Minutes of the Board of Managers HOMES meeting of the Dallas County Hospital District, held Wednesday, September 24th, 2025, scheduled for 12:30 pm, or directly following the Annual Board Compliance Training 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 12:32 pm.

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

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

Brad Nitschke, Interim EVP Legal Affairs
Brett Moran, Chief Health Officer
Donna Richardson, EVP & Chief Nursing Officer
Edmundo Castañeda, EVP & Chief Operating Officer
Francesco Mainetti, SVP Ambulatory Clinical Operations
Fred Cerise, President & Chief Executive Officer
James Perez, VP Clinical Operations
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
Rick Humphrey, EVP & Chief Financial Officer
Saul Cordero, SVP & Chief Governance & Strategy Officer
Steven Roth, EVP & Chief Legal Officer

Additional Attendees: None

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 2025-08-27 HOMES

Vincent Hall motioned for the approval of the Consent Agenda. Elizabeth Palacios 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 provided several updates. She noted that the agenda was standard for the monthly meeting, with the only item requiring approval being the annual budget recommendation. Kyla reported that three FTEs are currently in progress, with interviews underway in collaboration with OTM. She anticipates hiring soon but mentioned that the dentist position may take longer due to extended onboarding processes for providers. Kyla also reminded the board of the upcoming clinic at the Salvation Army site, scheduled to open in 2027, and confirmed that the concrete has already been poured, keeping the project on track. Regarding the residential substance abuse contract, Kyla explained that it is a requirement from HRSA and that the current contract has expired. Her team is working through the RFP process, currently in Phase Two, with plans to move into Phase Three, where subject matter experts will review all submitted bids. Lastly, Kyla shared a photo from the "Future in Focus" event held at Moody on September 13, highlighting the various career opportunities available at Parkland.

B. Management and Finance Update – volume, revenue, expenses, and overtime
Kyla mentioned the number of unduplicated patients is 6,321, which is 68% of the annual goal of 9,192 unduplicated patients. Kyla also mentioned the slight decrease in overtime for the month of August, and 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, October 12th, 2025, at 11:30 AM with a hybrid option available.

D. Review and discuss provisions of the Health Resources and Services Administration (HRSA) Compliance Manual Requirements – Chapter 17 Budget

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 budget chapter reviews how the budget is submitted, discusses all revenue sources and identifies projected costs. Any costs from non-HRSA related activities that are conducted by the health center will not be included in the budget.

E. Deliberation and Appropriate Action Regarding HOMES Annual Budget

Kyla presented the HOMES budget for consideration. She explained that this is year three of the service area competition, with the next competitive cycle occurring next year. The budget includes a $3.6 million request under the HRSA-specific categories. Kyla stated that the travel category includes services such as Uber Health, which is occasionally offered to patients, as well as travel related to attending health-related events. She also referenced the residential substance abuse treatment contract previously discussed. In the "Other" category, Kyla noted that it typically includes membership dues for organizations such as Healthcare for the Homeless and Housing Forward. She clarified that the only difference is that HRSA operates on a calendar year while Parkland uses a fiscal year, and adjustments are made to align the two.

BUDGET NARRATIVE-CY2026			
Grant #: H80CS00039			
REVENUE	Year 3: Federal Request	Year 3: Non-Federal Resouces	Year 3 Total
SAC Grant Request	$3,675,132	$0	$3,675,132
Applicant Organization	$0	$5,548,153	$5,548,153
State Funds	$0	$0	$0
Local Funds	$0	$0	$0
Other Federal Funding	$0	$0	$0
Other Support	$0	$0	$0
Progam Income	$0	$500,000	$500,000
Total Revenue	**$3,675,132**	**$6,048,153**	**$9,723,285**

Ramon Miguez motioned for the approval of the HOMES Budget. Vincent Hall seconded the motion. The motion passed unanimously.

VII. Adjourn

With no further business to discuss, Elizabeth Palacios adjourned the meeting at 12:38 pm.

SO RECORDED:

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

Marjorie D. Petty, JD
Chair

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

Steven Roth, JD, MPH
Assistant Secretary