



May 28, 2026

The Board of Trustees of Community Healthcore (CHC) met on Thursday, May 28, 2026, at 107 Woodbine Place, Longview, TX 75601.

Call to Order

The Board Chair, Linda Hooks, called the meeting to order at 4:45 pm. Leldon Williamson led the opening prayer.

Pledge of Allegiance

Rick Roberts led the group in the Pledge of Allegiance.

Citizen's Comments

There was one comment from Harrison County Judge Chad Sims thanking the Board for the donation of the property located at 401 N. Grove St., Marshall, Texas.

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	Sidney Burns	Kristal Clay	Linda Hooks
Jay Mitchell	Nell Smith	Zephaniah Timmins	Leldon Williamson

Members Present via Videoconference

Kelly Crane	Rick Lively	Sheriff Valdez	Sheriff Webb
-------------	-------------	----------------	--------------

Staff Present

Steve Archer	Patti Brady	Cindy Goodson	Richard Marks
Shawn Ormes	Sue Rathbun	Rick Roberts	Tom Suess
Sandra Taylor	Inman White		

Staff Present via Videoconference

Lee Brown	Joe Carrington	Brenda Clark	Cindy Grace
Marilyn Wyman			

Guests Present via Zoom

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

Security Present

John Justice, Greystar Security Services

STAFF RECONGNITIONS

Patti Brady introduced the Story Changers for the Month for May 2026 to the Board:

Keambria Moss, Utilization Financial Specialist – Supervisor: Geni Jackson.

Sherry Maxwell, IDD Diversion Coordinator – Supervisor: Sandra Taylor.

Patti Brady introduced Leadership Longview and Leadership Texarkana graduates to the Board:

Leadership Longview – Jordan Avant, Program Manager for Supportive Housing and the East Texas Aging & Disability Resource Center – Supervisor: Amy Hill

Leadership Texarkana – Faith Ellis, Parents as Teachers Coordinator – Supervisor: Shawn Longoria.

CLOSED SESSION

The Board went into closed session at 5:06 p.m. to discuss the sale of Center-owned real estate. The Board resumed the open meeting at 5:16 p.m. No action was taken during the closed session.

RECOMMENDATIONS

Approve the sale of 304 Allen St., Marshall, TX, to Curry Rudd under the terms discussed in Closed Session. It is further recommended that the Board authorize Inman White, 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 Leldon Williamson and seconded by Shirley Baker, this recommendation was approved.

On March 26, 2026, the Board of Trustees approved the sale of 304 N. Allen Street, Marshall, TX, to the highest bidder for \$5,000. The buyer later backed out of the contract.

Since then, the Center, through the Real Estate Team, has continued to contact the next highest bidder and vet the buyer. The proposed sales contract is available electronically for the Board's review. The contract is for the sale of the property to Curry Rudd for \$1,000.

Approve the sale of 7470 Hwy 154, Marshall, TX, to Corey Coleman under the terms discussed in closed session. It is further recommended that the Board authorize Inman White, CEO, to (A) make any additional modifications to the sale terms, including price, that are reasonably necessary and in the best interest of the Center to complete the sale of this property, and (B) execute the sales contract and closing documents, subject to any revisions approved by the Center's attorney and acceptable to the Buyer.

On a motion made by Jay Mitchell and seconded by Zephaniah Timmins, this recommendation was approved.

On April 22, 2026, the Board of Trustees approved the sale of 7470 Hwy 154, Marshall, TX, to the highest bidder for \$455,000. The buyer later withdrew from the contract. The Center then proceeded to the next highest bidder. The second highest bid was originally \$450,000 from Corey Coleman. Mr. Coleman has since had the property inspected, and the inspection identified several concerns. The Center anticipates that the Buyer will submit a proposed amendment to the sales contract to reduce the sale price from \$450,000. Any additional information will be shared with the Board of Trustees during closed session.

MEETING MINUTES

Approve April 23, 2026, Board Meeting Minutes

On a motion made by Sidney Burns and seconded by Zephaniah Timmins, the Board approved the April 23, 2026, Board Meeting Minutes.

Approve May 12, 2026, Board Meeting Minutes

On a motion made by Shirley Baker and seconded by Zephaniah Timmins, the Board approved the May 12, 2026, Board Meeting Minutes.

FINANCIALS

Approve March 2026 Final Unaudited Financials and Investments

On a motion by Zephaniah Timmins and seconded by Nell Smith, the Board approved the February 2026 final unaudited financial statements.

BOARD OF TRUSTEES UPDATE			
MARCH 2026 FINANCIAL SUMMARY			
RESERVES - OTHER FUNDS			
FUND	MARCH BAL	FEBRUARY BAL	CHANGE
BUILDING MAINTENANCE	\$ 545,723.23	\$ 548,043.62	(\$ 2,320.39)
IT	\$ 914,355.35	\$ 914,588.77	(\$ 233.42)
1115 WAIVER	\$ 3,859,992.16	\$ 3,962,138.26	(\$ 102,146.10)
INTERNAL SERVICE	\$ 1,378,387.70	\$ 1,389,658.11	(\$ 11,270.41)
TOTAL	\$ 6,698,458.44	\$ 6,814,428.76	(\$ 115,970.32)
DAYS OF OPERATIONS			
	MAR BAL	FEB BAL	CHANGE
General Fund Reserves	83	83	-0-
NET INCOME COMPARISON			
	MAR 2026	MAR 2025	CHANGE
Month	\$ 170,380.00	(\$ 273,895.00)	\$ 444,275.00
Year-to-Date	\$ 96,865.00	(\$ 1,982,116.00)	\$ 2,078,981.00
NET INCOME FROM OPERATIONS			
	Month	Year-to-Date	
March	\$ 306,297.00	\$ 525,115.00	

Our days of Operation was unchanged from the previous month.

Based on where we were a year ago at the end of March, we have had a \$2 million improvement over last year.

The gain in net income from operations was \$306,297 with a year-to-date income of \$525,115.

CORE Health Systems had a deficit of \$55,942 for the month, but a year-to-date gain of \$31,378.

REPORTS

CHIEF EXECUTIVE OFFICER

Chief Financial Officer Transition

Sue Rathbun, with over 35 years of service to the organization, will, by her request, move into an advisory and special projects role full-time to support the financial operations of the Center. We applaud her drive to ensure fiscal integrity as she built solid reserves that protect us from the unexpected.

Joe Carrington, Deputy Chief Financial Officer, will transition into the Chief Financial Officer role, and we expect his first presentation in that capacity to be at the July Board Meeting. We are fortunate to have this transition process shepherded by Rick Roberts, Chief Operating Officer, and expect it to be a smooth one.

The FY 2027 Budget Calendar and Finance Committee Work Plan was shared with the Board. The Finance Committee meets daily at 8:15 am for 15 – 30 minutes.

Innovative Models of Rural Health Care

We have an opportunity to revitalize our rural clinics. Existing structures built over 40 years ago to provide behavioral health and intellectual development disabilities (IDD) services can now grow into “Well Being Centers”, incorporating primary care. State funding through the One Big Beautiful Bill Act will provide infrastructure to improve access to rural health care, allowing us to serve all our populations with the latest support in technology and, through incentives, attract licensed staff to work in these locations.

Preliminary Renovation Ideas

- Expand facility infrastructure, including primary care patient rooms, clinical evaluation and mediation services, behavioral health counseling, onsite career training, cooperatives with schools, universities, and community colleges.
- IDD determinations, eligibility space, and local service coordination.
- A “hub “concept for Individualized Skills and Socialization (ISS) Support with planning, staging, and inclement days when safe outside integrated activity is compromised, integrated craft festivities with local communities that develop interactive projects.
- Early Childhood Intervention (ECI) outreach and family support space in each outpatient clinic.
- Expand restrooms/showers.
- Handicap accessibility in Clarksville to the main facility.
- IDD Health Resource Center.

Equipment Plans

- Emergency preparedness equipment (including generators).
- Support for rural maternal health equipment.
- Vehicle infrastructure for parking, loading, and shelter.
- Medical equipment to support primary care office development in each rural county.
- Mobile mental health vans for each Well Being site to bring on-site psychiatric services, counseling, and crisis intervention.
- Televideo capacity throughout the facilities to provide treatment, diagnosis, and evaluations.
- Climate control, air, and heat efficiency.

Staff Referral Pathways for Career Development Pipeline

Require signed agreements with: East Texas Baptist University, Wiley University, Panola College, Stephen F. Austin University, LeTourneau University, Baylor University, Jarvis Christian University, University at Tyler, and eligible and interested high schools.

- Tuition, sign-on bonuses and incentives for clinical specialists in medicine and behavioral health, including licensed professional counselors.
- Community Health Workers

Our counties that are eligible to participate with a population size to meet the rural definition of 68,750 or less include Rusk, Panola, Marion, Cass, Red River, and Upshur.

Potential Projects have been identified in Carthage, Henderson, Clarksville, Atlanta, Jefferson, and Gilmer including infrastructure and capital investment projects.

NOTES:

- To receive staff incentives, staff must live in the respective county.
- All expenses must be paid for by the Center first and then be billed to the State.
- Five-year grant period with no extensions.
- Five-year commitment for staff utilizing incentives.
- Renovation expense cannot exceed 25% of the value of the building.
- Renovation must be inside the existing footprint.
- Rural areas are defined by a county population of 68,750 or less.

CHIEF OPERATING OFFICER

Executive Summary

The center is actively advancing multiple state and national funding opportunities to take advantage of potential funding to assist rural healthcare access, expand services, and improve long-term sustainability.

- Rural Communities Opioid Response Program (RCORP) – Impact: We are actively engaged in this national initiative, which supports rural communities in delivering integrated, coordinated treatment and recovery services for substance use disorder (SUD) and opioid use disorder (OUD). The program’s focus aligns directly with our mission to reduce morbidity and mortality while promoting sustained recovery and well-being. Teams continue to develop responsive strategies and partnerships for competitive submission.
- Texas Health and Human Services – Rural Texas Strong Program, Initiative #4: The application is due May 27, 2026. We are aggressively exploring high-potential options, including Career Path Development for high school students and recent graduates, relocation and sign-on bonuses for professionals, and Residency/Fellowship Programs. Our consultants are working closely with internal teams to identify and prioritize the strongest opportunities. We meet the eligibility criteria in our rural counties with populations of 68,750 or fewer.
- Texas Health and Human Services – Rural Texas Strong Program, Initiative #6: The application is due June 1, 2026. Priority areas for us include infrastructure projects to expand care, such as development or enhancement of mobile health units, physical space modifications for co-located/integrated services, and transportation infrastructure to improve healthcare access. Dedicated teams are meeting with our consultants to improve project scopes for the application.
- Health Resources and Services Administration (HRSA) New Access Point Follow-Up: HRSA has proactively contacted us regarding our previously submitted FY 2025 New Access Point application. We are currently assessing our capacity to implement the proposed project, which would position the organization to advance from Look-Alike to full Federally Qualified Health Center (FQHC) status. Once HRSA completes its evaluation of the viability of reopening this possibility, we will be poised for our response plan to be finalized.

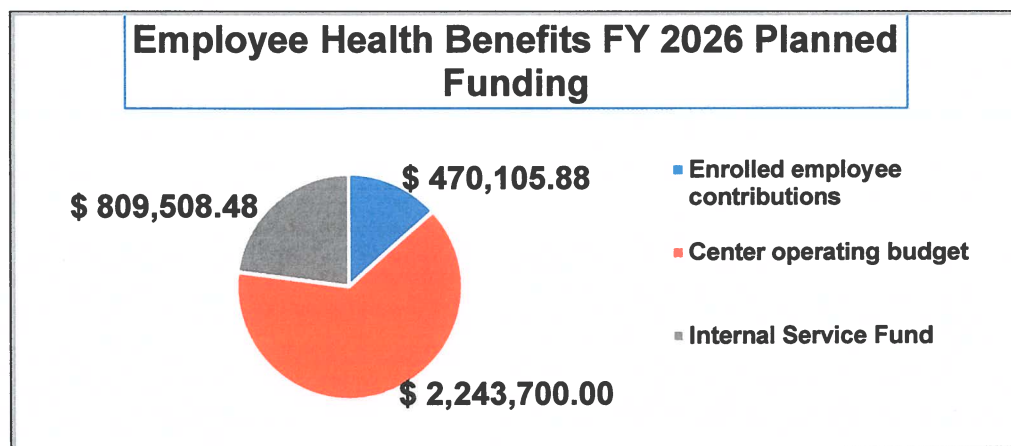
HUMAN RESOURCES EMPLOYEE BENEFIT PLANS

At the April 22, 2026, Board meeting, several approaches to employee health benefits were discussed, including:

- Plan design change.
- Participation in a captive in which the Center's experience would be pooled with other employers in diverse industries.
- Leveraging the Center's Federally Qualified Health Center Look-Alike health care services.
- Cost-sharing considerations.

Continuing work with the benefits consultant has explored another strategy, Individual Coverage Health Reimbursement Arrangement (ICHRA). Administered by a third party, the Health Reimbursement Arrangement (HRA) would give eligible employees choices of plan levels/costs to select, with cost-sharing by the Center and the employee.

As the Center begins budget planning for FY 2027, it is useful to have FY 2026 employee health plan funding information.



During June and July, the renewal and/or new plan structure proposals will be analyzed by Gallagher and the Center work team. The recommendation for the plan structure and financing will be presented at the July Board of Trustees meeting.

The Texas State Senate Committee has an interim charge from the Lieutenant Governor to look at rising healthcare costs. They will examine the drivers of healthcare costs, particularly looking at certain providers, including pharmacy benefit managers and healthcare facility fees that have resulted in rising healthcare costs.

Three points that have come through the committee hearings include:

- An average family of four spends \$38,000 per year on healthcare costs.
- Healthcare has sucked up all the wage increases that employers have made over the last few years.
- Third-party payment system encourages fraud.

Hearing testimony has come from different entities, and their next round of testimony will come from individual citizens. Research has shown that these healthcare costs are high all over the country.

COMMUNITY EDUCATION REPORT

May – Mental Health Awareness Month

Throughout May, we actively promoted Mental Health Awareness Month through social media, engaging staff, hosting events, and partnering with the community. From May 18 to 22, 2026, we celebrated Mental Health Awareness Week at Community Healthcore, raising awareness about mental health services and support through a series of activities. Additionally, on May 7, 2026, we observed Children's Mental Health Awareness Day by sharing informative content across our social media platforms. We also presented a proclamation to the City of Texarkana and all nine counties within our catchment area to emphasize the importance of mental health.

Marion County Clinic

We continue to collaborate with Marion County Health and Resource Coalition, Jefferson ISD, Marion County Hospital District, and UT Health – Tyler to finalize plans for the CORE Health Systems clinic in Jefferson. Currently, we are organizing a ribbon-cutting ceremony and grand opening in partnership with the Chamber, as a back-to-school event for the community. We are planning to hold this event in late July or early August, providing an opportunity to highlight the services available at the new clinic. Additionally, community education materials, websites, and social media pages are being developed and updated to promote the clinic and inform residents about the services offered.

What's Your WHY? Campaign

This month, we launched an online marketing campaign called "What's Your WHY?" The campaign is an opportunity for us to engage the staff and the community by asking the staff what their " WHY " is for the work they do. We are posting the graphics of the staff and their responses on Facebook and Instagram every Wednesdays called: "What's Your WHY Wednesday."

Behavioral Health Summit

Our Community Health Workers, Veterans - Operation Keep Moving Forward, IDD Crisis Intervention, Jail Diversion, Youth Substance Use Disorders, and community development teams attended the annual Andrews Center – Behavioral Health Summit on Tuesday, May 12th. It was a terrific opportunity for our programs to share information about the services we provide and to visit with community partners and legislators.

Children's Mental Health & Intellectual and Developmental Disabilities Awareness Day

On Thursday, May 21st we had our Children's Mental Health and Intellectual & Developmental Disabilities Awareness Day event at the Maude Cobb Convention Center in Longview. We had close to 600 individuals, 70 staff members, and over 30 vendors in attendance. There were games, food, and face painting as well as connections to information and services for families.

RECOMMENDATIONS FOR CONSIDERATION

Ratify the submission of the Louis & Peaches Owens Foundation Grant

On a motion made by Zephaniah Timmins and seconded by Jay Mitchell, the recommendation was approved.

The Louis & Peaches Owens Foundation is a charitable organization that supports community initiatives through financial grants. The foundation focuses its funding on non-profit organizations that provide health, education, human services, and faith-based initiatives. One of the geographic areas that the foundation prioritizes serving is East Texas.

For an organization to be considered for funding at the Louis & Peaches Owens Foundation meeting in May 2026, applications had to be submitted before May 1, 2026. CORE Health Systems submitted its application on April 23, 2026.

Organizations may be funded up to \$50,000. The focus of the application was to support the opening and renovation of a clinic in Jefferson.

This recommendation is for the Board of Trustees to ratify the submission of the Louis & Peaches Owens Foundation Grant – submitted on April 23, 2026.

Approve the submission of a grant to the Meadows Foundation

On a motion made by Jay Mitchell and seconded by Sidney Burns, the recommendation was approved.

The Meadows Foundation is a Texas-based charitable organization with a mission to “improve the quality of life for Texans.” The foundation supports non-profits in Texas with a focus on education, health, and the arts.

The Meadows Foundation accepts grant applications on a rolling basis with no specific deadline. The next opportunity for the foundation to review applications is June 2026. CORE Health Systems plans to apply by May 31, 2026.

Organizations may be funded up to \$150,000. The focus of the application will be to support the opening and renovation of the primary care clinic in Jefferson.

Approve the application for the Rural Communities Opioid Response Program (RCORP) Impact Grant

On a motion made by Shirley Baker and seconded by Kristal Clay, the recommendation was approved.

The Rural Communities Opioid Response Program (RCORP)–Impact: funds rural communities to drive measurable improvements in access to integrated, coordinated treatment and recovery services for substance use disorder (SUD), including Opioid Use Disorder (OUD). Its long-term aim is to reduce morbidity and mortality associated with SUD and enable sustained recovery and well-being. The program supports:

- New or expanded evidence-based SUD prevention, treatment, and recovery services in rural areas.
- Coordination across health and supportive social services to enable sustained, long-term recovery.
- A larger, more responsive workforce to address SUD-related needs; and
- Multi-sector community networks to strengthen and sustain local service delivery.

The focus of RCORP-Impact is on reducing the impact of opioid misuse on rural America. Health Resources and Services Administration (HRSA) recognizes that people who misuse opioids often struggle with other substances as well, including alcohol. Therefore, RCORP-Impact supports a comprehensive approach to address all SUD, including OUD, within a continuum of mental, behavioral, and related social support. If awarded, these funds will be used in all eligible catchment areas.

Approve the Application for the Rural Texas Strong Program – Initiative 4: The Next Generation of the Small Town Doctor and Team RFA No. HHS0017212

On a motion made by Leldon Williamson and seconded by Zephaniah Timmins, the recommendation was approved.

The purpose of this program is to assist eligible rural healthcare providers with recruiting and training healthcare professionals in rural Texas communities by building local education and training pipelines and developing and implementing retention strategies for providers or professionals practicing in rural areas.

Funded as authorized under the One Big Beautiful Bill Act, this initiative seeks to enable eligible healthcare providers to implement recruiting and/or training Projects during the Project Period that utilize at least one of the following approaches:

(1) career path development for local high school students; (2) scholarships for recent high school graduates (3) relocation or signing bonuses for early, mid, or late career professionals; or (4) creation of a new residency training program, fellowship, or combination program, including by partnering with academic institutions or an existing teaching hospital.

It is planned to apply for this funding for use in the following counties: Red River, Cass, Upshur, Marion, Rusk, and Panola.

This grant application is due by June 9, 2026.

Approve the Application for the Rural Texas Strong Program – Initiative 6: Infrastructure and Capital Investments for Rural Texas RFA No. HHS0017220

On a motion made by Shirley Baker and seconded by Zephaniah Timmins, the recommendation was approved.

The purpose of this program is to strengthen and modernize rural healthcare delivery by awarding funding to eligible rural healthcare providers to invest in critical infrastructure, facility upgrades, and capital equipment that enhance access, quality, and sustainability of care in rural communities.

All Applicant proposed projects and activities must directly support and enhance the delivery of healthcare services in rural communities.

Eligible activities include Medical Equipment, Facility Renovation, Infrastructure to Expand Access to Care, Emergency Preparedness and Facility Resilience, and Workforce-Related Infrastructure.

If awarded, these grant funds will be applied to activities and locations in the following counties: Red River, Cass, Upshur, Marion, Panola, and Rusk. The application for the grant is due on June 10, 2026.

Approve FY 2026 Expense Contracts Over \$45,000

On a motion made by Sidney Burns and seconded by Leldon Williamson, the recommendation was approved.

It is recommended that the Board of Trustees (Board) approve the listed contract amounts for the Fiscal Year 2026.

Melissa Lynch, Certified Public Accounting Firm	\$ 90,000
HLH Build and Design	\$576,000
Texoma Medical Center	\$338,000
HMIH Cedar Crest, LLC	\$201,000
Perimeter Behavioral Hospital	\$364,000
McWhiney & Markum, LLC (Carpet One)	\$ 75,000

In October 2025, the Board approved a \$50,000 contract for assistance in preparing for this year's single-year audit, given our workforce shortages. The Center is requesting to increase this contract to a not-to-exceed amount of \$90,000 to complete this project.

In December 2025, the Board increased the contract with HLH Build and Design to \$490,000 that includes design, construction documents, inspections, city permits, and other life safety requirements. The Center asks the Board to approve an additional \$86,000 so demolition at the Tuttle location can begin. This demolition will be paid for through funds that were part of the Incubator Grant and ratified by the Board on February 26, 2026.

Community Healthcore contracts with multiple Inpatient Psychiatric Hospitals when the capacity or need is greater than what our Crisis Stabilization Unit can meet. Three of these hospitals: Texoma Medical Center; HMIH Cedar Crest LLC; and Perimeter Behavioral Hospital are approaching the limit approved by the Board at the September 2025 Board Meeting. We are requesting to increase these three contracts in the event they are needed for patient care.

In March 2026, the Board increased the contract with McWhiney & Markum, LLC (Carpet One) to \$50,000. Given some new renovation projects, including the Jefferson facility, the Center is requesting to increase this contract to \$75,000.

UPCOMING EVENTS

- A. Texas Council Annual Conference – June 10 – 12, 2026.
- B. The next meeting will be the July 2026 Meeting – Thursday, July 23, 2026.
- C. Meeting adjourned at 6:15 PM.



Nell Smith
Board Secretary/Treasurer



Cindy Goodson
Recording Secretary

Date approved by the Board of Trustees: July 23, 2026