

# South Broward Hospital District

## BOARD OF COMMISSIONERS

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**K. Scott Wester**, *President and Chief Executive Officer* • **Frank P. Rainer**, *Senior Vice President and General Counsel*

Group: S.B.H.D. Strategic Planning Committee Date: March 29, 2023  
Chairman: Brad Friedman Time: 4:30 p.m.  
Vice Chairman: Elizabeth Justen  
Location: Executive Conference Room, 3111 Stirling Road, Hollywood, Florida  
In Attendance: Mr. Brad Friedman, Ms. Elizabeth Justen, Mr. Steven Harvey (part), Mr. Jose Basulto, Mr. Douglas Harrison (part), Dr. Luis Orta (via WebEx), Ms. Laura Raybin Miller (part, via WebEx), Mr. Scott Wester, Ms. Nina Beauchesne, Ms. Leah Carpenter, Mr. Matthew Muhart, Mr. David Smith, Mr. Frank Rainer, Aharon Sareli, M.D., Mr. Robert Alonso, Ms. Buket Huber, Ms. Melissa Masters, Ms. Dawn Broksch, Ms. Sarah Griffith

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### 1. **Call to Order / Public Meeting Notice Certification – Mr. Frank Rainer**

The S.B.H.D. Strategic Planning Committee meeting convened at 4:30 p.m. on March 29, 2023. The meeting was certified by Mr. Rainer. At this time, it was confirmed that all agenda items would be discussed in the Open Session, and there would be no Closed Session.

### 2. **Ambulatory Property Updates – Mr. Scott Wester, Mr. Matthew Muhart, and Mr. Robert Alonso**

Mr. Muhart reported that Memorial needs to develop an ambulatory footprint, and subsequently, a plan has been drawn up to expand access to healthcare by building health hubs of various sizes in key markets, based on community needs. This would include physicians' offices, and small, medium, and large health hubs. Details were given on planned ambulatory sites secured in locations within and outside of the District.

The Hollywood Site Contract Approval agenda item relates to medium and large hubs. This was then discussed in detail, after which the Board was given details of another ambulatory property (both detailed below).

### 3. **Hollywood Site Contract Approval – Mr. Scott Wester, Mr. Matthew Muhart, and Mr. Frank Rainer**

Mr. Muhart has spent time with representatives from the City of Hollywood. The City is optimizing real estate as much as possible to meet the needs of its residents, with the core areas situated in Downtown Hollywood, the SR-7 corridor, and the area between Sheridan Street and Stirling Road beside the I-95. These are areas of growth and revitalization.

Mr. Muhart reported that Memorial is interested in two parcels of land situated on the southeast corner of Hollywood Boulevard and SR-7, and gave details of the market radius analysis and costs. The competitive landscape was also discussed, and it was noted that the competition has expanded over time to meet the needs of the growing population. Memorial needs, therefore, to position itself for the future. Mr. Rainer then gave details of the property titles, and a discussion took place on possible issues.

Mr. Harvey opined that he saw no issue with proceeding with the purchase, and then left the meeting at 5:19 p.m.

After Mr. Harrison joined the meeting, Mr. Friedman asked for a recommendation to adopt Resolution No. 484 relating to the acquisition of the property.

## MEMORIAL HEALTHCARE SYSTEM

MEMORIAL REGIONAL HOSPITAL • MEMORIAL REGIONAL HOSPITAL SOUTH • JOE DIMAGGIO CHILDREN'S HOSPITAL  
MEMORIAL HOSPITAL WEST • MEMORIAL HOSPITAL MIRAMAR • MEMORIAL HOSPITAL PEMBROKE • MEMORIAL MANOR

Mr. Harrison *moved, seconded* by Ms. Justen, that:

***THE BOARD OF COMMISSIONERS RECOMMENDS ADOPTION OF RESOLUTION NO. 484 TO ACQUIRE REAL ESTATE PROPERTY, HAVING A STREET ADDRESS OF 101 S. STATE ROAD 7, HOLLYWOOD, FLORIDA***

Mr. Rainer then explained the acquisition procedure.

The Motion *carried* unanimously.

**2. Ambulatory Property Updates (continued)**

After discussing the Hollywood Site Contract Approval agenda item, to allow Mr. Harvey to leave the meeting early, the meeting returned to the Ambulatory Property Updates agenda item. The Board was given details of a property on the northeast corner of Pines Boulevard and Palm Avenue, opposite where an HCA facility will be located, including the market radius analysis and costs. This property could potentially be used for primary care and urgent care. Mr. Rainer confirmed that Memorial has received the contract and has a 30-day inspection period.

**4. At-Home Physical Therapy Services – Mr. Matthew Muhart, Ms. Buket Huber and Ms. Dawn Broksch**

A report was given on moving patient care from the ambulatory setting to the home setting, including how this would be run, and the benefits this would bring to both Memorial and the patient. The report also included an overview of Luna, the platform providing this service.

During the report, Mr. Harrison joined the meeting at 5:35 p.m., at which point the Board returned to the Hollywood Site Contract Approval agenda item to vote on the Motion (see above). The meeting then returned to complete the report on the current agenda item.

Ms. Miller then left the meeting at 5:45 p.m.

**5. Review and Approval of Minutes – Mr. Brad Friedman**

Mr. Harrison *moved, seconded* by Ms. Justen, that:

***THE BOARD OF COMMISSIONERS APPROVES THE MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON NOVEMBER 16, 2022***

The Motion *carried* unanimously.

Mr. Basulto then left the meeting at 5:46 p.m.

After discussion, it was agreed that a Special Board Meeting would be held on Monday, April 3, 2023, to approve the recommendation made at today's meeting regarding the Hollywood Site Contract.

There being no further business to come before the Board, the meeting was adjourned at 5:57 p.m.

Respectfully submitted,



Brad Friedman  
Chairman  
S.B.H.D. Strategic Planning Committee