
PUBLIC NOTICE

Bloss Memorial Healthcare District, A Public Entity • 3605 Hospital Road, • Atwater, California 95301 •
(209) 381-2000 x 7002 • fax: (209) 722-9020

Date: February 18, 2022

Phone: (209) 724-4102

Fax: (209) 722-9020

Bloss Memorial Healthcare District will hold their next Finance Committee meeting in March 2022 at 1:30 pm in the Board Room at 3605 Hospital Road, Atwater, CA 95301.

Bloss Memorial Healthcare District will hold their next **Board of Directors** meeting on Thursday, February 24, 2022 at 2:00 pm in the Board Room at 3605 Hospital Road, Atwater, CA 95301.

I, Fily Cale, posted a copy of the agenda of the Board of Directors of Bloss Memorial Healthcare District, said time being at least 24 hours in advance of the meeting of the Board of Directors.

BLOSS MEMORIAL HEALTHCARE DISTRICT, A Public Entity (BMHD)
3605 Hospital Road, Atwater, CA 95301
BOARD OF DIRECTORS MEETING
BOARD ROOM
Thursday, February 24, 2022
2:00 pm

AGENDA FOR PUBLIC SESSION

Members of the public may listen to the meeting and offer public comment telephonically by calling 1-681-999-0313 and entering Access Code 328959. Please turn your cell phone or other electronic device to non-audible mode or mute.

I. CALL TO ORDER

Make findings in accordance with AB 361 for teleconferenced meeting. In compliance with AB 361 (2021) and in order to conduct teleconference meetings not subject to the usual Brown Act teleconference rules, the Board will consider the circumstances regarding the state of emergency declared by the Governor regarding the COVID-19 pandemic which continues in existence; and the continued recommendations or impositions by State and local officials to promote social distancing; and whether the continued presence of COVID-19 in the State directly impacts the ability of the Board to meet in person.

II. ROLL CALL

ACTION EXHIBIT

III. APPROVAL OF AGENDA

*

IV. PUBLIC COMMENTS

Comments can be made concerning any matter within the Board's jurisdiction; but if the matter is not on the agenda, there will be no Board discussion of the issue. Anyone wishing to address the Board on any issue, please stand and approach the microphone.

V. APPROVAL OF MINUTES

A. Approval of January 27, 2022 Board of Directors Meeting * 1

VI. FINANCIAL REPORT

VII. CHIEF EXECUTIVE OFFICER REPORT

A. Update on California Energy Commission Grant

VIII. OLD BUSINESS

- A. January Castle Family Health Centers, Inc Report
- B. Bloss Board Member Report

IX. NEW BUSINESS

A. Approval of California Energy Commission Grant * 2
 B. Adoption of Resolution 22-11 for Energy Efficiency Loan * 3

thru the California Energy Commission		
C. Adoption of Resolution 22-2 Release of Ung D. Goodwin Funds from Wells Fargo	*	4
D. Approval of Release Agreement of Ung D. Goodwin Funds from Wells Fargo	*	5

X. APPOINTMENTS / CEREMONIAL MATTERS *

XI. AGENDA FOR CLOSED SESSION

EXISTING LITIGATION:

It is the intention of the Board to meet in Closed Session concerning Existing Litigation pursuant to Government Code section 54956.9(d)(1):

- 1) *Palomino v. Castle Family Health Centers, Inc, et al.*; Merced Superior Court Case No.: 18CV-03806

XII. NEXT MEETING DATE

XIII. ADJOURNMENT

Assistance for those with disabilities: If you have a disability and need accommodation to participate in the meeting, please call Fily Cale at (209) 724-4102 or (209) 381-2000 extension 7000 for assistance so that any necessary arrangements may be made.

Any written materials relating to an agenda item to be discussed in open session of a regular meeting that is distributed within the 24 hours prior to the meeting is available for public inspection at the time the record is distributed to all, or a majority of all, members of the Board. These documents are available from the Executive Assistant in administration at 3605 Hospital Road, Suite F, Atwater, California 95301.

**BLOSS MEMORIAL HEALTHCARE DISTRICT (BMHD)
BOARD OF DIRECTORS MEETING
BOARD ROOM
Thursday, January 27, 2022
2:00 pm**

CALL TO ORDER

Kory Billings, Board Chair, called the meeting to order at 2:01 pm.

Make findings in accordance with AB 361 for teleconferenced meeting. In compliance with AB 361 (2021) and in order to conduct teleconference meetings not subject to the usual Brown Act teleconference rules, the Board will consider the circumstances regarding the state of emergency declared by the Governor regarding the COVID-19 pandemic which continues in existence; and the continued recommendations or impositions by State and local officials to promote social distancing; and whether the continued presence of COVID-19 in the State directly impacts the ability of the Board to meet in person.

ROLL CALL

Board Members Present: Kory Billings, Chair, Zone 2 via Teleconference; Kathy Flaherty, Zone 3 via Teleconference; Vivian Passwaters, Board Secretary, Zone 1; Al Peterson, Treasurer, Zone 4 and Bob Boesch, Board Member, Zone 5

Others Present: Edward Lujano, CEO; Dawnita Castle, CFO; Jenna Anderson, County Legal Counsel; Michael Chai, Day Break ADHC; Nancy Agosto, Day Break ADHC and Peter Mojarras, CFHC COO

Absent: Fily Cale, Executive Assistant

APPROVAL OF AGENDA

A motion was made / seconded, (Alfonse Peterson / Kathy Flaherty) to approve the January 27, 2022 agenda as presented. Motion carried.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

A. Approval of January 6, 2022 Board of Directors Meeting, Exhibit 1

A motion was made / seconded, (Bob Boesch / Vivian Passwaters) to approved and accept the January 6, 2022 Board of Directors Meeting minutes as presented, Exhibit 1. Motion carried.

FINANCIAL REPORT

A. Approval of January 6, 2022 Finance Committee Meeting, Exhibit 2

A motion was made / seconded, (Alfonse Peterson / Vivian Passwaters) to approved and accept the January 6, 2022 Finance Committee Meeting minutes as presented, Exhibit 1. Motion carried.

B. December Chief Financial Officer Report, Exhibit 3

Dawnita Castle, CFO, reported that for the 6 months ending in December 31, 2021, BMHD had a net gain before depreciation of \$94,114 compared to a net gain of \$93,429 last year. Net income after depreciation is a gain of \$30,819. Non-Operating Revenue had a gain on investments of \$46,320.

The December 2021 Operating Cash Balance was at \$5,524,689 and Days Cash On Hand increased to 3,820 days. The increase was due to a couple of variables, DSCA pre-paid rent in the amount of \$26,000 and a deposit from Ung Goodwin Trust for \$7,000. Expenses compared for December 2021 to November 2021 were down \$42,000, there were not as many repairs and maintenance in the month of November 2021.

C. December 2021 Payroll, Electronic Payments and Check Register, Exhibit 4

A motion was made / seconded, (Alfonse Peterson / Bob Boesch) to approve and accept the November 2021 Payroll in the amount of \$9,158.42 Accounts Payable in the amount of \$164,855.25 for a Grant Total Disbursement of \$174,013.67, Exhibit 4. Motion carried.

CHIEF EXECUTIVE OFFICER REPORT

A. Update on California Energy Commission Grant

Edward Lujano, CEO, reported that earlier this week he met with the new owner's Chief Operations Officer for the surgery centers, his name is Troy. He informed Edward Lujano that they will be revamping all four centers as well as a new logo. The center here will be called Atwater Children's Surgery Center, signage will be replaced at their cost and this will be done within the next 45 days. They will relaunch their new centers in conjunction with their entire marketing of who they are across the US.

The boardroom has been painted and we're hoping for technology in by the February board meeting.

At the Bloss Site the canopies in the back have gotten torn and a request has been put in for replacements, but there is a delay by the company due to COVID.

The exterior lighting at Bloss has been completed including exterior lighting around the kitchen area. Maintenance has informed him that they have not detected any transient articles around the buildings.

The former Explorers' buildings in the back, which were garages at one time will be repurposed. He has asked for a quote to reinstall the garage doors and potentially lease it out or secure vehicles in the two stalls. He will keep the board of directors posted.

He received the consultant report for the California Energy Commission this week and copies were forwarded to the board of directors.

The Measure Summary Tables on pages 3 and 4 were reviewed. If we replace all interior lighting at the Castle Site it would cost \$63,422 and the payback period would be a little over 4 years to recoup that cost. Sensor lights are also available.

Replacing the old HVAC System with New Energy Efficient Rooftop Gas-Electric Package Units would be \$1.5M, the annual cost is \$73,000 for electricity and the payback period would be 21 years. They have \$24,000 in rebates that we could potentially use. If we go through the state for financing they can finance up to a 15-year project and BMHD would have to pay a portion of that cost.

In addition, if BMHD wants to do a solar project, all of the panels put into the facility would total about \$4.5M with electricity savings of about \$109,000 per year.

If BMHD replaces the old HVAC, it's a 21-year life and they are financing 15, BMHD would need to come up with \$400,000 to replace all of the HVAC systems here and the rest could be financed through the state loan payments.

The next stage would be for BMHD to apply for this loan if we want to move in that direction. The loan is up to \$3M and its financed over 15 years at 1%. He encourages the board of directors to apply for the loan. Definitely the HVAC system and look at some of the interior lighting to make the building as energy efficient as possible.

Kory Billings asked to put this on next months agenda for discussion and possible approval.

Edward Lujano is still following up on scholarship opportunities and what it would involve if BMHD goes in that direction.

OLD BUSINESS / REPORTS

A. December Castle Family Health Centers, Inc Report, Exhibit 5

Peter Mojarras reported that for October 2021, CFHC provided 96 sports physicals; 73 in November 2021 and 21 in December 2021. Atwater High School had 60 sports physicals for those 3 months and Buhach High School had 58. He thanked the board of directors again.

CFHC continues to provide COVID services, there was a spike in the last few weeks of 200-300 per day for testing. The line has been extremely long and CFHC is looking at a different flow and looked at the grass area in the back by the tennis courts to expand and pave the parking lot. Edward Lujano may present this to the board of directors in the future.

He participated on a County Call this morning and the 7th floor at the hospital is completely full, ICU is at capacity and they are also using half of the 6th floor all related to COVID. CFHC along with the hospital and other healthcare providers are dealing with staffing shortages.

CFHC is working in getting their patients to come back in for services.

B. Bloss Board Member Report

Kory Billings reported that the Investment Committee will be meeting tomorrow at 10am via teleconference with Wells Fargo for more information on the investments with Wells Fargo.

Kory Billings also participate in the same call this morning as Peter Mojarras and the total probable actives right now in Merced County is 10,197. Dr. Sandoval said that this number is probably doubled as these are the laboratory confirmed cases. And with everyone testing at home Dr. Sandoval believes that the number of confirmed cases is probably doubled that, which would take the positivity rate from 36% to 48% positivity rate.

C. Day Break ADHC Request for Partnership Assistance, Exhibit 6

Michael Chai reported that they were able to install security devices on the vans so that they would no longer be vandalized.

Kory Billings commented that the Day Break program had delivered 1,332 breakfasts from July to December 2021 and in that same time frame they delivered 3,958 lunches. They take roughly 75 trips per day and cost per person per day for meals is \$18. Round trips per person are roughly \$5.

In the past BMHD has partnered with Day Break to provide food to the community and this may be the best way to go back. Jenna Anderson, Legal Counsel, stated that this sounds the most reasonable solution that would fall within the legal bounds. Dawnita Castle may have preferences in keeping track of what they are or not doing.

The board of directors authorizes legal and finance department to put together an appropriate contract. The contract would begin February 1, 2022.

A motion was made / seconded, (Kory Billings / Bob Boesch) to contract with Day Break Adult Day Health Care Center to provide meals in an amount up to \$25,000 starting February 1, 2022. And authorizing legal counsel and accounting to draft the appropriate documentation, Exhibit 6. Motion carried.

NEW BUSINESS

None.

APPOINTMENTS / CEREMONIAL MATTERS

None

AGENDA FOR CLOSED SESSION

None.

NEXT MEETING DATE

The next Board of Directors meeting will be held on Thursday, February 24, 2022 at 2:00 pm in the Board Room.

ADJOURNMENT

As there was no further business, the meeting adjourned at 2:33 pm.

Respectfully Submitted,

Kory Billings
Board Chair

APPROVAL OF CALIFORNIA ENERGY COMMISSION
GRANT

CONSULTANT REPORT

BLOSS MEMORIAL HEALTHCARE DISTRICT

Prepared for: California Energy Commission
Prepared by: Digital Energy, Inc.



California Energy Commission
Gavin Newsom, Governor

January 21, 2022
Contract Number: CEC-400-19-001
Work Authorization Number: 005

Prepared by:

Vishal Diddi, CEM, BCxP, HFDP, HBDP
Ethan Flyer, LEED GA

Primary Authors

Digital Energy, Inc.
555 Marin St Ste 230
Thousand Oaks, CA 91360
805-374-1777

Contract Number: 400-19-001
Work Authorization# 005

Prepared for:

California Energy Commission

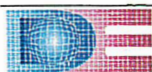
Marites Antonio
Contract Agreement Manager

Sean Lockwood
Project Manager

Deanna Carillo
Office Manager
Local Assistance and Financing Office

Natalie Lee
Deputy Director
Renewable Energy Division

Drew Bohan
Executive Director



PREFACE

This study was prepared as a result of Bloss Memorial Healthcare District's request for assistance under the Energy Partnership Program. This California Energy Commission program assists cities, counties, special districts, public hospitals, public care facilities in identifying measures that can cut energy use and cost in existing facilities while concurrently enhancing building performance. Once the measures are identified, the program can provide additional assistance to help implement or finance the recommendations. The Commission's zero/low interest loans provide competitive financing and are structured so that the estimated measure savings are the basis for the loan repayments.

This study was conducted for the Commission by Digital Energy, Inc., under the direction of Jairam Agaram, P.E. The contract assignment was directed and managed with the assistance of Sean Lockwood, Project Manager for the Commission. Digital Energy, Inc. and the Commission appreciate the assistance offered by all District personnel during the study.



ABSTRACT

This report presents the results of an energy audit that was conducted in October 2021 for Bloss Memorial Healthcare District under the Energy Partnership Program. This report discusses the results of the energy audit and provides information on the steps for measure implementations. The following measures are recommended in this study:

1. Retrofit interior linear fluorescent fixtures with new LED tubes
2. Replace interior high-intensity discharge fixtures with new LED fixtures
3. Replace interior screw-in/pin-based lamps with new LED lamps
4. Replace exterior screw-in/pin-based lamps with new LED lamps
5. Replace exterior high-intensity discharge fixtures with new LED fixtures
6. Add exterior smart controls for new exterior LED fixtures
7. Retrofit exterior high-intensity discharge fixtures (select locations) with new LED lamps

These bundled recommended measures have a simple payback period of **4.2 years**, after accounting for the potential utility incentives. The following long-term payback measures, which exceeds the prescribed equipment useful life, are recommended as a part of potential future modernization projects:

1. Install occupancy sensors for interior spaces
2. Install photocell controls for lamp-based exterior lighting
3. Replace exterior linear fluorescent fixtures with new LED fixtures
4. Replace Old HVAC System with New Energy Efficient Rooftop Gas-Electric Package Units
5. Implement Energy Management System with Direct Digital Controls
6. Replace tank type domestic hot water system with energy efficient tankless system
7. Install Solar Photovoltaic (PV) System

Note: As per the staff comments and the information gathered during the walkthrough, the building contains asbestos and would require asbestos abatement to implement the projects. The project cost herein does not include asbestos abatement expenses.



Executive Summary

A. Focus and Scope of Audit

During October 2021, an energy audit was conducted for Bloss Memorial Healthcare District (District) under the Energy Partnership Program. The focus of the study is building energy systems at the District located at 3605 Hospital Rd in Atwater, California. This report discusses the results of the energy audit and provides information on the steps for measure implementation.

B. Annual Energy Use and Cost

Energy usage data from recent bills was considered as the first step in identifying energy efficiency opportunities. During a recent 12-month period (August 2020 through July 2021), the audited District used 1,609,000 kWh (14.63 kWh/square feet) of electricity and 14,558 therms (0.13 therms/square feet) of natural gas. During this period the District spent \$190,172 for electricity and approximately \$25,008 for natural gas. Cost of electricity and natural gas during this period averaged \$0.118/kWh and \$1.718/therm, respectively. Based on a total area of 110,000 square feet, the average energy cost is \$1.96/square feet per year. The District's site energy use intensity of 63.1 kBtu/square feet is lower than the nationwide median energy use intensity of 67.5 kBtu/square feet.¹ Source energy use intensity is 170.0 kBtu/square foot.²

C. Measure Recommendations

The report identifies lighting measures that can reduce the District's overall energy use and cost. If implemented, these measures can cut overall energy cost by 7.0 percent or an estimated \$15,095 per year. The aforementioned energy cost percentage savings for the analysis is calculated based on the historical electricity rate and the historical natural gas rate. These measures would require an investment of about \$72,362 and could qualify for utility incentives of \$8,940 resulting in net simple payback of 4.2 years, after accounting for the potential utility incentives. **Table E.1** details the recommended measures. **Table E.2** details measures that were evaluated but are only recommended as part of future modernization efforts due to their long payback periods (exceeds prescribed equipment useful life) and/or high initial capital investment requirement.

1. Nationwide average for Urgent Care/Clinic/Other Outpatient facilities according to ENERGY STAR® Portfolio Manager's technical reference on energy use intensity by facility type. See:

<https://portfoliomanager.energystar.gov/pdf/reference/US%20National%20Median%20Table.pdf>

2. Source BTU accounts for the fuels consumed in the generation, transmission, and distribution of energy. The calculated source BTU is based on the following reference:

<http://www.energy.ca.gov/2014publications/CEC-400-2014-022/CEC-400-2014-022-CMF.pdf>



Detailed information on these and all other measures is contained in Section 4. Section 5 provides information on how some or all these measures can be funded with a low interest loan from the Energy Commission and incentive offers from utility provider. Section 6 provides information on the relevant codes and standards. The technology associated with the measures presented is discussed in Section 7.

Alternate Option: If the District intends to implement the long-term measures and avail the 1% loan for these measures, the District would be required to contribute approximately \$478,369 to meet the Energy Conservation Assistance Act's (ECAA's) loan funding criteria, i.e., if the estimated total project cost is more than the estimated total energy cost savings over the equipment useful life (EUL) of the loan-funded equipment, the applicant may reduce the estimated total project cost to the estimated total energy cost savings level by using rebates, incentives, and/or its own funding. For further information, please refer to Section 5. **Table E.3** details this alternate option's economics.

D. Greenhouse Gas Reduction

Greenhouse gases allow sunlight to enter the atmosphere freely and contribute to global warming. A major contributor to global warming is carbon dioxide emissions (CO₂). On average in California, 0.69 lbs. of CO₂ are released in the production of 1 kWh of electricity¹. About 11.65 pounds of CO₂ are released for each therm of natural gas consumed. Based on these indices, a total of 88,121 pounds of CO₂ greenhouse gas emissions can be saved each year if all recommended measures, in the **Table E.1**, proposed in this study are implemented. This is equivalent to taking about eight passenger cars off the road for a year.

1. Source: <http://www.epa.gov/cleanenergy/energy-resources/calculator.html>



Measure Summary Tables

Table E.1 Recommended Energy Efficiency Measures (EEMs)

Measure #	Measure Description	Peak Demand Savings (kW)	Annual Electricity Savings (kWh)	Annual Natural Gas Savings (Therms)	Annual CO2 Savings / Mitigation (Pounds)	Measure Cost Estimate (\$)	Electricity Cost Savings (\$)	Natural Gas Cost Savings (\$)	Payback Period without Incentive (years)	Estimated Incentive (\$)	Measure Costs w/ Incentive	Payback Period with Incentive (years)	Equipment Useful Life - EUL (Years)	Total Energy Cost Savings over the effective EUL (\$)
L-1A	Retrofit linear fluorescent fixtures with new LED tubes	24.9	75,970	0	52,419	\$38,142	\$8,979	\$0	4.2	\$5,318	\$32,825	3.7	15.0	\$134,687
L-1B	Replace interior high-intensity discharge fixtures with new LED fixtures	1.6	4,980	0	3,436	\$3,718	\$589	\$0	6.3	\$349	\$3,370	5.7	15.0	\$8,828
L-3	Replace interior screw-in/pin-based lamps with new LED lamps	4.9	15,683	0	10,821	\$7,408	\$1,854	\$0	4.0	\$1,098	\$6,310	3.4	15.0	\$27,804
L-4A	Replace exterior screw-in/pin-based lamps with new LED lamps	n/a	1,840	0	1,269	\$426	\$217	\$0	2.0	\$129	\$297	1.4	15.0	\$3,261
L-5A	Replace exterior high-intensity discharge fixtures with new LED fixtures	n/a	13,673	0	9,434	\$14,199	\$1,616	\$0	8.8	\$957	\$13,242	8.2	15.0	\$24,240
L-5C	Add exterior smart controls for new exterior LED fixtures	n/a	7,147	0	4,931	\$4,526	\$845	\$0	5.4	\$500	\$4,026	4.8	8.0	\$6,758
L-6	Retrofit exterior high-intensity discharge fixtures (select locations) with new LED lamps	n/a	8,420	0	5,810	\$3,942	\$995	\$0	4.0	\$589	\$3,353	3.4	15.0	\$14,928
Total Project (All Recommended Measures):		31.4	127,712	0	88,121	\$72,362	\$15,095	\$0	4.8	\$8,940	\$63,422	4.2		\$220,506

P.18
19
21
23
24
25
26



Table E.2 Future Modernization EEMs

Measure #	Measure Description	Peak Demand Savings (kW)	Annual Electricity Savings (kWh)	Annual Natural Gas Savings (Therms)	Annual CO2 Savings / Mitigation (Pounds)	Measure Cost Estimate (\$)	Electricity Cost Savings (\$)	Natural Gas Cost Savings (\$)	Payback Period without Incentive (years)	Estimated Incentive (\$)	Measure Costs w/ Incentive (\$)	Payback Period with Incentive (years)	Equipment Useful Life - EUL (Years)	Total Energy Cost Savings over the effective EUL (\$)
L-2	Install occupancy sensors for interior spaces	n/a	29,931	0	20,652	\$125,066	\$3,538	\$0	35.4	\$22,850	\$102,216	28.9	8.0	\$28,301
L-5B	Replace exterior linear fluorescent fixtures with new LED fixtures	n/a	2,746	0	1,895	\$5,015	\$325	\$0	15.5	\$192	\$4,823	14.9	15.0	\$4,869
L-1B	Add photocell control for existing exterior LED fixture	n/a	1,225	0	845	\$1,606	\$145	\$0	11.1	\$240	\$1,366	9.4	8.0	\$1,158
M-1	Replace Old HVAC System with New Energy Efficient Rooftop Gas-Electric Package Units	115.4	618,787	452	432,228	\$1,534,051	\$73,136	\$776	21.0	\$24,300	\$1,509,751	20.4	15.0	\$1,108,687
M-2	Implement Energy Management System with Direct Digital Controls	n/a	48,619	1,515	51,198	\$79,203	\$5,746	\$2,603	13.8	\$3,403	\$75,800	9.1	15.0	\$125,237
M-3	Replace tank type domestic hot water system with energy efficient tankless system	n/a	0	606	7,055	\$14,625	\$0	\$1,040	14.1	\$0	\$14,625	14.1	11.0	\$11,444
PV-1	Install Solar Photovoltaic (PV) System	n/a	924,241	0	637,726	\$4,557,000	\$109,239	\$0	41.7	\$0	\$4,557,000	41.7	20.0	\$2,184,772
Total Project (All Recommended Measures):		115.4	1,591,647	2,573	1,128,208	\$6,184,880	\$188,121	\$4,419	32.9	\$27,703	\$6,157,177	32.7		\$3,464,468

P 30
31
32
36



Table E.3 Alternate Option: Energy Efficiency Measures (EEMs) with District's Funding Contribution

Measure #	Measure Description	Peak Demand Savings (kW)	Annual Electricity Savings (kWh)	Annual Natural Gas Savings (Therms)	Annual CO2 Savings / Mitigation (Pounds)	Measure Cost Estimate (\$)	Electricity Cost Savings (\$)	Natural Gas Cost Savings (\$)	Payback Period without Incentive (years)	Estimated Incentive (\$)	District's Own Funding Contribution Required (\$)	Measure Costs w/ Incentive & District's Funding (\$)	Payback Period with Incentive & District's Funding Contribution (years)	Equipment Useful Life - EUL (Years)	Total Energy Cost Savings over the effective EUL (\$)
L-1A	Retrofit linear fluorescent fixtures with new LED tubes	24.9	75,970	0	52,419	\$38,142	\$8,979	\$0	4.2	\$5,318	\$0	\$32,825	3.7	15.0	\$134,687
L-2	Install occupancy sensors for interior spaces	n/a	29,931	0	20,652	\$125,066	\$3,538	\$0	35.4	\$22,850	\$73,915	\$28,301	8.0	8.0	\$28,301
L-1B	Replace interior high-intensity discharge fixtures with new LED fixtures	1.6	4,980	0	3,436	\$3,718	\$589	\$0	6.3	\$349		\$3,370	5.7	15.0	\$8,828
L-3	Replace interior screw-in/pin-based lamps with new LED lamps	4.9	15,683	0	10,821	\$7,408	\$1,854	\$0	4.0	\$1,098		\$6,310	3.4	15.0	\$27,804
L-4A	Replace exterior screw-in/pin-based lamps with new LED lamps	n/a	1,840	0	1,269	\$426	\$217	\$0	2.0	\$129		\$297	1.4	15.0	\$3,261
L-4B	Add photocell control for existing exterior LED fixture	n/a	1,225	0	845	\$1,606	\$145	\$0	11.1	\$240	\$208	\$1,158	8.0	8.0	\$1,158
L-5A	Replace exterior high-intensity discharge fixtures with new LED fixtures	n/a	13,673	0	9,434	\$14,199	\$1,616	\$0	8.8	\$957		\$13,242	8.2	15.0	\$24,240
L-5B	Replace exterior linear fluorescent fixtures with new LED fixtures	n/a	2,746	0	1,895	\$5,015	\$325	\$0	15.5	\$192		\$4,823	14.9	15.0	\$4,869
L-5C	Add exterior smart controls for new exterior LED fixtures	n/a	7,147	0	4,931	\$4,526	\$845	\$0	5.4	\$500		\$4,026	4.8	8.0	\$6,758
L-6	Retrofit exterior high-intensity discharge fixtures (select locations) with new LED lamps	n/a	8,420	0	5,810	\$3,942	\$995	\$0	4.0	\$589		\$3,353	3.4	15.0	\$14,928
M-1	Replace Old HVAC System with New Energy Efficient Rooftop Gas-Electric Package Units	115.4	618,787	452	432,228	\$1,534,051	\$73,136	\$776	21.0	\$24,300	\$401,064	\$1,108,687	15.0	15.0	\$1,108,687
M-2	Implement Energy Management System with Direct Digital Controls	n/a	48,619	1,515	51,198	\$79,203	\$5,746	\$2,603	13.8	\$3,403		\$75,800	9.1	15.0	\$125,237
M-3	Replace tank type domestic hot water system with energy efficient tankless system	n/a	0	606	7,055	\$14,625	\$0	\$1,040	14.1	\$0	\$3,182	\$11,443	11.0	11.0	\$11,444
Total Project (All Recommended Measures):		146.8	829,020	2,573	601,995	\$1,831,929	\$97,984	\$4,419	16.7	\$59,925	\$478,369	\$1,293,634	13.2		\$1,500,202



ADOPTION OF RESOLUTION 22-1 FOR ENERGY
EFFICIENCY LOAN THRU THE CALIFORNIA
ENERGY COMMISSION

BLOSS MEMORIAL HEALTHCARE DISTRICT

RESOLUTION 22-1

ENERGY EFFICIENCY LOAN from the CALIFORNIA ENERGY COMMISSION

The Board of Directors of the Bloss Memorial Healthcare District does hereby resolve as follows:

WHEREAS, The California Energy commission provides loans to schools, hospitals, local governments, special districts, and public care institutions to finance energy efficiency improvements;

NOW THEREFORE, BE IT RESOLVED, that Bloss Memorial Healthcare District authorizes Edward Lujano, its Chief Executive Officer to apply for energy efficiency loan from the California Energy Commission to implement energy efficiency measures.

BE IT ALSO RESOLVED, that in compliance with the California Environmental Quality Act (CEQA), Bloss Memorial Healthcare District finds that the activity funded by the loan is exempt from environmental review pursuant to Section 15301- Existing Facilities” of the CEQA guidelines.

BE IT ALSO RESOLVED, that if recommended for funding by the California Energy Commission, Bloss Memorial Healthcare District authorizes its Chief Executive Officer, Mr. Edward Lujano to accept a loan up to \$3,000,000.00.

BE IT ALSO RESOLVED, that the amount of the loan will be paid in full, plus interest, under the terms and conditions of the Loan Agreement, Promissory Note and Tax Certificate of the California Energy Commission.

BE IT FURTHER RESOLVED, that Edward Lujano, Chief Executive Officer is hereby authorized and empowered to execute in the name of Bloss Memorial Healthcare District all necessary documents to implement and carry out the purpose of this resolution, and to undertake all actions necessary to undertake and complete the energy efficiency projects.

PASSED, APPROVED AND ADOPTED this 24th day of February 2022, by the following votes:

AYES:

NOES:

ABSENT:

Ed Lujano
Chief Executive Officer
Bloss Memorial Healthcare District

Kory Billings
Chair of the Board of Directors
Bloss Memorial Healthcare District

ADOPTION OF RESOLUTION 22-2 RELEASE OF
UNG D. GOODWIN FUNDS FROM WELLS FARGO

BLOSS MEMORIAL HEALTHCARE DISTRICT

RESOLUTION 22-2

TERMINATION OF UNG D. GOODWIN TRUST

WHEREAS, the Ung Goodwin Charitable Trust (hereinafter "Trust") was created under the Will of Ung D. Goodwin, dated August 31, 1990, as amended by Court order dated July 26, 2000;

WHEREAS, Wells Fargo has served as Trustee of the Trust since August 18, 1997;

WHEREAS, Bloss Memorial Health Care District is the beneficiary of the Trust;

WHEREAS, Paragraph 4.B. of the Trust states, in part: "This trust shall continue forever unless the trustee terminates it and distributes all of the principal and accumulated income, which action may be taken by the trustee in its discretion at any time, but only upon the concurrence of Bloss Memorial Health Care District;"

WHEREAS, Wells Fargo plans to terminate the Trust and Bloss Memorial Health Care District concurs that termination of the Trust is appropriate;

NOW, THEREFORE BE IT RESOLVED, the Board of Directors of the Bloss Memorial Health Care District, as beneficiary of the Ung Goodwin Trust, concur with termination of the Trust by Wells Fargo.

Passed, Approved and Adopted this 24th day of February 2022, by the following votes:

Signature of Governing Board Members

Kory Billings, Board Chair

Robert Bosch, Vice Chair

Vivian Passwaters, Secretary

Alfonse Peterson, Treasurer

Kathleen Flaherty

APPROVAL OF RELEASE AGREEMENT OF
UNG D. GOODWIN FUNDS FROM WELLS FARGO

RELEASE AGREEMENT

This Release Agreement, dated February 24, 2022, (the "Agreement") is entered into by and between: (i) Wells Fargo Bank, N.A., ("Wells Fargo"), as trustee (the "Trustee") of the Ung Goodwin Charitable Trust created under the Will of Ung D. Goodwin, dated August 31, 1990, as amended by court order dated July 26, 2000 (the "Trust"); and (ii) Bloss Memorial Health Care District, the beneficiary of the Trust (the "Beneficiary")(individually, the Trustee and Beneficiary may be respectively referred to herein as the "Party" and collectively, as the "Parties").

WITNESSETH:

WHEREAS, the following facts exist:

- A. Wells Fargo has served as Trustee of the Trust since August 18, 1997.
- B. Paragraph 4.B. of the Trust states, in part: "This trust shall continue forever unless the trustee terminates it and distributes all of the principal and accumulated income, which action may be taken by the trustee in its discretion at any time, but only upon the concurrence of Bloss Memorial Health Care District."
- C. Wells Fargo plans to terminate the Trust, and Bloss Memorial Health Care District concurs that termination of the Trust is appropriate.
- D. The Parties agree, after full consideration and the opportunity to consult with legal counsel, to enter into this Agreement for the purpose of resolving any and all claims or liabilities regarding the administration of the Trust.

NOW, THEREFORE, in consideration of these premises and for the purpose of inducing the Trustee to resolve any and all claims or liabilities regarding the administration of the Trust, without resorting to court proceedings to procure the settlement and allowance of its accounts or to determine contingent liabilities, if any, arising out of the administration of said properties pursuant to the Trust, the Parties agree as follows:

1. The Parties hereto agree that the recitals contained herein are made a part of this Agreement.
2. The Beneficiary acknowledges that it has received statements that accurately reflect the Trust's administration and have received or have had the opportunity to receive full, true, and complete accountings of the administration of the Trust and waive a formal accounting.
3. The Trustee is entitled to have its accounts reviewed and approved and its administration and discharge confirmed by the court of appropriate jurisdiction.
4. The Beneficiary wishes to avoid the costs and delay involved in a court proceeding.

5. The Beneficiary does hereby ratify, approve, and confirm in all respects the administration of the Trust and all acts of Wells Fargo in connection with the administration thereof.

6. The Beneficiary does hereby release and forever discharge Wells Fargo, individually and as trustee of the Trust, its parent, subsidiaries, affiliates, successors, predecessors, assigns, related companies, and their past and present officers, directors, agents, employees, and representatives from any and all claims, demands, liabilities, obligations, damages, costs, expenses, losses, penalties, and compensation of any nature whatsoever, whether based in tort, contract, equity, the law, statutes, or codes of the federal government or any state, or other theory of recovery, which the Beneficiary has or has had on account of or in any way related to or arising out of the administration of the Trust to the date hereof.

7. The Parties hereto acknowledge and understand that this Agreement may affect their legal rights and acknowledge that they have either consulted with their separate attorney or have affirmatively chosen to execute this Agreement without consulting their separate attorney. The Parties hereto severally represent and agree (i) that before executing this Agreement, such Party read this Agreement, (ii) such Party has entered into this Agreement freely and voluntarily, (iii) such Party desires to be bound by this Agreement, (iv) such Party has fully informed herself, himself, or itself of the terms, conditions, and effects of this Agreement, (v) such Party has not relied on any other Party for advice regarding the consequences of this Agreement, and (vi) such Party has full capacity and is not acting under fraud or duress. Each Party further agrees that, in the event of any dispute regarding this Agreement, this Agreement shall not be construed against any Party merely because of the involvement of that Party's counsel in the preparation and negotiation of this Agreement. Each Party shall be responsible for its own attorneys' fees and expenses.

8. This Agreement shall extend to and be binding upon the Beneficiary and its heirs, executors, administrators, representatives, successors, and assigns and shall inure to the benefit of the Trustee and its successors and assigns.

9. This Agreement contains the entire agreement among the Parties hereto and supersedes any and all prior oral and written agreements and understandings. If a court of competent jurisdiction holds any provision of this Agreement invalid, void, or unenforceable, the remaining provisions nevertheless shall continue in full force and effect without being impaired or invalidated in any way.

10. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

11. Each signor for an entity below: (i) represents that such signor has the power to bind the entity the signor represents, and (ii) will provide documentation evidencing that the signor has the ability to enter into settlement agreements and bind the entity the signor represents.

12. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one instrument.

13. This Agreement shall be effective upon the date of the last of the undersigned to execute this Agreement (the "Effective Date").

WELLS FARGO BANK, N.A.,

By:

Its:

**BLOSS MEMORIAL HEALTHCARE
DISTRICT**

By: Kory Billings

Its: Board Chair

By: Robert Boesch

Its: Board Vice Chair

By: Alfonse Peterson

Its: Board Treasurer

By: Vivian Passwaters

Its: Board Secretary

By: Kathleen Flaherty

Its: Board Member

NOTARY

Attach a Notarial Certificate of Acknowledgment to this Document.