



DOUGLAS COUNTY HEALTH CENTER/COMMUNITY MENTAL HEALTH CENTER

Board of Trustees Meeting Minutes for Monday, May 18, 2026

Douglas County Health Center/Community Mental Health Center
4102 Woolworth Avenue, Omaha NE 68105

- I. Call to Order**
- Chair Garcia called the meeting to order at 9:01 am and stated that the meeting was being conducted in compliance with Nebraska's Open Meetings law, a copy of which is located on the east wall.
- Chair Garcia called for the roll at 9:01 am. Chair Garcia, Trustees Borgeson, Fahey, Friend, Morgan and Rodgers were present for the call to order. Vice Chair Cavanaugh was not present.
- II. Consent Agenda**
- Chair Garcia called for a motion to approve the Consent Agenda at 9:01 am. Trustee Friend made a motion and Trustee Fahey requested a second. Yeas: Borgeson, Fahey, Friend, Garcia, Morgan and Rodgers. Motion passed.
- III. Citizen Comments**
- Chair Garcia called for members of the audience to be heard regarding any item not on the agenda.
- IV. Action**
- No items on the agenda.
- V. Discussion**
- Sherry Driver and Erin Nelson made presentations. Ray Aranza represented the EULA union via Zoom.
- a. Preliminary Discussion on Space Being Vacated by CMHC in the Future and Ideas for Utilization of that Space**
- Future Space Utilization (CMHC)
The Community Mental Health Center will vacate 30,000 sq. ft. across the ground and 5th floors. With comprehensive build-outs estimated to exceed \$200/sq. ft., the board prefers finding a partner to cover upfront capital improvements in exchange for a heavily discounted or free lease.
- Ground Floor: Ideas include a revenue-generating Special Needs Dental Clinic (Dignity Dental has a \$500,000 state grant), an in-house outpatient therapy clinic, senior daycare/respite care, or an urgent care clinic partnership with Bryan Health or CHI.
- Fourth & Fifth Floors: Ideas include moving 4th-floor admin offices to the ground floor to expand to 15 semi-private or 30 private rooms (eliminating 3- and 4-bedroom setups), creating a community hospice center, leasing space to Quality Pathways for CNA/CMA training, or adding secure memory care assisted living to capture a state-backed \$87/day reimbursement add-on.
- Pharmacy Services RFPs
The Board discussed pharmacy transitions ahead of the February 2027 relocation to a new facility. CMHC Pharmacy (Genoa Pharmacy): The sole compliant bidder. Genoa will cover all

Advance notice of the meeting was given by publication in The Daily Record, a legal newspaper. The notice advised that an agenda kept current was available for public inspection in the Office of the Administrator of Douglas County Health Center.



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5/18/2026

9:00 AM

physical build-out, maintenance, and IT support costs. Outpatient indigent care is estimated at \$25,000/month, and inpatient medication will average roughly \$20/day per resident.

DCHC Pharmacy (CORE): Selected from four respondents based on cost, delivery, and system compatibility. The shared administrative model projects a \$1.3 million savings over two years and integrates with the EHR system.

Personnel Impact: Subcontracting will eliminate 9.4 FTE internal roles. Genoa/CORE will offer priority interviews to current staff, and 3 employees will be retained through February 2027 to manage the transition pipeline.

Upcoming Priority Deadlines

May 2026: Complete operational Monitoring Tool with Genoa Pharmacy (CMHC Staff).

June 2026: Draft agreements with County Attorney (Management Staff).

June 2026 Meeting: Submit final pharmacy contracts to BOT/Commissioners for execution (Board of Trustees).

Ongoing through August 2026: Collaborate with HR/EULA on bumping rights, transition assistance, and severance (Administration/HR).

Chair Garcia has called for a motion to approve proceeding with the staff recommendations to work with the selected RFP recipients, Genoa and CORE. The details of these partnerships will be presented to the Board at a later date. A motion was presented by Trustee Borgeson and seconded by Trustee Morgan. The following voted in favor: Garcia, Borgeson, Friend, Morgan. Fahey voted against due to concerns over the rapid timeline and financial scale.

VI. DCHC/CMHC Updates

a. DCHC Update

There were no presentations for routine reports.

b. CMHC Update

There were no presentations for routine reports.

VII. Executive Session

There was no need for an executive session.

VIII. Adjourn

The meeting was adjourned at 9:56 a.m.

Next meeting will be held on Monday, June 22, 2026 at 9:00 a.m. at the Douglas County Health Center.