency Services	N/A	N/A	N/A
M2	Capital	ARTEVO 750 Systems	Carl Zeiss Meditec, Inc.	Last Signature - 11/13/2026	$749,343	$749,343	GPO Purchase	Yes	Andrew Hohman / Clinical Engineering	N/A	N/A	N/A
M3	Expense	Mod to Add Funds #1 Investment Management - Internal Portfolio	Hilltop Securities Asset Management	10/16/2021 - 10/15/2027	$770,000	$1,910,000	Non-Sole Source Modification	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.	Joe Mayer / Treasury Management	0%	N/A	N/A
M4	Expense	Thyroid Molecular Testing	Interpace Diagnostics Corporation	10/1/2025 - 9/30/2030	$781,000	$781,000	Request for Proposals (Best Value)	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.	Sara Blacketer/Scott Hampton / Anatomic Pathology	0%	N/A	N/A
M5	Capital	UltraPulse CO_2 Laser System	Lunmenis BE, Inc.	Last Signature - 9/29/2026	$293,899	$293,899	GPO Purchase	Yes	Andrew Hohman / Clinical Engineering	N/A	N/A	N/A
M6	Capital	Mod # 1 Addition of Multi-Script Packaging Lines	Innovation Associates, Inc. d/b/a iARX	4/1/2023 - 4/13/2026	$448,734	$6,606,446	Sole Source Modification	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.	Carrie Berge / Pharmacy Administration	N/A	N/A	N/A
M7	Expense	InterStim Therapy System	Medtronic	10/1/2025 - 9/30/2030	$1,000,000	$1,000,000	Sole Source	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.	Cheston Chan / Urology/Perioperative Services	N/A	N/A	N/A
M8	Revenue	Mod # 2 Administrative Services	Parkland Community Health Plan, Inc.	10/1/2021 - 9/30/2026	($2,308,914)	($13,333,914)	N/A-Revenue	N/A-Revenue	Raquel Hardy / Finance	N/A	N/A	N/A
M9	Expense	Mod to Add Funds 1 - Neurovascular Implants	Stryker Neurovascular	1/1/2019 - 12/31/2025	$137,000	$2,285,100	Sole Source Modification	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.	Shawn Grady / Interventional Radiology	N/A	N/A	N/A

M10	N/A-Revenue	House Staff Services	The University of Texas Southwestern Medical Center	9/1/2025 - 6/30/2036	($8,000,000)	($8,000,000)	N/A-Revenue	N/A-Revenue	Elizabeth Ponce / Graduate Medical Education	N/A	N/A	N/A
M11	Expense	Material Transfer Agreement with Dallas County, Texas, to support the opioid surveillance project	Dallas County Texas	Last Signature - Five Years	$0	$0	Contract Award without Competition	N/A-Zero Dollar	Leticia Blea / Research Administration	N/A	N/A	N/A
M12	Expense	Mobile Vaccination, Sports Physicals, and Community Wellness Services	Dallas Independent School District	Last Signature - 6/30/2026	$0	$0	Contract Award without Competition	N/A-Zero Dollar	James Perez / Clinic Operations	N/A	N/A	N/A
M13	Expense	Mod # 11 Clinical Services - Part A Expense	The University of Texas Southwestern Medical Center	10/1/2014 - 9/30/2026	$283,114	$8,577,514	Sole Source Modification	Yes	Shelia Fisher / Grants Management	N/A	N/A	N/A
M14	Revenue	Mod # 11 Clinical Services - Part B Revenue	The University of Texas Southwestern Medical Center	10/1/2014 - 9/30/2026	($620,000)	($20,096,356)	Sole Source Modification	Legal approved base document, amendment has no changes	Niccole McKinley / WISH Administration	N/A	N/A	N/A
M15	Expense	The County to provide health care services reimbursable by Parkland Health	Dallas County Health & Human Services	10/1/2025 - 9/30/2026	$12,935,315	$12,935,315	Sole Source	Yes	Raquel Hardy / Finance	N/A	N/A	N/A
					Construction and Facilities							
C1	Revenue: Court Approval	Avir at Memorial (fka Terrace at Denison) Sub-Sublease	1300 MEMORIAL DR OPCO, LLC, which is a subsidiary of Avir Health Group	Upon execution - 8/31/2027	$0	$0	Real Estate - Exemption	Yes	Beall Carothers / Planning, Design & Construction	N/A	N/A	N/A
C2	Revenue: Court Approval	Avir at River Valley (fka River Valley Health and Rehabilitation) Sub-Sublease	1907 Refinery Rd OPCO, LLC, which is a subsidiary of Avir Health Group	Upon execution - 8/31/2028	$0	$0	Real Estate - Exemption	Yes	Beall Carothers / Planning, Design & Construction	N/A	N/A	N/A
					Information Technology							
IT1	Expense	IT Consultants	ReVuud Inc	9/24/2025 - 9/2/2026	$1,570,572	$1,570,572	Contract Award without Competition	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.	LeMar Olsson, James Gaston, Adam Taufique, Greggory Ervin, Deborah Johnson, Cynthia Hamilton / Information Technology	N/A	N/A	N/A
					Hospital Operations							
O1	Expense	Mod # 7 External Audit Services	Forvis Mazars, LLP	5/17/2025 - 5/16/2026	$683,000	$5,195,743	Non-Sole Source Modification	Yes	Pamela Bryant / Finance Administration	0%	N/A	N/A
O2	Capital	Baxter Patient Care Beds with ReadyConnect Wireless Option	Hill-Rom Company, Inc.	Last Signature - 4/30/2026	$1,577,829	$1,577,829	GPO Purchase	Yes	Patrick Eaton / Clinical Engineering	N/A	N/A	N/A

Parkland Health
FY2025 Capital Substitution
For September 2025 Board Meeting

Ref #	Division	Project Total	Substitution Amount	Description
1	Facilities	$5,782,004	$300,000	Demolition of OK Paper Warehouse/Parking Surface Replacement
	Explanation	The OK Paper Warehouse Demolition & Surface Parking Replacement project was approved to create additional employee parking spaces. The project went out to bid in the Fall of 2023 and was awarded to Phillips-May on 11/02/2023. The City of Dallas required slightly more than 18-months to issue the building and site permits for the project. During this period, the Phillips-May construction material costs increased by $264K for the following: electrical, concrete, earthwork, and fees. During this delay, the city of Dallas changed certain building requirements that added scope to include thicker entrance/exit drive aprons and improvements to the existing lighting along Butler Street.		
	Driver(s) of Increased Expense:	Increased construction material costs for electrical, concrete, earthwork, and fees due to the 18 month lag time in issuance of building/site permits from the City of Dallas		
	Description of Item:	Demolition of warehouse; development of additional employee parking spaces		
2	Facilities	$485,220	$485,220	Irving COPC Roof Replacement
	Explanation	The Irving COPC has encountered numerous issues with its roof since the clinic was built in 2007. The issues with the roof are primarily caused by cracks/shifts in the foundation, which have caused tears in the seams of the roof. After years of foundation movement and legal litigation, the foundation repairs were completed in 2023. The facility is still experiencing numerous leaks each time it rains, resulting in replacement of up to 70 tiles each time. This is disruptive to patient care as sections of the facility can't be used until repairs are made after each event.		
	Driver(s) of Increased Expense:	Foundation issues; tears/cracks in the seams of the roof, which leak each time it rains		
	Description of Item:	Roof replacement		
	Grand Total	**$6,267,224**	**$785,220**	