



MEETING MINUTES

ROSELAND MEDICAL DISTRICT COMMISSION

Date: September 25, 2023
Time: 8:09 am
Meeting called to order by: Vice President Tiffany Hightower

IN ATTENDANCE

Commissioners

Ciere Boatright, Joseph Harrington, Tiffany Hightower, Darrell Hill, Dennis O'Malley, Tina Sanders, Harry Wilkins (Virtual)

Pending Commissioner

Timothy Egan (Virtual)

Ex Officio Commissioners

Sharron Matthews

Dr. Janice Phillips (Virtual)

Far South CDC Staff

Acting Commission Director, Abraham Lacy, Patricia Ballay

Members of the Public

Janelle Alexander- Resident and Member of Christ Temple Cathedral

Carolyn Rodgers- Chicago State University, Public Health Programs interest in working with Cook County Health Board as an educational institution and community partner for internship and community engagement opportunities.

I. CALL TO ORDER

Meeting was called to order by Vice President Hightower at 8:09 am on Monday September 25, 2023.

II. ROLL CALL

Roll Call was completed by Interim Director Lacy. In accordance with the Roseland Community Medical District Act 70 ILCS 935/10e, a quorum is established, and the Commission may legally transact business with the minimum seven (7) Commissioners.

III. MOTION TO ALLOW VIRTUAL ATTENDEES

Vice President Hightower motioned to allow Ex Officio Phillips, Secretary Egan, and Commissioner Wilkins to participate and vote virtually. Motion seconded by Commissioner Hill. Unanimously approved by the commission as permitted in the RCMD's Bylaws Section 8.5.

IV. APPROVAL OF MEETING MINUTES FROM JULY 24, 2023

Commissioner Harrington motioned to approve minutes from July 24, 2023, as circulated, seconded by Ex Officio Matthews. Unanimously approved by the commission.

V. PROGRAM REPORTS

State Application from a reappropriation in FY2024 Article 165 Section 415 of Public Act 102-0698 in the sum of \$25 million from the Build Illinois Bond Fund to the Department of Commerce and Economic Opportunity for a grant to Roseland Medical District for costs associated with the development and redevelopment in and around Roseland Community Hospital.

- Money has been reallocated for years because commission did not have a quorum nor a master plan. The city paid for the plan in 2022 and the Plan was approved in 2023. A Draft application, put together by President Harrington, Secretary Egan, Interim Director Lacy, and Mr. Doig, has been sent to state to move process along. Five to six months before the agreement will be in place. The implementation of the masterplan

is the outline for how we will use resources. Primarily Outpatient campus 6 acres, committee of healthcare providers has been built and awaiting activation.

- We still need a representative from DCEO for the commission, as well as to help us move forward.
- Funds will not be released until about mid-2024. Requested 35% advance for admin and project costs. This is a reimbursement grant.
- Drafted fiscal policies- critical to review and put in benchmarks- Every penny is reviewed.

VI. FINANCIAL REPORTS

- Question posed about soliciting federal funds- The commission is not ready now, but possibly in the future. We have money so difficult for funders to see past that until we begin spending according to plan. Reporting in compliance with fiscal policies is a key component, so reviewing the current policies and adopting them is paramount.
- Question posed to the flexibility of the submitted application and the fund allotments. Because this application was a draft and not finalized it can be changed.
- Question posed to the line item of \$11m to procure Building and Land. As this is a large chunk of the current budget. Secretary Egan initiated the interest in this procurement of property. This is a strip mall across from Roseland hospital, it is fully occupied. It is for sale, going rate at approximately \$6m.
 - Need a Pin Map for parcels, we should be looking at all the vacant parcels Cook County, city owned, etc. for property transfers to benefit the medical district instead of large purchases. Need to dive deeper into line items, we have eminent domain and although we do not necessarily want to exercise it, it is an option. Then this number can be reallocated to other areas.
 - Per Secretary Egan, Owner has allowed an immediate care center to open, directly competing with Rosland Hospital's ER, the site owner has continued to work against the hospital and the location is detrimental to operations. Top priority to take over and make an asset to support the hospital.
 - Comments and questions included: Should this be a Roseland Hospital board acquisition strategy rather than a Roseland medical district commission? We

are separate entities, and this feels like allocating funds to the hospital. We are not looking to cause loss of Jobs and businesses that are contributing to the Roseland area. If purchased how would ownership be transferred? Would the land be owned by the commission? The hospital? This needs legal direction as well. If we acquire, what will we do with it?

- **TASK:** Commissioners should generate and submit their questions regarding the budget for a deep dive to interim Director Lacy by 10/09/2023.
- **TASK:** need the parcel map to generate the questions- interim Director Lacy will send to commission by EOD.
- **Audit Dashboard**

Completed approximately 81% of audit there are 6 outstanding items to be completed by end of month. There will be a draft report released to commissioners next month. No input is needed from commissioners currently.

VII. REPORTS AND RECOMMENDATIONS OF COMMITTEES

The Charters were created by the previous Commissioners to provide some internal governance and oversight structure for District operations. **TASK:** Review document and provide the necessary changes or corrections prior to the next Commission meeting

- The Finance Committee is responsible for the development and oversight of financial strategy and performance.
- The Governance and Nominating Committee shall assist the Commissioners in the formulation and implementation of its governance policies and will be responsible for nominating new Commissioners.
- The Community **Procurement** and Impact Committee is responsible for fulfilling the Commission's property investment, acquisition, development, and impact measurement activities. (established procurement needs to be called out in committee title)
- The Policy and Planning Committee shall assist the Commissioners in providing oversight and guidance for internal Strategic Planning and Public Policy Advocacy activities.

- Development Committee Charter is responsible for Commission's fundraising and grant seeking activities.

Committee Chairs should be commissioners, but members should be non-commissioners- This will be verified through legal counsel.

VIII. OLD BUSINESS

Statements of economic interests for the State and county are required, yet we are struggling to get an answer from either entity about how to complete these. Need Commissioner influence to get clarification from ethics committees.

- Patricia spoke to a representative from the Illinois secretary of state's office. They claim they have no record of the requirement for our members. We need to contact the governor's office for clarification.
- We still have 3 vacancies. One should be filled soon by Secretary Egan once appointed by the County, we need an appointment from the mayor's office, and an appointment for an ex officio position from DCEO. Need to be filled prior to end of fiscal year.
 - Keep a note of terms as they are staggered. At end of year 2023 some commissioners will need to be reappointed.

IX. NEW BUSINESS

- To keep all documents in one central location, Interim director Lacy has created a drop box for access by all commissioners.
- Per Statute there needs to be an advisory council with commissioner involvement
- Need Process in place as money comes in – We need to have clear management of the processes so we can show things are improving as we move through the audits.
- Need to establish a competitive bid process as soon as possible.

Executive Director Vacancy- Need to establish a timeline to complete.

- Need chair of Search committee (and a committee comprised of Commissioners and Community members) All members must complete a conflict-of-interest statement.
- Research required to draft a job description.
- Hire an executive search firm to help develop and screen a candidate pool.

Tentative Date for a Medical District Townhall- November 6. Need to confirm a location, and availability of commissioners.

Meeting Time Changes- Commission to look at a new time for meeting start now that in person meetings have resumed.

X. PUBLIC COMMENTS

No Comments from Members of the public who Joined today's meeting.

XI. ADJOURNMENT

The motion to adjourn was presented by President Harrington and seconded by Commissioner Hill. The meeting was adjourned at 9:22 am September 25, 2023.