



**SONOMA VALLEY HEALTHCARE DISTRICT
SPECIAL BOARD MEETING
AGENDA**
Thursday, October 27, 2016
6:00pm

BASEMENT CONFERENCE ROOM
347 Andrieux Street, Sonoma, CA

AGENDA ITEM	RECOMMENDATION
MISSION STATEMENT <i>The mission of the SVHCD is to maintain, improve, and restore the health of everyone in our community.</i>	
1. CALL TO ORDER	<i>Hirsch</i>
2. PUBLIC COMMENT SECTION At this time, members of the public may comment on any item not appearing on the agenda. It is recommended that you keep your comments to three minutes or less. Under State Law, matters presented under this item cannot be discussed or acted upon by the Board at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Board consideration. At all times please use the microphone.	
3. INTRODUCTION	<i>Hirsch</i>
4. PUBLIC COMMENT ON POTENTIAL USES FOR THE PARCEL OF LAND LOCATED AT 851/853 FOURTH ST. WEST, SONOMA, CA	<i>Hirsch</i>
5. BOARD COMMENT	<i>Hirsch</i>
6. CLOSING COMMENT	<i>Hirsch</i>
7. ADJOURN	<i>Hirsch</i>



**SONOMA VALLEY HOSPITAL
INFORMATION ON “THE SOUTH LOT”
SPECIAL SVHCD BOARD MEETING, THURSDAY, OCTOBER 27, 2016**

Background:

On August 30, 2011, Sonoma Valley Healthcare District entered into a 10-year lease for a 4 acre property located south of the Hospital, referred to as The South Lot. The lot was owned by Tri-Counties Bank, and the lease agreement included an option to purchase the property for a price of \$2.5 million. SVH paid \$250,000 for the option, to be credited toward the purchase price if the option was exercised, and also credited a portion of each lease payment toward the purchase price. It was further agreed that an additional credit of \$250,000 would be made if the option was exercised by August 29, 2016.

During the construction of the new Emergency Department and Perioperative Suites, the lot was used for staging of equipment, and as part of that project, SVH was required to develop a paved parking lot at the northern end of the property. (The lot is located at 851-853 4th St W. and is bordered by W. MacArthur, 4th St West and Hayes Street). This is now in use for employee parking, and will remain in use, thus not part of the future use of the remainder of the lot.

After consideration by an appointed committee to review possible alternative future uses for the property, it was agreed that the best and only decision should be to exercise the option to purchase the South Lot, with a decision on use of the lot to be made at a later date. During this process, the lot was appraised in May, 2015 at a value of \$2.6 million, and the hospital ultimately paid \$1,743,054 for the lot on August 29, 2016.

Current Situation:

SVH leadership and Board would like to begin next steps for utilization of the lot as quickly as possible, and are exercising due diligence in expeditiously addressing use of the land. As such, we are interested in community/neighbor input and thoughts. It is important to note that the lot is zoned as residential only.



AERIAL VIEW HOSPITAL + SOUTH LOT