



October 24, 2025

MEETING NOTICE

The meeting of the Washington Township Hospital Development Corporation Board of Directors will be held on Wednesday, October 29, 2025 at 3:00 P.M. The meeting will take place in the Board Room of Washington Hospital, 2000 Mowry Avenue, Fremont, California. The meeting is also accessible by Zoom.

Join in-person: 2000 Mowry Avenue, Fremont, CA 94538, 1st Floor, Executive Board Room

Join the Zoom Meeting:

<https://zoom.us/j/96118872938?pwd=gjCsNb139MWEf7tZyFOli05R4beu3C.1>

Password: 341031

Join by Telephone: US: +1 877 853 5257

Meeting ID: 961 1887 2938

Password: 341031

Portions of this meeting may be held in closed session in accordance with Sections of California Health & Safety Code and Sections of the California Government Code.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the Recording Secretary at (510) 818-7839. Notification of two working days prior to the meeting will enable the Recording Secretary to make reasonable arrangements to ensure accessibility to this meeting.

This notice is posted in pursuant to Section 54954 of the Government Code.

Diana Venegas

Diana Venegas

Recording Secretary



Certificate of Posting

I certify that on October 24, 2025, I posted a copy of the foregoing Meeting Notice near the regular meeting place of the Board of Directors of the Washington Township Hospital Development Corporation, said time being at least 72 hours in advance of the meeting of the Board of Directors (Government Code Section 54954.2)

Executed at Fremont, California, on October 24, 2025.

Diana Venegas

Diana Venegas, Recording Secretary



**BOARD OF DIRECTORS' MEETING
WASHINGTON TOWNSHIP HOSPITAL DEVELOPMENT CORPORATION**

Wednesday, October 29, 2025 – 3:00 P.M.

2000 Mowry Avenue, Fremont, CA 94538

1st Floor, Executive Board Room and via Zoom

<https://zoom.us/j/96118872938?pwd=gjCsNb139MWEf7tZyFOli05R4beu3C.1>

Dial: + 1 877 853 5257 (US Toll Free)

Meeting ID: 961 1887 2938 / Passcode: 341031

Board Meeting Agenda and Packet may be found at:

[DEVCO 2025 | Washington Health](#)

AGENDA

PRESENTED BY:

I. CALL TO ORDER

*Russell Blowers
Board President*

II. ROLL CALL

*Diana Venegas
Recording Secretary*

III. COMMUNICATIONS

*Russell Blowers
Recording Secretary*

A. Oral

B. Written

**IV. CONSIDERATION OF MINUTES OF
July 22, 2025**

Motion Required

V. EDUCATION SESSION

A. Community Needs Assessment

*Angus Cochran, Chief of
Community Support Services
Kayla Gupta, Manager of
Community Outreach*

B. Strategic Map Presentation

*Tina Nunez
SVP & Chief Administrative
Officer*

VI. REPORTS**A. Chief Executive Officer Report**

*Kimberly Hartz
Chief Executive Officer*

B. Financial Report

*Ajay Sial
SVP & Chief Financial
Officer*

VII.**ADJOURN TO CLOSED SESSION**

*Russell Blowers
Board President*

**A. Conference involving Trade Secrets pursuant to
Health & Safety Code section 32106**

- Strategic Planning

**B. Consideration of Closed Session Minutes of July
22, 2025**

Motion Required

VIII.**RECONVENE TO OPEN SESSION**

Report on *permissible actions* taken during Closed
Session

*Russell Blowers
Board President*

IX.**ADJOURNMENT**

*Russell Blowers
Board President*

NEXT MEETING: TUESDAY, FEBRUARY 3, 2026

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the Recording Secretary at (510) 818-7839. Notification two working days prior to the meeting will enable the Recording Secretary to make reasonable arrangements to ensure accessibility to this meeting.

Washington Township Hospital Development Corporation

July 22, 2025

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The meeting of the Board of Directors of the Washington Township Hospital Development Corporation was held on July 22, 2025, in-person and by Teleconference via Zoom. Director Blowers called the meeting to order at 12:37 p.m.

CALL TO ORDER

Directors present: Russell Blowers; Pauline Weaver; Steven Chan, D.D.S.

ROLL CALL

Directors Absent: Sue Querner (Director Querner advised she would be late for the meeting. She arrived at 1:04p.m.); Carol Dutra-Vernaci, (Director Vernaci provided notification of her absence for this meeting)

Also present: Kimberly Hartz, Chief Executive Officer; Tina Nunez, Senior Vice President & Chief Administrative Officer; Ajay Sial, Interim Senior Vice President & CFO; Walter Choto, Vice President of Operations; Paul Kozachenko, Attorney; and Diana Venegas, Recording Secretary

Guests present: Daniel Nardoni, Chief Financial Officer, Washington Health Medical Group (WHMG)

A motion was made by Director Weaver, seconded by Director Chan, to approve the minutes of the meeting of May 15, 2025.

***CONSIDERATION
OF MINUTES OF
May 15, 2025***

Roll call was taken:

- Russell Blowers – aye
- Pauline Weaver – aye
- Carol Dutra-Vernaci – absent
- Sue Querner – absent
- Steven Chan, D.D.S. – aye

The motion passed.

Ms. Venegas noted that there were no written or oral public communications.

COMMUNICATIONS

CEO Report

***CHIEF EXECUTIVE
OFFICER REPORT***

Parcel Tax Update

The citizen's committee collected over 32,000 signautes. The District needed 19,100 valid signatures to place the initiative on the November ballot. The signatures have been validated by the County. A recommendation will be presented to the District Board to put the Parcel Tax on the ballot in November. Revenue from a parcel tax would help Washington Health fund disaster preparedness and help to purchase equipment and technology for the trauma center, operating rooms and other clinical areas of the health system.

Environment of Healthcare and Health System

The recent HR.1 bill that passed has the largest cuts to hospitals impacting reimbursements for Medicaid. HR.1 is cutting Medi-Cal reimbursement by 1 trillion dollars over the next 10 years. This will impact us directly from 13% to 30%. Over 20% of our payor mix is Medi-Cal. Also, those currently on Medi-Cal will have more onerous requirements so the result will be that more individuals will fall off of Medi-Cal insurance and likely become uninsured. There is a lot of uncertainty ahead and we will need to focus on areas to grow revenue and become more efficient.

Facility Master Plan and Construction Updates

Cancer Center Build Out

Construction is underway and on schedule. The estimated substantial completion is September 2025. The Open House is scheduled for December and the center is scheduled to be open to patients in January 2026.

Fremont Office Center (FOC)

Phase I of the FOC project is underway. This includes primary care, pediatrics, women's health and a lab. Design drawings are complete and pending a cost estimate. Phase I is estimated to be completed at the end of 2026.

Urgent Care

The District Board approved the construction of a new Urgent Care that will be located in the Washington Properties Shopping Center. Design drawings are currently being reviewed by the city. Estimated opening is December 2025.

Financial Report

Ajay Sial presented the DEVCO Financial Report for May 2025.

Director Blowers adjourned the meeting to a closed session at 1:10 p.m.

Director Blowers reconvened the meeting to open session at 2:28 p.m.

Diana Venegas, Recording Secretary, reported that during the closed session the Board approved the closed session minutes of May 15, 2025 by unanimous vote of all Directors present.

Ms. Nunez and Mr. Nardoni presented the Washington Health Medical Group Budget Estimate for FY 2025/2026.

The WHMG Budget Estimate for the fiscal year 2025/2026 budget included Total Operating Revenue of \$65,593,376 and Total Expenses of \$100,534,113 for a budgeted Net Loss of (\$34,940,737). The Capital Budget is estimated at \$343,055.

The WHMG Budget Estimate was included in the District's consolidated budget which was approved on June 11, 2025. Director Chan moved to ratify the WHMG Budget Estimate for fiscal year 2025/2026. Director Weaver seconded the motion.

Roll call was taken:

- Russell Blowers – aye
- Pauline Weaver – aye
- Carol Dutra-Vernaci - absent
- Sue Querner - aye
- Steven Chan, D.D.S. – aye

The motion passed.

Mr. Choto presented the Washington Township Hospital Development Corporation Budget Estimate for 2025/2026.

The Washington Township Development Corporation (DEVCO) Budget Estimate for fiscal year 2025/2026 included Total Operating Revenue of \$59,766,602 and Total Expenses of \$54,125,118 for a budgeted Net Income of \$1,656,437. The Capital Budget is estimated at \$893,320.

The DEVCO Budget Estimate was included in the District's consolidated budget which was approved on June 11, 2025. Director Chan moved to ratify the DEVCO Budget Estimate for fiscal year 2025/2026. Director Weaver seconded the motion.

***FINANCIAL
REPORT***

***ADJOURN TO
CLOSED SESSION***

***RECONVENE TO
OPEN SESSION***

***ACTION ITEM:
Acceptance of the
Washington Health
Medical Group
Budget Estimate for
Fiscal Year 2025/2026***

***ACTION ITEM:
Acceptance of the
Washington Township
Development
Corporation Budget
Estimate for Fiscal
Year 2025/2026***

Roll call was taken:

- Russell Blowers – aye
- Pauline Weaver – aye
- Carol Dutra-Vernaci - absent
- Sue Querner - aye
- Steven Chan, D.D.S. – aye

The motion passed.

There being no further business, Director Blowers adjourned the meeting at 2:31 p.m.

ADJOURNMENT

The next regularly scheduled meeting is Tuesday, October 29, 2025 at 3:00 p.m.

Russell Blowers
President, Board of Directors
Washington Township Hospital
Development Corporation

Steven Chan, D.D.S.
Secretary, Board of Directors
Washington Township Hospital
Development Corporation

**Washington Township Hospital
Development Corporation
Summary Income Statement
Aug 2025**

Current Month					Year - To - Date			
Actual	Budget	Favorable/(Unfavorable)			Actual	Budget	Favorable/(Unfavorable)	
		Variance	% Variance				Variance	% Variance
2,288	2,232	56	2.5%	(1) Visits	4,763	4,563	200	4.4%
143	111	32	28.8%	(2) Treatments & Procedures	305	227	78	34.4%
2,431	2,343	88	3.8%	(3) Total	5,068	4,790	278	5.8%
				Gross Revenue				
8,777,588	10,615,549	(1,837,961)	(17.3%)	(4) Patient Revenue	17,066,873	21,751,975	(4,685,102)	(21.5%)
930,349	956,304	(25,955)	(2.7%)	(5) Other Revenue	1,868,919	1,920,122	(51,203)	(2.7%)
9,707,937	11,571,853	(1,863,916)	(16.1%)	(6) Total Gross Revenue	18,935,792	23,672,097	(4,736,305)	(20.0%)
				Deductions				
3,628,396	3,229,468	(398,928)	(12.4%)	(7) Government	7,273,574	6,616,887	(656,687)	(9.9%)
1,551,764	3,353,267	1,801,503	53.7%	(8) Other Contractuals	3,024,777	6,862,642	3,837,865	55.9%
24,766	0	(24,766)	0.0%	Provision for Doubtful Account	13,734	0	(13,734)	0.0%
5,204,926	6,582,735	1,377,809	20.9%	(7) Total Deductions	10,312,085	13,479,529	3,167,444	23.5%
59.3%	62.0%	2.7%		Contractual & Allowance Percentage	60.4%	62.0%	1.6%	
4,503,011	4,989,118	(486,107)	(9.7%)	(8) Net Revenue	8,623,707	10,192,568	(1,568,861)	(15.4%)
				Expenses				
1,212,627	1,244,157	31,530	2.5%	(9) Salaries	2,470,505	2,587,256	116,751	4.5%
338,886	374,443	35,557	9.5%	(10) Benefits	658,550	779,106	120,556	15.5%
906,449	1,189,181	282,732	23.8%	(11) Supplies	1,818,097	2,440,963	622,866	25.5%
95,786	90,372	(5,414)	(6.0%)	(12) Professional Fees	188,507	180,746	(7,761)	(4.3%)
366,799	491,665	124,866	25.4%	(13) Purchased Services	779,026	991,141	212,115	21.4%
587,589	587,765	176	0.0%	(14) Depreciation and Amort	1,173,294	1,175,529	2,235	0.2%
29,791	33,391	3,600	10.8%	(15) Utilities	60,182	66,782	6,600	9.9%
135,922	134,921	(1,001)	(0.7%)	(16) Building Lease	271,875	269,843	(2,032)	(0.8%)
300,549	224,049	(76,500)	(34.1%)	(17) Other Expenses	528,810	444,554	(84,256)	(19.0%)
3,974,398	4,369,944	395,546	9.1%	(18) Total Expenses	7,948,846	8,935,920	987,074	11.0%
528,613	619,174	(90,561)	(14.6%)	(19) Net Operating Income/Loss	674,861	1,256,648	(581,787)	(46.3%)
0	0	0	0.0%	Non-op Equity Earnings Revenue	0	0	0	0.0%
528,613	619,174	(90,561)	(14.6%)	(31) Net Income (Loss) Before Minority Interest	674,861	1,256,648	(581,787)	(46.3%)
(340,623)	(354,079)	13,456	3.8%	(20) Minority Interest	(441,665)	(723,223)	281,558	38.9%
187,990	265,095	(77,105)	(29.1%)	(21) Net Income/Loss	233,196	533,425	(300,229)	(56.3%)