



MINUTES

REGULAR MEETING OF THE GOVERNING BOARD FEBRUARY 17, 2021 – 5:00 P.M.

The Governing Board held on Wednesday, February 17, 2021 at 5:01 p.m. its Regular Meeting Via Teleconference pursuant to California Governor Newsom Executive Order N-25-20 wherein he suspended certain provisions of the Brown Act to allow the continuation to hold meetings without gathering in a room in an effort to minimize the spread and mitigate the effects of COVID-19 (Corona Virus Disease of 2019).

CALL TO ORDER Chair Carder called the meeting to order at 5:01 p.m.

ROLL CALL Roll call was taken by JPA Administrator/Clerk Olmos.

GOVERNING BOARD

PRESENT: Robin Carder, City of La Verne, Chair
Jed Leano, City of Claremont, Vice-Chair
Carolyn Cockrell, City of La Verne, Board Member
Paula Lantz, City of Pomona, Board Member
John Nolte, City of Pomona, Board Member (Joined at 5:04 pm)
Elizabeth Ontiveros-Cole, City of Pomona, Board Member
Ronald T. Vera, City of Claremont, Board Member (Joined at 5:10 pm)

ABSENT: None.

STAFF: Toni Navarro, Executive Director
Darold Pieper, General Counsel
Diana Acosta, Chief Financial Officer
Elizabeth Renteria, Chief Clinical Officer
Seeyam Teimoori, Medical Director
Rimmi Hundal, Director of MHSA & Ethnic Services
Natalie Majors-Stewart, Chief Compliance Officer
Shawn Smith, Crisis Intervention and Medication Support Manager
Kim Rioux, Program Supervisor I, Intensive Outreach & Engagement
Mica Olmos, JPA Administrator/Clerk

CONSENT CALENDAR

There being no comment, Board Member Cockrell moved, and Board Member Ontiveros-Cole seconded, to approve the Consent Calendar. The motion was carried by the following vote:
AYES: Board Members Cockrell, Lantz, and Ontiveros-Cole; Vice-Chair Leano; and Chair Carder.
NOES: None. ABSTAIN: None. ABSENT: Board Members Nolte and Vera.

1. APPROVAL OF THE MINUTES FROM THE JANUARY 20, 2021 GOVERNING BOARD REGULAR MEETING

Recommendation: “A motion to approve the Minutes of the Governing Board Regular Meeting of January 20, 2021.”

2. CONSIDERATION OF RESOLUTION NO. 573 ESTABLISHING FULL SERVICE PARTNERSHIP (FSP) SERVICES POLICY AND PROCEDURE NO. IV.12, EFFECTIVE FEBRUARY 17, 2021

Recommendation: “A motion to adopt Resolution No. 573 establishing Policy and Procedure No. IV.12 –Full Service Partnership (FSP) Services, effective February 17, 2021.”

At 5:04 p.m., Governing Board Member John Nolte joined the meeting.

NEW BUSINESS

3. CONSIDERATION OF RESOLUTION NO. 574 APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A DISPOSITION AND DEVELOPMENT AGREEMENT WITH RESTORE NEIGHBORHOODS, LA, INC. FOR THE DEVELOPMENT, CONSTRUCTION, FINANCING, AND OPERATION OF 15 UNITS OF COMBINED AFFORDABLE AND PERMANENT SUPPORTIVE SENIOR HOUSING PROJECT AT ITS PROPERTY LOCATED AT 956 W BASELINE ROAD IN CLAREMONT, CALIFORNIA

Executive Director Navarro reported that approximately one year ago, the Governing Board authorized staff to negotiate and develop a design plan for its Baseline property, and expressed excitement for presenting a beautiful project. She then stated that RNLA had designed 15 units of combined affordable and permanent supportive housing for seniors in the City of Claremont; that two weeks ago, the City of Claremont held a community meeting for the project, and pointed out that they all were very much in support of the project; indicated that these documents today are the final approval of the project using non-competitive, No Place Like Home (NPLH) funding, which is Tri-City’s portion and pays for seven permanent supportive housing units for Tri-City.

Board Member Lantz asked to see the rendering drawing, and inquired about duration of the covenant for 20 years. Executive Director Navarro explained that NPLH Legislation only requires a covenant for 20 years and, with the funds that Tri-City has, Tri-City was able to add 15 year of operating reserves, which are not in addition but an overlay to the 20 year covenant and allows for the property to be viable over that 20 years, meaning that 15 year of those 20 years, Tri-City has covered with an operating subsidy which can be extended if the Tri-City budget allows it, noting that they have agreed for extra five years without a coaster if Tri-City cannot do it.

At 5:10 p.m. Governing Board Member Ron Vera joined the meeting via a telephone.

Chair Carder inquired how Claremont feels about this project.

Vice-Chair Leano reported that the City of Claremont is supportive and had contributed \$1.75 million of its own former redevelopment funds to the project, noting that the project received an overwhelming support from the City Council by voting unanimously for its approval; that for the

community meeting, John Perfitt and Tom De Simone notified all the neighbors far beyond the legal mandated 500 feet radius, and that there were only positive comments at that meeting; that this project is not regulated by SB 35, thus, with the submission of the site plan and architectural drawings for review, a building permit must be issued in 60 days by law. He then thanked Executive Director Navarro and her team at Tri-City for working closely with the development team; and expressed excitement and pleasure for Tri-City's leadership and its willingness to provide affordable housing along with an outstanding award-winning development team led by John Perfitt and Tom De Simone.

Executive Director Navarro stated that without the leadership of Board Member Leano on this project, this would not be happening noting that he was working relentless, as well as former Director of Human Services Anne Turner, with Supervisor Hilda Solis' Office to make sure that the project received that extra funding; and thanked Board Member Leano and the City of Claremont for their support and all their hard work on this project.

Chair Carder inquired about the community process for this project.

John Perfitt, Executive Director of RNLA, stated that he was proud of this project because it is stunningly beautiful, noting that the architecture is mission revival style with some more modern sensibilities. He then explained that City of Claremont staff helped them with a very specific mailing list and notices were distributed via mailing house; talked about the community presentation of the project, the partnership between the Tri-City and RNLA and its roles, and answered any questions asked. He indicated that this is a project by right; however, they are very transparent, and had notified the community.

Discussion ensued regarding the timeline of the construction; renderings of the project, including the floor plan, were presented and discussed; and it was noted that the existing house in the property will be converted into a community center and private office space, and the roof tops will have solar panels to generate a lot of energy onsite.

Board Member Ontiveros-Cole commented that the project is beautiful and liked the architecture; and inquired if mature trees or young trees were going to be planted on the back of the property.

Mr. Perfitt stated that they will do their best to keep in the property every existing tree they can; however, if they have to remove some, they will be replaced with mature trees, noting that shade is important on all of their projects.

There being no further discussion, Vice-Chair Leano moved, and Board Member Ontiveros-Cole seconded, to adopt Resolution No. 574 approving and authorizing the Executive Director to enter into, and execute a Disposition and Development Agreement with RNLA for the development, construction, financing, and operation of 15 units of combined affordable and permanent supportive senior housing project, at its property located at 956 W. Baseline Road in Claremont, California. The motion was carried by the following vote: AYES: Board Members Cockrell, Lantz, Nolte, Ontiveros-Cole, and Vera; Vice-Chair Leano; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: None.

4. CONSIDERATION OF RESOLUTION NO. 575 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MOU WITH THE CITY OF CLAREMONT FOR COMMUNITY RESPONSE SERVICES

Executive Director Navarro provided an overview of how the City of Claremont and Tri-City came to be in this collaboration, pointing out that Tri-City has been discussing a similar collaboration for quite a while with all three local police departments, and that the Pomona Police Department is collaborating with LACDMH, and that La Verne Police Department does not feel they have the need for this level of service at this time; however, that Tri-City does provide other services which are less intensive. She then explained that the City of Claremont reached out to Tri-City and indicated that its community wanted the Claremont Police Department to provide behavioral health and emotional crisis response in the community.

Shawn Smith, Crisis Intervention and Medication Support Manager, discussed the staff who will be designated to perform services under this collaboration; explained that the goal is to get people integrated into services as quickly as possible and to meet their needs in real time; that the treatment is a whole person system of care where the mental health and the physical healthy are being treated; that the existing practice of Tri-City's intensive outreach and engagement team will be extended to the collaboration with CPD, pointing out that every single call that the CPD receive after working hours, it will get followed the next day; and expressed excitement for this program.

Executive Director Navarro stated that the name for this team is the Psychiatric Assessment Care Team (PACT) which is like an honorable agreement among the community, the mental health and the police.

Kim Rioux, Program Supervisor I, Intensive Outreach & Engagement, also expressed excitement about the PACT collaboration; stated that there are many folks that have so many comorbidities and need assistance; and that they are hoping to change the landscape in the community and really support everyone.

Board Member Nolte sought clarification regarding Tri-City paying for PACT staff with 1991 Realignment funds and if the MOU controls how they interact with the police department. Executive Director Navarro confirmed that 1991 Realignment funds will be used; and that those services they provide to Medi-Cal recipients will receive federal financial participation match.

Board Member Nolte then inquired about the collaboration between the City of Pomona and LA. Executive Director Navarro stated that approximately five years ago, when the LACDMH (Los Angeles County Department of Mental Health) received some funding from the State, they reached out to the City of Pomona about having a team; that the Pomona Chief of Police at the time, mistakenly thought LACDMH was going to offer more or different than what Tri-City has to offer, which was a day-shift therapist to ride along; however, when the program was implemented, it was what Tri-City would also have implemented; that when the O.A.T.H. (Officers Assisting The Homeless) funding was awarded through Assembly Member Freddy Rodriguez, the City of Pomona simply increased their collaboration with LACDMH; that recently, Tri-City interfaces daily with the LACDMH team to make sure that those persons whom they outreach to, get directed back into Tri-City's system of care quickly.

There being no further discussion, Vice-Chair Leano moved, and Board Member Nolte seconded, to adopt Resolution No. 575 approving a Memorandum of Understanding with the City of Claremont to establish and implement PACT, a community response services collaboration of Tri-City and Claremont Police Department; and authorizing the Executive Director to execute the MOU. The motion was carried by the following vote: AYES: Board Members Cockrell, Lantz, Nolte, Ontiveros-Cole, and Vera; Vice-Chair Leano; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: None.

MONTHLY STAFF REPORTS

5. TONI NAVARRO, EXECUTIVE DIRECTOR REPORT

Executive Director Navarro referred to her report regarding how Tri-City have been doing during COVID and praised the hard work of HR Manager Kitha Torregano for staying abreast of all the changes and CDC requirements, and for making sure that we stay in compliance with all these important matters. She then referred to the last section of her Board Report, and discussed the public comment received during last Governing Board meeting from a local Pomona youth group Gente Organizada, noting that this is a group that has received grants from Tri-City from the past two out of three years; that they had indicated that they would reach out to the Governing Board and met with Board Member Leano in early January; that Tri-City also reached out to them; and that more recently they had reached out to former Governing Board Member Nora Garcia to express some of their concerns, which were inaccurate. She stated that it was important to note that they were invited to participate in the design for Tri-City's community conference and evaluation; however, they dropped out after the first two meetings citing that it did not meet their needs, but they were going to attend the 2.5 day conference; however, they did not attend the conference. She then stated that they had concerns about what Tri-City was doing to help the community during COVID crisis, and she listed all the different ways Tri-City informs the public, such as advertising with banners on the sides of all of our walls, social media presence, the immediate and quick pivot to tele-health during COVID, meetings with other community leaders, about how all of our services can be accessed by calling the main number or toll free number (866) 623-9500, and the availability of 24-7 access to the supplemental after hours crisis line, which is staffed by licensed therapists; that Gente Organizada had various questions about Tri-City's involvement with PUSD (Pomona Unified School District) and indicated that Tri-City has a robust and strong collaboration with PUSD and discussed their partnership and the mental health team. She also explained that Tri-City is a public mental health agency and for therapy services, it provides services to those who are having moderate to severe mental illness and/or severe emotional disturbance; and that under MHSA, Tri-City also has some prevention and support programs; however, for therapy it is required adult consent for minors; and discussed the services and support that can be given to youth without parent consent.

Board Member Lantz expressed appreciation for the information provided; and she then inquired about the time it takes for an application process for the Parkside Apartments. Executive Director Navarro replied that she will get the information from the Housing Department.

6. DIANA ACOSTA, CHIEF FINANCIAL OFFICER REPORT

Chief Financial Officer Acosta announced that the target date to make the final payment of \$331,000 on our bankruptcy will be in May, and expressed excitement about it.

Board Member Vera referred to the Deferred Inflow of Resources at June 30, 2020, and inquired if the \$6.6 million of MHSA revenues will carry over into the current fiscal year. Chief Financial Officer Acosta replied on the affirmative, noting that per certain Governmental Accounting Standards Board requirements, this is how it is supposed to be presented on the financial statements.

Discussion ensued regarding MHSA allocated funds set aside for MHSA programming only, and its three-year life cycle.

7. ANGELA IGRISAN, CHIEF CLINICAL OFFICER REPORT

Chief Clinical Officer Renteria introduced herself and acknowledged and thanked Angela Igrisan for her work and effort these last years, noting that Angela's last day at work will be March 2, 2021 and she will be assuming responsibilities going forward after that date. She then discussed the referrals under Tri-City's Access to Care and those referrals from the school partnership team; that cases that remain in treatment have been steadily increasing; discussed current recruitment for clinical wellness advocates; and shared a success story which highlights collaboration between the adult services team and the child services team, and depicts how Tri-City provides this continuum of care across the lifespan of a client.

8. SEEYAM TEIMOORI, MEDICAL DIRECTOR REPORT

Medical Director Dr. Teimoori stated that we are continuing services and also continuing our collaboration with the Pomona Valley family medicine residency in terms of providing mobile medical care, noting that it has been more mobile lately which is its goal; and included is the treatment of medical problems which allows us to refer people to other medical providers.

9. RIMMI HUNDAL, DIRECTOR OF MHSA AND ETHNIC SERVICES REPORT

Director of MHSA & Ethnic Services Hundal stated that February is Black History Month and Tri-City celebrates it by highlighting the accomplishments that the African-American and black communities contributed to the success of the United States, and discussed the various activities for the celebration; reported that Tri-City's LGBTQ+ Community Council changed their name to RAINBOW, an acronym for Resilience, Allies, Identity, Nurturing, Building equity, Open for all, and Wellness; that ¡Adelante!, Tri-City's Latinx Community Council is also considering changing its name to reflect their community better; announced that it is MHSA Stakeholder season and invited everyone to attend the first meeting taking place on March 4th; shared social media numbers that Tri-City has reached, and expressed excitement about it because it is a great way to communicate the different things that Tri-City is doing, such as providing educational webinars about COVID vaccines and promoting its benefit; announced that Dr. Vincent Felitti, founder of preventative medicine at Kaiser and writer of the Adverse Childhood Experiences (ACEs) study, will be presenting an ACEs webinar for Tri-City; expressed excitement and pride of Dr. Felitti's presentation to Tri-City and encouraged everyone to attend the webinar; that the Wellness Center had a virtual hiring event with FedEx; and that an information night was held for the Community Wellbeing Grants and 23 new communities attended, noting that 13 of those were new communities, and that applications are due on April 1st.

10. NATALIE MAJORS-STEWART, CHIEF COMPLIANCE OFFICER REPORT

Chief Compliance Officer Majors-Stewart provided an update on network adequacy compliance, pointing out that staff has been very diligent and giving much effort into network adequacy and striving towards meeting and maintaining compliance; she explained that there are federal and state mandates about network adequacy and one component is timely access which deals with how long we need to take to serve a client from call-to intake-to first appointment; that despite the challenges of modified operations, Tri-City staff have been working really diligently and really hard to make sure we maintain the compliance, which is extremely important and a critical measure because the State has to demonstrate at the federal level that the mental health plans and the authorities in the state of California have an adequate network to serve Medi-Cal beneficiaries, noting that one way of demonstrating adequacy is showing that you can get beneficiaries in a

timely manner after they call; that over the past several months Tri-City has held 99%-100% timely access, which is amazing and not common throughout many systems; and indicated that staff had been developing workflows using data-driven methods to figure out how we can most efficiently work and respond to calls in a timely manner.

There being no further comment, Vice-Chair Leano moved, and Board Member Cockrell seconded, to receive and file the month of February staff reports. The motion was carried by the following vote: AYES: Board Members Cockrell, Lantz, Nolte, Ontiveros-Cole, and Vera; Vice-Chair Leano; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: None.

GOVERNING BOARD COMMENTS

Board Member Vera inquired if Richards Watson and Gershon had an existing contract to have done the legal work for the DDA on behalf of Tri-City with the City of Claremont.

Counsel Pieper replied in the affirmative and that he had referred them to Tri-City, noting that the scope of the Claremont project was beyond his expertise given the fact that it involved contributions of land.

Board Member Vera further inquired if Tri-City had an open-ended contract or if the contract had a term limit.

JPA Administrator/Clerk Olmos stated that Richards Watson and Gershon had signed an Engagement letter for this specific project.


Board Member Vera commented that he wanted to know the Governing Board's role in terms of engaging legal counsel.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

At 6:10 p.m., on consensus of the Governing Board its meeting of February 17, 2021 was adjourned. The next Regular Meeting of the Governing Board will be held on Wednesday, March 17, 2021 at 5:00 p.m., via teleconference due to the COVID-19 pandemic.



Micaela P. Olmos, JPA Administrator/Clerk