

**Winneshiek Medical Center Board of Trustees Minutes**

*Wednesday, August 10, 2022  
4:00-5:00 p.m.*

**Minutes**

<b><u>Topic</u></b>	<b><u>Presenters</u></b>	<b><u>Purpose</u></b>
<b>Call to Order</b>	Clark Goltz, Chairperson	
Clark Goltz, Chairperson, called the meeting to order at 4:00 p.m.		
<b>Transforming Tomorrow Draft Financial Feasibility Study Review</b>	Ben Stevens, Chief Financial Officer	Information
Eide Baily is completing a financial feasibility study for WMC. Given draft results of the study, WMC feels capable of meeting the USDA loan requirements for debt service coverage and total days cash on hand.		
<b>Transforming Tomorrow USDA Loan Update</b>	Ben Stevens, Chief Financial Officer	Information
The interest rate for a USDA loan has increased by 0.75 percentage point. The next rate adjustment will take place on October 1 <sup>st</sup> . WMC hopes to have the financial feasibility study completed to submit with the application to USDA in time to receive their committal letter prior to October 1 <sup>st</sup> . If the interest rate would go down, we would receive the lower rate, but a committal letter would guarantee no rate increase.		
<b>Transforming Tomorrow Updated Floor Plan Review &amp; Project Pricing Update</b>	Josh Ripplinger, Rachel Bartling; Wold Architects	Information
Mr. Ripplinger and Ms. Bartling reviewed Transforming Tomorrow schematic design and design development. Since the original design, a small increase in square footage was seen since for the primary and specialty clinics, and the cost is now \$46.7 million compared to originally budgeted \$46.2 million. Floor plans and exterior and interior renderings were shared. A LEED score card can be completed for the project if the Board of Trustees wishes. Transforming Tomorrow is currently in the design phase and timeline for the remainder of the project was shared. All medical center services will continue to be offered throughout construction.		
<b>Transforming Tomorrow Construction Documents Proposal</b>	Steve Slessor, Chief Administrative Officer	Approval
<b>Action:</b> Motion made by Karen McLean, seconded by Karl Jacobsen to approve a new overall architectural contract fee of \$2,469,500 to Wold Architects to allow the design to proceed through the end of construction documents and bidding. All voting aye. Motion carried.		
<b>Adjournment</b>		
The meeting adjourned at 5:00 p.m.		
<b>Action:</b> Motion made by Tim Schweizer, seconded by Steve Hildebrand to adjourn the meeting. All voting aye. Motion carried.		

**Members** || O = Absent, X = Present

Clark Goltz, Chairman	X	Steve Hildebrand, Board member	X	Dave Rooney, Administrator of Operations	X	Eric Crockett, Regional Chair of Admin-MCHS SEMN	O
Karen McLean, Vice-Chair (virtual)	X	Lora Friest, Board member	X	Kathy Moritz, Chief Nursing Officer	X	Dr. Albright, MCHS SEMN Regional Vice President	O
Tim Schweizer, Secretary-Treasurer	X	Steve Slessor, Chief Administrative Officer	X	Ben Stevens, Chief Financial Officer	X	Kristin Johnson, MCHS SEMN Vice-Chair Administration (via phone)	O
Justin Gullekson, Board member	X	Thomas Marquardt, DPM, Chief Medical	X	Anna Ryan, MD, President, Medical	O		

		Officer (virtual)		Staff		
Karl Jacobsen, Board member	X	Laurie Bulman, Director of Human Resources	X	Rachel Schmitt, Executive Assistant	X	

**Guests:** Johanna Knutson, Administrative Intern; Paul Scott, Decorah News; Josh Ripplinger, Wold; Rachel Bartling, Wold; Greg Bednar, Wold; Brenda Dietiker, Director-Clinic Nursing; Sarah Groux, Director-Clinic Operations; Maggie, Infection Prevention and Nursing Education Coordinator; Brian Lensch, Director-IT; Dina Taylor, Director-Surgery & Same Day Services

---

Tim Schweizer, Secretary

Recording: Rachel Schmitt, Executive Assistant