MINUTES OF THE BOARD OF DIRECTORS' MEETING
SWEENY HOSPITAL DISTRICT

July 28, 2026 Time 18:00

Members Present: Mason Nichols, President, Leeda Wood, Vice President; Aaron Jackson, Millie Walker

Members Absent: Patti Foster, Secretary; Scott Swift, Dale Thames

Employees Present: Kelly Park, Cindy Burge, Gerald Sanchez, Cody Marlette, Tracy White

1. **Call to Order** Mr. Nichols called the meeting to order at 1803 (6:03 p.m.).

2. The invocation was given by Mason Nichols.

3. **Record Members Present and Establish A Quorum**
There being 4 members present, a quorum was established.

4. **Public Comments**
A. None

5. **Review/Approve Board of Directors' Meeting Minutes:**
A. June 22, 2026 General Meeting
Leeda Wood made a motion to approve the minutes from June 22, 2026 with one correction (TORCH change to THT conference). Aaron Jackson seconded the motion. Mason Nichols and Aaron Jackson abstained, motion carried.

6. **Finance Committee Report**
Cody Marlette gave overview of June 2026 financials.

After discussion, Leeda Wood motioned to approve the June 2026 financials as presented. Aaron Jackson seconded the motion. Unanimous decision, motion carried.

7. **New Business**
B. **Approve Resolution authorizing CEO, Kelly Park, on behalf of the Sweeny Hospital District, to enter into any documents, instruments, agreements, affidavits, certificates or commitments required to satisfy the HUD and/or Lender and to take all actions necessary to implement or maintain the above for the following facilities**:
1) The Broadmoor at Creekside Park
2) Solera at West Houston
3) Ashford Gardens
Kelly Park gave an overview of the paperwork regarding the 3 nursing homes.

Aaron Jackson made a motion to approve the resolution in connection with the closing of Borrow's mortgage loan from Berkadia Commercial Mortgage LLC., a Delaware limited liability company (Lender), which mortgage loan is to be insured by the US Department Housing and Urban Development (HUD) authorizing Kelly Park to sign the documents, on behalf of the hospital, to enter into any documents, instruments, agreements, affidavits,

certificates, or commitments required to satisfy HUD and/or Lender, and to take all actions necessary to implement or maintain all of the above.
Leeda Wood seconded the motion. Unanimous decision, motion passed.

C. **Discuss, consider and, if necessary, take action to authorize administration to complete HUD Transfer of Physical Assets procedures for Sweeny Hospital District dba:**
1) Laurel Court

After discussion, Aaron Jackson motioned to authorize the Chief Executive Officer, Kelly Park, to complete and sign all necessary documentation related to the U.S. Department Housing and Urban Development ("HUD") transfer of physical assets procedures for Laurel Court and take action if necessary to close the transaction. Leeda Wood seconded the motion. Unanimous decision, motion passed.

D. **Discuss, consider, and approve resolution to open second bank accounts (sweep account) at First State Bank of Louise for**:
1) Laurel Court

After discussion Aaron Jackson motioned to open a second bank account at the First State Bank of Louise in the name of Sweeny Hospital District dba Laurel Court. Bank account opened to include online services, transfers, wires, ACH and remote deposit capture. The signers and access to the account will be the same as the other nursing home accounts of Sweeny Hospital District. Leeda Wood seconded the motion. Unanimous decision, motion carried.

E. **Review and Discuss Rudd & Wisdom Document Re-statements**
(1) Consider and take action, if needed to approve resolution authorizing amendment and restatement of THA Retirement Plan

Kelly Park gave an overview of the request from Rudd and Wisdom regarding the old retirement account.

After discussion, Aaron Jackson made a motion to decline the offer from Rudd and Wisdom to cancel services with them and keep current services with them as status quo. Millie Walker seconded the motion. Unanimous decision, motion passed.

F. **Miscellaneous Capital Equipment**
1. Southern Gulf Solutions - $77,795.73
   Ms. Park gave an overview of the bid for paving the section of parking area that has not been completed. She is still waiting on a second bid from Jeremy for comparison. After discussion, Aaron Jackson made a motion to approve adding additional parking spots via asphalt not to exceed $78,000 using the current quote or better once obtained in the next couple of weeks. Millie Walker seconded the motion. Unanimous decision, motion carried.
2. Impravata
   IT Department Equipment - $72,724.14

Kelly Park gave an overview of the equipment needed for assisting employees for logging into their computers in a quick manner with their badges.

Leeda Wood motioned to approve purchase of this equipment and get a second bid for comparison to be included for Fiscal Year 2027 Budget. Aaron Jackson seconded the motion, unanimous decision, motion carried.

3. Windy City Equipment Service, Inc.
   The Fountains Walk-In freezer - $36,051.73
   Kelly Park gave an overview of the need of a new walk-in freezer for The Fountains Assisted Living Facility. First bid was acquired by Luby's Culinary Services and a second bid will come from Jeremy Sanford once received.

   After discussion, decision was made to table the purchase and get additional information on possible repair of the current unit and additional bids if needed.

8. **Old Business**

A. **Replacement hospital update: Kelly Park**

The following updates were given:

- Parking lot and Helipad
- AC Units updates - warranty
- Meeting to be scheduled with Tellepsen, Arcadis and the hospital for final review

9. **Administrative Information Report – Kelly Park**

A. CEO Report

The following updates given by Kelly Park.

- DNV Survey – final report received and action plans have been submitted
- CAP Survey – final report received and action plans have been submitted
- Trauma Survey – waiting on final report
- Denver DNV training – 5 employees sent for training
- Grants are being acquired regarding wellness and a budget needs to be prepared for the plan. Grant funds would be for a salary for dual purpose person, and a dietitian for classes that would be offered and possible building facelift depending on the location of the program. They briefly discussed possible location for services to be offered to be at Wellness Center or second option at the Medical Office Building Suite F. Briefly discussed were different options for the Wellness Center.
    - Keep for hospital use with shared option with other entities
    - Have a closed bid option to sell
    - Donate the building

  Request was made for Kelly Park to talk with other entities regarding a shared option for The Wellness Center. Aaron and Millie offered to go with Kelly for this meeting. Also, Kelly Park is to return a call to interested party regarding not having a closed bid to sell The Wellness Center at this time.

- Dialysis Service – scheduled to start in Oct/Nov
- New providers, Dr. Khan and Tiffany Stone, Nurse Practitioner in Suite H

- Executive Leadership Strategic Plan to be presented to the board committee August 11th
- Flu Shot Clinics to be scheduled in Sweeny, Brazoria and West Columbia

B. **Human Resources Report**

Rosalind Brooks presented the following report:
260 head-count
2 employees termed for cause
1.3 turnover rate

7. **New Business**

A. **Discuss Sweeny Hospital District Abatement Guidelines Review**

(1) Review, consider and take action if needed

Mr. Nichols requested for Cody Marlette to provide information regarding pilots before the guidelines are to be reviewed and discussed. Suggestion was to table this item.

Leeda Wood motioned to table this agenda item. Aaron Jackson seconded the motion. Unanimous decision, motion carried.

10. **Committee Reports:**

A. **Sweeny Community Hospital Foundation Board Update:**

Leeda Wood said she wasn't at the last meeting. She did say that another fundraiser is scheduled for October 2nd – Boos & Buncos.

B. Auxiliary Committee Update

Minutes to be included in next board packet from the July meeting.

11. <u>CLOSED EXECUTIVE SESSION:</u>

Mr. Nichols announced the Board would go into closed, Executive Session at 2051 (8:51p.m.) to review the following:

A. Medical Staff Credentials
B. Discussion Regarding Real Property

End of Executive Session

Went out of Executive Session at 2147 (9:47 p.m.).

12. Action regarding Executive Session:

A. Medical Staff Credentials

Leeda Wood made a motion to approve the credentials presented in Executive Session. Aaron Jackson seconded the motion. Unanimous decision, motion passed.

13. <u>Adjournment</u>

Aaron Jackson moved for adjournment, seconded by Millie Walker. Meeting adjourned at 2148 (9:48 p.m.).

Mason Nichols, President
Recorder: Cindy Burge