Minutes of the Board of Managers HOMES meeting of the Dallas County Hospital District, held Wednesday, December 17th, 2025, scheduled for 12:30 pm, 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, Farida Minner, RN, Ramon Miguez, PE, Elizabeth Palacios, MD, Byron Cryer, MD, Reina Gonzalez, JD 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
JD Buchert, Workforce Safety Manager
Kareem AbdelFattah, VP & ACMO
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
Saul Cordero, SVP & Chief Governance & Strategy 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 2025-11-19 HOMES

Vincent Hall motioned for the approval of the Consent Agenda. Byron Cryer 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 noted that staffing vacancies have increased by one since the last meeting, with the addition of the Lead Dental Assistant position. Recruitment efforts are currently impacted by the Workday transition; however, full hiring activities are expected to resume in January once the system is fully operational.

Community engagement continues to be a major focus of our work. In November, the team participated in the Feast of Sharing event, and plans are in place to participate in Operation Care this coming Saturday. Additionally, the ongoing sock drive still requires support. The goal for the drive is 10,000 socks, and the current count stands at 3,480. Additional contributions are needed to help meet the target.

B. Management and Finance Update – volume, revenue, expenses, and overtime
Kyla mentioned that the number of unduplicated patients is 8,081, which is 87% of the annual goal of 9,192 unduplicated patients. Kyla also mentioned that HRSA may get rid of the yearly count goals in the near future.

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, February 9th, 2026, at 11:30 AM with a hybrid option available.

D. Update Regarding the HOMES Point in Time (PIT) Count
Kyla mentioned the 2026 point in time count is required under Federal Law to determine the extent of homelessness and changing trends. The point in time count is a measure of success in making homelessness rare, brief and nonrecurring. The point in time count will occur on Thursday, January 22nd, 2026.

E. Review and Discuss Provisions of the Health Resources and Services Administration (HRSA) Annual Review

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 organization receives $3.6 million annually from HRSA, with the next reporting deadline on February 15 for annual data submission. This year marks a competitive cycle, requiring reapplication for funding in summer 2026. Following an award, an operational site visit occurs 14–18 months into the new project period. The project scope is defined through Forms 5A, 5B, and 5C, covering services, service locations, and outreach activities such as health fairs. Required services include residential substance abuse treatment, currently in RFP status, while additional and specialty services include dietary programs. HRSA mandates annual board approval of specific policies, emphasizing board authority and composition under Chapters 17 and 18. The Parkland Board of Managers holds policy approval authority through a waiver, unlike typical FQHC boards. Collaboration with other FQHCs and national organizations is encouraged. While competition for funding has historically been minimal, federal resources are becoming increasingly scarce.

II. Action Items

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

VII. Adjourn

With no further business to discuss, Elizabeth Palacios adjourned the meeting at 12:41 pm.

SO RECORDED:

Marjorie D Petty
Marjorie D Petty (Feb 16, 2026 14:30:36 CST)

Marjorie D. Petty, JD
Chair

Brad Nitschke
Brad Nitschke (Feb 5, 2026 12:48:15 CST)

Brad Nitschke, JD
Interim Secretary