

**SPECIAL MEETING
BOARD OF DIRECTORS
BEACH CITIES HEALTH DISTRICT
January 24th, 2018**

A Special Meeting of the Board of Directors of the Beach Cities Health District was called to order in the Beach Cities Room of the Beach Cities Health Center at 5:14 p.m.

Members Present: Dr. Michelle Bholat
Dr. Noel Chun
Jane Diehl
Vanessa Poster
Vish Chatterji

Members Not Present:

Staff Present: Tom Bakaly, CEO

AGENDA ITEM	DISCUSSION	ACTION OR FOLLOW-UP
I. Call to Order	Ms. Poster opened the meeting.	
II. Update on Healthy Living Campus located at 514 N. Prospect Ave, Redondo Beach, 90277	<p>Dr. Noel Chun and Dr. Michelle Bholat walked in during this agenda item.</p> <p>Ms. Poster Invited Mr. Tom Bakaly, Chief Executive Officer to give an update:</p> <p>Mr. Bakaly highlighted the following:</p> <ul style="list-style-type: none"> • During this Study Session there will not be any formal action taken by the Board. • The board will give staff direction or thoughts on the Healthy Living Campus • Meetings with the community working group, community members and experts took place and it has changed how we will proceed • Two months ago we contemplated requesting authorization to formally apply for the project, but we are now not recommending this • We want to broaden the perspective by using community input, project experts and guiding principles to foster a program-level discussion • Recommending to revise the guiding principles and what should be on the site 	

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	<ul style="list-style-type: none"> • We value community input as it helps shape our project and organization and the community is getting this much earlier in the process than it is done with private developers • Regarding community outreach, we have done 47 meetings and presentations with over 1,000 attendees • Top suggestions from community input include: <ul style="list-style-type: none"> ○ Mitigate impacts to adjacent property owners ○ Consider # of RCFE units & potential impacts, including traffic ○ Ensure project aligns with BCHD's mission ○ Maximize open/green space ○ Provide adequate convenient parking ○ Increase community benefits • Project experts initial feedback include: <ul style="list-style-type: none"> ○ Market Analysis – growing need for older adult housing in Beach Cities ○ Geotechnical Analysis – Current 11-acre medical campus will support new development that meets this burgeoning health need ○ Architect & Blue Zones Innovation Director: Great opportunity to maximize green space & opportunity to incorporate livability principles ○ Structural engineer – HLC program presents opportunity to mitigate by making structural upgrades to the 514 building sooner than the law requires ○ Cost Estimator - More structural and architectural information is needed to support cost decisions ○ Financial Advisor – Additional information is needed to analyze business case ○ Operating Partner – Would prefer RCFE buildings to be contiguous • Conceptual Site Plan includes: <ul style="list-style-type: none"> ○ Community Green space, 	

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	<ul style="list-style-type: none"> ○ residential care for seniors ○ Walking paths/bike paths, outdoor meeting space, community gardens, CA native plant-scaping, protected bike path, outdoor fitness spaces, warm water exercise pool, medical exercise center, bicycle parking, intergenerational programs and public transportation nodes 	
<p>III. Presentation: Structural Engineer</p>	<p>Mr. Bakaly invited Mr. Nabih Youssef, Structural Engineer up to the podium.</p> <p>Mr. Youssef highlighted the following:</p> <ul style="list-style-type: none"> • Original 1958 4-story (north) tower with an additional 4-story addition of the south tower in 1967 at the 514 N. Prospect property were constructed of concrete roof, floors and columns • Designed and constructed in conformance with building code requirements in effect at time of construction • Building code requirements have evolved over time based on research, best practice, and experience from past earthquakes – more stringent today • There is no mandatory seismic upgrade required by City of Redondo Beach • In October 2015 the City of Los Angeles adopted a mandatory earthquake hazard reduction in existing concrete buildings • Applies to existing concrete buildings built under building code standards enacted before January 13, 1977 • BCHD not required to abide by this as building not located in the city of Los Angeles and any seismic retrofit work done on the towers will be considered voluntary at this time • An institutional approach includes identifying vulnerable buildings, prioritizing high risk buildings and developing a long-term plan to reduce risk • Summary recommendations on the BCHD assessment include: <ul style="list-style-type: none"> ○ North Tower (original) - extensive 	

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	<ul style="list-style-type: none"> ○ South Tower (Addition) – extensive ○ Elevator tower – none ○ Low-rise building – none ○ Central Plant – limited • General scope of strengthening for the North and South towers include strengthening foundations, add new exterior steel braced frames (south tower), add new and/or strengthening existing concrete walls (north tower), slot cut perimeter spandrel beams, FRP wrap interior columns. • It will be challenging to maintain occupancy during construction 	
<p>IV. Discussion: Guiding Principles & Next Steps</p>	<p>Mr. Bakaly highlighted the following:</p> <ul style="list-style-type: none"> • If we are taking into account the existing 514 building into the bigger campus that we address everything we are hearing to meet the goals of the guiding principles • We are recommending that the Board reconsider some changes to the guiding principles • Guiding Principles as of today: <ul style="list-style-type: none"> ○ Include a Community for Older Adults ○ Create integrated hub of well-being ○ Incorporate Blue Zones Project concepts ○ Focus on emerging technologies & innovation ○ Grow the enterprise to support the mission ○ Actively engage community/stakeholders ○ Prioritize environmental sustainability & accessibility ○ Create open space at the campus core by shifting parking to the perimeter • After more than 40 community meetings and receiving expert input from a half-dozen consultants, BCHD is still working to adhere to the following principles: <ul style="list-style-type: none"> ○ Fulfill our guiding principles ○ Meet the health needs of our 	

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	<p style="padding-left: 40px;">community</p> <ul style="list-style-type: none"> ○ Ensure the project has a strong business case • Challenge includes developing a holistic campus. BCHD believes the RCFE buildings should be contiguous, should create a campus of consolidated solutions and facilities must be modern and be outfitted for the future in order to create an integrated hub of well-being • Another challenge includes the Medical Building at 514 Prospect. BCHD believes by mitigating construction impacts on current tenants and improving safety onsite and minimizing probability of structure issues, we can prioritize environmental sustainability & accessibility. • Another challenge is solidifying a long-term financial viability. BCHD believes it needs consider redeveloping the 514 building and how it affects the Number of residential care for the elderly residents. We are learning that a below-ground parking is four times more expensive. • Updated guiding principles would include: <ul style="list-style-type: none"> ○ Intergenerational programs & more community benefits ○ Voluntarily and proactively mitigate structural risks ○ Pursue community partnerships ○ Ensure campus is integrated with surrounding community ○ Take a holistic view of the project – consider all assets ○ Sync project with community health snapshot report • Asking Board for confirmation and/or expansion of guiding principles, requesting next 6-9 months for synthesizing and analyzing all input and findings & revise plan accordingly • Recommending Board to begin EIR process after all experts have completed reports & plan has been revised accordingly, and vetted by the community with a strong business case • The community working group can be instrumental in a deeper and broader look 	

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	<ul style="list-style-type: none"> • Proposed timeline: <ul style="list-style-type: none"> ○ 2017 – concept planning ○ 2018 – project experts: input and analysis ○ 2019 – EIR process ○ 2020 – Design & Plan Check ○ 2021-2023 – Construction • What we can expect includes: <ul style="list-style-type: none"> ○ Monthly meetings with scope to include programs & aspirational goals ○ Fewer drawings, renderings, concept plans, etc. for next 6 months ○ Information that is more concrete, complex and quantifiable ○ Focused meetings for particular topics such as programs, green space planning, intergenerational ideas, etc. 	
<p>V. Public Comment</p>	<p>Dr. Bholat asked if any member of the public would like to address the board on any issue not on the agenda.</p> <p>Ms. Rosann Taylor stepped up to the podium and asked for the Board to reconsider the housing project. Does not want to see development near our homes as this will bring more traffic and more concrete buildings. Mr. Tom Bakaly and Mr. Eric Garner have been working with us on the redesign but still ask the Board not to build.</p> <p>Mr. Bob Pinzler stepped up to the podium and stated that he expressed concerns and impacts on the neighborhood and has taken a fresh look at how BCHD can best serve the people. Believes BCHD is attempting to solve today's problems with yesterday's solutions. Asking BCHD to become leaders and to become better with more innovative ways to serve people to age in their own homes. Asking to seize this opportunity to think past buildings to serve our aging population and possibly collaborate with other non-profits.</p> <p>Ms. Rebecca James stepped up to the podium and asked BCHD to anticipate something better than what has been laid out to the community. This do-over is a chance for</p>	

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	<p>BCHD to embrace this challenge as an opportunity to show true leadership, vision and commitment none of which is encapsulated in the previous plans. The community won't be satisfied with an agency that does not represent innovative ways to address the real need which is how to extend the ability to stay in our homes. We want more than high density housing. BCHD should forge ahead with new ideas and approaches by including technology.</p> <p>Ms. Sheila Lamb stepped up to the podium and stated that she supports the effort to postpone the plans for the future but building an assisted living facility is not what the community needs for the aging population. It is not reflective of the BCHD mission. It perpetuates the narrative that aging is a death sentence. Wants BCHD to reconsider this idea and challenges to think differently and move away from 20th century models and look into the 21st century models.</p> <p>Mr. Dency Nelson stepped up to the podium and stated that he is part of the community working group. Brought into the project very early on and was the first time that he got a look at the building as a whole from the inside. There are a lot of elements in the campus, like the open spaces and meeting spaces. Became aware of Center for Health & Fitness and became a member through this process and believes that expanding the Gym is a major plus. In terms of the residences being planned, they would be not just compartmentalizing the elderly, but providing residential spaces that would be in synergy with other services that are offered. This is a very exciting project and is supportive of it.</p> <p>Ms. Betsy Ryan stepped up to the podium and stated that she is looking at this from different perspectives. (1) Is a landlord and thinks the place should be beautiful that she would want to live in it herself. Needs to build a strong place where people feel strong, safe and loved. (2) Almost a senior citizen and does not want to be a burden on her children. Likes the way BCHD provides the Blue Zones and always reaches out to the community. As she ages she may need assisted living and it's nice to know that there is one that has the holistic attitude and the warmth that BCHD has.</p>	

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	<p>Mr. Bruce Steele stepped up to the podium and complimented the staff for being flexible in what they are trying to do and realize that from time to time there may be come changes that need to be made. How can those that age in place be able to get around and be mobile? This would be a campus where people can get out and interface with other people of different ages. There could be a café to grab a cup of coffee after the gym, and is in favor in building an assisted living environment.</p> <p>Ms. Sue Allard stepped up to the podium and stated that she has been working with the elderly for 10 years. Interested in the openness that has been carried on by the Board and the openness to incorporate the programs that keep seniors going and keep seniors alive. This plan incorporates all of this. Not everyone can stay in their own home as they age and some people don't have a house that accommodates that. Some need to be in assisted living so believes there is a place for all. BCHD offers programs that can help with this as the programs offered are fabulous.</p> <p>Mr. George Smeltzer stepped up to the podium and stated he has gone every which way for this project. He came here to be disappointed but it seems it's much more. Would not be as dismissive as earlier speakers for assisted living as his wife's mother lives in assisted living facility and it has been a godsend to her and the family. Many items discussed in the working group were real down to earth issues that were being addressed. Strongly supports continuing to move forward and would not stop the project because of the "not in my backyard" or "you can't build anything next to anything" that people are stating.</p> <p>Ms. Poster stated that her favorite words have been mindfully moving forward. It has always been our priority as a health district to keep people in their own homes for as long as possible. The Board has been very actively involved in all of the committee meetings, expert meetings and community. She continued that we are not here rubber stamping what staff tells us to do. Ms. Poster continued</p>	

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	<p>that she wanted to thank the community working group for giving their time, energy and mind power to us.</p> <p>Ms. Poster stated that she liked what was presented in the guiding principles.</p> <p>Mr. Chatterji agreed and loved the inter-generational approach. Thinks we got lost in the senior housing conversation perspective and the inter-generational being added is fantastic.</p> <p>Dr. Chun stated that the inter-generational aspect is very important. Our goal is to try to develop this campus as a center of excellence for aging with different levels of care and incorporate much of the programing we offer to older people.</p> <p>Ms. Diehl stated some of the guiding posts create restrictions but now have more opportunities with the new information that we have. The lay of the land can be different so what is being requested can be more efficient. We have a much bigger open canvas to create something of what everyone is talking about.</p> <p>Dr. Bholat stated that she supports the 514 Prospect infrastructure work. Believes guiding posts are excellent. Prevention is the cornerstone of what we do and we are going to look at the entire family community to showcase what we do. She continued that we should think of planning ahead.</p> <p>Mr. Bakaly stated that we will take these additions to the guiding principles and add them to the existing ones. We will bring back next month to the Board Meeting to formally review.</p>	
VI. Adjournment	Dr. Bholat moved to adjourn the meeting.	There being no further business, Dr. Bholat Moved to adjourn the meeting. Meeting adjourned at 6:38 p.m.