



May 12, 2026

The Board of Trustees of Community Healthcore (CHC) met on Tuesday, May 12, 2026, at 107 Woodbine Place, Longview, TX 75601.

Call to Order

Board Member Shirley Baker called the meeting to order at 12:00 pm at the request of Board Chair Linda Hooks. Nell Smith led the opening prayer.

Pledge of Allegiance

Rick Roberts led the group in the Pledge of Allegiance.

Citizen's Comments

There were no citizens' comments.

Roll Call

The meeting was conducted in person and via video conference with a quorum present. The following members were present:

Members Present

Shirley Baker	Kristal Clay	Kelly Crane	Linda Hooks
Jay Mitchell	Nell Smith	Sheriff Larry Webb	

Members Present via Videoconference

Sidney Burns	Jami Duran
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Staff Present

Cindy Goodson	Richard Marks	Sue Rathbun	Rick Roberts
Tom Suess	Inman White		

Staff Present via Videoconference

Lee Brown	Joe Carrington
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Guests Present via Videoconference

Brett Miller, Esq., Miller, Fair, Henry, PLLC

CLOSED SESSION

The Board went into closed session at 12:03 p.m. to discuss the sale of Center-owned real estate. The Board resumed the open meeting at 12:37 p.m. No action was taken during the closed session.

RECOMMENDATION

Approve the sale of 414 and 418 S Center, Longview, TX, to the Women's Center of East Texas under the terms discussed in Closed Session. It is further recommended that the Board authorize the CEO to (A) make any further modifications to the sales terms (including price) as may be reasonably necessary and in the best interest of the Center to close the sale of this property, and (B) execute the sales contract and closing documents, pending any revisions approved by the Center attorney and acceptable to the Buyer.

On a motion made by Kelly Crane and seconded by Kristal Clay, this recommendation was approved. Jay Mitchell recused himself from the discussion and the vote for this recommendation.

On March 26, 2026, the Board of Trustees approved the sale of 414 and 418 S. Center, Longview, TX, to the Women's Center of East Texas. The Center's CEO executed the sales contract as authorized, but during the option/inspection period, the Buyer discovered mold within the property. The Center was not aware of this mold growth, and therefore, it was not accounted for in the appraiser's valuation and report.

The option/inspection period has been extended to May 15, 2026. The Buyer submitted a proposed Amendment to the sales contract, reducing the sales price along with a supporting mold Assessment Report from Flood Out Restoration. The Assessment Report estimates \$37,944.81 in remediation expenses for visible/known mold issues, but notes that those remediation expenses could grow once walls, cabinets, and other concealed spaces are opened (if further mold contamination or damage is found). The Assessment Report concludes that a "safe working budget for required remediation, selective demolition, cleaning, clearance-related work, and reconstruction is \$75,000-\$85,000, subject to adjustment once concealed conditions are exposed." The Center obtained a second opinion on the mold contamination from Aaron Stephens of SSG, LLC.

Due to the confirmed mold contamination on the property and the documented remediation and construction estimate provided by the Buyer, we believe a price reduction of \$85,000 is justified. We also believe the property's appraised value would have been at or below this amount had the Center (and therefore the appraiser) known of the mold contamination at the time of the previous appraisal.

Approve the sale of 204 North Alamo and 502 East Rusk, Marshall, TX, to the Marshall Fine Arts Academy under the terms discussed in the Closed Session. It is further recommended that the Board authorize the CEO to (A) make any further modifications to the sales terms (including price) as may be reasonably necessary and in the best interest of the Center to close the sale of this property, and (B) execute the sales contract and closing documents, pending any revisions approved by the Center attorney and acceptable to the Buyer.

On a motion made by Jay Mitchell and seconded by Kelly Crane, this recommendation was approved.

On March 26, 2026, the Board of Trustees approved the sale of 204 North Alamo and 502 East Rusk, Marshall, TX, to the Marshall Fine Arts Academy. The Center's CEO executed the sales contract as authorized, but during the option/inspection period, the Buyer proposed an Amendment that required the Center to undertake and pay for substantial repairs to the property. Those repairs included replacement of the roofs on both structures, repair or replacement of water heaters in both structures, mold testing and mitigation as needed, plumbing, electrical, and HVAC work. A copy of the Buyer's inspection reports was provided to the Board.

The Center suggested that, instead of paying for these substantial repairs, the Buyer consider a 10% price reduction, which the Buyer has agreed to. The Center believes the price reduction is justified based on the issues and damages documented in the inspection reports, and the appraised value of the property would have been lower had the appraiser accounted for all issues and damages at the time of the previous appraisal.


Approve an Increase to the Burrows Consulting Contract


This recommendation was tabled and will be presented at a future meeting.

OTHER BOARD BUSINESS AND UPCOMING EVENTS

A. The next meeting will be the May 2026 Meeting – Thursday, May 28, 2026.

B. Meeting adjourned at 12:42 PM.


Nell Smith
Board Secretary/Treasurer


Cindy Goodson
Recording Secretary

Date approved by the Board of Trustees: May 28, 2026