

Minutes of the Board of Managers HOMES meeting of the Dallas County Hospital District, held Wednesday, August 26, 2026, scheduled for 12:50 pm or directly following the Quality Board 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 Vincent Hall noted that a quorum was physically present and called the meeting to order at 12:43 pm.

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

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

Brad Nitschke, Chief Legal Officer  
Brett Moran, Chief Health Officer  
Donna Richardson, EVP & CNE  
Felicia Miller, EVP & Chief Talent Officer  
Fred Cerise, President & Chief Executive Officer  
James Perez, VP Clinic Operations  
Jessica Hernandez, Chief Health Equity Officer  
Joseph Chang, Chief Medical Officer  
Kareem AbdelFattah, VP & ACO  
Keri Disney-Story, VP/Clinical Finance  
Kyla Rankin, HOMES Project Director  
Michael Lane, SVP Chief Quality and Safety Officer  
Morgan Simmons, Governance Program Manager  
Natalie Garza Vasquez, Administrative Resident  
Saul Cordero, SVP & Chief Governance & Strategy Officer

**Additional Attendees:** None

**II. Mission Statement**

The 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 2026-07-29 HOMES
- B. Appropriate Action Regarding Minutes 2026-08-10 HOMES Advisory Board

Byron Cryer motioned for the approval of the Consent Agenda. Reina Gonzalez 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 reviewed HOMES program operations and updates with the Board. She provided a staffing update, noting ongoing recruitment efforts for driver, DA, and MPA positions. Kyla reported progress on the Salvation Army and Stewpot fixed-site projects, including contract review and external approval processes. She shared that all mobile units are operational, with efforts underway to improve connectivity through a Starlink solution. Upcoming outreach activities include Feast of Sharing and Operation Care. Kyla also discussed HOMES' decision not to assume mass TB screening responsibilities following Dallas County's discontinuation of the program, citing capacity limitations and alignment with public health recommendations.
- B. Management and Finance Update – volume, revenue, expenses, and overtime  
Kyla Rankin reviewed the July financial results with the Board. She reported higher personnel expenses related to the transition of a provider into a lead physician role, which included additional administrative responsibilities. She also noted the temporary impact of a behavioral health staff member being on unexpected medical leave. Kyla explained that fringe benefit expenses exceeded budget for the month because Grants Management delayed billing and subsequently charged two months of expenses in July. In response to a Board question, she confirmed that the program remains on track to stay within its approved budget for the fiscal year.

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 12<sup>th</sup>, 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, and governance. Annual training had been added as a twentieth requirement.

Review and Discuss Compliance Quarterly Report Review and discuss provisions of the Health Resources and Services Administration (HRSA) Compliance Manual Requirements: Chapter 14 Collaborative Relationships

Kyla Rankin reviewed HRSA Health Center Program compliance requirements related to collaborative relationships. She highlighted the HOMES program's network of fixed and mobile service sites, partnerships with Federally Qualified Health Centers, and collaborations with community organizations, including the Office of Homeless Solutions, Housing Forward, and Dallas County Health and Human Services, emphasizing how these relationships support access to care and ensure compliance with HRSA standards.

E. HOMES Unit Based Council

Kyla Rankin discussed the most recent water bottle drive and the success in handing out bottles to the unhoused community during this summer's intense heat.

**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 12:58 pm.

SO RECORDED:



**MINUTES**  
Dallas County Hospital District Board of Managers

**HOMES**  
August 26th, 2026

*Vincent L Hall*

[Vincent L Hall \(Sep 29, 2026 09:58:22 CDT\)](#)

Vincent Hall  
Chair

*Brad Nitschke*

[Brad Nitschke \(Oct 12, 2026 12:32:01 CDT\)](#)

Brad Nitschke, JD  
Assistant Secretary