



Regular Board Meeting - Agenda

Thursday, July 31, 2025

In accordance with Section 551.041 of the Government Code of the State of Texas, notice is hereby given that the Fisher County Hospital District Governing Board will meet in a Regular Board Meeting at 12:30 PM on Thursday, July 31, 2025 in the Fisher County Hospital Board Room located at 774 St Hwy 70 N, Rotan, Fisher County, Texas, to consider, discuss and take appropriate action regarding the following items. During the meeting, should discussion of any item on the agenda need to be held in a closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting. The notice for this meeting was posted in compliance with the Texas Open Meeting Act. Without limiting the foregoing, specifically, the board may conduct a closed meeting with respect to the items noted in the following.

- I. **Call to Order**
- II. **Open Forum**
- III. **Consider Approval of Previous Minutes**
Regular Meeting - June 30, 2025
- IV. **New Business**
 - A. Consider and possible action on Project Bull - Phase 1 tax abatement agreement pursuant to Chapter 312 of the Texas Tax Code between the Fisher County Hospital District (the "Hospital") and IE US Development Holdings 5, Inc. and IE US Hardware 1 Inc. (collectively the "Owner"). In compliance with Section 312.207(c) of the Texas Tax Code, in pertinent part, the proposed tax abatement agreement under consideration consists of the following:
 - IREN submitted applicants on behalf of its subsidiaries IE US Development Holdings 5, Inc. and IE US Hardware 1 Inc., owners of interests in lands eligible for abatement agreements within the reinvestment zone
 - The abatement agreement is proposed within the Fisher County Project Bull Reinvestment Zone designated by the Commissioners Court of Fisher County on December 9, 2024 located in parts of Sections 178, 179, 209, and 212, Block 3, H&TC Ry. Co Survey, Fisher County, Texas.
 - The improvements are related to the construction of a data facility including buildings, structures, fiber optic connections, computer servers together with their related hardware, electrical transmission lines, substations, and related infrastructure.
 - The estimated cost of the improvements shall be in excess of \$100,000,000.00.
 - B. Consider and possible action on Project Bull - Phase 2 tax abatement agreement pursuant to Chapter 312 of the Texas Tax Code between the Fisher County Hospital District (the "Hospital") and IE US Development Holdings 5, Inc. and IE US Hardware 1 Inc. (collectively the "Owner"). In compliance with Section 312.207(c) of the Texas Tax Code, in pertinent part, the proposed tax abatement agreement under consideration consists of the following:
 - IREN submitted applicants on behalf of its subsidiaries IE US Development Holdings 5, Inc. and IE US Hardware 1 Inc., owners of interests in lands eligible for abatement agreements within the reinvestment zone
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 - The improvements are related to the construction of a data facility including buildings, structures, fiber optic connections, computer servers together with their related hardware, electrical transmission lines, substations, and related infrastructure.
 - The estimated cost of the improvements shall be in excess of \$100,000,000.00.
 - C. Consider and possible action on Project Bull - Phase 3 tax abatement agreement pursuant to Chapter 312 of the Texas Tax Code between the Fisher County Hospital District (the "Hospital") and IE US Development Holdings 5, Inc. and IE US Hardware 1 Inc. (collectively the "Owner"). In compliance with Section 312.207(c) of the Texas Tax Code, in pertinent part, the proposed tax abatement agreement under consideration consists of the following:
 - IREN submitted applicants on behalf of its subsidiaries IE US Development Holdings 5, Inc. and IE US Hardware 1 Inc., owners of interests in lands eligible for abatement agreements within the reinvestment zone
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 - The improvements are related to the construction of a data facility including buildings, structures, fiber optic connections, computer servers together with their related hardware, electrical transmission lines, substations, and related infrastructure.

- The estimated cost of the improvements shall be in excess of \$100,000,000.00.
- D. Consider and possible action on Project Castle - Phase 1 tax abatement agreement pursuant to Chapter 312 of the Texas Tax Code between the Fisher County Hospital District (the “Hospital”) and IE US Development Holdings 7, Inc. and IE US Hardware 1 Inc. (collectively the “Owner”). In compliance with Section 312.207(c) of the Texas Tax Code, in pertinent part, the proposed tax abatement agreement under consideration consists of the following:
- IREN submitted applicants on behalf of its subsidiaries IE US Development Holdings 7, Inc. and IE US Hardware 1 Inc., owners of interests in lands eligible for abatement agreements within the reinvestment zone
 - The abatement agreement is proposed within the Fisher County Project Castle Reinvestment Zone designated by the Commissioners Court of Fisher County on December 9, 2024 located in parts of Section 204, Block 1, BBB&C Ry. Co Survey, Fisher County, Texas.
 - The improvements are related to the construction of a data facility including buildings, structures, fiber optic connections, computer servers together with their related hardware, electrical transmission lines, substations, and related infrastructure.
 - The estimated cost of the improvements shall be in excess of \$100,000,000.00.
- E. Consider and possible action on Project Castle - Phase 2 tax abatement agreement pursuant to Chapter 312 of the Texas Tax Code between the Fisher County Hospital District (the “Hospital”) and IE US Development Holdings 7, Inc. and IE US Hardware 1 Inc. (collectively the “Owner”). In compliance with Section 312.207(c) of the Texas Tax Code, in pertinent part, the proposed tax abatement agreement under consideration consists of the following:
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 - The improvements are related to the construction of a data facility including buildings, structures, fiber optic connections, computer servers together with their related hardware, electrical transmission lines, substations, and related infrastructure.
 - The estimated cost of the improvements shall be in excess of \$100,000,000.00.
- F. Consider and possible action on Project Castle - Phase 3 tax abatement agreement pursuant to Chapter 312 of the Texas Tax Code between the Fisher County Hospital District (the “Hospital”) and IE US Development Holdings 7, Inc. and IE US Hardware 1 Inc. (collectively the “Owner”). In compliance with Section 312.207(c) of the Texas Tax Code, in pertinent part, the proposed tax abatement agreement under consideration consists of the following:
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 - The improvements are related to the construction of a data facility including buildings, structures, fiber optic connections, computer servers together with their related hardware, electrical transmission lines, substations, and related infrastructure.
 - The estimated cost of the improvements shall be in excess of \$100,000,000.00.
- G. The Board may consult with its attorney in a closed meeting with respect to the above posted items (IV.A-IV.G) pursuant to Section 551.071 of the Government Code to seek advice on a matter in which the duty of the attorney under the Texas Disciplinary Rules of Professional Conduct conflicts with Chapter 551 of the Government Code. The Board may seek advice on the legal issues raised by the proposed contracts; however, the Board shall not discuss the merits of the proposed contracts, financial considerations, or other non-legal matters related to the contracts.
- H. Review and approve the Dietary Statement of Authority.
- I. Issue an order calling for an election on the uniform election date, November 4, 2025.
- J. Review and approve the following policies:
1. Food Storage - Dietary
 2. Utilization Review Plan - UR
 3. Physicians Orders for Medications - Pharmacy
 4. Breaks - Personnel
 5. Personal Vehicle Expense and Vehicle Operator Standards - Personnel
 6. Payroll Distribution - Personnel
 7. Use of Patient Rooms for Staff that do Part-Time Call - Personnel
 8. Proof of Work Eligibility - Personnel
 9. Criminal Background and CMS Exclusion List Checks - Personnel
 10. Drug-Free Workplace/Drug and Alcohol Testing - Personnel
 11. General Dress Code - Personnel
 12. Employee Classifications - Personnel
 13. Disciplinary Procedures - Personnel

- 14. Family and Medical Leave Act (FMLA) - Personnel
- K. Review and approve the following Policy and Procedure Manuals:
 - 1. Dietary
 - 2. Utilization Review
- L. Review and approve the following appointments to medical staff:
 - 1. Eric Gustafson - ED/Admitting
- V. **Financial Health Theme**
 - A. Checks & ACH Transfers - May 2025
 - B. Bank Balances Report - 7/28/2025
 - C. Statistics, Tax Collections, and Financial Reports - May 2025
 - D. Bad Debt - June 2025
- VI. **Administrator Report**
 - A. Progress report from CEO & CFO.
- VII. **Closed Session**
 - A. Medical Committee Reports: May 2025 - (Closed Session under Tex. Health & Safety Code § 161.032)
 - 1. CQI/Compliance
 - 2. Medical Staff Reviews
 - a. AMA, Blood Usage & Deaths
 - b. Transfer Monitors
 - c. Infection Control
 - d. Medical Screen Exams
 - e. Utilization Review
- VIII. **Return to Open Session**
 - A. Consider/approve motion from Closed Session.
- IX. **Adjourn**