



## AGENDA

### Special Executive Committee Meeting

590 W. El Camino Real, 1st Floor Conference Room

Wednesday, May 15, 2024

**1:00-2:00 pm**

For planned public attendance or teleconference link, please contact [anne.ehresman@chacmv.org](mailto:anne.ehresman@chacmv.org)

Voting Members: Kevin Duggan\* (Chair), Leona Pearce (Vice Chair),  
Jessica Mancini (Secretary), George Tyson (Treasurer),  
Sandy Bergan, Laura Blakely, Phil Faillace\*

Ex-Officio Non-Voting Member: Anne Ehresman, Interim Executive Director

1) **APPROVAL OF AGENDA**

2) **APPROVE THE APRIL 17, 2024 MINUTES (ATTACHED)**

3) **COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

This portion of the meeting is reserved for persons wishing to address the Board on any matter **not on the agenda**. Speakers are allowed to speak on any topic within the Board's subject matter jurisdiction for up to three minutes during this section. (If there appears to be a large number of speakers, speaking time may be reduced to no less than 2 minutes.)

4) **ITEMS FOR DISCUSSION OR ACTION**

- **JPA Partner Agency Meetings (Jannie Quinn)**
- **Due Diligence Update (Interim ED + Board Due Diligence Committee)**
  - Overview of current status and projected closing costs
- **Chair Report**
- ***Suggestions for Agenda Items for May 22, 2024 Board meeting:***
  1. Consent Calendar:
    - Minutes Approval
    - Executive Committee Report (Kevin)
    - Finance Committee Report – No May Meeting (George)
    - Governance Committee – No May Meeting (Laura)
    - Development Committee Report – No May Meeting (Sandy)
  2. Due Diligence Update | Interim ED Report

5) **CLOSED SESSION**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Government Code Section 54956.8)

- Property: 590 West El Camino Real, Mountain View, CA (APN: 158-06-004)
- Agency negotiator: Board Chair Kevin Duggan and Anne Ehresman, Interim Executive Director
- Negotiating parties: Pacific Clinics
- Under negotiation: Price and terms of payment

6) **OPEN SESSION IMMEDIATELY FOLLOWING CLOSED SESSION AT 1:55 pm.**

Report of actions taken in closed session

7) **ADJOURNMENT**

**REVIEW Upcoming Dates:**

Development Committee Meeting—Scheduled if needed

Governance Committee Meeting— Scheduled if needed

Finance Committee Meeting—Wednesday, June 19, 2024, 1:00 p.m.

Executive Committee Meeting—Wednesday, June 19, 2024, 3:30 p.m.

**Board of Directors Meeting—**

- Wednesday, June 26, 2024, 4:30 p.m.

<b>REMOTE BOARD MEMBER</b>	<b>LOCATION</b>
Phil Faillace	800 Dixon Way, Los Altos
Kevin Duggan	Hyatt Regency, Room 1421, 21500 Pacific Coast Hwy Huntington Beach, CA 92648

**NOTICE TO THE PUBLIC:** The agenda, reports, and any writings or documents provided to a majority of the Board regarding any item on this agenda may be requested beginning the Monday morning prior to Wednesday Board meetings by contacting [anne.ehresman@chacmv.org](mailto:anne.ehresman@chacmv.org).

The Board may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting.

We strive for our meetings and materials to be accessible to all members of the public, and welcome feedback and requests for accommodations. Please submit requests for accommodations to [anne.ehresman@chacmv.org](mailto:anne.ehresman@chacmv.org) at least 72 hours in advance of the meeting to allow us to best meet your request.

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# CHAC

## Minutes

### Executive Committee Meeting

590 W. El Camino Real, 1st Floor Conference Room

Wednesday, April 17, 2024

**3:30 -4:30 pm**

Voting Members: Kevin Duggan (Chair), Leona Pearce (Vice Chair),  
Jessica Mancini (Secretary), Sandy Bergan, Laura  
Blakely, George Tyson\* (Treasurer)

Ex-Officio Non-Voting Member: Anne Ehresman, Interim Executive Director

Absent: Phil Faillace

Public members in attendance and on Zoom

- 1) **Approval of Agenda** – Motion for approval by Sandy Bergan, seconded by Leona Pearce, unanimously approved.
- 2) **Approve the March 20, 2024 Minutes (attached)** – Motion for approval by Leona Pearce, seconded by Laura Blakely, unanimously approved.
- 3) **Comments from the Public for items not on the agenda** – No comments.
- 4) **Items for Discussion or Action**
  - **JPA Partner Agency Meetings (Jannie Quinn)**
    - Surplus Lands Act Update
      - Recommendation for the board to adopt a resolution declaring that the CHAC parcel is less than 0.5 acre and qualifies for an exemption under the Surplus Lands Act; state approval could take 30 days.
      - ACTION: Motion to forward a resolution for board adoption at the next board meeting to qualify for an exemption under the Surplus Lands Act by Laura Blakely, seconded by Sandy Bergan, unanimously approved.
  - **Due Diligence Update (Interim ED + Board Due Diligence Committee)**
    - Overview of current status and projected closing costs
    - Executive committee will be polled for closed session to discuss real estate transaction.
    - Board questions and comments:
      - We are still in the due diligence process and no decisions have been made. There are more than two options on the table.

- Public questions and comments:
  - Where are CHAC priorities represented in the letter of intent?
  - How can we get our questions answered?
  - If we go forward with asset transfer, is the only choice to sunset CHAC? Why would we pay for a competing organization to shut us down?
  - As we continue the due diligence process, consider the items in the letter of intent that have not been met. Please consider how to hold PC accountable moving forward. The value brought by PC is not evident.
  - School districts did not have a choice but had to make decisions based on price. Why was PC included in the school negotiations? It doesn't seem like the CHAC board is looking out for CHAC and community.
  - Schools have not completed the pivot. There has been a lack of collaboration during the process. It was raised in the January board meeting to slow the process down. CHAC name should have been on budget proposals with joint effort/collaboration regarding costs and services provided to schools.
  - There are red flags with PC including not taking donor records, no interest in working with our clients and relationships, "for informational purposes only" on documents signals no accountability.
  - We came into due diligence with desires, please focus on what has transpired since. I am concerned for thousands of children and parents who have received CHAC services. We need to honor CHAC services.
  - CHAC services have been dismantled, jobs are not secured, and we are giving away the building. Why are we doing this?
  - PC has not held to timeline for giving staff a proposal on next steps and have now given a less firm date for later this month.
  - Closure for CHAC should be honorable and respected; peaked with 90 interns per year; everybody would like to say goodbye. Loss of intern program will be a big gap and universities will need to be notified.
  - There is a way to obtain sustainability with appropriate staffing and community ties and respect.

- **Chair Report** – None.

- ***Suggestions for Agenda Items for April 24,2024 Board meeting:***

- i) Consent Calendar:

- (1) Minutes Approval
- (2) Resolution Adoption for CHAC parcel to qualify for exemption under the Surplus Lands Act
- ii) Due Diligence Update | Interim ED Report
- iii) Closed session to discuss real estate transaction
- iv) Board Committee Reports
  - (1) Executive Committee Report (Leona/Kevin)
  - (2) Finance Committee Report – No April Meeting (George)
  - (3) Governance Committee – No April Meeting (Laura)
  - (4) Development Committee Report – No April Meeting (Sandy)
- 5) **Public Comment** – None.
- 6) **Adjournment** - Motion to adjourn by Laura Blakely, seconded by Leona Pearce, unanimously approved. Adjourned at 4:23pm.

**REVIEW Upcoming Dates:**

Development Committee Meeting – Scheduled if needed

Governance Committee Meeting – Scheduled if needed

Finance Committee Meeting – Wednesday, May 15, 2024, 1:00 p.m.

Executive Committee Meeting – Wednesday, May 15, 2024, 3:30 p.m.

**Board of Directors Meeting –**

- Wednesday, April 24, 2024, 4:30 p.m.
- Wednesday, May 22, 2024, 4:30 p.m.
- Wednesday, June 26, 2024, 4:30 p.m.

REMOTE BOARD MEMBER	LOCATION
George Tyson	San Jose Convention Center

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