

| AGENDA ITEM | DISCUSSION | ACTION OR FOLLOW-UP |
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| <p>Award and Future of WorkWell Program</p> <p>Director of Communications Steppin' Out Walking Campaign Update</p> | <p>Ms. Berling accepted on behalf of the District from the Psychologically Healthy Workplace.</p> <p>Ms. Berling presented an overview of the American Psychological Association's Psychologically Healthy Work Place Award Program, for which the District received a 2011 national best practices award. Ms. Berling also updated the Board about the District's progress on becoming a Healthways / Blue Zones Certified Employer.</p> <p>Ms. Corr invited Mr. Michael Shaw, Director of Communication, to the podium.</p> <p>Mr. Shaw presented an overview of the 2011 Steppin' Out walking campaign. Mr. Shaw reported that in 2010 there were 5,500 community members participating and the number of steps walked was 317,000,000. The District provided pedometers to 8,300 elementary school students in the three beach cities. Mr. Shaw reported that this year the District is collaborating with the Vitality City Initiative on the Walking Moai in conjunction with the Steppin' Out campaign.</p> | |
| Legal Counsel | Mr. Lundy had no report. | |
| Community Health Committee | Dr. Grossman reported that the Community Health Committee did not meet. | |
| <p>Finance Committee Treasurer's Report</p> <p>Approve Checks No. 51108 through 51373 totaling \$729,890.17 for Accounts Payable for the Month of March 2011</p> <p>Discussion and Approval of Lease of Space on the Fourth Floor of 514 N. Prospect Avenue,</p> | <p>Ms. Edgerton invited Mr. Steve Groom, Chief Financial Officer, to the podium.</p> <p>Mr. Groom reported that the lease is a renegotiation of a second ten-year lease with</p> | <p>After review, it was Moved and Seconded (Edgerton / Corr) to Approve Checks No. 51108 through 51373 totaling \$729,890.17 for Accounts Payable for the Month of March 2011. Ms. Corr, Dr. Chun, Ms. Edgerton and Dr. Grossman voted yes. Ms. Poster was not in attendance.</p> <p>Motion Carried</p> |

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| <p>Redondo Beach, to Cancer Care Associates, Including a Related Loan or Alternative Funding of Approximately \$300,000 to Cancer Care Associates, and Payment of \$66,440 For Broker's Fees Relating to the Lease</p> | <p>Cancer Care Associates, a tenant on the 4th Floor of the 514 N. Prospect Avenue building. The old lease rate was \$1.53 per sq. ft., the new rate is \$2.30 per sq. ft. and Cancer Care Associates' share of building operating expenses will more than double. In addition, the District is obligated to pay a final payment to the broker who represented the tenant which was written into the original lease.</p> <p>Ms. Edgerton asked what Cancer Care Associates was going to use the \$300,000 for.</p> <p>Mr. Robert Lundy, Legal Counsel, stated "that the \$300,000 is not going to be part of the motion, that it was on the Agenda as a potential part of the motion. It turns out that there will be no funding by the District for that \$300,000. There will be no loans from the District and there will be no TI allowance from the District. There is rent abatement within the lease but there is no cash payment from the District in the form of a loan or other funding to the tenant."</p> <p>Ms. Edgerton asked Mr. Lundy if the rent abatement totals \$300,000.</p> <p>Mr. Lundy responded: "That it does, but it is over the ten years. It's up front, there is going to be some TI construction but the actual funding is going to come from the tenant themselves and then there will be rent abatement which is customary for long term leases and it is not unusual to get rent abatement of about this magnitude for a ten-year lease."</p> <p>Mr. Lundy stated that the motion would be to approve the lease with the substantial terms that we have described but it would exclude the part on the Agenda that says, "including a related loan or alternative funding of approximately \$300,000 to Cancer Care Associates", that would be deleted from the motion. The motion is, "discussion and approval of lease of space on the 4th Floor of 514 N. Prospect Avenue, Redondo Beach, Cancer Care Associates and payment of \$66,440 for broker's fees relating to the lease."</p> <p>After review and discussion, Dr. Chun made a motion to approve the lease of space on the 4th</p> | <p>After review, it was Moved and Seconded</p> |

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| | <p>floor of 514 N. Prospect Avenue, Redondo Beach with Cancer Care Associates and last payment of \$66,440 for broker's fees relating to the lease.</p> | <p>(Chun/Edgerton) to approve the lease of space on the 4th floor of 514 N. Prospect Avenue, Redondo Beach with Cancer Care Associates and last payment of \$66,440 for broker's fees relating to the lease. Ms. Corr, Dr. Chun, Ms. Edgerton and Dr. Grossman voted yes. Ms. Poster was not in attendance. Motion Carried</p> |
| Policy Committee | <p>Ms. Corr reported that the Policy Committee did not meet.</p> | |
| Properties Committee | <p>Dr. Chun reported that UCLA visited the District on Monday, May 2, 2011. Negotiations are underway with UCLA to lease 8,700 sq. ft. (the former Womens Wellness Center) for a primary care clinic with a focus on gerontology. Dr. Chun reported that there are also ongoing negotiations for UCLA to be the anchor tenant in the Campus Concept Plan.</p> | |
| Strategic Planning Committee | <p>Ms. Corr reported that a Strategic Planning Retreat is going to be held on Friday, May 20, 2011 from 8:00 a.m. to 12:30 p.m. at AdventurePlex. Dr. Michael Matthews, Superintendent of Manhattan Beach Unified School District will be giving a presentation: "Leading a 21st Century Organization". Mr. Larry Krutchik, Senior Vice President of Public Affairs of Allison & Partners will be leading two group activity sessions: "Working with the Press". Vanessa Poster will be leading two group activity sessions: "It's Your Time to Lead, Now What?"</p> | |
| Old Business | <p>There were no reports.</p> | |
| New Business | <p>There were no reports.</p> | |
| Board Member Reports | <p>Dr. Chun had no report.</p> <p>Dr. Grossman reported that he participated in a telephone conference call with the Association of California Healthcare Districts.</p> <p>Ms. Corr had no report.</p> <p>Ms. Edgerton reported that she and Ms. Burden are going to attend the Midwest Business Group on Health in Chicago next week.</p> | |

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| Announcements/ Questions and Referrals to Staff | <p>Ms. Corr asked Ms. Burden if Healthways, Inc. was going to present claims data at the next meeting of the Board of Directors.</p> <p>Ms. Burden confirmed that Mr. Justin Smith of Healthways, Inc. will be at the Board of Directors meeting in May to discuss the claims data.</p> | |
| Adjournment | Ms. Corr moved to adjourn the meeting. | <p>There being no further business, Ms. Corr Moved to adjourn the meeting. Meeting adjourned at 7:40 p.m.</p> |

The next Regular Meeting of the Beach Cities Health District Board of Directors is scheduled for Wednesday, May 25, 2011 at 6:30 p.m. in the Beach Cities Room of the Beach Cities Health Center, located at 514 N. Prospect Avenue, Redondo Beach, California