

**Tomball Hospital Authority DBA Tomball Regional Health Foundation
Board of Directors Minutes – January 28, 2026**

Present: Tom Kikis-Chairman, TJ Tijerina-Vice Chairman, Vicki Clark-Secretary, Sharon Frank, Janna Hoglund, Danny Marburger, Jack Smith, Lori Wilson

Present Via Zoom: Christina Nash-Treasurer

Absent: Bill Hogue

Also, Present: Jeffrey Klein-CEO, Sarah Dill-CAO, Lisa Pinz-Learning Center Manager
Paul Lebouef and Dana Van Brunt with Wells Fargo
Dr. Will Brown, Funmi Ajanaku, Pey Zeigler, and Corey Henk with TAMU
The Bush School of Government & Public Service

Also, Present Via Zoom: Kevin Reed, Attorney with Reed Claymon

I. Call to Order: Jeffrey Klein called the meeting to order at 4:04 pm and read the Foundation’s Mission Statement.

II. Approval of Minutes: November 19, 2025, Board Meeting Minutes were reviewed.
Lori Wilson moved to accept the November 19, 2025, Board Minutes, and Sharon Frank seconded. Motion carried.

III. Community Input: None

IV. Board Appointments:

A. Administer Oath to Board Members- On October 29, 2025, the TRHF Board unanimously approved appointing Dr. Stephanie Bruce to fill Maggie Yacoubian’s vacancy beginning in January 2026. In accordance with the July 30, 2025, amended Bylaws and the Resolution approved on September 24, 2025, Danny Marburger and Stavros “Tom” Kikis were designated Class A, serving a three-year term ending December 31, 2028.

Notary Public of the State of Texas, Lisa Pinz, administered the Oath of Office to Dr. Stephanie Bruce, Danny Marburger, and Stavros “Tom” Kikis.

B. Introduction of New Board Member, Stephanie Bruce, MD- Jeffrey introduced Stephanie and asked her to give a brief overview of herself. She graduated from Tomball High School and then received her undergraduate degree from Southwestern University in Georgetown and her M.S. in Patient Safety and Healthcare Quality from Johns Hopkins University. She received her Doctor of Medicine from Texas A&M University. She’s been practicing in Tomball and north Houston since 2001. She’s currently the Assistant Chief Quality Officer of Houston Methodist Willowbrook Hospital (“HMW”) and the Assistant Site Dean at HMW for Texas A&M Medical School. She’s been married for 25 years and has two sons.

C. Review 2025-26 standing and temporary committee assignments- Christina agreed to replace Maggie’s vacancy on the Nominating Committee, and Stephanie will serve on the Funding Committee. All other committee assignments will stay the same.

Executive Committee-Tom Kikis-Chairman, TJ Tijerina-Vice Chairman, Vicki Clark-Secretary, Christina Nash-Treasurer

Funding Committee-Lori Wilson-Chairman, Stephanie Bruce, Sharon Frank, Janna Hoglund

Nominating Committee-Danny Marburger-Chairman, Bill Hogue, Christina Nash

Audit & Finance Committee-TJ Tijerina-Chairman, Tom Kikis, Jack Smith, Vicki Clark

A motion was made by Sharon Frank and seconded by Jack Smith accept the committee assignments as presented. Motion carried.

V. Monthly Financial Reports:

A. Wells Fargo gave the quarterly review of our Investment Portfolio. Paul Lebouef reported that over the last 12 months, our portfolio is up 11.49%. Since its June 2016 inception, it is up 9.20% versus a 7.85% benchmark. As of December 31, 2025, the balance is \$145,742,256, an increase of \$98,224,011 since inception, with \$38,680,505 in withdrawals. Jeffrey reported that as of today's closing, our balance totaled \$146,522,075. Paul also gave an economic update, emphasizing Wells Fargo is anticipating a favorable market and forecasting the S&P hitting 7600 as well as two to three rate cuts this year. Jeffrey requested a funds transfer of \$1 million from Wells Fargo to Frost Bank to cover projected funding and construction expenses. \$1 million is needed by Friday, January 30, 2026. *Vicki Clark moved to approve transferring \$1 million from Wells Fargo to Frost Bank. TJ Tijerina seconded. Motion carried.*

B. Financial Summary from November 2025 was reviewed. Jeffrey reviewed expenses and reported that total assets were \$155,118,216.75, a decrease of \$270,855 from October and an increase of over \$9.75 million from November 2024. Jeffrey pointed out that our Wells Fargo Investments are still growing even though we paid cash for the building. We are paying out approximately 4% to our funding partners and making right at 11%. The Board is very pleased with Wells Fargo's management of our portfolio.

Jeffrey reviewed the December 2025 financial summary and reported that total assets were \$154,737,313.91, a decrease of \$380,903 from November and an increase of over \$11.7 million from December 2024. Jeffrey noted that we have gained \$7.2 million in capital assets over the last year, with the construction of our building, diversifying our portfolio even more. Jeffrey reviewed the Budget vs. Actuals report, pointing out the \$95,000 in Hospital Related Expense due to the Blumberg Ribner legal fees, but we received over \$200,000 in the settlement they negotiated. Legal Fee expenses over budget are largely due to our legal team's work with the Bylaws. Legal Counsel addressed questions about the Workers' Comp Prepaid Expenses report.

Danny Marburger moved to accept the November and December 2025 financials, and Janna Hoglund seconded. Motion carried.

C. Funding spreadsheets and special requests from funding partners- Jeffrey gave an overview of the updated funding spreadsheets. There were no special requests to review.
1. The Project Funding Summary shows funds remaining for 2025 projects total \$13,682.96. 2025 projected unspent funds equal \$356,535.18 after deducting Lone Star Family Health's \$290,478 in funding that will be carried to 2026. The combined projected funds remaining available for 2026 equals \$370,318.14. Jeffrey reviewed the end-of-year payments Sarah entered and the reasons some partners did not use all their funding.

2. Jeffrey updated the **2026 Spend Rate Calculation** as of December 31, 2025, and using an eight-quarter average at 4%, the new spend rate is \$5,627,946.24, less an estimated operational budget of \$1,000,000,000 leaves \$4,564,343.01 in funding available for 2026.
3. The **2026 Approved Funding** spreadsheet shows 52 organizations approved for a total of \$4,349,455. Lone Star Family Health Center has over \$290,000 in funding from 2025 to use in 2026. They will complete their 2026 application later this year.

VI. Administrative Building and Learning Center:

- A. **Texas A&M University Capstone Graduate Students' Presentation-** Dr. Will Brown's graduate students, Pey Ziegler, Funmi Ajanaku, and Corey Henk gave an update on the progress of our Capstone Project. The guiding question is, "How can TRHF leverage its resources and facilities to improve community access to health care and health education?" The research questions they are focusing on are based on Systems Thinking, Capacity Building, and Facility Utilization. Their final deliverables will include a Community Needs Health assessment, a local systems map, a partner-needs survey, and program plans based on those needs, as well as a facility use summary of best practices based on interviewing similar foundations, a marketing plan, and a KPI tracker. Their timeline for Spring 2026 is January: confirm participants and make initial contact, February: complete interviews and surveys, March: begin analysis and deliverable development, April: complete analysis and develop the final report, and conclude in May with the final presentation to the Board. They concluded their presentation with an interim management guide that includes a three-tiered facility pricing structure.
- B. **Items related to the construction of the building and grounds-** The Board toured the building and grounds. A few updates are that the bridge will be delivered by the end of February, and Orion Landscaping will install the synthetic lawn by the pavilion and address the drainage issue. Paradigm returned the money allotted to the synthetic lawn project.
- C. **Items and expenses related to the construction budget-** Jeffrey reviewed the Construction Expense Tracker, which is very close to being complete. Giancarlo with MG Architects has been a tremendous resource for advice and cost savings. Arthur with LetourneauKeller was great to work with on furniture selections. Joseph was very pleased with MG Architects' recommendation of a waterproofing consultant, and he plans to recommend on future projects. Anita with Ambiance Art & Interiors was great to work with and has incredible taste in art. We are very pleased with our Kompan equipment and installation. Clearwater has done a great job on the pond. Lone Star Recreation is working on the sensory garden. January expenses are not reflected, and the contingency still needs to be worked out with Paradigm.

VII. CEO Report:

- A. **TRHF Bylaws in relation to the City of Tomball-** Jeffrey gave an overview of the City workshop he and Tom attended, and Legal Counsel, Robert Spruck, attended virtually in November. In summary, Robert explained that the City Ordinance is purely a creation ordinance. The City has no authority over the Tomball Hospital Authority unless we want to change the number of directors serving on our board. It was agreed that our attorney and the City's attorney would continue the discussion. The discussion continued at the City of Tomball's January workshop. Our attorney, Kevin Reed, and the attorney for the City agreed

that the ordinance is a creation ordinance only. The Authority, therefore, has the right to change its bylaws. The Authority now will select nine members to the board, and the City of Tomball will select two. Jeffrey will send a recommendation to the City Council to reappoint Janna and Sharon to the board.

- B. Year in review and 2026 goals presentation-** Jeffrey presented the 2025 Year in Review presentation. In 2022, we started with 27 partner organizations and are now at 52 in 2026. We are close to maxing out the number we can serve at the level of involvement we prefer. Project funding has increased from \$2,830,762 to \$4,349,455. Our Wells Fargo Portfolio has increased from \$106,24,672 in 2022 to \$145,742,456 in 2025 with Total Assets of \$154,737,313. Our Wells Fargo account is less volatile and now contains 55.01% Equities, 43.4% Fixed Income, and 1.52% Cash Alternatives. All 2025 Goals have been met: Complete Medical Complex Drive project, Review and Update Bylaws, Expand Engagement of Funding Partners, Evaluate Funding area Deficiencies and Balance, Institute Annual Board Strategic Planning Meeting, and Successfully Move Offices. Jeffrey reviewed our notable accomplishments: Building Project, Portfolio Management, Bush School Capstone Project, Partnership with Lone Star Family Health Center, Successful Partner Roundtables, High-level of Community Engagement, A Successful Board Retreat, and Staff Increased by 50% with the hire of Learning Center Manager, Lisa Pinz. He concluded with an overview of our 2026 Goals: Continue to Build Partner Relationships, Bylaws Resolution, Move funding partner payments to ACH, Complete Offices, Complete Capstone Project, Define Learning Center Role, Start Educational Programming, and Finish Fitness Park.
- C. Executive Team Engagement Summary** was not available for review due to the TRHF team's involvement in the final stages of the building and grounds construction and relocation. The December summary will be presented at the February meeting. Jeffrey gave the following updates:
- Lone Star Family Health Center is applying for a grant from the state that, if received, would allow them to expand their Magnolia clinic significantly.
- Jeffrey gave an overview of the events Lisa has already booked or is working on booking for the Learning Center. Interest is already significant.
- Jeffrey presented the 8-week Nonprofit Leadership Essentials Course being offered to 25 of our funding partners by the TAMU Center for Nonprofits & Philanthropy through our Learning Center. It will be offered one day a week, 9 am to noon, beginning March 24. Each day will cover a different topic. The cost is \$1,000 per participant. TJ and Vicki both expressed interest in their banks sponsoring to decrease the fee our funding partners would be responsible for. *Vicki Clark moved to accept TJ Tijerina's sponsorship of \$12,500 from First Community Credit Union to offset the cost of the Eight-week Nonprofit Leadership Essentials course for 25 of our nonprofit partners. TJ recused himself from the vote. Jack Smith seconded the motion. Motion carried.*

VIII. Adjournment

Stephanie Bruce moved to adjourn the meeting at 6:23 pm, and TJ Tijerina seconded. Motion carried.


Vicki Clark (Secretary)