Minutes of the Board of Managers HOMES meeting of the Dallas County Hospital District, held Wednesday, June 24, 2026, 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 Vincent Hall noted that a quorum was physically present and called the meeting to order at 12:30 pm.

Board Member attendees included: Marjorie Petty, JD, Miriam Sharma, RN, Farida Minner, RN, Ramon Miguez, PE, Todd Furniss, JD, Byron Cryer, MD, Eric G. Bing, PhD, MD, Reina Gonzalez, JD, Yasmin Simon, JD and Jeff Tillotson, JD.

Staff Present (via Webex and in-person) included:
Brad Nitschke, Chief Legal Officer
Brett Moran, Chief Health Officer
Donna Richardson, EVP & CNE
Edmundo Castañeda, EVP & Chief Operating Officer
Fred Cerise, President & Chief Executive Officer (via Webex)
Felicia Miller, EVP & Chief Talent Officer
Jessica Hernandez, Chief Health Equity Officer
Joseph Chang, SVP & CMO
Kareem AbdelFattah, VP & ACMO
Keri Disney-Story, VP/Clinical Finance
Kyla Rankin, HOMES Project Director
Lance Mendiola, VP Construction Facilities Real Estate
Morgan Simmons, Governance Program Manager
Melanie Roberts, SVP/Chief Compliance & Ethics Officer
Michael Lane, SVP Chief Quality and Safety Officer
Natalie Garza Vasquez, Administrative Resident
Pam Bryant, SVP/Supply Chain Management
Roshan Thayil, Sr. Dir. Compliance
Saul Cordero, SVP & Chief Governance & Strategy Officer (via Webex)

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 2026-05-21 HOMES

B. Appropriate Action Regarding Minutes 2026-06-08 HOMES Advisory Board

Byron Cryer 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 provided an update on HOMES operations, highlighting progress on the fixed site project and several operational challenges affecting the mobile unit fleet. The fixed site lease agreement has been completed and is scheduled for Board review through the July contracts process.

Kyla reported several significant challenges impacting mobile operations during May. Facilities identified and resolved an isolated electrical outlet failure affecting mobile unit shoreline connections, and inspections confirmed no broader infrastructure concerns at the service locations. Additionally, three of six mobile medical units, along with the mini-mobile unit, required repairs and were temporarily removed from service.

The HOMES department also experienced information technology connectivity issues affecting access to Parkland's clinical network at multiple mobile service locations.

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

Kyla mentioned that operational challenges affecting the mobile health program continued throughout May and are expected to impact performance through June. Multiple mobile units remained out of service due to repair needs, vendor turnaround times, and supply chain delays, which significantly reduced available capacity and contributed to lower-than-budgeted patient volumes. Fleet Services anticipates the units will return to service soon; however, the outages required the program to operate with limited resources for much of May and June. Despite these operational constraints, management successfully adjusted staffing levels to align with reduced service capacity, resulting in overtime and overall expenses remaining below budget. For May, visits totaled 2,592, which was 593 visits (18.6%) below budget. However, expenses were approximately $83,600 (10.6%) below budget, while charges exceeded budget by approximately $400,000 (18.1%). Year-

to-date expenses remained nearly $694,000 under budget, reflecting continued efforts to manage resources efficiently during service disruptions. Kyla noted that operational teams continue working to restore full fleet availability and return volumes to expected levels.

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 10th, 2026, at 11:30 AM with a hybrid option available.

D. 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 Rankin provided an update on recent Health Resources and Services Administration (HRSA) grant activity and program compliance requirements. Parkland received a supplemental Notice of Award from HRSA for approximately $67,000 through the HIV Epidemic Primary Care grant program. Management is currently determining how the funds will be allocated, with potential uses including staffing support and transportation services through Uber Health. Kyla explained that Uber Health is currently used by peer navigators to assist patients who may face transportation barriers in accessing specialty care and other services that address health-related social needs. Utilization of the service has been frequent, and transportation requests can be coordinated through Epic.
Kyla also reported that the FY2027 Expanding Nutrition Services grant remains in forecasting status after HRSA temporarily withdrew the funding opportunity and has not yet reopened the application process.
As part of ongoing HRSA program oversight, Kyla reviewed compliance requirements related to clinical staffing, credentialing, privileging, and ensuring timely access to required primary care services. Management confirmed continued compliance with applicable federal requirements.

E. HOMES Policy Approval

i. Credential and Privilege Requirements for HOMES Other Clinical Staff
ii. FQHC Sliding Fee Discount Program

Two policy updates were presented for Board approval. The first involved revisions to the FQHC Sliding Fee Discount Program policy, including adoption of the 2026 Federal Poverty Guidelines, extending the patient reapplication period from six months to one year to align with Parkland policy, and clarifying that Parkland patients are eligible to receive discounts toward applicable copayments and deductibles. The second policy updated credentialing and privileging requirements for HOMES and other clinical staff.

Byron Cryer motioned for approval of the policies. Todd Furniss seconded. The motion passed unanimously.

F. Review and Discuss Compliance Quarterly Report

Melanie Roberts provided the quarterly HOMES-specific Compliance and Ethics update, explaining that HRSA requires compliance activities related to the HOMES program to be reported separately to the HOMES Board in addition to the standard compliance reporting structure. To meet this expectation, compliance program updates specific to HOMES will now be presented quarterly and documented in Board agendas and minutes.

Melanie noted that there are currently no active compliance investigations involving the HOMES program; therefore, no compliance heat map was included in the current report. Roberts reported that Parkland's annual Compliance and Ethics training for workforce members will launch on July 8 and will include topics such as fraud, waste and abuse, ethics, compliance obligations, privacy requirements, and the appropriate use of artificial intelligence tools. Board member training will be conducted separately in a live format and tracked to satisfy both Board of Managers and HOMES governance requirements without requiring duplicate training.

Melanie also provided updates on several compliance initiatives, including the relaunch of the Compliance Business Partner Program and the new Compliance Liaison Network, which will strengthen compliance awareness and support at the operational level. Additional activities underway include the annual Conflict of Interest campaign, implementation of recommendations from the 2025 compliance effectiveness review, enterprise risk assessment activities, and CMS Open Payments reporting enhancements.

II. Action Items

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

VII. Adjourn

With no further business to discuss, Vincent Hall adjourned the meeting at 12:51 pm.

SO RECORDED:

Vincent Hall
Vincent Hall (Aug 5, 2026 11:18:47 CDT)

Vincent Hall
Chair

Brad Nitschke
Brad Nitschke (Aug 3, 2026 15:35:14 CDT)

Brad Nitschke, JD
Assistant Secretary