



**Cabarrus Health Alliance Board
Special Meeting**

The Cabarrus Health Alliance Board met on Monday, December 20, 2010 at 11:00 a.m., in the Clinical Research Institute, Murdock Study Conference Room, Medical Arts Building, CMC NorthEast.

- Present:** Charles Phillips, Chairman
Jessica Castrodale, Vice-Chairman
Jay White
Walter Vuchnich, DDS
- Absent:** Allan Krusell, MD
Phyllis Wingate-Jones
Robert Silver, MD
- Staff Present:** Dr. William F. Pilkington, Secretary to the Board
Dianne Berry, CMC, Clerk to the Board
Fletcher Hartsell, Attorney at Law – CHA Legal Counsel

CALL TO ORDER

Chairman Phillips called the meeting to order at 11:01 a.m. and offered the invocation.

NEW BUSINESS

Dr. Pilkington distributed the finalized copies of all preliminary contracts to be signed with officials from the City of Kannapolis. He explained to the Board that the City of Kannapolis will reimburse CHA \$814,839, which is the amount of monies already spent toward the new CHA Building and will pay CHA to build the new building, but will hold the title to the building for 17 years. At the end of 17 years, the title reverts to Cabarrus County. He also announced that the agreement between Castle & Cooke and the city of Kannapolis has been finalized for the one piece of remaining property at the building site.

Mrs. Castrodale questioned the interlocal agreement and the hold harmless clause. She noted the contract states that Kannapolis is covered, but not CHA. Attorney Hartsell explained that this is a standard provision similar to the agreements used in public school financings for the past 15-20 years. Mr. White added that this is the standard Landlord/Tenant hold-harmless agreement.

Chairman Phillips noted that the City of Kannapolis is agreeing to pay 80% of the insurance coverage. Attorney Hartsell clarified that this is associated with the financing itself, and because of this guaranteed insurance coverage, it was a plus in the bonds being purchased so quickly by Bank of America.

Mrs. Castrodale motioned to approve the signing of all legal contracts/documents between Cabarrus Health Alliance and the City of Kannapolis that were presented. The motion passed by absence of dissent in a voiced vote 4:0.

Dr. Vuchnich motioned to authorize Dr. William F. Pilkington, CEO, Public Health Director, the authority to sign all legal contracts/documents between Cabarrus Health Alliance and the City of Kannapolis pertaining to the new CHA building. The motion passed by absence of dissent in a voiced vote 4:0.

There being no further business to come before the Board, Chairman Phillips declared the CHA Board Special Meeting adjourned at 11:10 a.m.

Charles C. Phillips, Chairman
Cabarrus Health Alliance Board

Dianne P. Berry, CMC
Clerk to the Board