



## MINUTES

### **REGULAR MEETING OF THE GOVERNING BOARD NOVEMBER 15, 2023 – 5:00 P.M.**

The Governing Board met in a Regular Meeting held on Wednesday, November 15, 2023 at 5:01 p.m. in the MHSA Office located at 2001 North Garey Avenue, Pomona, California.

**CALL TO ORDER** Vice-Chair Nolte called the meeting to order at 5:01 p.m.

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

#### GOVERNING BOARD

**PRESENT:** John Nolte, City of Pomona, Vice-Chair  
Carolyn Cockrell, City of La Verne, Board Member (arrived at 5:04 p.m.)  
Paula Lantz, City of Pomona, Board Member  
Wendy Lau, City of La Verne, Board Member  
Elizabeth Ontiveros-Cole, City of Pomona, Board Member  
Ronald T. Vera, City of Claremont, Board Member  
Jamie Earl, City of Claremont, Alternate Board Member

**ABSENT:** Jed Leano, City of Claremont, Chair

#### STAFF

**PRESENT:** Rimmi Hundal, Executive Director  
Steven Flower, General Counsel  
Diana Acosta, Chief Financial Officer  
Elizabeth Renteria, Chief Clinical Officer  
Dana Barford, Director of MHSA & Ethnic Services  
Natalie Majors-Stewart, Chief Compliance Officer  
Micaela P. Olmos, JPA Administrator/Clerk

#### **CONSENT CALENDAR**

Vice-Chair Nolte opened the meeting for public comment. There was no public comment.

There being no comment, Board Member Vera moved, and Board Member Lau seconded, to approve the Minutes from the July 19, 2023 Governing Board Meeting. The motion was carried by the following vote, AYES: Alternate Board Member Earl; Board Members Lantz, Lau, Ontiveros-Cole, and Vera; and Vice-Chair Nolte. NOES: None. ABSTAIN: None. ABSENT: Board Member Cockrell; and Chair Leano.

**1. APPROVAL OF MINUTES FROM THE JULY 19, 2023 GOVERNING BOARD REGULAR MEETING**

Recommendation: “A motion to approve the Minutes of the Governing Board Regular Meeting of July 19, 2023.”

**2. APPROVAL OF MINUTES FROM THE SEPTEMBER 20, 2023 GOVERNING BOARD REGULAR MEETING**

Recommendation: “A motion to approve the Minutes of the Governing Board Regular Meeting of September 20, 2023.”

**3. APPROVAL OF MINUTES FROM THE OCTOBER 18, 2023 GOVERNING BOARD REGULAR MEETING**

Recommendation: “A motion to approve the Minutes of the Governing Board Regular Meeting of October 18, 2023.”

**NEW BUSINESS**

**4. CONSIDERATION OF RESOLUTION NO. 726 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE THIRD AMENDMENT TO THE DISPOSITION AND DEVELOPMENT (DDA) AGREEMENT WITH RESTORE NEIGHBORHOODS, LA, INC. (RNLA) FOR THE CLAREMONT GARDENS SENIOR HOUSING PROJECT AT 956 W BASELINE ROAD IN CLAREMONT, CALIFORNIA**

At 5:04 p.m., Board Member Carolyn Cockrell arrived at the meeting.

Executive Director Hundal reported that on February 19, 2020, the Tri-City Mental Health Authority Governing Board adopted Resolution No. 520 designating its No Place Like Home (NPLH) Non-Competitive Allocation Funds in the amount of \$1,140,736 to develop a 15-unit construction of combined affordable housing and permanent supportive senior housing project, known as Claremont Gardens, in partnership with the City of Claremont, Genesis LA, and Restore Neighborhoods, LA, Inc. (RNLA); and that on February 17, 2021, the Governing Board adopted Resolution No. 574 authorizing the Executive Director to enter into, and execute, a Disposition and Development Agreement with RNLA for the development, financing, and operation of the Claremont Gardens at TCMHA’s property located at 956 W Baseline Road in Claremont, California, with a closing date in December 2022. However, there were some delays in closing escrow due to RNLA working in obtaining final prevailing wage pricing for contractors, finalizing multiple performance bonds for the project, and producing the final documents for the funding from the County of Los Angeles; therefore, on December 21, 2022, the Governing Board authorized an Amendment to the DDA to close escrow on March 31, 2023; nevertheless, delays continued and RNLA would like to extend the close of escrow to February 15, 2024; and that the fiscal impact continues to be transferring the property located at 596 West Baseline Road in Claremont, providing supportive services to residents at the future Claremont Gardens 15-unit housing development for 20 years, and providing 15 years of additional annual funding as a Capital Operating Subsidy Reserve (COSR) in the amount of \$24,000 with 3.5 % annual increase for Tri-City Mental Health Authority’s eight permanent supportive housing units.

Vice-Chair Nolte opened the meeting for public comment. There was no public comment.

Board Member Vera inquired about the timing of the adoption of the Third Amendment to the DDA before the closing date. Legal Counsel Flower replied in the affirmative, noting that it would have been ideal to adopt the Third Amendment before the closing deadline expired; nevertheless, the Governing Board was good to proceed.

There being no further comment, Board Member Vera moved, Vice Chair Nolte seconded, to adopt Resolution No. 726 authorizing the Executive Director to execute the Third Amendment to the Disposition and Development (DDA) Agreement with Restore Neighborhoods, LA, Inc. (RNLA) for the Claremont Gardens Senior Housing Project at 956 W Baseline Road in Claremont, California. The motion was carried by the following vote, AYES: Alternate Board Member Earl; Board Members Cockrell, Lantz, Lau, Ontiveros-Cole, and Vera; and Vice-Chair Nolte. NOES: None. ABSTAIN: None. ABSENT: Chair Leano.

## **MONTHLY STAFF REPORTS**

### **5. RIMMI HUNDAL, EXECUTIVE DIRECTOR REPORT**

Executive Director Hundal reported that the Information Technology Department is currently working on refreshing the public-facing hardware for the Wellness Center, the core space for looking for jobs, printing for college students, mock interviews online, and more, noting that they will have a brand-new computer lab soon. She then provided a staffing update.

### **6. DIANA ACOSTA, CHIEF FINANCIAL OFFICER REPORT**

Chief Financial Officer Acosta reported that the Finance Department is still in the middle of an audit; and that they anticipate to present the audited Financial Statements to the Governing Board by January of 2024, noting that the implementation of the new GASB 96 has caused delays. She added that the Authority is meeting the target numbers and staying clear of any risk of reversion of MHSA funds.

Board Member Vera referred to page 2 of the report and sought clarification about the additional amount of \$1.8 million dollars received on November 8, 2023. Chief Financial Officer Acosta stated that the information is correct and explained that the Authority receives payments from the Los Angeles County sporadically and not on a consistent monthly basis; that typically after the close of the fiscal year, it still takes time for LA County to send money, and this is the reason for which sometimes Tri-City receives large lump sum payments, such as the \$1.8 million that was recently received, noting that it was for outstanding receivables from the previous fiscal year; and that they are Medi-Cal dollars, which includes Realignment.

Board Member Vera inquired about the \$1.4 million shown in the report. Chief Financial Officer Acosta shared that the funds were for SB 90, a receivable that had been in the books for many years dating back to 1999 and finally the Authority had received the funds. Controller Bogle added that they are mandated costs that the State imposes to the Counties; that for a long period of time counties were not collecting and they would remove receivables from tens of millions of dollars from County; and that those payments started slowly rolling in around 2015-2016. Board Member Vera inquired if those are generally unrestricted monies that are now available. Chief Financial Officer Acosta responded in the affirmative, stating that those are pre-MHSA dollars.

Board Member Lantz inquired about the progress of the community garden. Chief Financial Officer Acosta shared that it is mostly completed, but that they are still waiting on the actual structure which had been tied up with final approval of the plans from the City of Pomona; that there is also a six-month delay for the gazebo structure, but mostly everything else is completed and on schedule.

#### **7. LIZ RENTERIA, CHIEF CLINICAL OFFICER REPORT**

Chief Clinical Officer Renteria reported that CARE Court in Los Angeles County is slated to start on December 1st; that the Los Angeles Department of Mental Health will be the entity processing the referrals from the court; and that Tri-City clinical leadership have developed scripts for staff to explain what CARE Court is when they interact with the public; that information will be posted on Tri-City's website to help answer questions, including any other resources. She added that the rest of her report touches on where CARE court is now, the criteria, and the efforts taken internally to move the initiative forward.

Board Member Vera inquired about what to tell Claremont City officials about the implementation of CARE Court. Chief Clinical Officer Renteria stated that the main thing to know is to file the petition with the court; that the local petition for TCMHA's catchment area would be the Pomona Courthouse, noting that a petition cannot be filed at Tri-City Mental Health Authority; and that one of the criteria is that they have to be engaged in services. She explained that Tri-City's role in the whole process is to receive referrals after the Los Angeles County and the courts have processed them. She also indicated that it would be good to share with the community the resources that LA County has created for making CARE Court petitions; and that staff can do a presentation on that at a Council meeting for Claremont.

Board Member Lantz inquired about the role of the Pomona Courthouse. Chief Clinical Officer Renteria stated that the court cases will be heard in Norwalk, but the Pomona Courthouse will help community members file the petitions.

#### **8. SEEYAM TEIMOORI, MEDICAL DIRECTOR REPORT**

Executive Director Hundal announced that Medical Director Teimoori was absent and she would answer questions on his behalf. There were not questions.

#### **9. DANA BARFORD, DIRECTOR OF MHSA AND ETHNIC SERVICES REPORT**

Director of MHSA and Ethnic Services Barford talked about the Community Planning Process, noting that Tri-City had the first in-person stakeholder meeting, as well as the virtual meeting; that the number of people engaged last year is estimated to be around 100, which is low and partially due to COVID, and that staff set that number as their original goal. She then reported that by the end of November there will be 102 persons engaged as a result of the various micro-stakeholder meetings, which will continue until February. She shared about one micro-stakeholder meeting held at Scripps College, during which staff answered questions from students regarding individuals who experience sexual trauma, Project Sister, and 5150's; and that staff was able to share Tri-City's relationship with Cities of Claremont, La Verne and Pomona, the PACT team and all the efforts that law enforcement is making. She then asked the Board to email names of organizations or individuals who would be interested in presentations, noting that staff are hoping to book presentations as soon as possible.

Board Member Vera inquired about the process of reaching out to community members and organizations and if the end purpose is to engage more stakeholders, get them more involved in the planning of new programs and guidance on existing programs. Director of MHSA and Ethnic Services Barford responded that staff want to share about Tri-City Mental Health Authority services, collaboration, Innovation, and SB 326, which will become effective March 5th. She added that she had distributed a survey to the Governing Board and would love to hear their feedback. Lastly, she announced that WET Supervisor Colt was in attendance; that she supervises the Innovation team; and that she will keep the Governing Board updated of the timeline of the various benchmarks with Innovations.

#### **10. NATALIE MAJORS-STEWART, CHIEF COMPLIANCE OFFICER REPORT**

Chief Compliance Officer Majors-Stewart introduced a new project that the Best Practices staff will be launching as the Centralized Scheduling project is ending, and indicated that scheduling post-COVID, is very different; that staff would like to take a deeper dive to analyze and to make sure that staff are putting their best effort in the right places regarding scheduling, to get the best results for client care, staffing workflow, and revenue. She added that a report with more information will be presented to the Governing Board soon, which will include a lot of infrastructure and workflow changes, noting that Best Practices staff will be working very closely with the Clinical department.

Board Member Cockrell inquired if the number of cancellations have increased. Chief Compliance Officer Majors-Stewart replied in the affirmative, stating that no-shows are on the rise nationally; that clients are preferring different types of services and methodologies; and that Tri-City staff will look at how to increase engagement.

#### **GOVERNING BOARD COMMENT**

Board Member Vera inquired about how Commissioners become a Commissioner. JPA Clerk/Administrator Olmos indicated that there is currently a recruitment; that there are two openings but the Board can appoint a total of six new Commissioners. Executive Director Hundal added that they need someone who is a veteran, from ages 18 to 25, somehow connected to mental health either through work or lived experience; that once all the applications are accepted, the Governing Board interview applicants and selects who can become a member of the Mental Health Commission. JPA Clerk/Administrator Olmos affirmed that the Board would have to create an Ad-Hoc Committee to interview applicants and then make a recommendation to the rest of the Board.

Board Member Ontiveros-Cole inquired if Tri-City Mental Health Authority's community planning process also includes private organizations. Director of MHSA and Ethnic Services replied in the affirmative, stating that Tri-City would like to increase its professional affiliations, and that staff just need the organization names to connect with them.

#### **PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

At 5:31 p.m., on consensus of the Governing Board its meeting of November 15, 2023 was adjourned. The Governing Board will meet next in a Regular Joint Meeting with the Mental Health Commission to be held on Wednesday, December 20, 2023 at 5:00 p.m., in the MHSA Administrative Office, 2001 North Garey Avenue, Pomona, California.



Micaela P. Olmos, JPA Administrator/Clerk