



**BEXAR COUNTY HOSPITAL DISTRICT  
BOARD OF MANAGERS**

Tuesday, January 21, 2025  
6:00 pm  
Cypress Room, University Hospital  
4502 Medical Drive  
San Antonio, Texas 78229

**MINUTES**

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**BOARD MEMBERS PRESENT:**

Jimmy Hasslocher, Chair  
Anita L. Fernandez, Vice Chair  
Margaret Kelley, MD, Secretary  
Patricia (Pat) Jasso  
Beverly Watts Davis  
David Cohen, MD

**OTHERS PRESENT:**

Edward Banos, President/Chief Executive Officer, University Health  
Bill Phillips, Executive Vice President/Interim Chief Operating Officer, University Health  
Reed Hurley, Executive Vice President/Chief Financial Officer, University Health  
Serina Rivela, Vice President / Chief Legal Officer, University Health  
Dr. Bryan Alsip, Executive VP, Chief medical Officer, University Health  
Dr. Juan Garza, Sr. VP, Chief Quality & Health Informatics Officer, University Health  
Dr. Monika Kapur, President, CEO, University Medicine Associates, University Health  
Katherine Reyes, Sr. Vice President, Pre-Acute Services, University Health  
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Dina Perez-Graham, Sr. Vice President, Chief Nursing Executive, University Health  
Travis Smith, Sr. Vice President, Chief Financial Officer, Clinical Operations, University Health  
Leni Kirkman, Executive VP, Chief Marketing, Communications & Corporate Affairs Officer, University Health  
Don Ryden, Vice President/Project, Design & Construction, University Health  
Brian Freeman, Executive Director, Capital Improvements, University Health  
Elizabeth Allen, Director, External Communications, Corporate Communications, University Health  
Ashley Windham, DO, Vice President, Quality Informatics, University Health  
Stacy Foremski, Executive Director, Operations, Office of the CEO, University Health  
Larry Wallis, Director, Internal Audit, University Health  
Dr. Ian Mitchell, Surgeon-in-Chief, Pediatrics, University Health, Assistant Professor of Pediatric  
And other attendees.

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**CALL TO ORDER:**

Mr. Hasslocher called the Board meeting to order at 6:06 pm.

**INVOCATION AND PLEDGE OF ALLEGIANCE — JIMMY HASSLOCHER, CHAIR**

Invocation – Dr. Margaret Kelley, Board of Managers, Member, University Health Chaplain —  
*Jimmy Hasslocher, Chair*

Mr. Hasslocher led the pledge of allegiance.

**PUBLIC COMMENT:** NONE

**ACTION:**

**Consideration and Appropriate Action Regarding a Lease Agreement with CCMT, LLC for Clinic Space Located at 1521 S. Staples Street, Suite 402, Corpus Christi, Texas 78404 and Approval of Tenant Improvement Costs; Related Medical Equipment; Furniture, Fixtures and Equipment; and Information Technology Infrastructure Expenses – Don Ryden/Brian Freeman**

**SUMMARY:** In May 2020, the University Health (UH) Board of Managers acknowledged the necessity of maintaining these essential services at remote locations to further its mission. Consequently, in January 2021, they approved the transfer and assignment of these leases from UT Health to University Health. Since the transfer, these clinics have been instrumental in providing access to care for transplant recipients and their donors, accounting for over 40% of all referrals to the University Health Transplant Institute in 2024 alone. In particular, the Corpus Christi transplant provides critical services to live donors, as well as pre- and post-transplant recipients, liver cancer patients, and individuals requiring hepatology services.

In the latter half of 2024, the liver program initiated extensive marketing campaigns in Corpus Christi, resulting in a 10% increase in referrals from the region. Consequently, there is an urgent need to expand the lease space, as the current lease accommodates only three exam rooms. This space is no longer adequate since the current clinic now operates approximately 5-6 times per month, serving around 25-35 patients during each visit. The expansion of the clinic into a new facility will increase the number of examination rooms from 3 to 10, allowing our skilled multi-disciplinary medical team to improve access to care, ensure continuity of care for our donor recipient population, and sustain referrals to the transplant program for critically ill patients as well as expansion of ancillary medical services in support thereof. All of which is considered necessary to sustaining our robust transplant program and advancing the mission of University Health.

Staff has identified and is recommending a five-year lease for 4,923 square feet of clinic space in the Corpus Christi Medical Tower (CCMT) located at 1521 S. Staples St., Suite 402, Corpus Christi. This space will provide 10 exam rooms with appropriate clinical support areas, a waiting room, and plenty of parking. This space will allow for continued transplant patient care, hepatology and advanced endoscopy services.

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**RECOMMENDATION:** Staff recommends the Board of Managers approve the Lease Agreement with CCMT, LLC and authorize the President/Chief Executive Officer to sign the agreement. The sixty (60) months of the lease expense is an estimated \$693,119. In addition to the lease agreement, staff recommends the Board of Managers approve the project costs and other associated costs therein not to exceed \$943,430 to be funded from the Board Designated Capital Account.

**COMMENTS /DISCUSSIONS:** Mr. Banos added that we also see the opportunity for our Advanced Endoscopy Services can be integrated in Corpus Christi as this is a large business opportunity to care for the patients and transfer them here. Additionally, the expansion of the Liver, Tumor and Hepatology services all the while all these services we can make available to the residents of Corpus Christi and its' surrounding areas. Dr. Cohen asked why we are looking to build in Corpus Christi if we are a county funded hospital service the people of Bexar County and how in his opinion the City of Corpus Christi should pay us to serve the patients in Corpus Christi. Further discussions ensued.

**ACTION:** A **MOTION** to **APPROVE** staff's recommendation was made by Ms. Fernandez, **SECONDED** by Dr. Kelley, and **PASSED UNANIMOUSLY**.

**EVALUATION:** None

**FOLLOW UP:** None

**Consideration and Appropriate Action Regarding an Amendment, Assignment and Assumption of Space Lease Agreement with San Antonio MOB NW Medical Tower LLC for Clinic Space Located at 2833 Babcock Rd, Suite 304, San Antonio, Texas 78229 and Approval of Tenant Improvement Costs; Related Medical Equipment; Furniture, Fixtures and Equipment; and Information Technology Infrastructure Expenses – Don Ryden/Brian Freeman**

**SUMMARY:** In an effort to continue seamless patient care and allow additional time to identify a permanent clinic location, staff is requesting approval to enter into a Lease Amendment which will allow a Lease Assignment and Extension of the current lease held by San Antonio Asthma and Allergy. The clinic space consists of approximately 2,369 rentable square feet, located at 2833 Babcock Road, within Suite 304. The UMA Allergist will relocate to this location to create a single site for our patients to receive allergy services. The existing lease, held by San Antonio Asthma and Allergy, is due to expire on February 28, 2025. University Health is requesting approval to execute the amendment, which will assign the existing lease to University Health and extend the lease term for an additional 12-months. The lease extension would terminate on February 28, 2026.

The proposed Lease Assignment and Extension for Suite 304 is for a duration of thirteen (13) months term. This lease will begin with a rental rate of \$32.07 per square foot for the first month of the assigned lease term, after which the rental rate per square foot will increase to \$40.00 per square foot for the twelve months of the extension lease term. The rental expense over the term of the lease is as follows:

<b>Dates</b>	<b>Rent/SF</b>	<b>Monthly Rent</b>	<b>Total</b>
2/1/2025-2/31/2025	\$32.07	\$6,332.54	\$ 6,333
3/1/2025-2/28/2026	\$40.00	\$7,896.67	\$94,760
		<b>Sub-Total</b>	<b>\$101,093</b>

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The agreement is based on a modified gross lease, where the base year for expenses will be the calendar year 2025. Additional rent expense will be paid only for the months of January and February 2026. The lease expenses will be budgeted utilizing operational funds.

The estimated project costs associated with transitioning and preparing the space to be operated by University Health are detailed below:

**Project Cost:**

Design and Construction	\$50,288	
Less TI Allowance	(\$0)	
Design and Construction		\$50,288
Furniture, Fixtures and Equipment		\$97,175
Information Technology		\$133,887
Security/Access Control		\$16,779
Artwork/Signage		\$5,000
<b>Total</b>		<b>\$303,129</b>

Staff recommends that the project costs be funded from Board Designated Funds.

**RECOMMENDATION:** Staff recommends the Board of Managers approve the Lease Agreement with San Antonio MOB NW Medical Tower, LLC and authorize the President/Chief Executive Officer to sign the agreement. The thirteen (13) months of the lease expense is an estimated \$101,093. In addition to the lease agreement, staff recommends the Board of Managers to approve the project costs and other associated costs therein not to exceed \$303,129 and funded from the Board Designated Capital Account.

**COMMENTS /DISCUSSIONS:** Dr. Kelley asked if we are assuming the lease from the tenant and the requested funds are to re-do the space. Mr. Banos explained that we would lease it for a year. This space will be utilized to house the Pediatric Cardiologists. Further discussions ensued. Once the University Health Vida and University Health Wheatley spaces open we will not have this issue,

**ACTION:** A **MOTION** to **APPROVE** staff's recommendation was made by Dr. Kelley, **SECONDED** by Ms. Fernandez, and **PASSED UNANIMOUSLY**.

**EVALUATION:** None

**FOLLOW UP:** None

**Adjournment:** — *Jimmy Hasslocher, Chair*

There being no further business Mr. Hasslocher adjourned the public meeting at 6:41pm for a closed session.

  
Jimmy Hasslocher  
Chair, Board of Managers

  
Margaret A. Kelley, MD.  
Secretary, Board of Managers

  
Janie M. Guevara, Recording Secretary

Closed Meeting — A closed meeting will be held pursuant to TEX. GOV'T CODE, Section 551.085 to receive information regarding pricing, market data and/or financial and planning information relating to the arrangement, provision or negotiation of an affiliation and/or other types of agreements for services or product lines or proposed new services and/or product lines of the hospital district.



**MEETING OF THE BEXAR COUNTY HOSPITAL DISTRICT  
BOARD OF MANAGERS CERTIFIED AGENDA**

Tuesday, January 21, 2025

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The following is an agenda of a closed meeting of the Board of Managers of the Bexar County Hospital District d/b/a University Health, held pursuant to the Texas Open Meetings Act, TEX. GOV'T CODE § 551.001 et seq. (Vernon 2004).

The Board Chair, Jimmy Hasslocher, announced this meeting closed to the public at 6:46 p.m., on the 21st of January 2025 with the following Board members present:

Jimmy Hasslocher, Chair  
Anita L. Fernández, Vice Chair  
Margaret A. Kelley, M.D., Secretary  
David J. Cohen, M.D., Member  
Pat Jasso, Member  
Beverly Watts Davis, Member

Also present were Mr. Edward Banos, President/Chief Executive Officer; Bill Phillips, EVP/Chief Executive Officer; Reed Hurley, EVP/Chief Financial Officer; Ted Day, EVP/Strategic, Planning & Business Development; Leni Kirkman, EVP/Chief Marketing, Communications, Corporate Affairs Officer; Bryan Alsip, M.D., EVP/Chief Medical Officer; Monika Kapur, M.D., UMA President/CEO; Juan Garza, M.D., SVP/Chief Quality & Health Informatics Officer; Katherine Reyes, SVP/Pre-Acute Services; Travis Smith, SVP/CFO, Clinical Operations; Dina Pérez-Graham, SVP/Chief Nurse Officer; Don Ryden, VP/Capital IMP Projects & Real Estate; James Freeman, Executive Director/Capital Improvements Program; Stacy Foremski, Executive Director/Operations; and Serina Rivela, SVP/Chief Legal Officer.

A closed meeting was held pursuant to TEX. GOV'T CODE, Section 551.085 to receive information regarding pricing, market data and/or financial and planning information relating to the arrangement, provision or negotiation of an affiliation and/or other types of agreements for services or product lines or proposed new services and/or product lines of the hospital district.

The Board Chair, Jimmy Hasslocher, announced that the closed meeting ended at 8:27 p.m., on the 21<sup>st</sup> of January 2025.

I certify that this agenda kept pursuant to TEX. GOV'T CODE, §551.103 (Vernon 2004) is a true and correct record of these proceedings.

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Jimmy Hasslocher, Chair, Board of Managers

*The Board of Managers may recess during the open meeting in order to hold a closed meeting. Alternatively, a closed meeting may be held before the open meeting or after its adjournment.*

**Closed Meeting:** A closed meeting will be held pursuant to TEX. GOV'T CODE, Section 551.085 to receive information regarding pricing, market data and/or financial and planning information relating to the arrangement or provision of proposed new services and/or product lines.

**Closed Meeting:** A closed meeting will be held pursuant to TEX. GOV'T CODE, Section 551.085 to receive information regarding pricing or financial planning information relating to a bid or negotiation for the arrangement or provision of services or product lines to another person if disclosure of the information would give advantage to competitors of the hospital district.



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Jimmy Hasslocher, Chair, Board of Managers