



**Metropolitan Area EMS Authority (MAEMSA)**

**dba MedStar Mobile Healthcare**

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**Board of Directors**

**September 27, 2023**

**METROPOLITAN AREA EMS AUTHORITY  
DBA MEDSTAR MOBILE HEALTHCARE  
NOTICE OF MEETING**

**Date and Time: September 27, 2023 at 10:00 a.m.**

**Location: MedStar Board Room, 2900 Alta Mere Drive, Fort Worth, TX 76116**

**The public may observe the meeting in person, at <https://meetings.ringcentral.com/j/1488266903> or by phone at (469) 445-0100 (meeting ID: 148 826 6903).**

**AGENDA**

- |             |                               |   |                           |
|-------------|-------------------------------|---|---------------------------|
| <b>I.</b>   | <b>CALL TO ORDER</b>          |   | Dr. Janice Knebl          |
| <b>II.</b>  | <b>INTRODUCTION OF GUESTS</b> |   | Dr. Janice Knebl          |
| <b>III.</b> | <b>CITIZEN PRESENTATIONS</b>  | <p>Members of the public may address the Board on any posted agenda item and any other matter related to Authority business. All speakers are required to register prior to a meeting using the link on the Authority's website, (see, <a href="http://www.medstar911.org/board-of-directors/">http://www.medstar911.org/board-of-directors/</a> where more details can be found, including information on time limitations). The deadline for registering is 4:30 p.m. September 26, 2023. No person shall be permitted to speak on an agenda item or address the Board during Citizen Presentations unless they have timely registered and have been recognized by the Chair.</p> |                           |
| <b>IV.</b>  | <b>CONSENT AGENDA</b>         | <p>Items on the consent agenda are of a routine nature. To expedite the flow of business, these items may be acted upon as a group. Any board member may request an item be removed from the consent agenda and considered separately. The consent agenda consists of the following:</p>  |                           |
|             | <b>BC – 1569</b>              | Approval of Board Minutes for August 23, 2023   | Dr. Janice Knebl<br>Pg. 1 |
|             | <b>BC – 1570</b>              | Approval of Check Register for August   | Dr. Janice Knebl<br>Pg. 5 |

**V. NEW BUSINESS**

<b>BC – 1571</b>	October Ambulance Remounts	Kenneth Simpson
<b>BC – 1572</b>	2944 South Grove Sale	Kenneth Simpson
<b>BC – 1573</b>	October 2023 Budget Approval	Kenneth Simpson
<b>BC – 1574</b>	System Clinical Performance Measures	Dwayne Howerton

**VI. MONTHLY REPORTS**

<b>A.</b>	Chief Executive Officer Report	Kenneth Simpson
<b>B.</b>	Office of the Medical Director Report	Dwayne Howerton Dr. Jeff Jarvis
<b>C.</b>	Chief Transformation Officer	Matt Zavadsky
<b>D.</b>	Chief Financial Officer	Steve Post
<b>E.</b>	Human Resources	Leila Peebles
<b>F.</b>	FRAB	Fire Chief Jim Davis Fire Chief Doug Spears
<b>G.</b>	Operations	Chris Cunningham
<b>H.</b>	Compliance Officer/Legal	Chad Carr Kristofer Schleicher
<b>I.</b>	EPAB	Dr. Brad Commons

**VII. OTHER DISCUSSIONS**

<b>A.</b>	Requests for future agenda items	Dr. Janice Knebl
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## **VIII. CLOSED SESSION**

The Board of Directors may conduct a closed meeting in order to discuss matters permitted by any of the following sections of Chapter 551 of the Texas Government Code, including but not limited to any item on this agenda:

1. Section 551.071: To seek the advice of its attorney(s) concerning pending or contemplated litigation or a settlement offer, or on any matter in which the duty of the attorney to the Board and the Authority to maintain confidentiality under the Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act, including without limitation, consultation regarding legal issues related to matters on this Agenda;
2. Section 551.072: To deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the Authority in negotiations with a third person;
3. Section 551.074: To (1) deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an Authority officer or employee; or (2) to hear a complaint or charge against an officer or employee; or
4. Section 551.089: To deliberate security assessments or deployments relating to information resources technology; network security information; or the deployment of, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices.

The Board may return to the open meeting after the closed session and may take action on any agenda item deliberated in the closed section.

## **XI. ADJOURNMENT**



**MAEMSA  
BOARD COMMUNICATION**

<b>Date:</b> 09.27.2023	<b>Reference #:</b> BC-1569	<b>Title:</b> Approval of Board of Directors Minutes
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**RECOMMENDATION:**

It is recommended that the Board of Directors approve the board minutes for August.

**DISCUSSION:**

N/A

**FINANCING:**

N/A

<b>Submitted by:</b> <u>Kenneth Simpson</u>	<b>Board Action:</b>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Continued until _____
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## MINUTES

### METROPOLITAN AREA EMS AUTHORITY DBA MEDSTAR MOBILE HEALTHCARE BOARD OF DIRECTORS REGULAR MEETING AUGUST 23, 2023

The Metropolitan Area EMS Authority Board of Directors conducted a meeting at the offices of the Authority, with some members participating by video conference call pursuant to Section 551.127(c) of the Texas Government Code. The public was invited to observe the meeting at that location, or by phone or video conference.

#### I. CALL TO ORDER

Chair Dr. Janice Knebl called the meeting to order at 10:03 a.m.

Board members participating through video conference: Dr. Brad Commons and Councilman Carlos Flores. Board members physically present were Chair Dr. Janice Knebl, Dr. Chris Bolton, Fire Chief Jim Davis, Fire Chief Doug Spears, Bryce Davis, Susan Alanis, and Teneisha Kennard, Ken Simpson (Ex-Officio) and Dr. Jeff Jarvis (Ex-Officio). Others present were General Counsel Kristofer Schleicher, Chris Cunningham, Matt Zavadsky, Pete Rizzo, Steve Post, Chad Carr, Leila Peeples, and Dwayne Howerton.

**Guests on phone or in person as attendees:** Dr. Brian Miller, Fire Chief Ryan Arthur, Anita Meadows, April Huse, Bob Strickland, Bradley Crenshaw, Brandon Pate, Brian White, Cerenity Jenkins-Jones, Chris Roberts, Dani Briones, David Willette, Desiree Partain, Emily Vinson, Heath Stone, James Horton, Jason Weimer, Jennifer Fee, Kaydon Bathory, Kerby Johnson, Kier Brister, Kristine Martinez, LaChandra Goynes, Lindy Curtis, Lisa Gray, Maerissa Thomas, Matthew Willens, Nancy Cychol, Nicholas Bombardier, Odelle Carrette, Rhode Ontiveros Romero, Ricky Hyatt, Scott Mesick, Shaun Curtis, Taylor Paris, Timothy Statum, William Gleason, and William Mercer.

#### II. INTRODUCTION OF GUESTS

Chair Dr. Janice Knebl introduced David Moreno and Emily Wolf, Reporters with The Fort Worth Report.

#### III. CONSENT AGENDA

**BC-1565 Approval of Board Minutes for June 28, 2023**  
**BC-1566 Approval of Board Minutes for August 11, 2023**  
**BC-1567 Approval of Check Register June/July**

The motion to approve all items on the Consent Agenda was made by Carlos Flores and seconded by Chris Bolton. The motion carried unanimously.

#### **IV. NEW BUSINESS**

##### **BC - 1568 Approval of Compensation and Evaluation Task Force's Recommended Policy for Review of Executive Performance**

The motion to approve was made by Teneisha Kennard and seconded by Bryce Davis. The motion carried unanimously.

Teneisha Kennard provided an update to the Board from the Evaluation/Compensation Committee.

#### **V. MONTHLY REPORTS**

- A.** Chief Executive Officer– Ken Simpson referred to Tab A and informed the Board of refund request letters from Blue Cross Blue Shield regarding claims from 2016/17-2022. The Department of Veteran's Affairs is attempting to reduce their payment of ambulance fees, but the industry is pushing back. We are working with the City of Fort Worth, as part of a committee to select a consultant for an EMS Comprehensive Study. The committee will be making a recommending a consultant to the Fort Worth City Council. Mayor Parker has put together an ad hoc committee to work with the consultant. The City Manager's Office has prepared the proposed budget for next fiscal year.
- B.** Office of the Medical Director – Dr. Jeff Jarvis referred to Tab B and informed the Board that OMD's primary foci are protocol development, credentialing, and education. We are currently revising our protocols and just rolled out the new agitation protocol. We are in preparation of our next protocol revision- airway management. We have started three new quality improvements around airway management, cardiac arrest, and STEMI care. Ken Simpson, Fire Chief Davis, and Fire Chief Jacobs are participating in quality management process around cardiac arrest. We have been working with FRAB on a consensus document regarding a baseline of how we do credentialing.
- C.** Chief Transformation Officer – Matt Zavadsky referred to Tab C and informed the Board of several initiatives which have been completed as part of a continuous effort to receive payment and develop new revenue for services which have not been paid. We have reached an agreement with our third largest payor. We are excited to welcome back our Citizen's Academy starting on September 26<sup>th</sup>. Medicare will be terminating the ET3 program at the end of the calendar year. Due to low participation in the program, CMS was not able to demonstrate savings in excess of the cost of the significant resources CMS allocated to administer the program.
- D.** Chief Financial Officer– Steve Post referred and reviewed Tab D with the Board.

- E. Chief Human Resources Officer- Leila Peeples referred to Tab E and informed the Board that 11 individuals have completed the Learn and Earn program and are now going through NEOP for credentialing.
- F. FRAB – Chief Spears informed the Board the FRAB committee held a meeting last month and Chief Spears was reaffirmed as the FRAB representative for the MAEMSA Board of Directors. Ken and Dr. Jarvis did a good job updating the committee on credentialing, protocols, and consultant study.
- G. Operations – Chris Cunningham referred to Tab G and offered kudos to the Communications Department on meeting the national standards of ring-answer times in the past four months.
- H. Compliance and Legal- Chad Carr referred to Tab H.
- I. EPAB – Dr. Brad Commons informed the Board, EPAB board met last month and discussed some of the issues surrounding MedStar.

**VI. REQUEST FOR FUTURE AGENDA ITEMS**

**None.**

**VII. CLOSED SESSION**

**None.**

**VIII. ADJOURNMENT**

The board stood adjourned at 11:25 a.m.

Respectfully submitted,

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Douglas Spears  
Secretary

**MAEMSA  
BOARD COMMUNICATION**

<b>Date:</b> 09.23.2023	<b>Reference #:</b> BC-1570	<b>Title:</b> Approval of Board of Check Register
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**RECOMMENDATION:**

It is recommended that the Board of Directors approve the check register for August.

**DISCUSSION:**

N/A

**FINANCING:**

N/A

<b>Submitted by:</b> <u>Kenneth Simpson</u>	<b>Board Action:</b>	_____ Approved _____ Denied _____ Continued until _____
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AP Check Details Over 5000.00  
For Checks Between 8/1/2023 and 8/31/2023



Check Number	CK Date	Vendor Name	Check Amount	Description
113484	8/3/2023	Bound Tree Medical LLC	36,884.64	Various Medical Supplies
113490	8/3/2023	Founder Project RX Inc	12,489.96	Various Medical Supplies
113497	8/3/2023	Medline Industries, Inc.	19,531.31	Various Medical Supplies
113511	8/3/2023	Roger Williams Automall	7,347.03	Various Parts
113517	8/3/2023	T & W Tire	7,248.20	Ram Tires
113518	8/3/2023	Teleflex Medical	9,900.00	Various Medical Supplies
113523	8/3/2023	XL Parts	10,547.69	Various Parts
113525	8/10/2023	All-Pro Construction & Commercial	6,636.77	NDC Car Was Repairs
113530	8/10/2023	Bound Tree Medical LLC	17,400.16	Various Medical Supplies
113533	8/10/2023	CentralSquare Technologies, LLC	34,468.75	CentralSquare Unify 1st Year
113535	8/10/2023	ConsumerInfo.com	67,245.24	Redemptions - Jun23
113550	8/10/2023	Maintenance of Ft Worth, Inc.	6,208.84	Janitorial Supplies and Services
113552	8/10/2023	Master Medical Equipment LLC	9,375.00	new truck Sapphire IV pump
113553	8/10/2023	McKesson Medical Surgical Inc	6,194.74	Various Medical Supplies
113554	8/10/2023	Medline Industries, Inc.	6,928.40	Various Medical Supplies
113561	8/10/2023	Roger Williams Automall	5,786.00	Various Parts
113566	8/10/2023	Teleflex Medical	9,924.75	Various Medical Supplies
113572	8/10/2023	XL Parts	5,782.91	Various Parts
113643	8/17/2023	Airgas USA, LLC	6,872.06	Cylinders and Rental Fee
113644	8/17/2023	All-Pro Construction & Commercial	12,196.82	Repair Damaged Fence Chain/Replaced NO2 Sensors/Replaced damaged door/Fire Service Program/Warehouse Maint/Monthly Maint Subscription
113649	8/17/2023	Bound Tree Medical LLC	13,342.15	Various Medical Supplies
113654	8/17/2023	CyrusONE	8,218.96	Colocation / Bandwidth Charges
113658	8/17/2023	EMS Technology Solutions, LLC	6,387.00	Qtly Inventory & Asset Mgmt License/Annual Narcotics Tracking License/Narc tracking lables/RFID Date Service License
113665	8/17/2023	Gulfstream Outsourcing and Specialized	7,578.84	Aged / Historical Project
113669	8/17/2023	ImageTrend	25,609.00	Monthly Fee - Elite EMS SaaS
113673	8/17/2023	Logis Solutions	7,954.93	HERE License - Jul23
113680	8/17/2023	Medline Industries, Inc.	10,714.58	Various Medical Supplies
113690	8/17/2023	Paranet Solutions	45,582.40	IT Monthly Services - Aug23
113693	8/17/2023	Roger Williams Automall	5,271.35	Various Parts
113700	8/17/2023	The EMS Training School	24,000.00	Paramedic School Tuition - N Burson, S Swartz, J Arnold
113701	8/17/2023	The State of Texas	6,542.42	Microsoft Subscription
113778	8/24/2023	Bound Tree Medical LLC	31,340.44	Various Medical Supplies
113785	8/24/2023	Founder Project RX Inc	5,958.47	Various Medical Supplies
113790	8/24/2023	Mansfield Service Partners South, LLC	6,673.40	bulk DEF

AP Check Details Over 5000.00  
For Checks Between 8/1/2023 and 8/31/2023



Check Number	CK Date	Vendor Name	Check Amount	Description
113793	8/24/2023	Medline Industries, Inc.	5,536.35	Various Medical Supplies
113807	8/24/2023	Stryker	6,134.40	Various Medical Supplies
113813	8/24/2023	Westmatic Corporation	7,996.52	NDC Car Wash
113816	8/24/2023	Zoll Medical Corporation	118,807.18	Various Medical Supplies
113817	8/25/2023	THR Huguley	55,414.11	Overpayment on accounts
113878	8/31/2023	Bound Tree Medical LLC	14,242.72	Various Medical Supplies
113884	8/31/2023	Founder Project RX Inc	6,331.70	Various Medical Supplies
113891	8/31/2023	Master Medical Equipment LLC	11,889.70	Various Medical Supplies
113892	8/31/2023	McKesson Medical Surgical Inc	5,216.87	Various Medical Supplies
113893	8/31/2023	Medic Built LLC	53,608.88	Chassis VIN#1FDUF4HN5PED18101
113894	8/31/2023	Medline Industries, Inc.	12,660.37	Various Medical Supplies
113916	8/31/2023	UnitedLex Corporation	76,864.70	Incident Response Thru 5/04/23
113921	8/31/2023	Zoll Data Systems Inc	8,332.53	Qtly Maintenance - 9/15-12/14/23
2588137	8/31/2023	Direct Energy Business	10,522.48	Electric Services
3748118	8/1/2023	Frost	39,363.52	Frost Loan #39001
3750391	8/1/2023	UMR Benefits	50,427.80	Health Insurance Premium - Aug
3750408	8/1/2023	MetLife - Group Benefits	37,572.16	Dental/Vision/STD/LTD/Basic Life/Suppl Liffe
3777517	8/8/2023	WEX Bank	147,796.05	FUEL
3874855	8/31/2023	Integrative Emergency Service Physician	15,000.00	Consulting Services - A Cornelius
3874878	8/31/2023	UT Southwestern Medical Center	12,833.33	Consulting Services - B Miller
8012301	8/1/2023	Frost	61,053.88	Frost Loan #30001
8022301	8/2/2023	Frost	38,540.62	Frost Loan #4563-001
8162023	8/16/2023	JP Morgan Chase Bank, N.A.	32,203.85	MasterCard Bill
8252301	8/25/2023	Frost	52,993.77	Frost Loan #4563-002
8292023	8/29/2023	Frost	60,822.42	Frost Loan #4563-003
18745630	8/14/2023	AT&T	13,820.40	Cell Phone / Aircards - Jul23

**MAEMSA  
BOARD COMMUNICATION**

<b>Date:</b> 09.27.2023	<b>Reference #:</b> BC- 1571	<b>Title:</b> October Ambulance Remounts
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**RECOMMENDATION:**

It is recommended that the Board of Directors approve the request to begin the remounting process with Southwest Ambulance Sales with one type 3 ambulance to be remounted on an gasoline chassis and one type 1 ambulance to be remounted on a MedStar supplied chassis in an amount not to exceed \$235,027.59

**DISCUSSION:**

Southwest Ambulance has worked with us in the purchase of several of our ambulances and with sourcing chassis for our ambulances. The remounting process will allow for the ambulance box to be removed, refurbished, painted if needed, and remounted on a new chassis with fresh decals. Taking these ambulances to be remounted will not negatively impact ambulance deployment.

The first two ambulance remounts will replace an ambulance with 269,582 miles and 313,327 miles on them. Remount costs were included in the capital plan for both budget options, so this approval will prevent the delay of the much-needed remounting process. We will ask for approval to remount the additional ambulances next month depending on the vote by the Fort Worth City Council.

Southwest Ambulance is the selected provider of remounting services. We have used them to remount a wrecked ambulance previously, and they did a good job. They are listed on buy board HGACBuy of which MedStar is a member.

**FINANCING:** N/A.

<b>Submitted by:</b> <u>Kenneth Simpson</u>	<b>Board Action:</b>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Continued until _____
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**MAEMSA  
BOARD COMMUNICATION**

<b>Date:</b> 09.27.2023	<b>Reference #:</b> BC- 1572	<b>Title:</b> 2944 South Grove Sale
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**RECOMMENDATION:**

It is recommended that the Board of Directors approve the request to list the MAEMSA owned property located at 2944 South Grove, Fort Worth, Texas 76104 for sale with Transwestern Commercial Realtors for an asking price of \$900,000.

**DISCUSSION:**

MedStar's headquarters used to be located on Berry Street, and this building is across the road from that location. The building has been used as a potential back-up communications center, but approval to run 911 phone lines to the building has never been obtained. Tarrant County 911 has built several regional back-up sites that provide an alternative to this location.

The building is owned by MAEMSA, and it is not part of any collateral associated with any loans. Regardless of the outcome of transitional funding it is in the best interest of the authority to attempt to liquidate this asset. Todd Hawpe with Transwestern Realtors sold the previous headquarters building and he specializes in this type of property. His organization charges an industry standard 6% fee upon the sale of the property, which is split with the buyer's realtor.

It is preferable to sell this property as opposed to the North Deployment Center. This is a professional services agreement, so no RFP is required.

**FINANCING:**

N/A.

<b>Submitted by:</b> <u>Kenneth Simpson</u>	<b>Board Action:</b>	<input type="checkbox"/> Approved
		<input type="checkbox"/> Denied
		<input type="checkbox"/> Continued until _____

# 2940-2944 SOUTH GROVE SALE PROJECT PROPOSAL



PREPARED FOR:



PREPARED BY:

**TODD HAWPE**

817.259.3523

todd.hawpe@transwestern.com



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# EXECUTIVE SUMMARY

Ken Simpson  
(817) 522-2865

Re: Sale Project Proposal  
2940-2944 South Grove  
Fort Worth, Texas 76104

Ken,

Thank you for allowing Transwestern the opportunity to provide you with this Sale Project Proposal as it pertains to 2940-2944 South Grove in Fort Worth, Texas . Without question, this is one of the most unique periods in the past 40 years for commercial properties in the Dallas-Fort Worth. It's great to see more development in the Fort Worth market as we see expansion heading in all directions.

Our intention with the following information is to illustrate how well we understand the product type, have working knowledge of Fort Worth, and have a plan to get your property sold.

We are excited about the opportunity and are highly motivated for 2940-2944 South Grove to be the next success story!

Best Regards,



TODD HAWPE





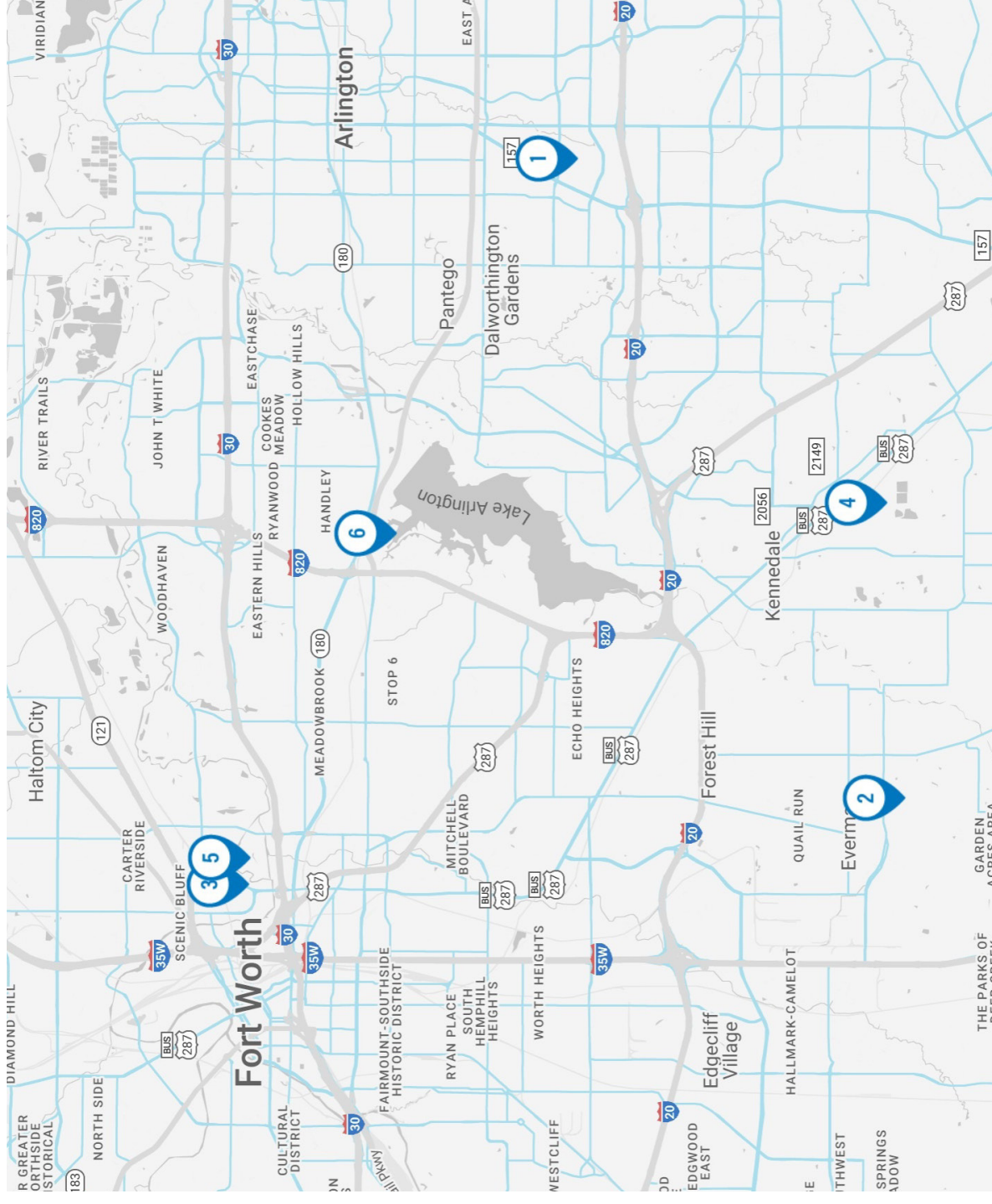
# ASSET/MARKET ASSESSMENT

- » 2940-2944 SOUTH GROVE
- +/- 4,374 SF
- 0.28 Total Acres
- +/- 12,196.80 Total SF
- Flex Office Space
- Zoned "I" - Light Industrial
- Fenced Parking Lot



# VALUE ASSESSMENT BUILDINGS FOR SALE (ON-MARKET)

Ref #	Address	SF	Lot Size	Quoted Purchase Price	Quoted Price/SF Building	Time On Market	Notes
1	3200 Pleasant Valley Lane Arlington, TX	8,000	0.68 Acres	\$1,150,000.00	\$143.75	6 Months	Half office, half warehouse
2	340 Thomas Place Everman, TX	14,000	1.45 Acres	\$1,980,000.00	\$141.43	New to Market	Very active, paved yard
3	411 Riverside Drive Fort Worth, TX	10,855	0.34 Acres	\$1,575,000.00	\$145.09	4 Months	Minimal office, good location
4	6990 E Kennedale Pky Kennedale, TX	6,600	1.45 Acres	\$1,250,000.00	\$189.39	New To Market	Shell metal building
5	3651 Lawnwood Street Fort Worth, TX	8,065	0.48 Acres	\$800,000.00	\$99.19	3 Months	HVAC warehouse
6	6809-6813 E Rosedale Fort Worth, TX	8,829	0.75 Acres	\$1,400,000.00	\$153.00	New To Market	Flex property, two buildings





# VALUE ASSESSMENT

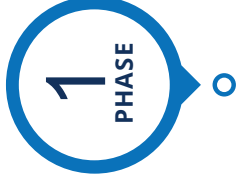
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# MARKETING STRATEGY

## BUILDING SALE COMPS

Ref #	Address	SF	Lot Size	Sale Date	Purchase Price	Price/SF Building
1	344 Thomas Place Everman, TX	7,200	1.35 Acres	July-22	\$1,125,000.00	\$156.25
2	5012 Kaitenbrun Road Fort Worth, TX	8,000	0.55 Acres	February-23	\$850,000.00	\$106.25
3	2745 Bryan Ave Fort Worth, TX	8,100	0.288	June-22	\$675,000.00	\$83.33
4	8601 Oak Grove Road Fort Worth, TX	8,320	6.4 Acres	May-23	\$1,325,000.00	\$159.25
5	8000 Kaitenbrun Road Fort Worth, TX	8,000	0.55 Acres	March-23	\$875,000.00	\$109.38
6	516 W Kennedale Pky Kennedale, TX	4,700	1.92 Acres	March-22	\$700,000.00	\$148.94
7	121 N Rayner Street Fort Worth, TX	8,354	0.42 Acres	December-20	\$1,670,800.00	\$200.00
8	1311 Ranchers Legacy Trail Fort Worth, TX	37,862	2.10 Acres	January-23	\$6,966,608.00	\$184.00
9	3201-3224 May Street Fort Worth, TX	24,000	0.87 Acres	August-23	\$2,016,000.00	\$84.00
10	1200 W Berry Street Fort Worth, TX	23,700	2.56 Acres	August-21	\$2,488,500.00	\$105.00

Transwestern will employ an aggressive marketing schedule to fully exploit the Greater Fort Worth Industrial and Flex universe and fully expose the opportunity.



### STRATEGIC PLANNING

- Photographs, aerials and drone video of property showing progress
- Finalize marketing strategy
- Gather all property information

### BUILD FOUNDATION

- Identify potential Tenants for cold calling, emails, and mailers
- Submit proposed marketing flyer for edits/authorization to distribute
- Erect Signage
- Negotiate Premium Listing status with CoStar/LoopNet
- Finalize offering materials

### MARKET LAUNCH

- Blast email to brokerage community
- Engage target Tenants
- Post on all available listing servers
- Call Top Brokers to ensure they are aware of the Property

### FOCUSED MAINTENANCE

- Tweak Marketing as Needed
- Negotiate Leases
- Utilize intimate market knowledge to exploit market inefficiencies
- Assist underwriting credit

## MARKETING

- Your property is receiving maximum market exposure through our Accelerated Marketing Program.

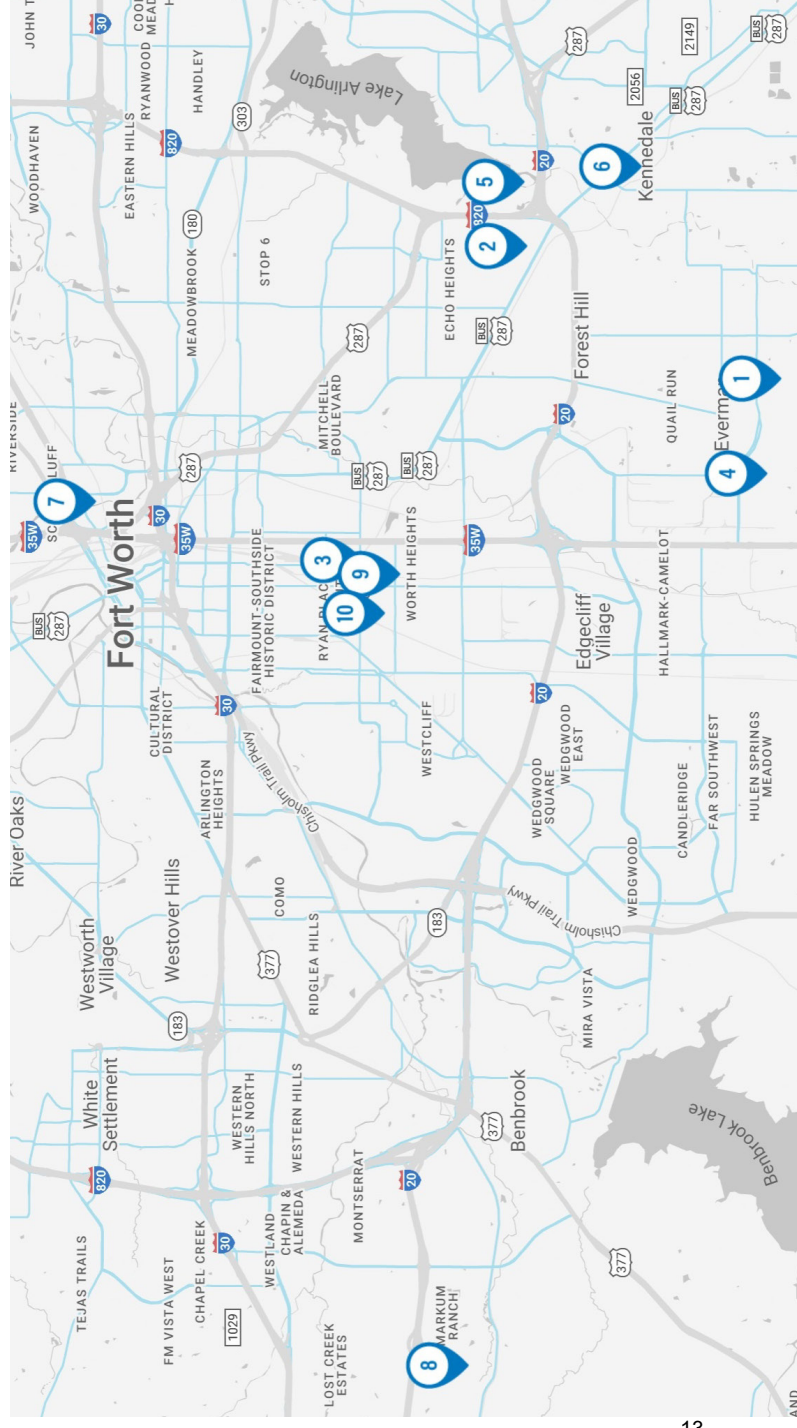
## LISTING EXPOSURE

- Completed a property assessment to pinpoint target markets.
- Marketing brochures are produced in-house so they can be generated and ready for distribution on a "just-in-time" basis.
- Listing data (including photos, aerials, floor plans, maps, etc.) sent for locally, regionally and nationally to our network.

## MONTHLY MARKETING PROCEDURES

- In addition to the initial marketing strategies, Transwestern is doing the following every thirty (30) days:
  - Email marketing blasts to specific submarkets tailored to your property
  - Directly targeting thirty (30) users in the submarket by delivering a property flyer either by mail or in person and then by follow-up (Including: Landscaping, Mechanic Shops, Prospects, Contractors with yard needs
  - Provide Market Update Reports to Owner

The strategies outlined above, in addition to our cooperation with over 500 brokers across DFW, ensure that your property is receiving every possible advantage in the market.



## PEOPLE. PLATFORM. PURPOSE.

At Transwestern, these three synergistic components have been fueling great ideas and driving value for clients for more than 40 years. We owe our success to a purpose-driven culture that champions entrepreneurial, passionate problem-solvers, an unwavering commitment to quality service, and a sophisticated, comprehensive approach to real estate. By empowering teams to think broadly and creatively, we deliver unparalleled solutions to property owners, tenants and investors around the globe. Our formula for extraordinary produces tangible results.

## AGENCY LEASING - EXPERT PLACEMAKERS.

We're as hyper-focused on building relationships as we are on enhancing value over the life of a client's project. Our time-tested approach to agency leasing provides owners with in-depth market intelligence, rock-solid due diligence, creative, functional space, and optimal tenant mixes that deliver superior investment returns.

## TEAMWORK.

Leveraging local market insight and lauded operational expertise, our brokerage, asset services and capital markets professionals draw upon proficiency in office, industrial, healthcare, retail and multifamily to deliver a full spectrum of commercial real estate services. Additionally, our teams benefit from the characteristic collaboration of the Transwestern organization, which includes Transwestern Development Company and Transwestern Investment Group. From land acquisition, project financing and construction, to the management, leasing and eventual disposition of a property, the appropriate experts are deployed to ensure recommendations to clients yield optimum results. A long-standing alliance with BNP Paribas Real Estate equips us to deliver services in Europe and across the globe through a single point of contact. In North America, our alliance with Devencore extends Transwestern's integrated real estate capabilities throughout Canada. We've built our relationships and our reputation on incomparable service and extraordinary results.

## GREAT IDEAS.

Driving value and exceeding expectations is at the heart of what we do every day. We believe this begins with fresh ideas customized for each client's unique circumstances. If you're looking for a genuine, committed real estate partner, we'd enjoy the opportunity to show you what makes our formula for extraordinary uniquely Transwestern. That's thinking beyond the obvious.

## TERMS OF ENGAGEMENT

### EXCLUSIVE AGENCY

Transwestern would be engaged as Med Star's exclusive marketing advisor.

### AGENCY FEE

An agency fee of 6% of the gross purchase price would be paid to Transwestern, unless split with outside Broker which it will be 3% and 3%.

### MARKETING PRICE FOR SALE

We recommend marketing 2940-2944 South Grove at \$900,000 (\$205.00/SF).

### TERM

A six (6) month listing term is proposed.

### MARKETING EXPENSES

Transwestern will pay all costs incurred of producing descriptive offering materials (including, for example, printing expenses and the costs of procuring and reproducing photographs, renderings, plot plans, blue prints, etc.) and all out-of-pocket expenses of Transwestern associated with the engagement.



**Todd Hawpe**

c: 817-713-7894

todd.hawpe@transwestern.com





 **TRANSWESTERN**<sup>®</sup>

777 Main St., Suite 1500

Fort Worth, TX 76102

 (817) 877-4433  [www.transwestern.com](http://www.transwestern.com)





COMMERCIAL REAL ESTATE LISTING AGREEMENT
EXCLUSIVE RIGHT TO SELL

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2022

1. PARTIES: The parties to this agreement (this Listing) are:

Seller: Metropolitan Ambulance Authority

Address: 2900 Alta Mere Drive

City, State, Zip: Fort Worth, TX 76116

Phone: Mobile: Fax or E-Mail:

Broker: Transwestern Commercial Services Fort Worth, LLC dba Transwestern

Todd Hawpe

Address: 777 Main Street, Suite 1500

City, State, Zip: Fort Worth, TX 76102

Phone: (817)877-4433 Mobile: (817)713-7894 Fax or E-Mail: todd.hawpe@transwestern.com

Seller appoints Broker as Seller's sole and exclusive real estate agent and grants to Broker the exclusive right to sell the Property.

2. PROPERTY:

A. "Property" means the following real property in Texas:

Address: 2940-2944 South Grove

City: Fort Worth County: Tarrant Zip: 76104

Legal Description (Identify exhibit if described on attachment):

RYAN & PRUITT Block 15 Lots 13-14

B. Except as otherwise provided in this Listing, Broker is to market the Property together with:

- (1) all buildings, improvements, and fixtures;
(2) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, easements and rights-of-way;
(3) Seller's interest in all leases, rents, and security deposits for all or part of the Property;
(4) Seller's interest in all licenses and permits related to the Property;
(5) Seller's interest in all third party warranties or guaranties, if transferable, relating to the Property or any fixtures;
(6) Seller's interest in any trade names, if transferable, used in connection with the Property; and
(7) all Seller's tangible personal property located on the Property that is used in connection with the Property's operations except:

(Describe any exceptions, reservations, or restrictions in Special Provisions or an addendum. If the Property is a condominium, attach Condominium Addendum to Listing (TXR-1401).)



Commercial Listing concerning \_\_\_\_\_

**3. LISTING PRICE:**

- A. Seller instructs Broker to market the Property at the following sales price: \$ 900,000.00  
Nine Hundred Thousand  
(Listing Price).
- B. Seller agrees to sell the Property for the Listing Price or any other price acceptable to Seller. Seller will pay all typical closing costs charged to sellers of commercial real estate in Texas (seller's typical closing costs are those set forth in the commercial contract forms published by Texas REALTORS®) except \_\_\_\_\_.

**4. TERM:**

- A. This Listing begins on August 29, 2023 and ends at 11:59 p.m. on February 25, 2024. Seller may terminate this Listing on notice to Broker any time after \_\_\_\_\_.
- B. If Seller enters into a binding written contract to sell the Property before the date this Listing begins and the contract is binding on the date this Listing begins, this Listing will not commence and will be void.

**5. BROKER'S FEE:**

A. Fee: When earned and payable, Seller will pay Broker a fee of:

- (1) 6.000 % of the sales price.
- (2) \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

B. Earned: Broker's fee is earned when any one of the following occurs during this Listing:

- (1) Seller sells, exchanges, agrees to sell, or agrees to exchange all or part of the Property to anyone at any price on any terms;
- (2) Broker individually or in cooperation with another broker procures a buyer ready, willing, and able to buy all or part of the Property at the Listing Price or at any other price acceptable to Seller;
- (3) Seller grants or agrees to grant to another person an option to purchase all or part of the Property;
- (4) Seller transfers or agrees to transfer all or part of Seller's interest (stock or shares) in any entity that holds title to all or part of the Property for the purpose of conveying all or part of the Property to another person; or
- (5) Seller breaches this Listing.

C. Payable: Once earned, Broker's fee is payable either during this Listing or after it ends at the earlier of:

- (1) the closing and funding of any sale or exchange of all or part of the Property;
- (2) Seller's refusal to sell the Property after Broker's Fee has been earned;
- (3) Seller's breach of this Listing; or
- (4) at such time as otherwise set forth in this Listing.

Broker's fee is not payable if a sale of the Property does not close or fund as a result of: (i) Seller's failure, without fault of Seller, to deliver to a buyer a deed or a title policy as required by the contract to sell; (ii) loss of ownership due to foreclosure or other legal proceeding; or (iii) Seller's failure to restore the Property, as a result of a casualty loss, to its previous condition by the closing date set forth in a contract for the sale of the Property.

D: Other Fees:

(1) ~~Lease of Property:~~ If, during this Listing, Broker procures a tenant to lease all or part of the Property and Seller agrees to lease all or part of the Property to the tenant, Seller will pay Broker at the time the lease is executed the fee described below. If, during the term of the lease, the tenant agrees to purchase all or part of the Property, Seller will pay Broker the fee specified in Paragraph 5A in addition to the amount described below:

(a) \_\_\_\_\_ % of all base rents to be paid over the term of the lease and the same percentage of the following items to be paid over the term of the lease:  expense reimbursements; and  \_\_\_\_\_.

(b) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

(2) ~~Renewals, Extensions, or Expansions of Property:~~ If, during this Listing or after it ends, Seller renews, extends, or expands the lease, Seller will pay Broker, at the time the renewal, extension, or expansion becomes effective, a fee of:

(a) \_\_\_\_\_ % of all base rents to be paid over the term of the renewal or extension and the same percentage of the following items to be paid over the same term:  expense reimbursements based on initial amounts  \_\_\_\_\_;

(b) \_\_\_\_\_ % of all base rents to be paid over the term of the expansion and the same percentage of the following items to be paid over the same term:  expense reimbursements based on initial amounts  \_\_\_\_\_; or

(c) \_\_\_\_\_.

In addition to their ordinary meanings, "extensions", "renewals," and "expansions" include new leases for more, less, or different space in the building or complex in which the property is located.

(3) Breach by Buyer Under Contract: If Seller collects earnest money, the sales price, or damages by suit, compromise, settlement or otherwise from a buyer who breaches a contract for the sale of all or part of the Property entered into during this Listing, Seller will pay Broker, after deducting attorney's fees and collection expenses, an amount equal to the lesser of one-half of the amount collected after deductions or the amount of the Broker's Fee stated in Paragraph 5A. Any amount paid under this Paragraph 5D(3) is in addition to any amount that Broker may be entitled to receive for subsequently selling the Property.

(4) Service Providers: If Broker refers Seller or a prospective buyer or tenant to a service provider (e.g., mover, cable company, telecommunications provider, utility, or contractor) Broker may receive a fee from the service provider for the referral. Any referral fee Broker receives under this Paragraph 5D(4) is in addition to any other compensation Broker may receive under this Listing.

(5) Other Fees and/or Reimbursable Expenses: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Commercial Listing concerning \_\_\_\_\_

E. Protection Period:

- (1) "Protection period" means that time starting the day after this Listing ends and continuing for \_\_\_\_\_ days.
- (2) Not later than 10 days after this Listing ends Broker may send Seller written notice specifying the names of persons whose attention Broker has called to the Property during this Listing. If Seller agrees to sell or lease all or part of the Property during the protection period to a person named in the notice or to a relative or business associate of a person named in the notice, Seller will pay Broker, upon the closing of the sale or upon execution of the lease, the amount Broker would have been entitled to receive if this Listing were still in effect.
- (3) "Person" means any person in any capacity whether an individual or entity. "Sell" means any transfer of any interest in the Property whether by agreement or option.
- (4) This Paragraph 5E survives termination of this Listing.

F. County: All amounts payable to Broker are to be paid in cash in Tarrant County, Texas.

G. Escrow Authorization: Seller authorizes, and Broker may so instruct, any escrow or closing agent authorized to close a transaction for the purchase or acquisition of the Property to collect and disburse to Broker all amounts payable to Broker under this Listing.

*NOTICE: Under Chapter 62, Texas Property Code, Broker is entitled to claim a lien against the Property to secure payment of an earned commission.*

6. **EXCLUSIONS:**

A. Under a prior listing agreement Seller is obligated to pay another Texas licensed broker a fee if Seller sells or leases all or part of the Property before \_\_\_\_\_ to any of the following persons: \_\_\_\_\_ (named exclusions).

B. If Seller enters into a contract to sell or lease all or part of the Property to a named exclusion before the date specified in Paragraph 6A, Seller will not be obligated to pay Broker the fees under Paragraph 5 of this Listing, but Seller will pay Broker, upon the closing of the sale or upon execution of the lease, a fee equal to:

- (1) \_\_\_\_\_ % of the sales price if Seller sells the Property;
- (2) \_\_\_\_\_ % of all base rents to be paid over the term of the lease if Seller leases the Property and the same percentage of the following items to be paid over the term of the lease:  expense reimbursements;  \_\_\_\_\_; and
- (3) \_\_\_\_\_.

C. If Seller enters into a contract to sell or lease all or part of the Property to a named exclusion, Broker  will  will not assist Seller in negotiating and closing the sale or lease to the named exclusion.

7. **ACCESS TO THE PROPERTY:** Authorizing access to the Property means giving permission to another person to enter the Property, disclosing security codes necessary to enter the Property to such person, and lending a key to the Property to such person. To facilitate the showing and sale of the Property, Seller instructs Broker and Broker's associates to: (i) access the Property at reasonable times; (ii) authorize other brokers, inspectors, appraisers, lenders, engineers, surveyors, and repair persons to enter the Property at reasonable times; and (iii) duplicate keys to facilitate convenient and efficient showings.

Commercial Listing concerning \_\_\_\_\_

**8. COOPERATION WITH OTHER BROKERS:** Broker will allow other brokers to show the Property to prospective buyers. If the other broker procures a buyer who purchases the Property, Broker will offer to pay the other broker a portion of Broker's fee under Paragraph 5.

**9. INTERMEDIARY:** (Check A or B only.)

A. Intermediary Status: Broker may show the Property to interested prospective buyers or tenants who Broker represents. If a prospect who Broker represents offers to buy or lease the Property, Seller authorizes Broker to act as an intermediary and Broker will notify Seller that Broker will service the parties in accordance with one of the following alternatives.

(1) If a prospect who Broker represents is serviced by an associate other than the associate servicing Seller under this Listing, Broker may notify Seller that Broker will: (a) appoint the associate then servicing Seller to communicate with, carry out instructions of, and provide opinions and advice during negotiations to Seller; and (b) appoint the associate then servicing the prospect to the prospect for the same purpose.

(2) If a prospect who Broker represents is serviced by the same associate who is servicing Seller, Broker may notify Seller that Broker will: (a) appoint another associate to communicate with, carry out instructions of, and provide opinions and advice during negotiations to the prospect; and (b) appoint the associate servicing the Seller under this Listing to the Seller for the same purpose.

(3) Broker may notify Seller that Broker will make no appointments as described under this Paragraph 9A and, in such an event, the associate servicing the parties will act solely as Broker's intermediary representative, who may facilitate the transaction but will not render opinions or advice during negotiations to either party.

B. No Intermediary Status: Seller agrees that Broker will not show the Property to prospects who Broker represents.

**Notice: If Broker acts as an intermediary under Paragraph 9A, Broker and Broker's associates:**

- ◆ may not disclose to the prospect that Seller will accept a price less than the asking price unless otherwise instructed in a separate writing by Seller;
- ◆ may not disclose to Seller that the prospect will pay a price greater than the price submitted in a written offer to Seller unless otherwise instructed in a separate writing by the prospect;
- ◆ may not disclose any confidential information or any information Seller or the prospect specifically instructs Broker in writing not to disclose unless otherwise instructed in a separate writing by the respective party or required to disclose the information by the Real Estate License Act or a court order or if the information materially relates to the condition of the property;
- ◆ may not treat a party to the transaction dishonestly; and
- ◆ may not violate the Real Estate License Act.

**10. CONFIDENTIAL INFORMATION:** During this Listing or after it ends, Broker may not knowingly disclose information obtained in confidence from Seller except as authorized by Seller or required by law. Broker may not disclose to Seller any information obtained in confidence regarding any other person Broker represents or may have represented except as required by law.

**11. BROKER'S AUTHORITY:**

A. Broker will use reasonable efforts and act diligently to market the Property for sale, procure a buyer, and negotiate the sale of the Property.

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- B. In addition to other authority granted by this Listing, Broker may:
- (1) advertise the Property by means and methods as Broker determines is appropriate in any media, including but not limited to:
    - (a) placing a "For Sale" sign or similar marketing sign on the Property; and
    - (b) creating and placing information about the Property (including interior and exterior photographs or videos):
      - (i) on the Internet on Broker's website and on other websites as Broker determines;
      - (ii) in any advertisements whether in print or electronic media; and
      - (iii) into listing services that may publicize the information on the Internet or by other means;
  - (2) reproduce, display, and distribute information about the Property, including the information described under Paragraph 11B(1), for the purposes of marketing the Property;
  - (3) furnish comparative marketing and sales information about other properties to prospects;
  - (4) disseminate information about the Property to other brokers and prospects, including applicable disclosures, notices, or other information that Seller is required to make under law or a contract;
  - (5) obtain information from any holder of any note secured by a lien on the Property;
  - (6) accept, in trust, any earnest money, option fee, security deposit, or other money related to the purchase or lease of the Property and deliver such money for deposit in accordance with a contract for the sale or lease of the Property;
  - (7) disclose the sales price and terms of a sale or a lease to other brokers, appraisers, other real estate professionals, and any listing services into which information about the Property is placed;
  - (8) place information about this Listing and a transaction for the Property on an electronic platform (an electronic platform is typically an Internet-based system where professionals related to the transaction, such as title companies and lenders, may receive, view, and input information); and
  - (9) advertise that Broker "sold" or "leased" the Property after the closing of a sale or execution of a lease of the Property in which Broker was involved.

*NOTICE: Any submission of information to a listing service must be made in accordance with listing service's rules.*

- C. Broker is not authorized to execute any document in the name of or on behalf of Seller concerning the Property.
- D. Photographs, videos, and compilations of information submitted to a listing service are the property of the listing service for all purposes.

## 12. REPRESENTATIONS:

- A. Except as provided otherwise in this Listing, Seller represents that:
- (1) Seller has fee simple title to and peaceable possession of the Property and all its improvements and fixtures thereon, unless rented, and the legal capacity to convey the Property;
  - (2) Seller is not bound by a listing agreement with another broker for the sale, exchange, or lease of the Property that is or will be in effect during this Listing;
  - (3) no person or entity has any right to purchase, lease, or acquire the Property by an option, right of refusal, or other agreement;
  - (4) there are no delinquencies or defaults under any deed of trust, mortgage, or other encumbrance on the Property;
  - (5) the Property is not subject to the jurisdiction of any court;
  - (6) Seller owns sufficient intellectual property rights in any materials which Seller provides to Broker related to the Property (for example, brochures, photographs, drawings, or articles) to permit Broker to reproduce and distribute such materials for the purposes of marketing the Property or for other purposes related to this agreement; and
  - (7) all information relating to the Property Seller provides to Broker is true and correct to the best of Seller's knowledge.

Commercial Listing concerning \_\_\_\_\_

B. Seller and Broker must disclose any known material defect in the Property to a prospective buyer.  
(Check only one box.)

- (1) Seller is not aware of any material defects to the Property except as stated in the attached Commercial Property Condition Statement (TXR-1408). Seller authorizes Broker to furnish prospective buyers and other brokers with a copy of the Commercial Property Condition Statement (TXR-1408).
- (2) Except as otherwise provided in this Listing, Seller is not aware of:
- (a) any subsurface: structures, pits, wastes, springs, or improvements;
  - (b) any pending or threatened litigation, condemnation, or assessment affecting the Property;
  - (c) any environmental hazards or conditions that materially affect the Property;
  - (d) whether the Property is or has ever been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
  - (e) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants) or other pollutants or contaminants of any nature now exist or have ever existed on the Property;
  - (f) any wetlands, as defined by federal or state law or regulation, on the Property;
  - (g) any threatened or endangered species or their habitat on the Property;
  - (h) any present or past infestation of wood-destroying insects in the Property's improvements;
  - (i) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
  - (j) any material physical defects in the improvements on the Property; or
  - (k) any condition on the Property that violates any law or ordinance.

(List any exceptions to (a)-(k) in Special Provisions or an addendum.)

- C. PID: The Property is in the following Property Improvement District: \_\_\_\_\_
- D. Other Taxing Districts: The Property is in the following special taxing district (MUD, WCID, MMD, etc.): \_\_\_\_\_

**13. SELLER'S ADDITIONAL PROMISES:** Seller agrees to:

- A. cooperate with Broker to facilitate the showing and marketing of the Property;
- B. not negotiate with any prospective buyer who may contact Seller directly, but refer all prospective buyers to Broker;
- C. not enter into a listing agreement with another Broker for the sale or exchange of the Property to become effective during this Listing;
- D. not enter into a listing agreement for the lease of all or part of the Property with another broker to become effective during this Listing without Broker's written permission;
- E. provide Broker with copies of the following, if any, relating to the Property: a current rent roll, all leases including any amendments, architectural plans and drawings, renderings, survey, a current operating statement, environmental inspection reports, engineering reports, and other relevant information that Broker may request during this Listing;
- F. advise Broker of any tenants moving in or out of the Property;
- G. complete any disclosures or notices required by law or a contract to sell the Property;
- H. amend any applicable notices and disclosures if any material change occurs during this Listing; and
- I. at Seller's expense, remove from the Property all:
  - (1) "For Sale" (or similarly worded) signs other than Broker's signs;
  - (2) "For Lease" (or similarly worded) signs from the Property unless the Property is listed for lease with another broker; and
  - (3) "For Information" (or similarly worded) signs other than Broker's signs.

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**14. LIMITATION OF LIABILITY:**

- A. If the Property is or becomes vacant during this Listing, Seller must notify Seller's casualty insurance company and request a "vacancy clause" to cover the Property. Broker is not responsible for the security of the Property nor for inspecting the Property on any periodic basis.
- B. Broker is not responsible or liable in any manner for personal injury to any person or for loss or damage to any person's real or personal property resulting from any act or omission not caused by Broker, including but not limited to injuries or losses caused by:
  - (1) other brokers, inspectors, appraisers, lenders, contractors, surveyors, engineers, and other persons who are authorized to access the Property;
  - (2) acts of third parties (for example, vandalism or theft);
  - (3) freezing or broken water pipes;
  - (4) a dangerous condition on the Property; and
  - (5) the Property's non-compliance with any law or ordinance.
- C. Seller agrees to indemnify and hold Broker and Broker's associates harmless from any damages, costs, attorney's fees, and expenses:
  - (1) that arise from Seller's failure to disclose any material information about the Property;
  - (2) that are caused by Seller giving incorrect information to Broker, other brokers, or prospects;
  - (3) that arise from any claim for misuse of intellectual property in any materials or information that Seller provided to Broker related to the Property or this agreement; or
  - (4) that are otherwise caused by Seller or Seller's negligence.

**15. SPECIAL PROVISIONS:**

**16. DEFAULT:** If Seller breaches this Listing, Seller is in default and will be liable to Broker for the amount of Broker's fee specified in Paragraph 5A and any other fees Broker is entitled to receive under this Listing; Broker may also terminate this Listing and exercise any other remedy at law. If a sales price is not determinable in the event of an exchange or breach of this Listing, the Listing Price will be the sales price for the purpose of calculating Broker's fee. If Broker breaches this Listing, Broker is in default and Seller may exercise any remedy at law.

**17. MEDIATION:** The parties agree to negotiate in good faith in an effort to resolve any dispute that may arise between the parties. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation. The parties to the dispute will choose a mutually acceptable mediator and will share the costs of mediation equally.

**18. ATTORNEY'S FEES:** If Seller or Broker is a prevailing party in any legal proceeding brought as a result of a dispute under this Listing or any transaction related to or contemplated by this Listing, such party may recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

Commercial Listing concerning \_\_\_\_\_

**19. ADDENDA:** Addenda or information that are part of this Listing are:

- A. Information About Brokerage Services (TXR-2501)
- B. Property Description Exhibit identified in Paragraph 2
- C. Condominium Addendum to Listing (TXR-1401)
- D. Commercial Property Condition Statement (TXR-1408)
- E. Information About On-Site Sewer Facility(TXR-1407)
- F. Information about Special Flood Hazard Areas (TXR-1414)
- G. \_\_\_\_\_
- H. \_\_\_\_\_

**20. AGREEMENT OF THE PARTIES:**

- A. Entire Agreement: This Listing is the entire agreement of the parties and may not be changed except by written agreement.
- B. Assignability: Neither party may assign this Listing without the written consent of the other party.
- C. Binding Effect: Seller's obligations to pay Broker an earned fee is binding upon Seller and Seller's heirs, administrators, executors, successors, and permitted assigns.
- D. Joint and Several: All Sellers executing this Listing are jointly and severally liable for the performance of all its terms.
- E. Governing Law: Texas law governs the interpretation, validity, performance, and enforcement of this Listing.
- F. Severability: If a court finds any clause in this Listing invalid or unenforceable, the remainder of this Listing will not be affected and all other provisions of this Listing will remain valid and enforceable.
- G. Partial Sales or Leases: If Seller sells or leases part of the Property before the date this Listing ends, this Listing will continue for the remaining part of the Property through the term of this Listing.
- H. Notices: Notices between the parties must be in writing and are effective when sent to the receiving party's address, fax, or e-mail specified in Paragraph 1.

**21. ADDITIONAL NOTICES:**

- A. **Broker's fees or the sharing of fees between brokers are not fixed, controlled, recommended, suggested, or maintained by Texas REALTORS®, its local affiliates, or any listing service. Broker's fees are negotiable.**
- B. **The Property must be shown and made available to all persons without regard to race, color, religion, national origin, sex, disability, or familial status. Local ordinances and the National Association of REALTORS® Code of Ethics may provide for additional protected classes (e.g., creed, status as a student, marital status, sexual orientation, or age).**
- C. **If the Property contains a residential dwelling built before 1978, federal law requires the Seller to: (1) provide the buyer with the promulgated lead hazard information pamphlet (TXR-2511); and (2) disclose the presence of any known lead-based paint or lead-based paint hazards.**

(TXR-1301) 07-8-22      Initialed for Identification by Seller \_\_\_\_\_, \_\_\_\_\_ and Broker/Associate \_\_\_\_\_

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Commercial Listing concerning \_\_\_\_\_

**D. Broker cannot give legal advice. This is a legally binding agreement. READ IT CAREFULLY. If you do not understand the effect of this Listing, consult your attorney BEFORE signing.**

**Seller:** Metropolitan Ambulance Authority

**Broker:** Transwestern Commercial Services  
Broker / Company Name: Fort Worth, LLC dba Transwestern

By: \_\_\_\_\_

Todd Hawpe  
License No. 9000246

By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_ Date: \_\_\_\_\_

By (signature): \_\_\_\_\_  
Printed Name: Todd Hawpe  
Title: Principal License No. 576920  
Date: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_ Date: \_\_\_\_\_

**MAEMSA  
BOARD COMMUNICATION**

<b>Date:</b> 09.27.2023	<b>Reference #:</b> BC- 1573	<b>Title:</b> October 2023 Budget Approval
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**RECOMMENDATION:**

It is recommended that the Board of Directors approve the request for the October budget to provide an opportunity for the City of Fort Worth to allocate funds for use, if needed, as transitional funding. The October budget will maintain the status quo and allow MedStar to maintain the high level of service anticipated by the communities we serve.

**DISCUSSION:**

The City of Fort Worth has included funding in the FY 24 budget to potentially be allocated to transitional funding, if needed, for MedStar. These funds were put into non-departmental funds, so the Fort Worth Mayor and City Council will have to vote to approve the funds for this purpose. We anticipate this request to be made and voted on in October.

To allow time for that to occur we are requesting the Board to approve the first month of the FY 24 budget. We will continue to pay for the first responder’s medication replacement and medication exchange programs, and we will continue to pay for the first responder’s electronic patient care reports during this time. This approval will allow us to maintain staffing levels and begin some of the capital refresh that is needed.

In short, the financial impact for October is almost the same for both the funded and unfunded budgets, so we request the Board to approve a budget for the month of October until we get a definitive answer on the potential for supplemental funding.

**FINANCING:**

N/A.

<b>Submitted by:</b> <u>Kenneth Simpson</u>	<b>Board Action:</b>	<input type="checkbox"/> Approved
		<input type="checkbox"/> Denied
		<input type="checkbox"/> Continued until _____

**MAEMSA  
BOARD COMMUNICATION**

<b>Date:</b> 09.27.2023	<b>Reference #:</b> BC- 1574	<b>Title:</b> System Clinical Performance Measures
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**RECOMMENDATION:**

The System Performance Committee has reviewed the following clinical performance measures and recommends to the MAEMSA Board their adoption as the updated reportable clinical measures of the System.

**DISCUSSION:**

**FINANCING:**

<b>Submitted by:</b> <u>Dwayne Howerton</u>	<b>Board Action:</b>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Continued until _____
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## Cardiac Arrest

### CA 01: Percentage of OHCA Cases Correctly Identified by PSAP That Were Recognizable

**Description:** Telecommunicator recognized OHCA / total OHCA (confirmed by EMS impression)

**Goal:** 95% (AHA)

### CA 02: Median time between 9-1-1 call and OHCA recognition

**Description:** Median amount of time in seconds between 9-1-1 call connected and OHCA recognition.

**Goal:** < 90 seconds (AHA)

### CA 03: Percentage of Telecommunicator-Recognized OHCA Cases Receiving T-CPR

**Description:** Number of telecommunicator-recognized OHCA cases receiving T-CPR / number of QI-reviewed EMS-confirmed OHCA with recognition noted.

**Goal:** 75% (AHA)

### CA 04: Median time between 9-1-1 Access to tCPR hands-on-chest time for OHCA cases

**Description:** Median amount of time in seconds between 9-1-1 call connected and first chest compression directed by telecommunicator.

**Goal:** <150 seconds (AHA)

### CA 05: Utstein Survival %

**Description:** Patients experiencing non-traumatic, bystander-witnessed out-of-hospital cardiac arrest (OHCA) presenting with a shockable rhythm that are discharged from the hospital alive.

**Goal:** >30.7% (National Average)

### CA 06: Utstein Survival with Good Neurological Function

**Description:** Patients experiencing non-traumatic, bystander-witnessed out-of-hospital cardiac arrest (OHCA) presenting with a shockable rhythm that are discharged from the hospital alive with good neurological function.

**Goal:** > 27.5% (National Average)

## Airway Management

### Airway 01: First Pass Intubation Success without Hypotension or Hypoxia

**Description:** The percentage of non-cardiac arrest intubations with first pass success without hypotension (SBP  $\geq$ 90) or hypoxia ( $\geq$ 90) during the peri-intubation period (+/- 5 minutes from procedure time).

**Goal:** > National Average (when available)

### Airway 02: Adequate Oxygen Saturation Achieved Before Intubation Procedure

**Description:** The percentage of intubation procedures in which adequate patient oxygen levels were achieved and maintained for 3 minutes prior to the intubation procedure.

**Goal:** > National Average (when available)

### Airway 03: Waveform Capnography Airway Device Monitoring

**Description:** The percentage of advanced airway procedures in which waveform capnography is used for tube placement confirmation and monitoring

**Goal:** >National Average (when available)

### Airway 04: Airway Composite (Defect-Free Care)

**Description:** The percentage of responses during which adequate oxygen levels ( $\geq$ 94%) are achieved and maintained for 3 minutes prior to intubation procedure, endotracheal intubation placement is successful on first

attempt without hypotension (SBP  $\geq$ 90) or hypoxia (<90%) during the peri-intubation period, and waveform capnography is used for verification and monitoring.

**Goal:** >National Average (when available)

#### **Airway 05: Unrecognized Failed Airway**

**Description:** The percentage of patients for whom EtCO<sub>2</sub> is NOT present at the end of the event AND for whom adjudication did not reveal a plausible explanation (ex. gradual loss of EtCO<sub>2</sub> in cardiac arrest)

**Goal:** >National Average (when available)

### **STEMI**

#### **STEMI 02: Aspirin Administration for STEMI**

**Description:** The percentage of EMS patients aged 18 years and older transported from the scene with Aspirin administration for suspected heart attack.

**Goal:**  $\geq$ 75% (AHA)

#### **STEMI 03: 12-lead ECG Performed Within 10 minutes for STEMI Patients**

**Description:** The percentage of EMS patients aged 18 years and older transported from the scene with chest pain or a suspected MI for whom a 12-Lead ECG was performed  $\leq$  10 minutes of first medical contact.

**Goal:**  $\geq$ 75% (AHA)

#### **STEMI 04: STEMI Alert Within 10 Minutes in STEMI Patients**

**Description:** The percentage of EMS patients aged 18 years and older transported from the scene with a STEMI positive ECG for whom pre-arrival notification was activated  $\leq$  10 minutes of positive ECG.

**Goal:**  $\geq$ 75% (AHA)

### **Stroke**

#### **Stroke 01: Evaluation of Blood Glucose for Patients with Suspected Stroke**

**Description:** The percentage of EMS patients aged 18 years and older transported from the scene with suspected stroke for whom blood glucose was evaluated during the EMS encounter.

**Goal:**  $\geq$ 75% (AHA)

#### **Stroke 02: Stroke Screen Performed and Documented**

**Description:** The percentage of EMS patients aged 18 years and older transported from the scene with a suspected stroke for whom a stroke screen was performed and documented during the EMS encounter.

**Goal:**  $\geq$ 75% (AHA)

#### **Stroke 03: Stroke Alert for Suspected Stroke**

**Description:** The percentage of EMS patients aged 18 years and older transported from the scene with a primary or secondary impression of stroke whom a pre-arrival alert for stroke was activated during the EMS encounter.

**Goal:**  $\geq$ 75% (AHA)

#### **Stroke 04: Documentation of Last Known Well for Patients with Suspected Stroke**

**Description:** The percentage of EMS patients aged 18 years and older transported from the scene with suspected stroke for whom Last Known Well was documented during the EMS encounter.

**Goal:**  $\geq$ 75% (AHA)

### **NEMSQA**

#### **Asthma 01: Administration of a Beta Agonist for Asthma**

**Description:** The percentage of EMS responses originating from a 911 request for patients with a diagnosis of asthma who had an aerosolized beta agonist administered.

**Goal:** >51% (National Average)

**Hypoglycemia 01: Treatment Administered for Hypoglycemia**

**Description:** The percentage of EMS responses originating from a 911 request for patients with symptomatic hypoglycemia who receive treatment to correct their hypoglycemia.

**Goal:** > 43% (National Average)

**Respiratory 01: Respiratory Assessment**

**Description:** The percentage of EMS responses originating from a 911 request for patients with primary or secondary impression of respiratory distress who had a respiratory assessment.

**Goal:** >92% (National Average)

**Seizure 02: Patients with Status Epilepticus Receiving Intervention**

**Description:** The percentage of EMS responses originating from a 911 request for patients with status epilepticus who received benzodiazepine during the EMS response.

**Goal:** >28% (National Average)

**Trauma 01: Pain Assessment of Injured Patients**

**Description:** The percentage of EMS responses originating from a 911 request for patients with injury who were assessed for pain.

**Goal:** >69% (National Average)

**Trauma 03: Effectiveness of Pain Management for Injured Patients**

**Description:** The percentage of EMS transports originating from a 911 request for patients whose pain score was lowered during the EMS encounter.

**Goal:** >18% (National Average)

# Tab A – Chief Executive Officer

## **Chief Executive Officer's Report- September 1, 2023**

**Ad Hoc Staffing:** The City of Fort Worth's Ad Hoc EMS committee met for the first time August 29<sup>th</sup>. They anticipate meeting every two weeks for up to 1-1/2 hours. They requested financial information from MedStar, which we have provided to them. They received updates on the 911 working group, which is discussing dispatch consolidation, and they were provided the last consulting reports done on MedStar from 2008 and 2010 and the Citygate report on Fort Worth Fire's staffing. We will keep the Board updated with the progress of this committee.

**Payor Updates:** We have been in discussions with Tarrant County's Sherriff's office and JPS Hospital about jail invoices. For many years MedStar has transported patients from the Tarrant County jails and the Fort Worth jail for no charge. We have billed insurance only if they had it and we have been writing off invoices if the patients were financially responsible because we were unable to collect. Tarrant County Sherriff's Office and JPS are scheduling a meeting between the two of them and MedStar to discuss how to handle this moving forward. In total there are about \$2.8 million in outstanding charges to the jails through June 2023. We are also working with JPS on programs that may improve the care provided to JPS connect patients. This would be beneficial as it offers the opportunity to better address the patient's needs and provides a revenue source for treating these patients without transporting all of them to the hospital.

**Blue Cross/Blue Shield:** Blue Cross/Blue Shield is further investigating their refund requests and the recoupments that have been made with some of the other providers. MedStar has not seen any further recoupments since the last Board meeting, and we are waiting to find out what Blue Cross/Blue Shield finds with their investigation. Blue Cross/Blue Shield provided notification that they are suspending the generation of any additional refund requests while they investigate.

**Veteran's Affairs Fee Schedule Change:** The VA held their industry day meeting in late August. They indicated they were prepared to move forward with the new fee schedule, and indicated they don't have any intention to contract with providers offering 911 services to veterans. They expressed concern when it was pointed out that they are creating a shortfall that the veterans may be responsible for paying. The VA stated they would have to do some further work, but they would not commit to delaying or stopping the roll-out of the new fee schedule they have slated for February 16, 2024.

There has been legislation drafted that would allow Congress to prevent the VA from advancing this new fee schedule. This would have to be introduced and approved to serve its intended purpose. The most obvious preference is for the VA to suspend this initiative to collaboratively address this initiative, but we are making preparations for the possibility they continue pushing forward with this rate change.

This would have a \$2.4 million-dollar annual decrease in MedStar's anticipated revenue. A revenue decrease of \$450,000 is built into the budget in anticipation of the change to non-emergency VA rates, but additional adjustment may be needed if the legislative and other avenues are unable to prevent the VA proposal from going into effect in February 2024.



**EMS Comprehensive Study:** The group tasked with selecting a consultant to conduct this study has narrowed the field to three respondents. They met for presentations on September 7<sup>th</sup>, and they will be working towards making a recommendation to Fort Worth Mayor and Council in the near future.

**BLUE CROSS/BLUE SHIELD NOTIFICATION:**



	<a href="#">Network Participation</a>	<a href="#">Claims and Eligibility</a>	<a href="#">Education and Reference Center</a>	<a href="#">Clinical Resources</a>	<a href="#">Pharmacy Program</a>	<a href="#">Standards and Requirements</a>
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# Update: Ground and Air Ambulance Overpayment Error

4/11/2023 Updated 9/7/2023

Blue Cross and Blue Shield of Texas (BCBSTX) continues to evaluate whether some claims submitted from March 2021-2023 for ambulance services provided to members of out-of-state Blue plans were correctly paid. While both in-network and out-of-network providers may have received refund requests on these claims already, BCBSTX has suspended generating additional refund requests. BCBSTX will not seek to collect refunds on any local BCBSTX or FEP members. BCBSTX has paused automatic offsets for in-network providers on these claims and will not automatically offset any payments to out-of-network providers to recover on these claims. BCBSTX will provide additional notice if and when recovery efforts recommence. Please contact [Network Management](#) if you believe automatic offsets have occurred after Sept. 7, 2023. If you are an out-of-network provider, please contact Jean Burns at [jean\\_burns@bcbstx.com](mailto:jean_burns@bcbstx.com) with a list of offsets for further assistance.

# Tab B --Office of the Medical Director

**Improving Systems and Educating Clinicians to Enhance Patient Outcomes**

**Education and Training**

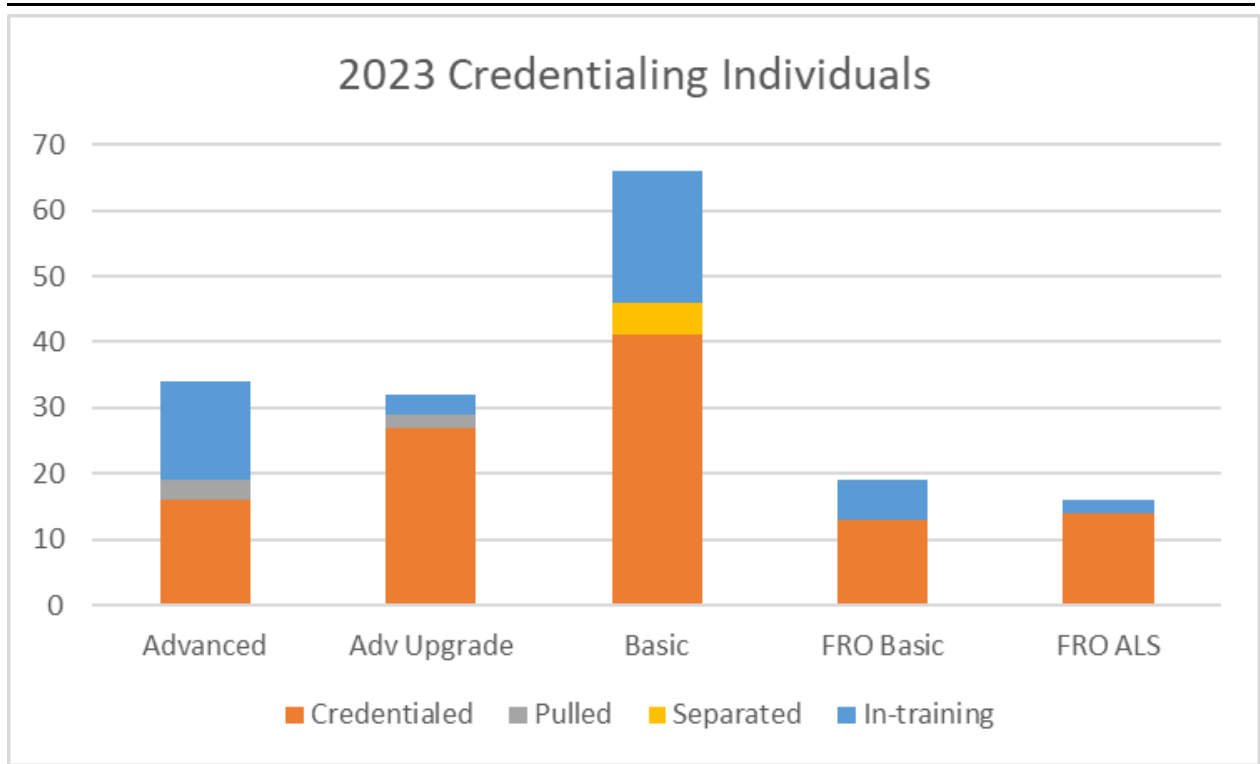
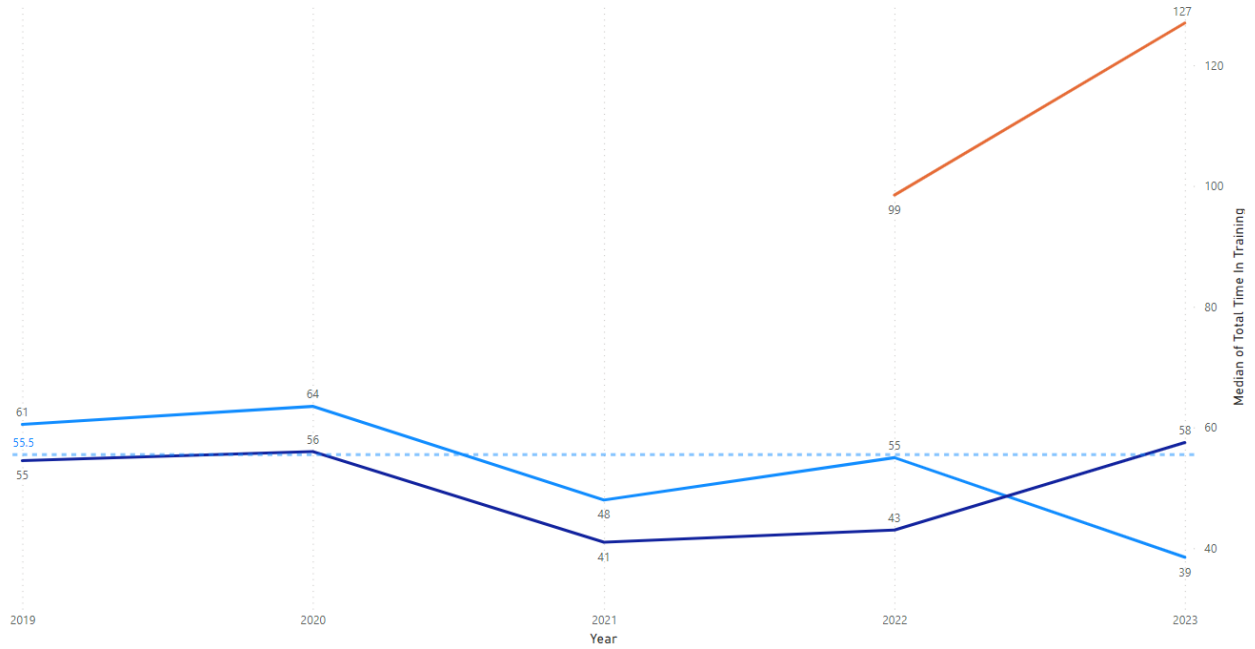
- OMD 23Q3CE – November
  - DSI/RSA
- OMD 23Q4CE – December
  - UNTHSC Cadaver Advanced Airway Lab
  - LMA insertion
  
- System Education Committee
  - Annual System CE plan developed
  
- MHP Course in July
  - Completed – 14 graduates
  
- Card Course Attendance

Agency	BCLS	ACLS	Pedi	AMLS	PHTLS	Additional Course Challenges
MedStar	77	15	21	34	30	71
FRO	0	0	2	0	58	0
External	1	1	0	21	30	0

# Credentialing

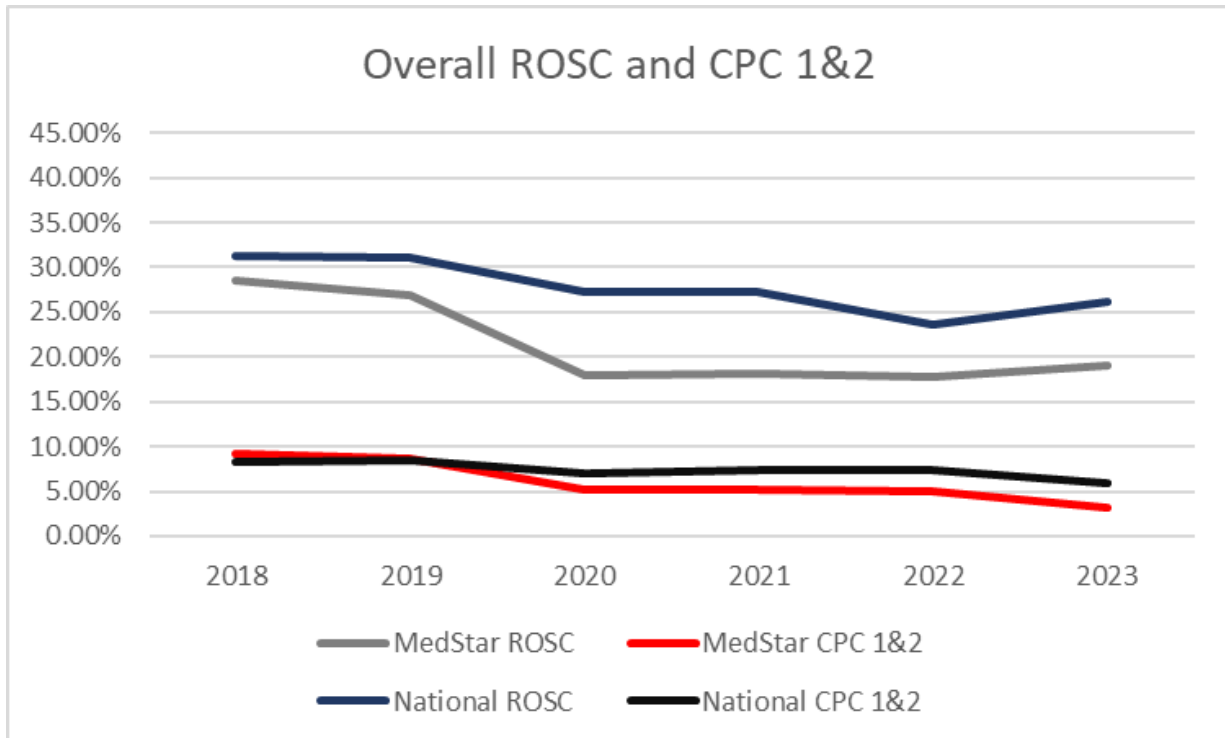
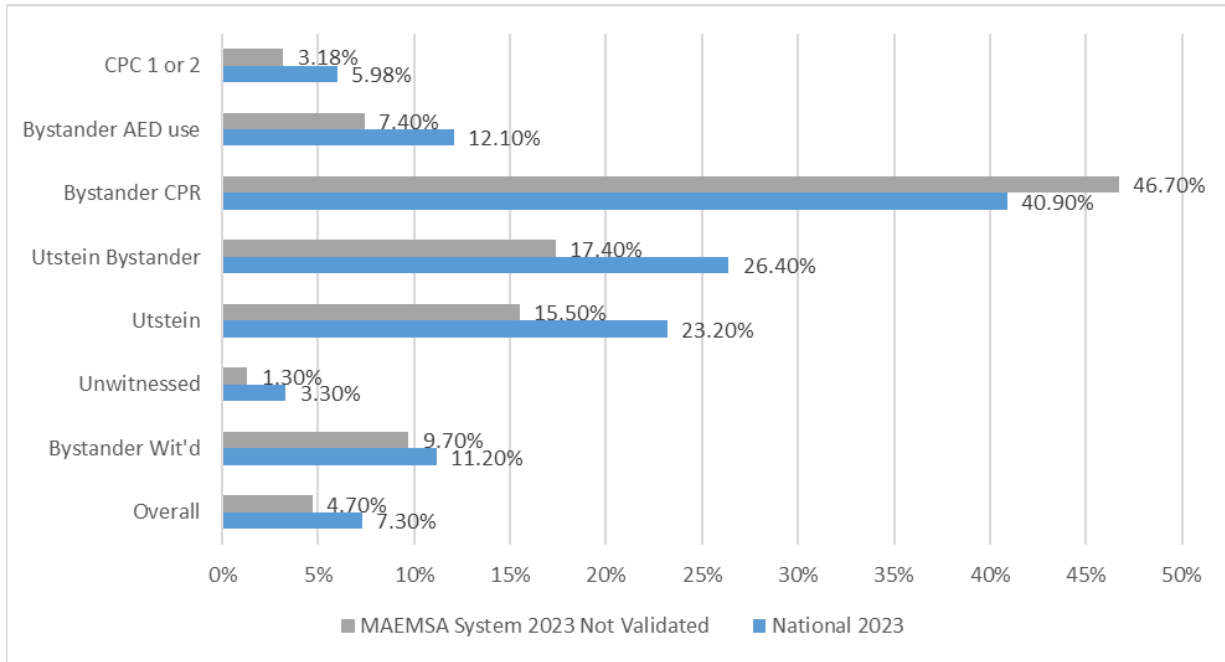
Median of Total Time In Training by Year and Final Credential Level

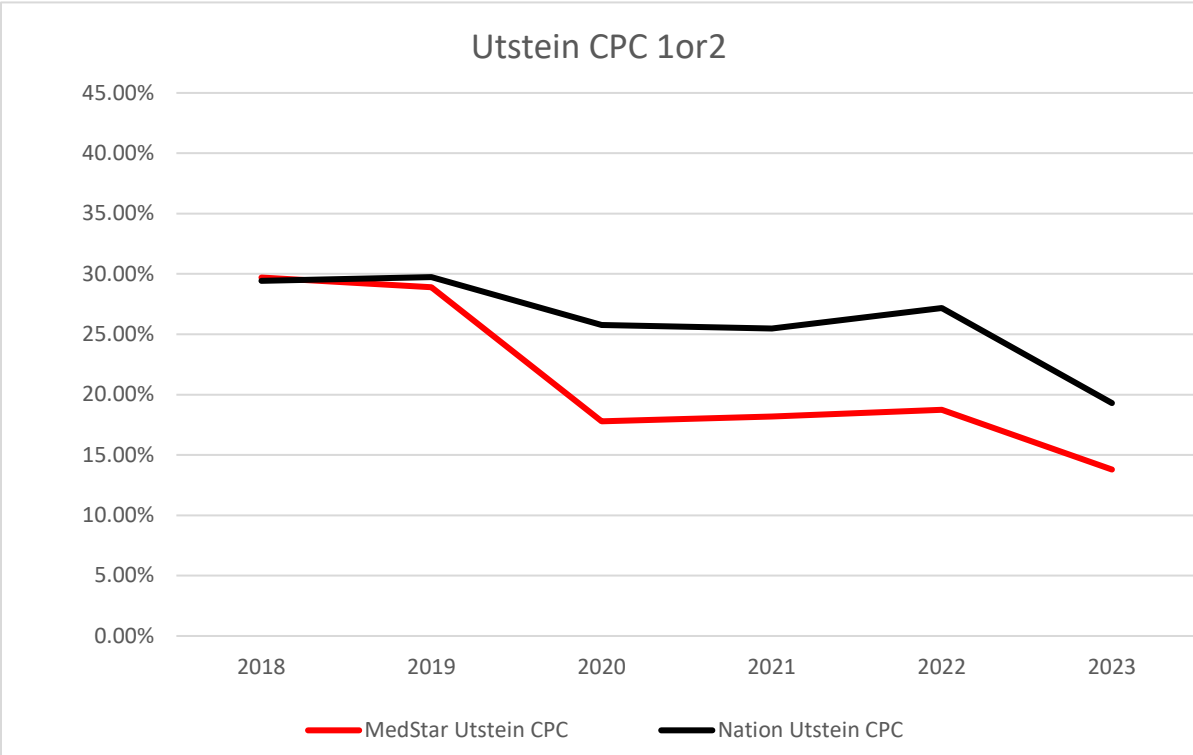
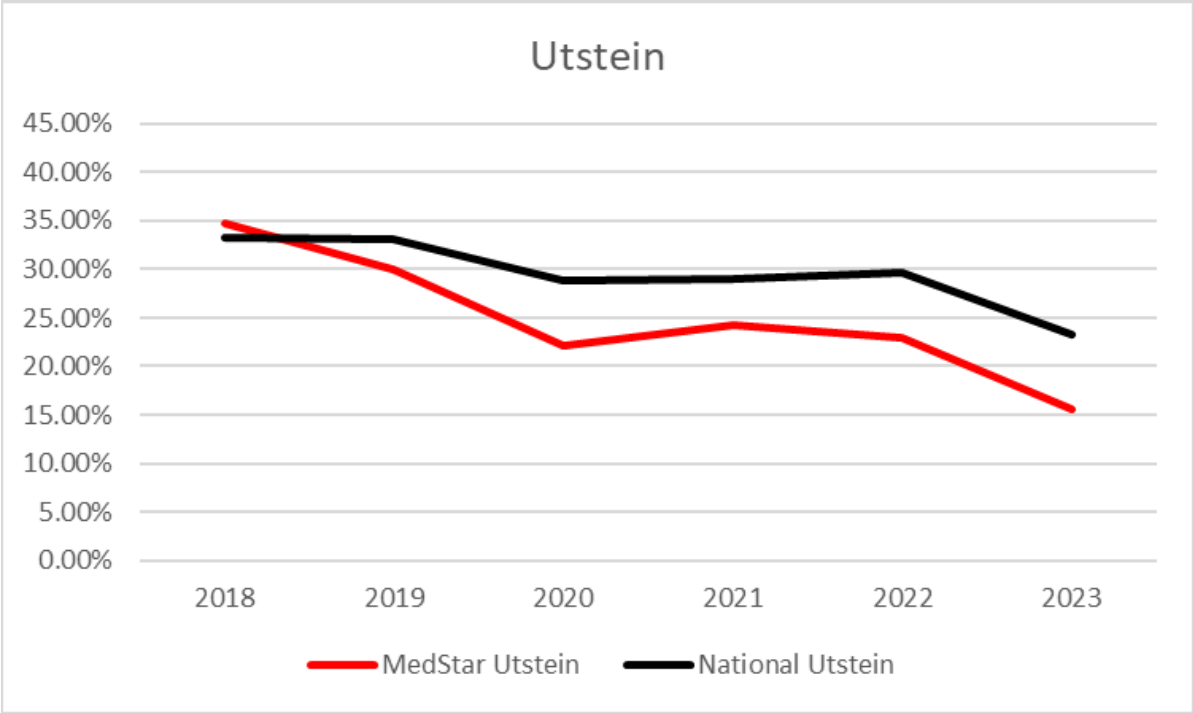
Final Credential Level ● Advanced ● Basic ● Intermediate



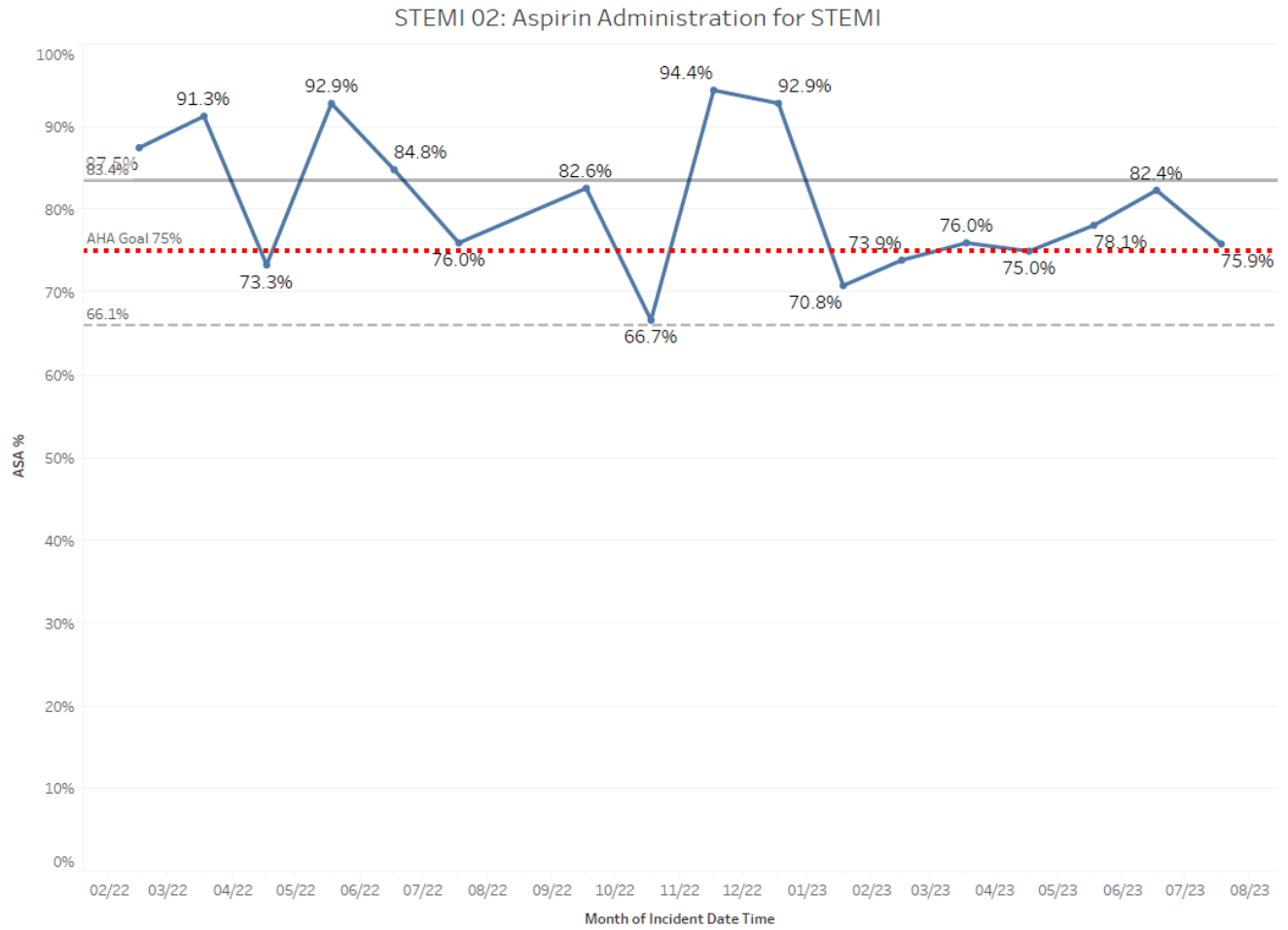
## Quality Assurance

- 598 worked cardiac arrest



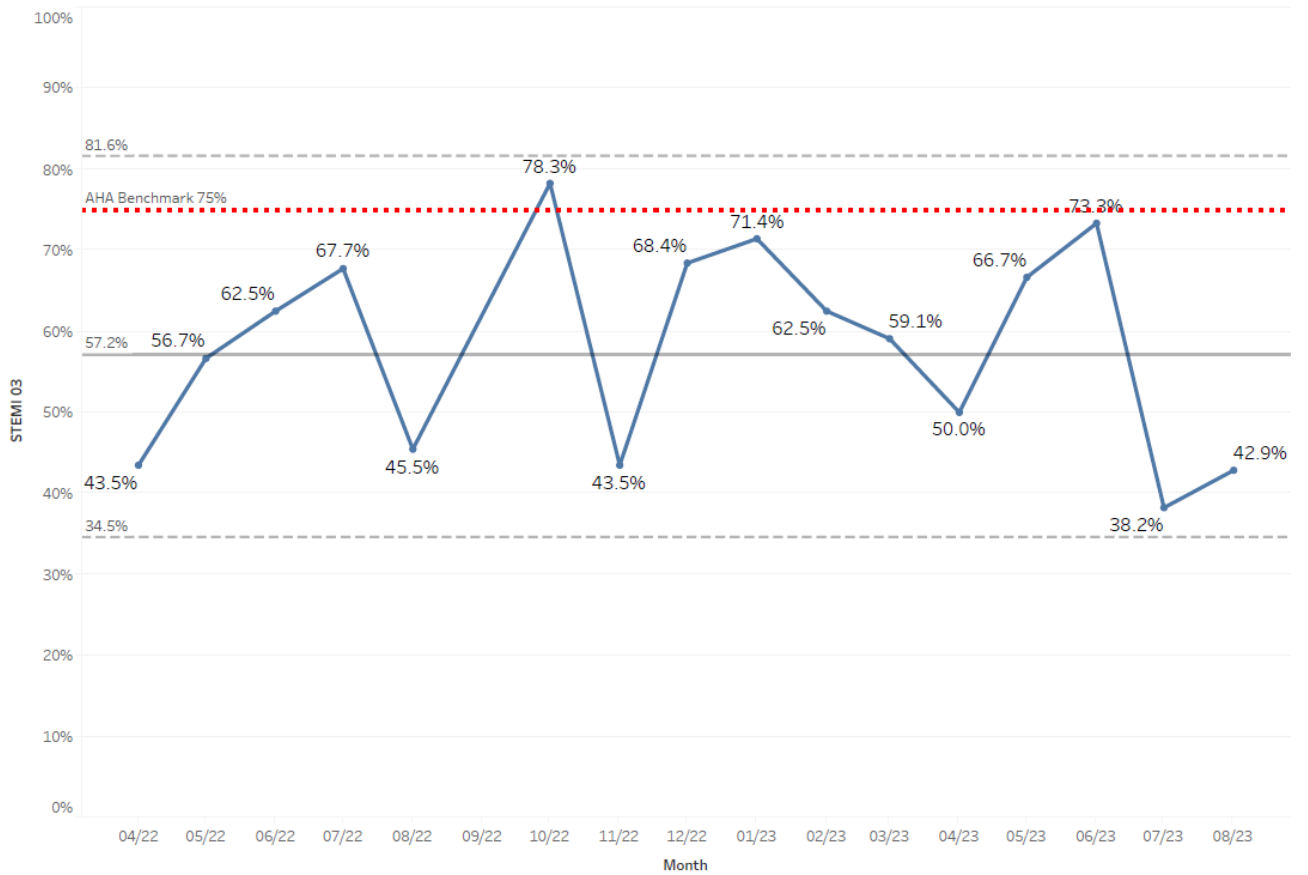


- Airway Management Dashboard
  - Under reconstruction
- AHA / NEMSQA Measures of Clinical Performance



The percentage of EMS patients aged 18 years and older transported from the scene with Aspirin administration for suspected heart attack.

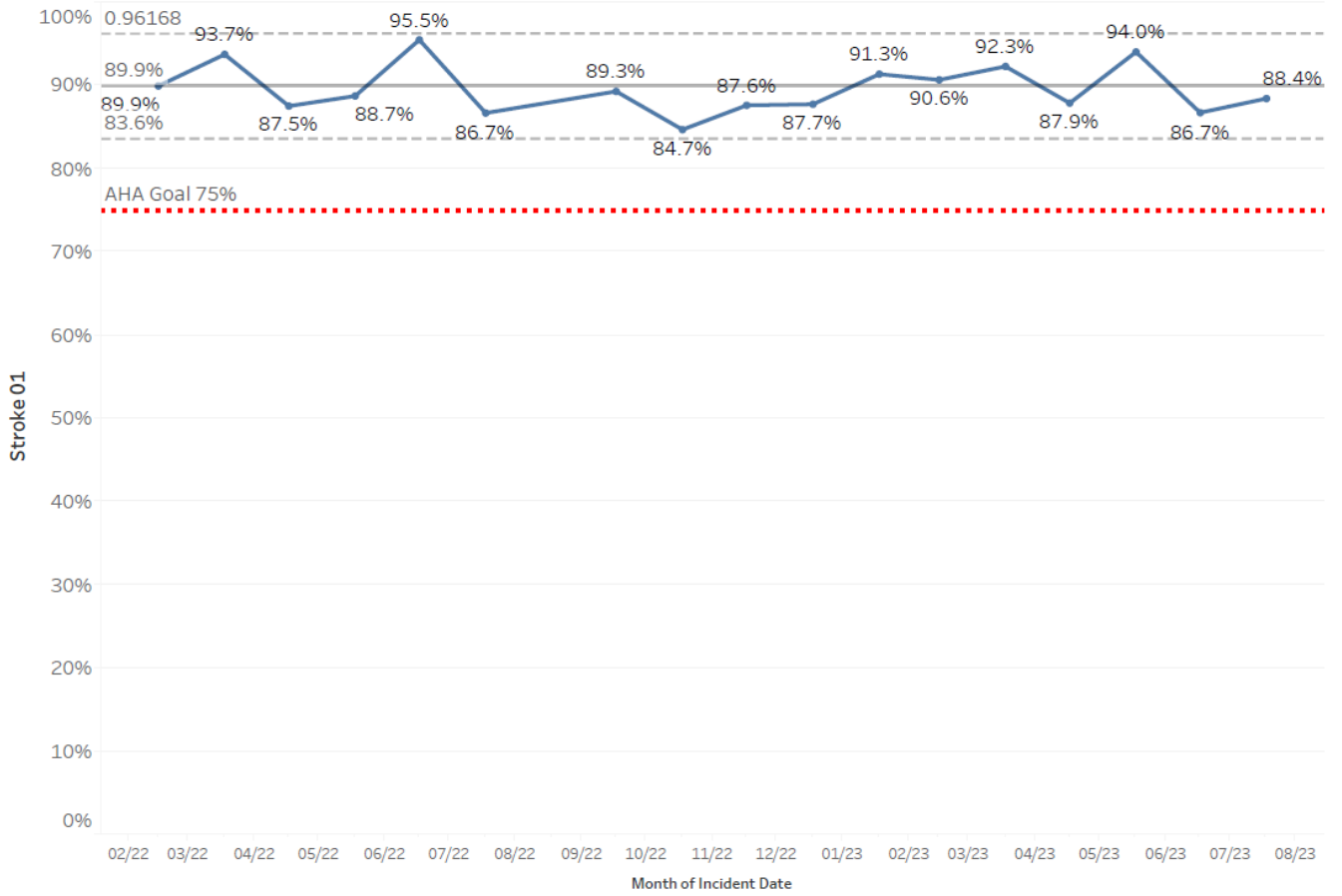
STEMI 03: 12 Lead ECG Performed with 10 minutes in STEMI patients



The percentage of EMS patients aged 18 years and older transported from the scene with chest pain or a suspected MI for whom a 12-Lead ECG was performed  $\leq$  10 minutes of first medical contact.

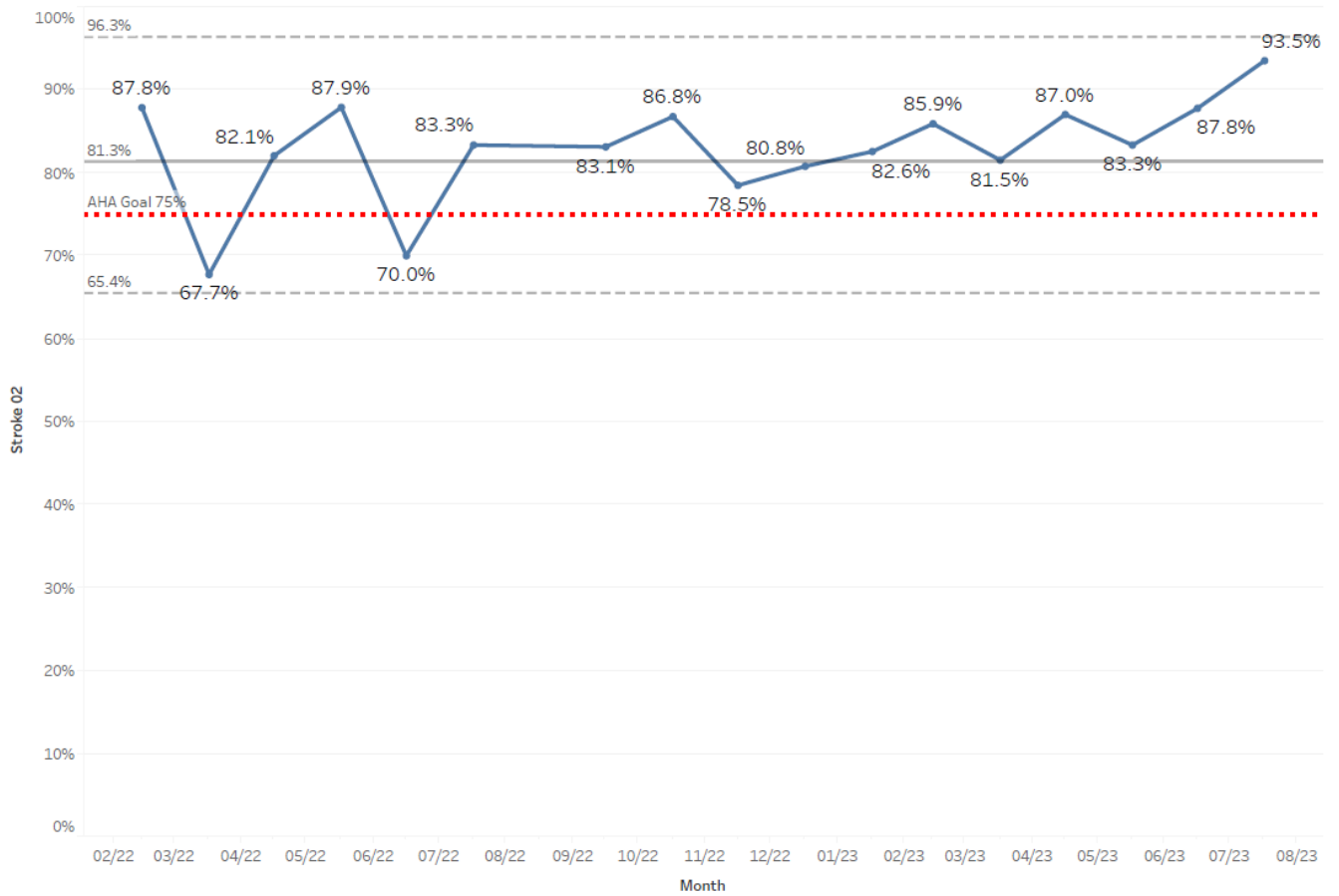


AHA STROKE 01: Evaluation of Blood Glucose for Patients with Suspected Stroke



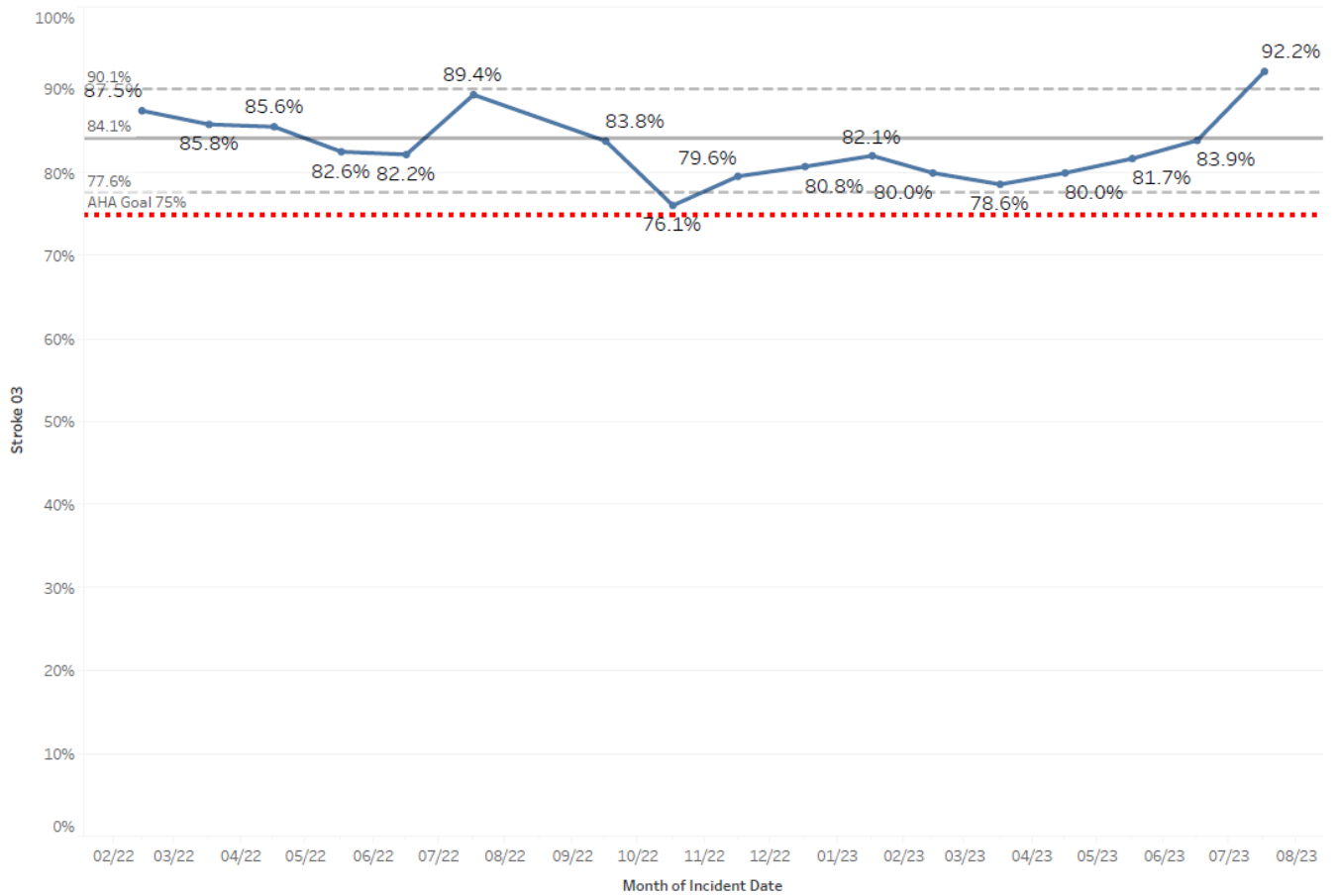
The percentage of EMS patients aged 18 years and older transported from the scene with suspected stroke for whom blood glucose was evaluated during the EMS encounter.

### Stroke 02: Stroke Screen Performed and Documented



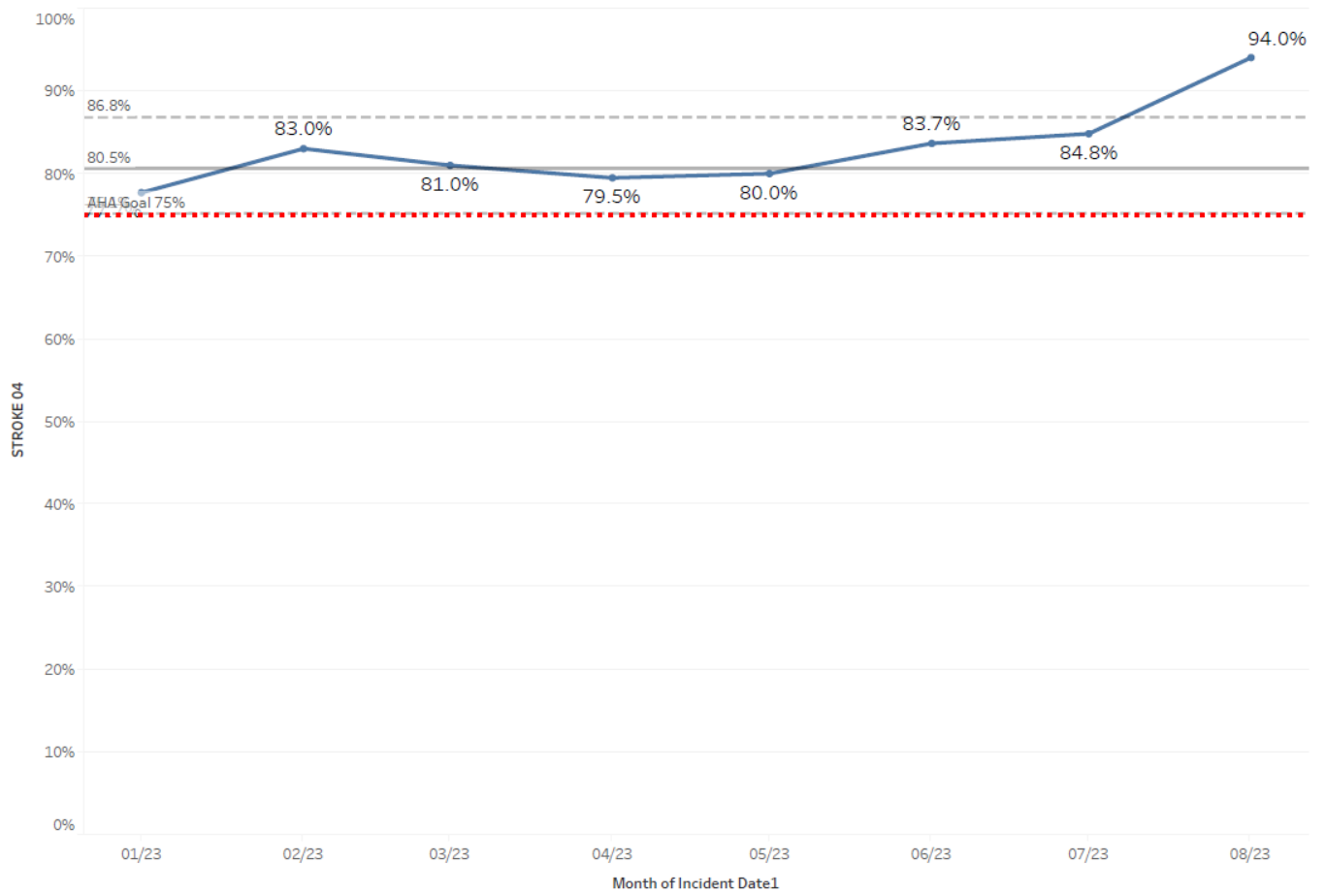
The percentage of EMS patients aged 18 years and older transported from the scene with a suspected stroke for whom a stroke screen was performed and documented during the EMS encounter.

### Stroke 03: Stroke Alert for Suspected Stroke



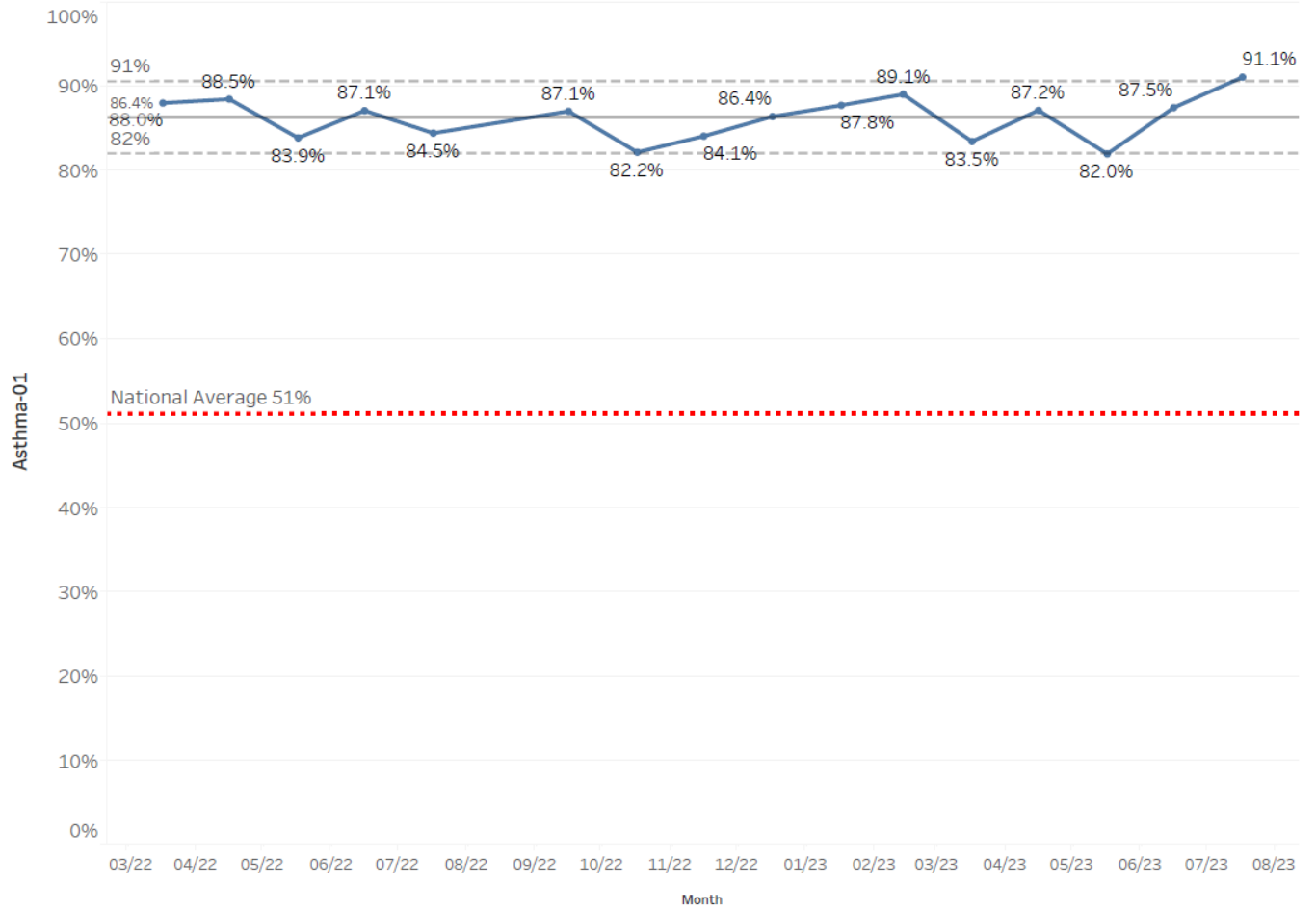
The percentage of EMS patients aged 18 years and older transported from the scene with a primary or secondary impression of stroke whom a pre-arrival alert for stroke was activated during the EMS encounter.

STROKE 04: Documentation of Last Known Well for Patients with Suspected Stroke



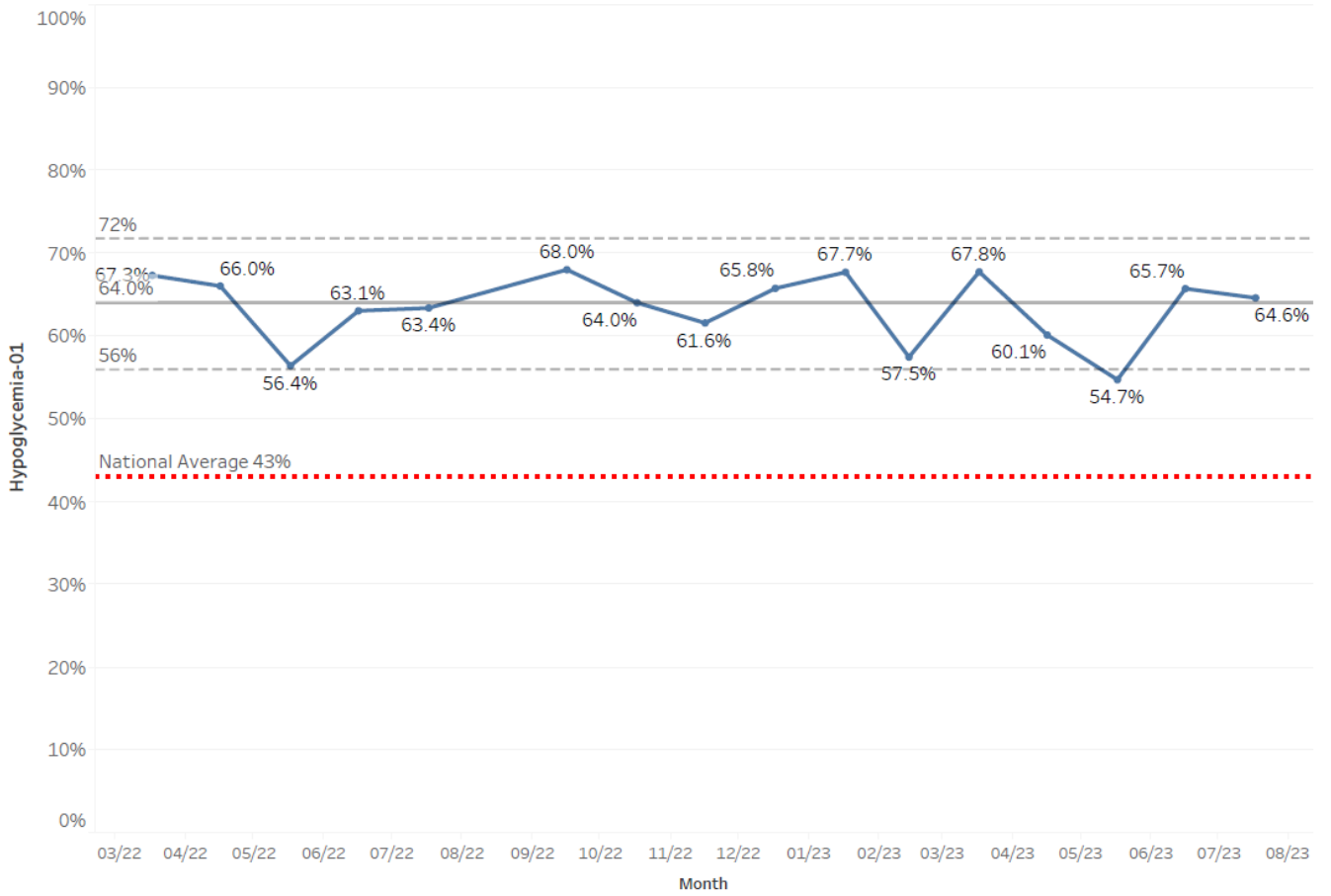
The percentage of EMS patients aged 18 years and older transported from the scene with suspected stroke for whom Last Known Well was documented during the EMS encounter.

### Asthma 01: Administration of a Beta Agonist for Asthma

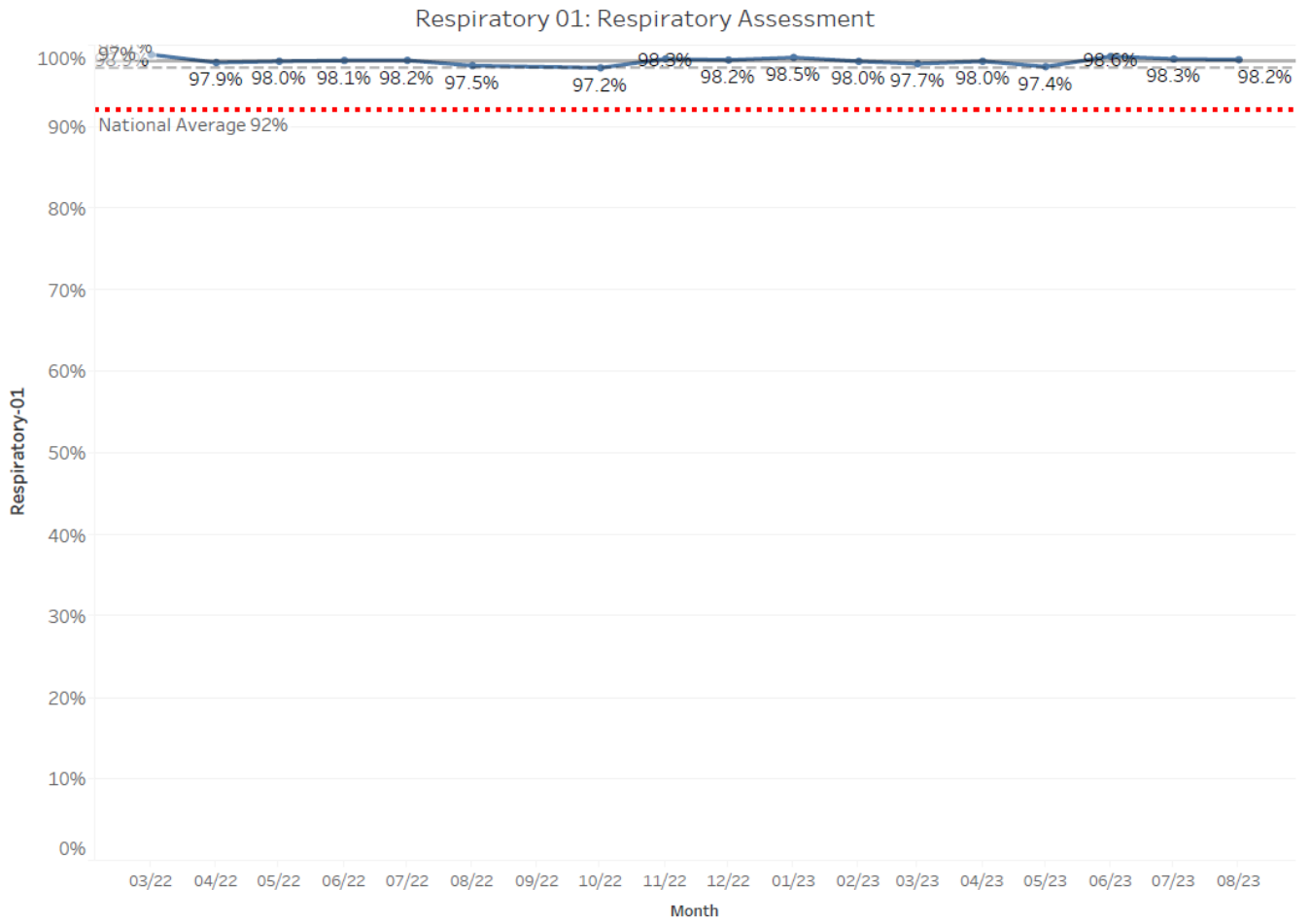


Percentage of EMS responses originating from a 911 request for patients with a diagnosis of asthma who had an aerosolized beta agonist administered.

### Hypoglycemia 01: Treatment Administered for Hypoglycemia

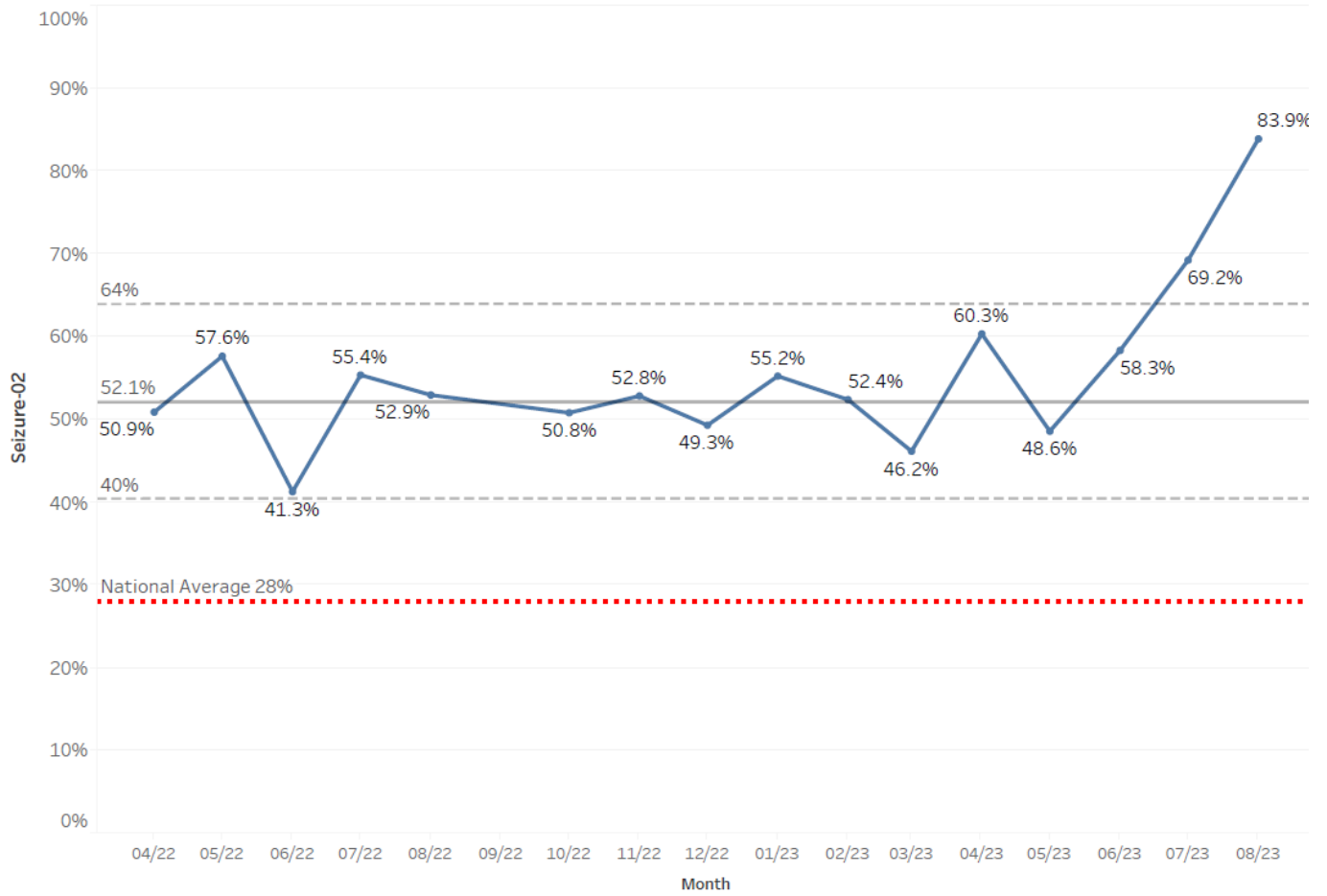


Percentage of EMS responses originating from a 911 request for patients with symptomatic hypoglycemia who received treatment to correct their hypoglycemia.



Percentage of EMS responses originating from a 911 request for patients with primary or secondary impression of respiratory distress who had a respiratory assessment.

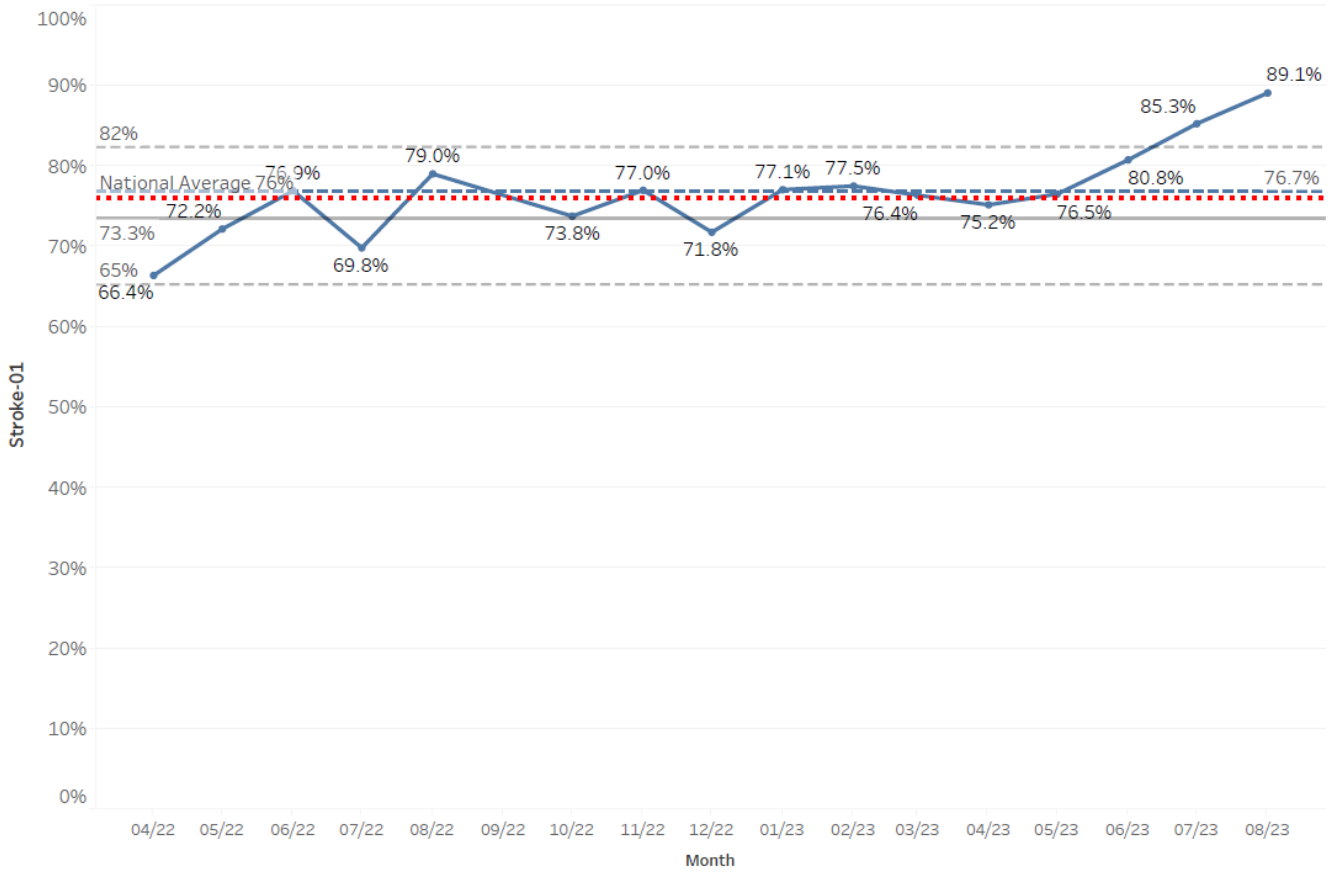
### Seizure 02: Patients with Status Epilepticus Receiving Intervention



Percentage of EMS responses originating from a 911 request for patients with status epilepticus who received benzodiazepine aimed at terminating their status seizure during the EMS response.

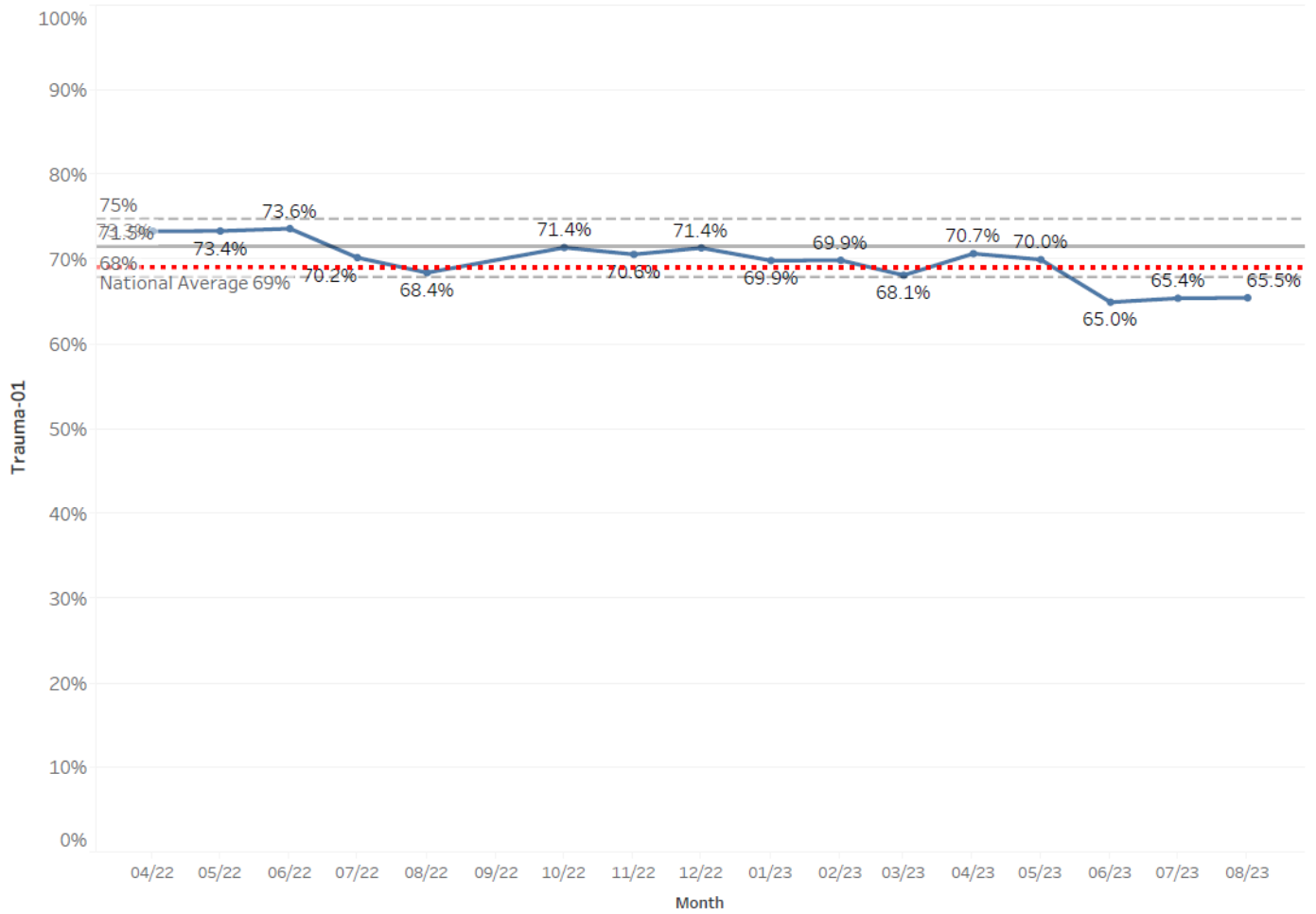


### NEMSQA Stroke 01: Suspected Stroke Patient Receiving Prehospital Stroke Assessment



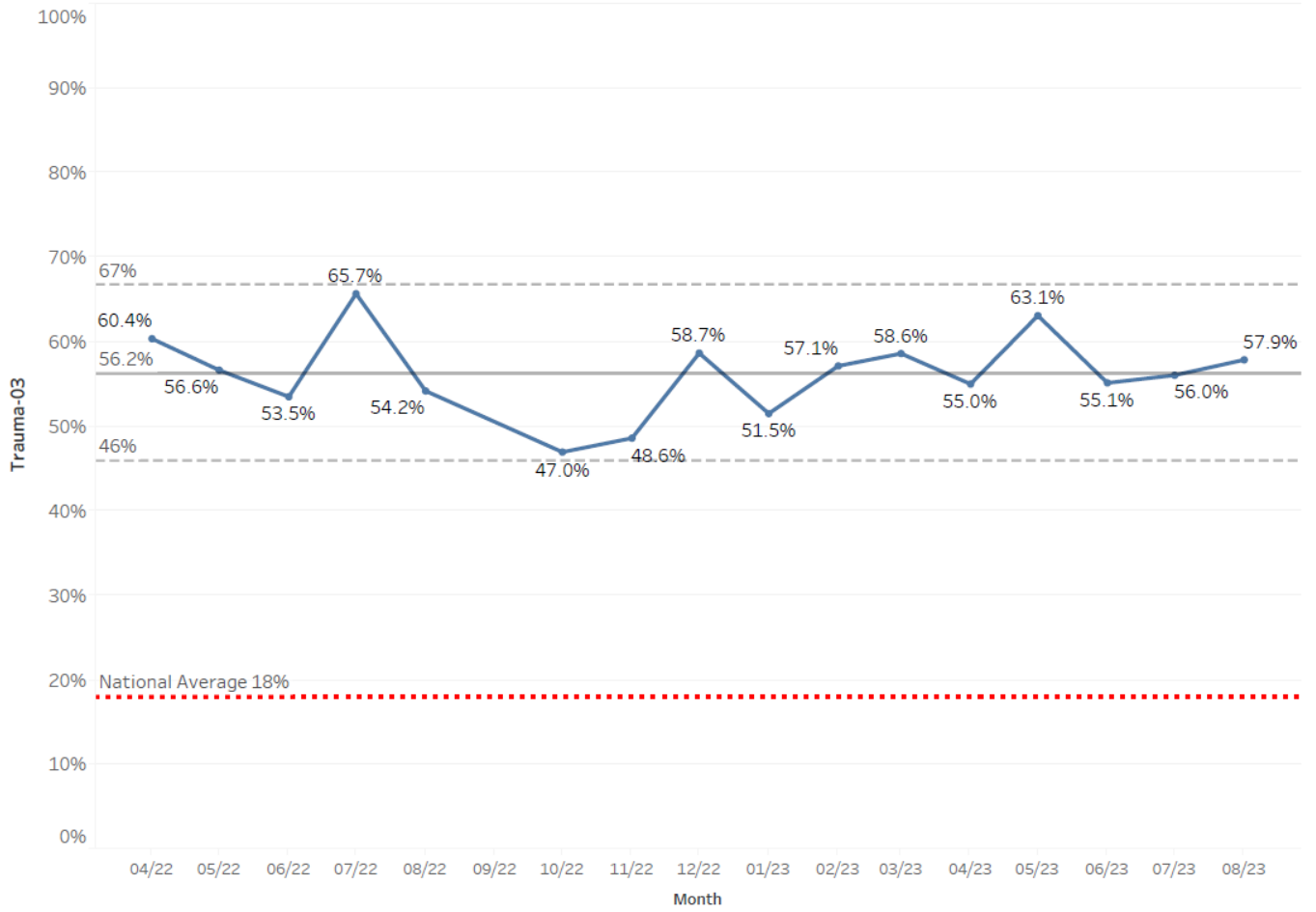
Percentage of EMS responses originating from a 911 request for patients suffering from a suspected stroke who had a stroke assessment performed during the EMS response.

### Trauma 01: Pain Assessment of Injured Patients



Percentage of EMS transports originating from a 911 request for patients with injury who were assessed for pain.

### Trauma 03: Effectiveness of Pain Management for Injured Patients



Percentage of EMS transports originating from a 911 request for patients whose pain score was lowered during the EMS encounter.

## System Diagnostics

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Avg.	Goal
<b>Cardiac Arrest</b>										
% of recognizable Out-of-Hospital Cardiac Arrests (OHCA) cases correctly identified by Dispatch	87.5%	88.9%	83.3%	81.7%	91.2%	80.7%	91.2%	80.7%	86.0%	75%
Median time between 9-1-1 call and OHCA recognition		0:01:47	0:01:51	0:01:38	0:01:41	0:01:32	0:01:41	0:01:32	0.0%	< 0:01:30
% of recognized 2nd party OHCA cases that received tCPR		84.4%	96.6%	73.9%	90.4%	88.9%	90.4%	88.9%	98.6%	75%
Median time between 9-1-1 Access to tCPR hands on chest time for OHCA cases		0:03:58	0:04:01	0:03:56	0:03:18	0:03:41	0:03:18	0:03:41	0.1%	<0:02:30
% of cases with time to tCPR < 180 sec from first key stroke									71.3%	
System response time < 5 mins for Dispatch-presumed cardiac arrest									#DIV/0!	
% of cases with CCF ≥ 90%	66.7%	59.5%	52.6%	64.5%	64.8%	68.0%	64.8%	68.0%	79.9%	90%
% of cases with CCF ≥ 80%	95.1%	94.0%	95.7%	99.1%	93.4%	95.1%	93.4%	95.1%		
% of cases with compression rate 100-120 cpm 90% of the time	95.3%	94.3%	93.5%	96.4%	93.8%	93.4%	93.8%	93.4%	89.7%	90%
% of cases with compression depth that meet appropriate depth benchmark 90% of the time	44.7%	58.0%	53.7%	55.4%	38.1%	47.2%	38.1%	47.2%	33.7%	90%
% of cases with mechanical CPR device placement with < 10 sec pause in chest compression	13.4%	3.4%	6.0%						19.9%	
% of cases with Pre-shock pause < 10 sec									89.2%	
% arrive at E/D with ROSC	17.8%	8.4%	23.9%	11.8%	12.4%	12.1%	12.4%	12.1%	16.7%	
% discharged alive	6.8%	3.6%	6.8%	6.5%	%	1.0%	%	1.0%	7.1%	
% neuro intact at discharge (Good or Moderate Cognition)	3.4%	3.6%	1.7%	4.3%	0.0%	1.0%	0.0%	1.0%	5.3%	
% of cases with bystander CPR	42.1%	45.8%	47.9%	36.6%	52.8%		52.8%		48.7%	
% of cases with bystander AED use	0.0%	32.5%	23.1%	20.2%	18.2%		18.2%		19.8%	
<b>STEMI</b>									Current Avg.	
% of suspected STEMI patients correctly identified by EMS	63.2%	50.0%	32.0%	37.5%	39.1%	51.9%	39.1%	51.9%	62.0%	75.0%
% of suspected STEMI patients w/ASA admin (in the absence of contraindications)	95.7%	96.6%	96.6%	96.0%	92.9%	93.3%	92.9%	93.3%	94.5%	90.0%
% of suspected STEMI patients w/NTG admin (in the absence of contraindications)	78.3%	86.2%	82.8%	92.0%	89.2%	90.0%	89.2%	90.0%	87.7%	90.0%
% of suspected STEMI patients with 12L acquisition within 10 minutes of patient contact	87.0%	93.1%	82.8%	88.0%	64.3%	76.7%	64.3%	76.7%	72.1%	90.0%
% of suspected STEMI patients with 12L transmitted within 5 minutes of transport initiation	65.2%	65.5%	58.6%	80.0%	67.9%	60.0%	67.9%	60.0%	62.4%	90.0%
% of suspected STEMI patients with PCI facility notified of suspected STEMI within 10 minutes of EMS patient contact	34.8%	41.4%	41.4%	48.0%	39.3%	33.3%	39.3%	33.3%	18.5%	75.0%
% of patients with Suspected STEMI Transported to PCI Center	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.6%	100.0%
% of suspected STEMI patients with EMS activation to Cath Lab intervention time < 90 minutes	37.5%	60.0%	33.3%	40.0%	50.0%	0.0%	50.0%	0.0%	32.7%	50.0%

# Tab C – Chief Transformation Officer

# Transformation Report

## September 2023

### Alternate Payment Models & Expanded Services

- JPS discussions continue on shared savings model for Connection patients.
  - Costs for savings identified, working on type of model.
- Work continues with Cook Children's Health Plan.
  - MIH payments using CPT codes, similar to Cigna.
  - Working with their I/T folks on data integration.

### Hospital @ Home

- Providing support for the CMS Hospital @ Home program for THR patients admitted at home.
  - Project launched 9/1/23 w/THR and Medically Home Group.

### ET3, Payment for Treatment in Place and Transport to Alternate Destinations

- Working with several national associations and elected officials to advance legislative change to make Treatment in Place (TIP) and Transport to Alternate Destinations (TAD) a covered benefit by Medicare by 12/31/23.
  - Legislative language drafted, with support of the International Association of Fire Chiefs (IAFC), the International Association of Fire Fighters (IAFF), and the American Ambulance Association (AAA).
  - Congressional sponsors secured.
  - Currently in Legislative Council to draft into "Bill" format.
  - Information sent to the Congressional Budget Office (CBO) for CBO scoring based on estimated savings.
  - Meeting with CMS/ET3 leadership to discuss data submission from ET3 interventions savings to Congressional Bill sponsors.

### VA Reimbursement Issues

- Working with numerous EMS agencies, associations, and legislators to attempt delay of VA payment reduction scheduled for 2/16/24 implementation.
  - VA "Industry Day" was held on August 30<sup>th</sup> with the EMS industry.
  - 'Tone' of meeting much more collaborative.
  - EMS brought several additional issues, including the potential impact to veterans of balance billing due to VA underpayments using Medicare rates.
  - Unofficial feedback that the VA may be open to an implementation delay to further assess the impact of the change on veterans.
  - Congressional Bill drafted and sponsored requiring the VA to delay implementation until a more thorough assessment of the impact on veterans and EMS can be assessed.

### Blue Cross/Blue Shield Recoupment Issue

- Received documentation from BCBS that they are reassessing their position on the recoupment.
  - Could reduce potential recoupment requests.

### MedStar Citizen's EMS Academy

- 12 registrants, background checks completed.
  - Classes start 9/26 and run weekly on Tuesday evenings.

### Ride for Life Event

- Motorcycle ride to bring awareness to First Responder Suicide held on September 16, 2023

### American College of Emergency Physicians ED Delay Summit

- Invited to participate in an ACEP Summit on ambulance/ED delays on 9/27/23.
  - Goal: Sharing industry best practices to reduce ED delays.
  - Sharing our experience on the issue and providing information from the recent national webinar we coordinated on the issue.

**Upcoming Speaking Engagements (travel for all speaking events funded by event coordinators):**

<b>Event (location)</b>	<b>Date</b>	<b>Attendees</b>
Idaho State EMS Conference (Sun Valley, ID)	Nov 2023	~500
Ohio EMS Leadership Conference (Columbus, OH)	Nov 2023	~300
ICMA Webinar on EMS Funding Challenges (Virtual)	Nov 2023	~1,500
Texas State EMS Conference (Austin, TX)	Nov 2023	~3,500
National Assoc. of EMS Physicians (Austin, TX)	Jan 2024	~800
South Dakota State EMS Conference (Rapid City, SD)	Feb 2024	~400
National EMS Safety Summit (Denver, CO)	April 2024	~500
National EMS Economics Summit (Virtual)	April 2024	~1,500

**Media Summary**

Local –

- Hot weather, response volumes and safety tips (Multiple interviews, profiles, safety messages)
  - CBS 11, NBC 5, Fox 4, ABC 8, Telemundo, Univision, Spectrum News1, Star-Telegram, Dallas Morning News, Fort Worth Report, KRLD, WBAP, Sirius/XM
  - MedStar Funding
    - CBS 11, NBC 5, S-T, Fort Worth Report

**Recognition and Engagement:**

- Patient appreciation and reunion with Jeff Stalder, Brandon Michaels, Eric Grippe, and THRFW staff on 8/21/2023.
- Cardiac arrest survivor reunion with Sherie Newman, Matthew Futch, Miguel Carpio and Lake Worth FD on 8/28/2023.
- Cardiac arrest survivor reunion with Kristeen Donohew, Trillian Satterfield, Austen Rupp, Karla Mattson, and FWFD on 8/29/2023.
- National Suicide Prevention/Hope Week (9/10/2023-9/16/2023) activities:
  - Project Semicolon featuring Alien’s Inkk from the Fort Worth Tattoo Shop on site providing semicolon tattoos to staff.
  - Agency-wide Suicide Awareness shirts, “In This Family, No One fights Alone” theme worn throughout the week.
  - Suicide prevention “lunch and learn” and “dinner and discover” course for staff.

**Community Engagement:**

- Fort Worth Harley Owner's Group visit for their annual "Thank You First Responders" ride on 9/10/2023.





# Tab D – Chief Financial Officer

Metropolitan Area EMS Authority dba MedStar Mobile Healthcare  
Finance Report – August 31, 2023

The following summarizes significant items in the August 31, 2023, Financial Reports:

Statement of Revenues and Expenses:

**Month to Date:** Net Income for the month of August 2023 is a gain of \$1,127,373 as compared to a budgeted gain of \$68,093 for a positive variance of \$1,059,279. EBITDA for the month of August 2023 is a gain of \$1,653,676 compared to a budgeted gain of \$450,768 for a positive variance of \$1,202,907.

- Patient Contact volume in August ended the month 109% to budget.
- Net Revenue in August is \$1,238K over budget or 124% to budget. The overage is made up of \$798,966.83 in Grant dollars received in August and \$439,464.70 in revenue over budget.
- Total Expenses ended the month 103.5% to budget or \$179K over budget. In August, MedStar incurred additional expenses in Salaries and Overtime of \$62K, Vehicle & Equipment Maintenance of \$33K, Facility and Equip. Maintenance Of \$30K, Misc Exp. of \$80K and Depreciation and Amortization of \$127K. The total of all other line-item expense is below budget by (\$154K).

**Year to Date:** EBITDA is \$5,265,566 as compared to a budget of \$3,307,434 for a positive variance of \$1,958K.

- The main drivers for this variance are YTD patient encounters are 106% to budget and YTD net revenue is 108% to budget equating to a YTD positive variance to budget for Net Revenue of \$4,172,713. Year to date expense is 104% to budget or \$2,313,949 over budget. The main driver for the overage in expense is the following line items are over budget: Salaries and OT is above budget by \$950K, Benefits and Taxes is above budget by \$558K and Misc. Expense is above budget by \$883K. The Misc. Expense is driven by the Ransom attach year to date cost of \$857K. The total of all other expense lines is below budget by a total of (\$79K) for the year.

Key Financial Indicators:

- Current Ratio – MedStar has \$9.39 in current assets (Cash, receivables) for every dollar in current debt. (Goal: a score of \$1.00 would mean sufficient current assets to pay debts.)
- Cash Reserves – The Restated Interlocal Cooperative Agreement mandates 3 months of operating capital. As of August 31, 2022, there is 4.4 months of operating capital.
- Accounts Receivable Turnover – This statistic indicates MedStar’s effectiveness in extending credit and collecting debts by indicating the average age of the receivables. MedStar’s goal is a ratio greater than 3.0 times; current turnover is 7.3 times.
- Return on Net Assets – This ratio determines whether the agency is financially better off than in previous years by measuring total economic return. An improving trend indicates increasing net assets and the ability to set aside financial resources to strengthen future flexibility. Through March, the return is 1.66%.

MAEMSA/EPAB cash reserve balance as of August 31, 2023, is \$475,470.69.

## Metropolitan Area EMS Authority dba MedStar Mobile Healthcare

## Balance Sheet

For the Period Ending August 31, 2023

<b>Assets</b>	<b>Current Year</b>	<b>Last Year</b>
Cash	\$23,216,910.56	\$19,347,281.94
Accounts Receivable	\$8,384,544.21	\$6,153,245.52
Inventory	\$409,910.36	\$383,481.43
Prepaid Expenses	\$1,307,952.79	\$1,039,128.85
Property Plant & Equ	\$72,082,534.59	\$63,515,829.42
Accumulated Deprecia	(\$31,428,386.50)	(\$28,545,772.77)
<b>Total Assets</b>	<b>\$73,973,466.01</b>	<b>\$61,893,194.39</b>
<b>Liabilities</b>		
Accounts Payable	(\$365,271.39)	(\$611,257.67)
Other Current Liabil	(\$2,944,629.01)	(\$1,541,183.38)
Accrued Interest	\$0.00	(\$7,781.31)
Payroll Withholding	\$12,401.77	(\$389.48)
Long Term Debt	(\$2,945,059.96)	(\$3,360,160.04)
Other Long Term Liab	(\$10,874,211.21)	(\$9,143,107.91)
<b>Total Liabilities</b>	<b>(\$17,116,769.80)</b>	<b>(\$14,663,879.79)</b>
<b>Equities</b>		
Equity	(\$57,551,855.40)	(\$52,884,378.49)
Control	\$695,159.19	\$5,655,063.89
<b>Total Equities</b>	<b>(\$56,856,696.21)</b>	<b>(\$47,229,314.60)</b>
<b>Total Liabilities and Equities</b>	<b>(\$73,973,466.01)</b>	<b>(\$61,893,194.39)</b>

**Metropolitan Area EMS Authority dba MedStar Mobile Healthcare**  
**Statement of Revenue and Expenditures**  
**August 31, 2023**

Revenue	Current Month		Current Month		Year to Date		Year to Date	
	Actual	Budget	Variance	Budget	Actual	Budget	Actual	Variance
Transport Fees	\$23,647,361.06	\$21,475,889.69	\$2,171,471.37	\$222,070,257.94	\$238,357,577.85	\$222,070,257.94	\$16,287,319.91	
Contractual Allow	(\$10,363,556.16)	(\$9,306,631.83)	(\$1,056,924.33)	(\$96,400,981.73)	(\$109,028,344.34)	(\$96,400,981.73)	(\$12,627,362.61)	
Provision for Uncoll	(\$7,878,789.08)	(\$7,194,574.00)	(\$684,215.08)	(\$74,523,631.00)	(\$75,254,247.35)	(\$74,523,631.00)	(\$730,616.35)	
Education Income	\$1,973.05	\$1,370.00	\$603.05	\$107,710.00	\$28,626.75	\$107,710.00	(\$79,083.25)	
Other Income	\$882,225.99	\$96,223.00	\$786,002.99	\$1,211,053.00	\$2,100,570.99	\$1,211,053.00	\$889,517.99	
Standby/Subscription	\$75,522.85	\$54,543.00	\$20,979.85	\$1,035,854.00	\$1,348,949.69	\$1,035,854.00	\$313,095.69	
Pop Health PMPM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
interest on Investme	\$1,013.69	\$500.00	\$513.69	\$5,500.00	\$3,376.97	\$5,500.00	(\$2,123.03)	
Gain(Loss) on Dispos	\$0.00	\$0.00	\$0.00	\$4,626.00	\$126,590.87	\$4,626.00	\$121,964.87	
<b>Total Revenue</b>	<b>\$6,365,751.40</b>	<b>\$5,127,319.86</b>	<b>\$1,238,431.54</b>	<b>\$53,510,388.21</b>	<b>\$57,683,101.43</b>	<b>\$53,510,388.21</b>	<b>\$4,172,713.22</b>	
<b>Expenditures</b>								
Salaries	\$3,029,535.52	\$2,967,407.33	\$62,128.19	\$32,007,231.63	\$32,957,591.41	\$32,007,231.63	\$950,359.78	
Benefits and Taxes	\$609,026.65	\$613,261.00	(\$4,234.35)	\$5,632,421.00	\$6,191,072.47	\$5,632,421.00	\$558,651.47	
Interest	\$49,821.31	\$33,500.00	\$16,321.31	\$368,500.00	\$363,520.38	\$368,500.00	(\$4,979.62)	
Fuel	\$156,767.36	\$169,404.00	(\$12,636.64)	\$1,725,497.00	\$1,745,835.09	\$1,725,497.00	\$20,338.09	
Medical Supp/Oxygen	\$192,700.55	\$225,300.00	(\$32,599.45)	\$2,470,908.00	\$2,088,494.06	\$2,470,908.00	(\$382,413.94)	
Other Veh & Eq	\$77,904.99	\$44,939.01	\$32,965.98	\$508,490.11	\$589,993.86	\$508,490.11	\$81,503.75	
Rent and Utilities	(\$33,891.52)	\$59,712.03	(\$93,603.55)	\$656,831.33	\$492,724.70	\$656,831.33	(\$164,106.63)	
Facility & Eq Mtc	\$94,314.94	\$63,660.78	\$30,654.16	\$813,221.58	\$852,195.05	\$813,221.58	\$38,973.47	
Postage & Shipping	(\$1,173.99)	\$2,591.33	(\$3,765.32)	\$30,364.63	\$13,234.75	\$30,364.63	(\$17,129.88)	
Station	\$11,520.60	\$39,743.25	(\$28,222.65)	\$483,241.25	\$472,972.40	\$483,241.25	(\$10,268.85)	
Comp Maintenance	\$78,193.01	\$62,398.84	\$15,794.17	\$684,419.28	\$1,045,190.21	\$684,419.28	\$360,770.93	
Insurance	\$44,431.16	\$50,654.35	(\$6,223.19)	\$564,298.03	\$590,760.80	\$564,298.03	\$26,462.77	
Advertising & PR	(\$47.99)	\$292.00	(\$339.99)	\$25,336.00	\$21,699.59	\$25,336.00	(\$3,636.41)	
Printing	(\$911.04)	\$2,117.43	(\$3,028.47)	\$43,891.73	\$26,660.76	\$43,891.73	(\$17,230.97)	
Travel & Entertain	\$2,953.47	\$4,817.00	(\$1,863.53)	\$109,537.00	\$68,478.12	\$109,537.00	(\$41,058.88)	
Dues & Subs	\$131,358.31	\$110,073.00	\$21,285.31	\$1,292,585.00	\$1,258,124.64	\$1,292,585.00	(\$34,460.36)	
Continuing Educ Ex	\$576.00	\$11,976.00	(\$11,400.00)	\$225,942.00	\$141,864.41	\$225,942.00	(\$84,077.59)	
Professional Fees	\$236,029.89	\$245,082.34	(\$9,052.45)	\$2,864,355.74	\$2,923,249.28	\$2,864,355.74	\$58,893.54	
Education Expenses	\$509.00	\$1,585.00	(\$1,076.00)	\$19,655.00	\$8,723.87	\$19,655.00	(\$10,931.13)	

**Metropolitan Area EMS Authority dba MedStar Mobile Healthcare**  
**Statement of Revenue and Expenditures**  
**August 31, 2023**

Revenue	Current Month		Current Month		Year to Date		Year to Date	
	Actual	Budget	Variance	Actual	Budget	Actual	Variance	
Miscellaneous	\$82,278.38	\$1,537.00	\$80,741.38	\$928,669.59	\$44,727.00	\$883,942.59	\$883,942.59	
Depreciation & Amortization	\$476,481.79	\$349,175.00	\$127,306.79	\$3,945,272.53	\$3,840,925.00	\$104,347.53	\$104,347.53	
<b>Total Expenditures</b>	<b>\$5,238,378.39</b>	<b>\$5,059,226.69</b>	<b>\$179,151.70</b>	<b>\$56,726,327.97</b>	<b>\$54,412,378.31</b>	<b>\$2,313,949.66</b>	<b>\$2,313,949.66</b>	
<b>Net Rev in Excess of Expend</b>	<b>\$1,127,373.01</b>	<b>\$68,093.17</b>	<b>\$1,059,279.84</b>	<b>\$956,773.46</b>	<b>(\$901,990.10)</b>	<b>\$1,858,763.56</b>	<b>\$1,858,763.56</b>	
<b>EBITDA</b>	<b>\$1,653,676.11</b>	<b>\$450,768.17</b>	<b>\$1,202,907.94</b>	<b>\$5,265,566.37</b>	<b>\$3,307,434.90</b>	<b>\$1,958,131.47</b>	<b>\$1,958,131.47</b>	

**Metropolitan Area EMS Authority dba MedStar Mobile Healthcare**  
**Key Financial Indicators**  
**August 31, 2023**

	Goal	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
<b>Current Ratio</b>	> 1	9.49	11.59	10.48	8.43	6.04	9.39

of debt. Ratio should be greater than 1, so that assets are available to retire debt when due.

<b>Cash as % of Annual Expenditures</b>	> 25%	47.07%	42.95%	51.76%	44.45%	33.49%	37.28%
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Indicates compliance with Ordinance which specifies 3 months cash on hand.

<b>Accounts Receivable Turnover</b>	>3	4.28	3.65	5.44	6.34	9.06	7.32
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A measure of how these resources are being managed. Indicates how long accounts receivable are being aged prior to collection. Our goal is a turnover rate of greater than 3 .

<b>Return on Net Assets</b>	-1.00%	10.11%	4.04%	0.00%	-4.03%	-0.07%	1.66%
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Reveals management's effectiveness in generating profits from the assets available.

Emergency Physicians Advisory Board  
Cash expenditures Detail

	<u>Date</u>	<u>Amount</u>	<u>Balance</u>
Balance 1/1/17			\$ 609,665.59
J29 Associates, LLC	2/27/2017	\$ 1,045.90	\$ 608,619.69
Bracket & Ellis	10/30/2017	\$ 12,118.00	\$ 596,501.69
Brackett & Ellis	11/19/2018	\$ 28,506.50	\$ 567,995.19
FWFD Grant	4/3/2019	\$ 56,810.00	\$ 511,185.19
Brackett & Ellis	4/3/2019	\$ 20,290.50	\$ 490,894.69
Brackett & Ellis	11/27/2019	\$ 9,420.00	\$ 481,474.69
Bracket & Ellis	2/6/2020	\$ 1,382.50	\$ 480,092.19
Bracket & Ellis	2/29/2020	\$ 4,621.50	\$ 475,470.69
Balance 8/31/2022			<u><u>\$ 475,470.69</u></u>



# Tab E – Chief Human Resources Officer

## Human Resources - August 2023

### Staffing

- 2 hires in August
- 125 hires FYTD
- Upcoming Scheduled NEOPs
  - October 23, 2023

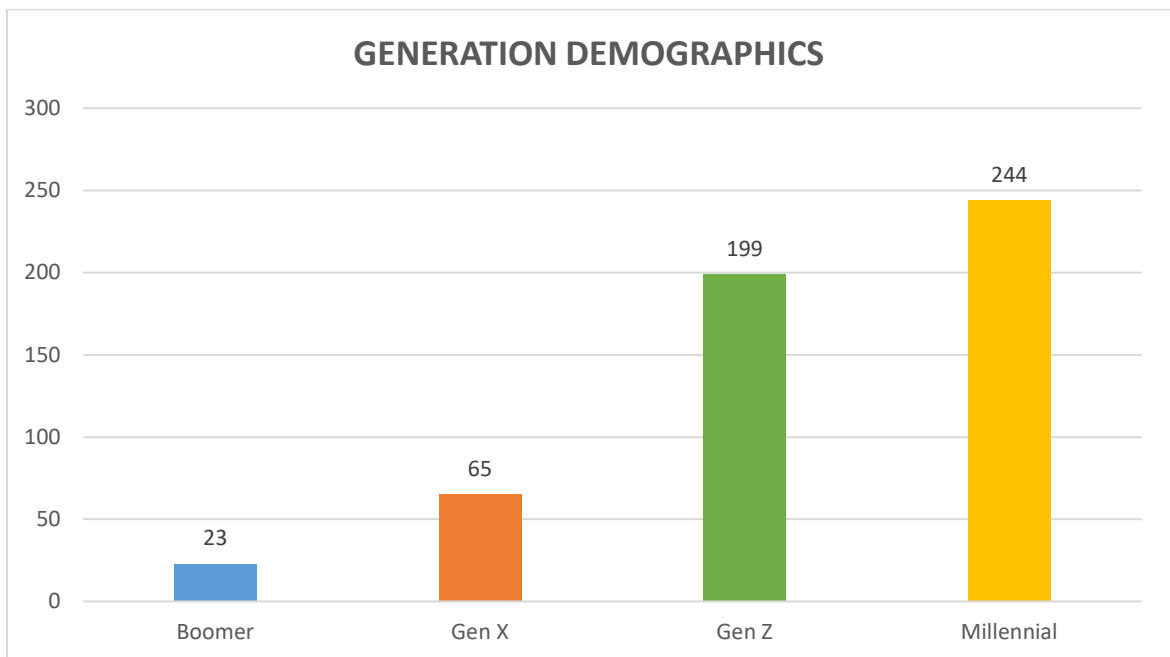
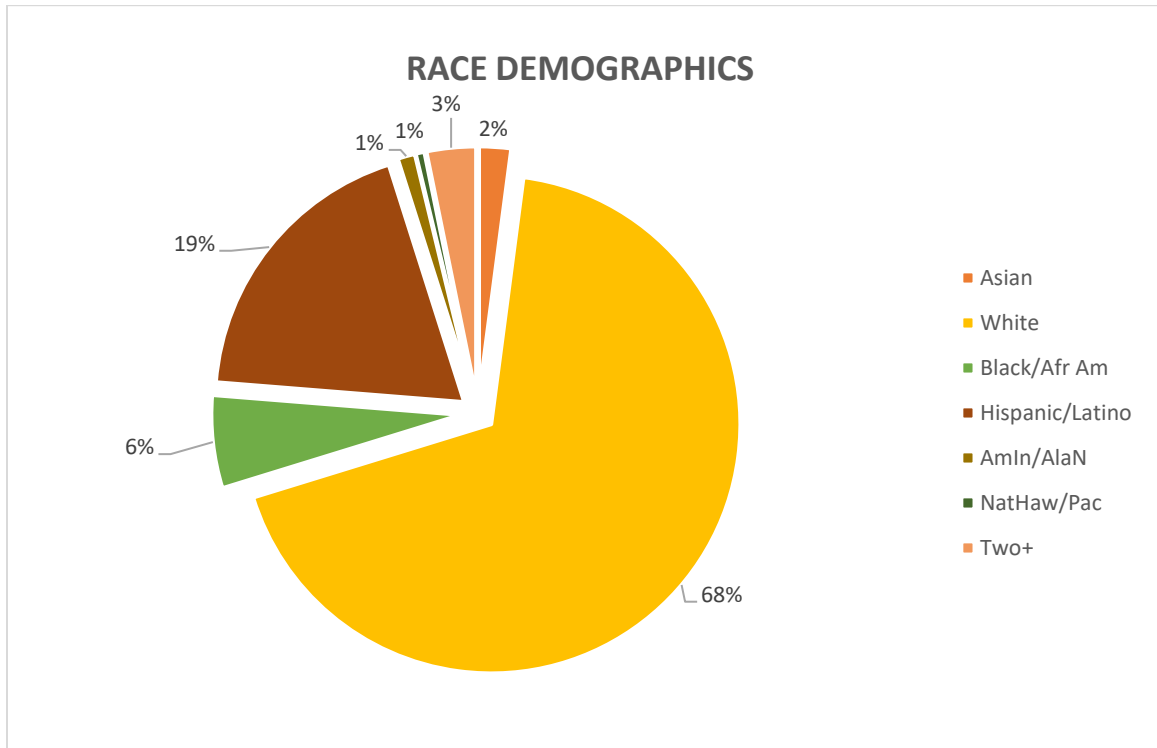
### Leaves:

- 27 employees on FMLA / 5.65% of workforce
  - 16 cases on intermittent
  - 11 cases on a block
- Top FMLA request reasons/conditions
  - Orthopedic (9)
  - FMLA-Child / Mental Health / Pulmonary (3)

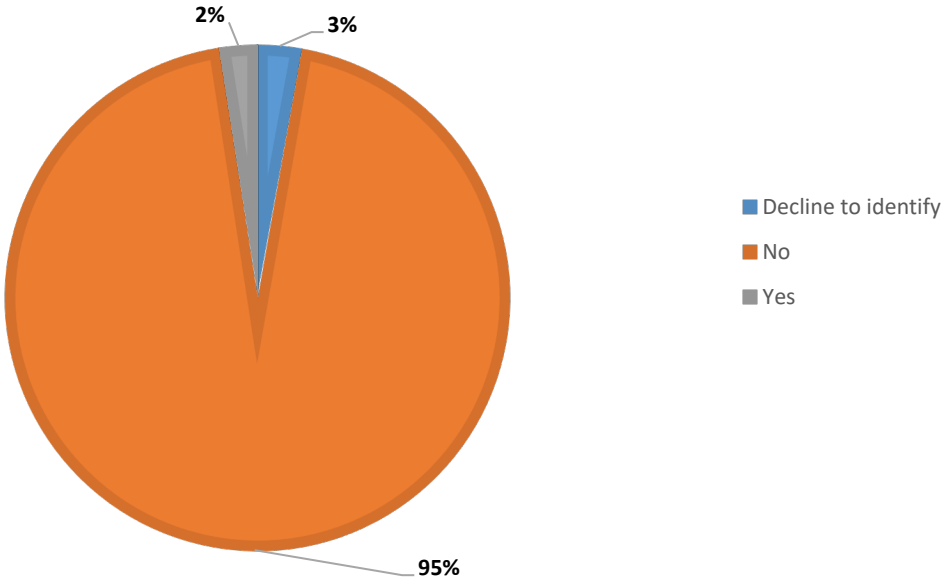
### Turnover:

- August turnover – 1.13%
  - FT – 1.05%
  - PT – 1.89%
- Year to date turnover – 23.35%
  - FT – 17.99%
  - PT – 71.70%

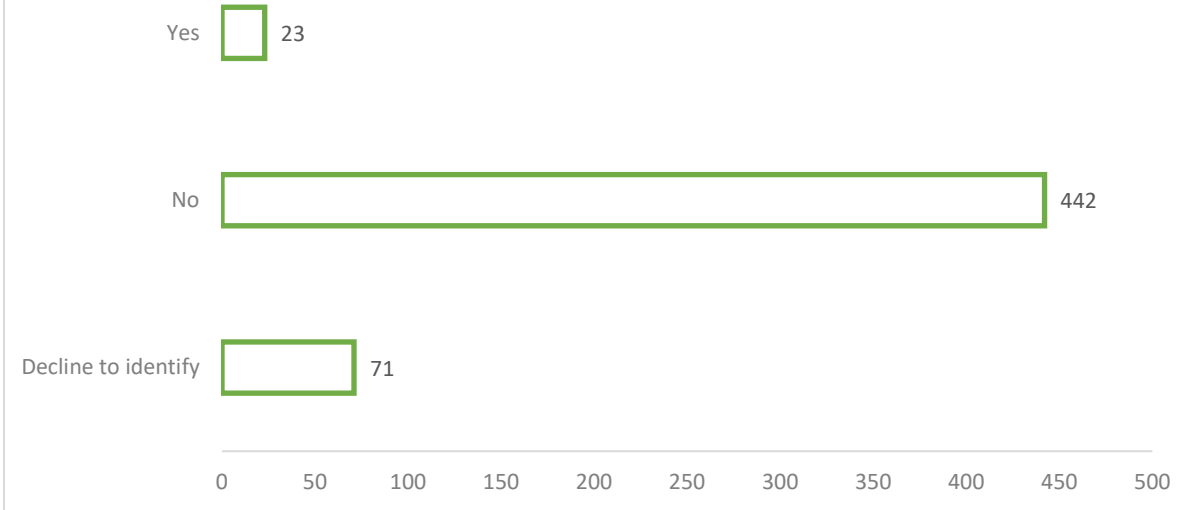
# AUGUST 2023 DIVERSITY STATISTICS

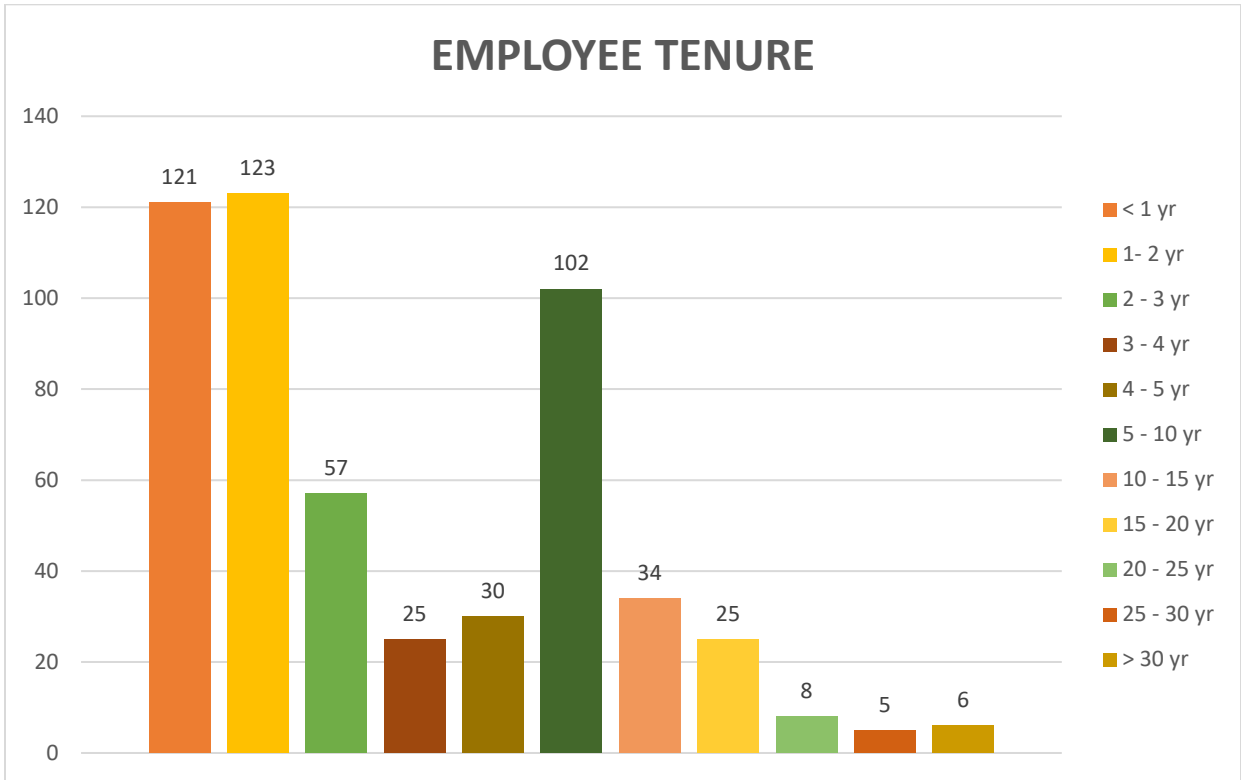
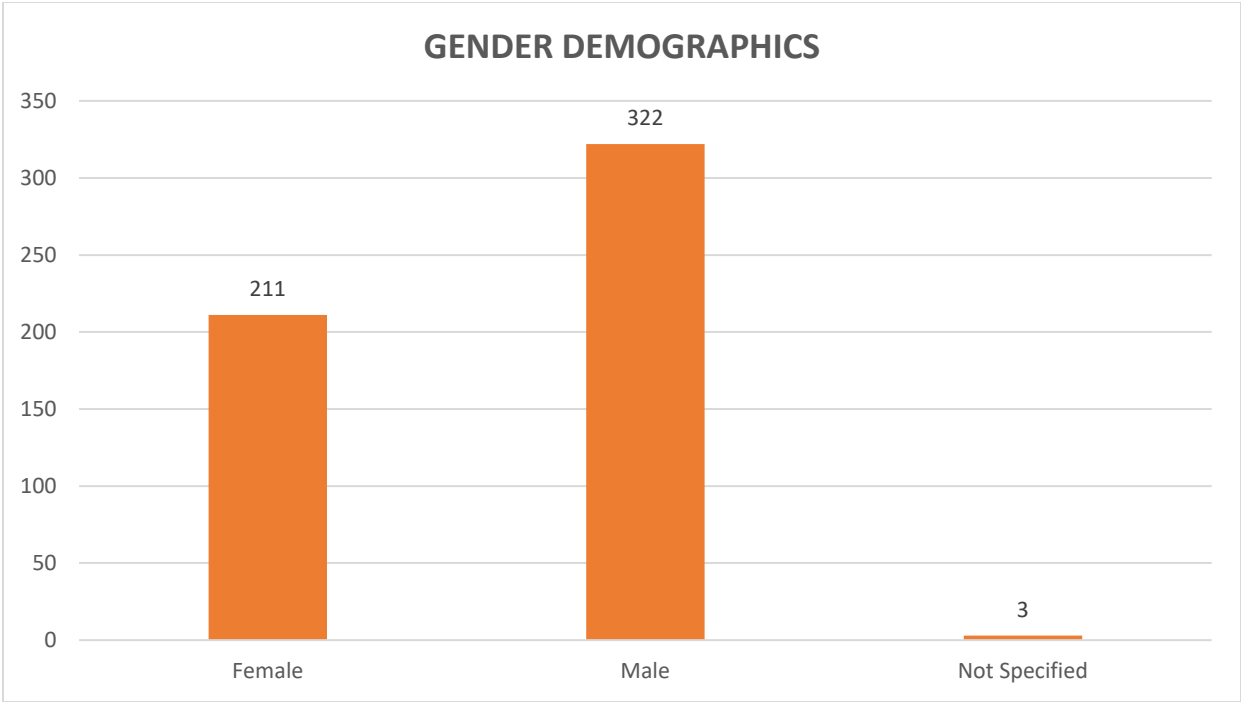


### DISABILITY DEMOGRAPHICS



### VETERAN DEMOGRAPHICS





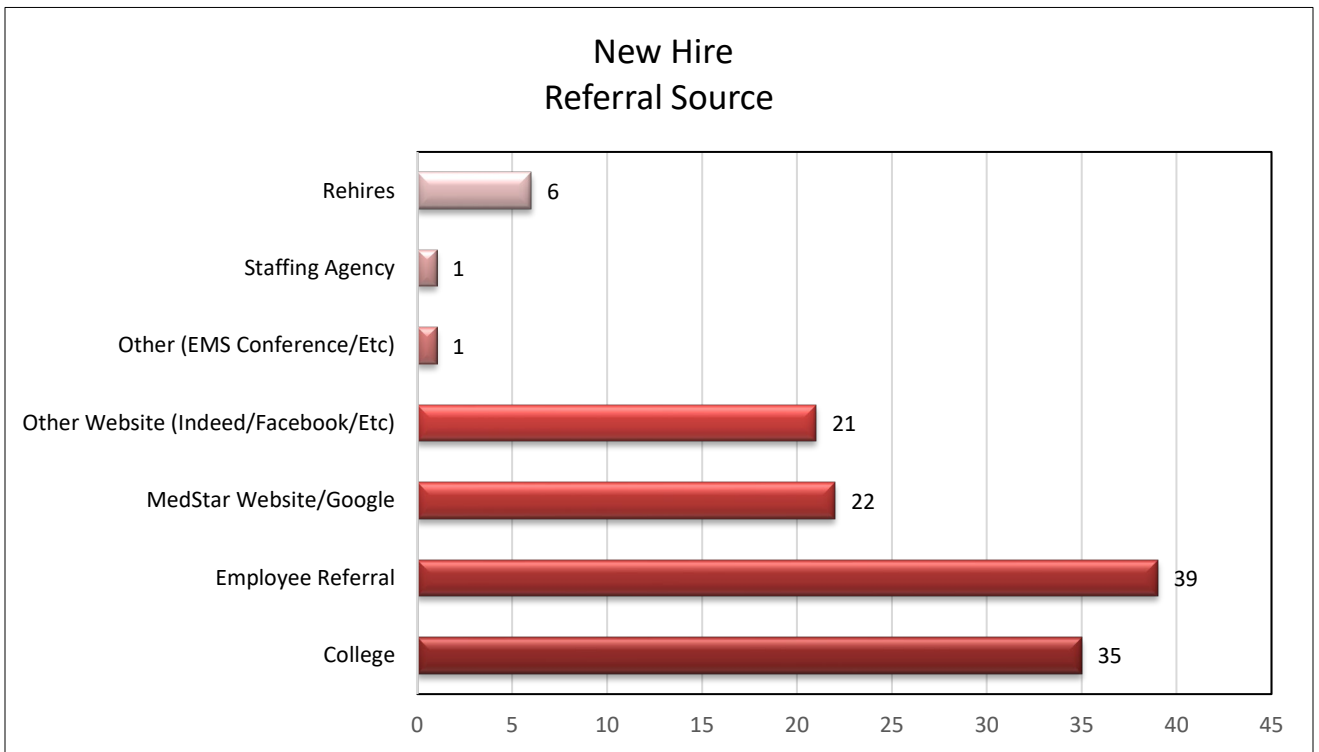
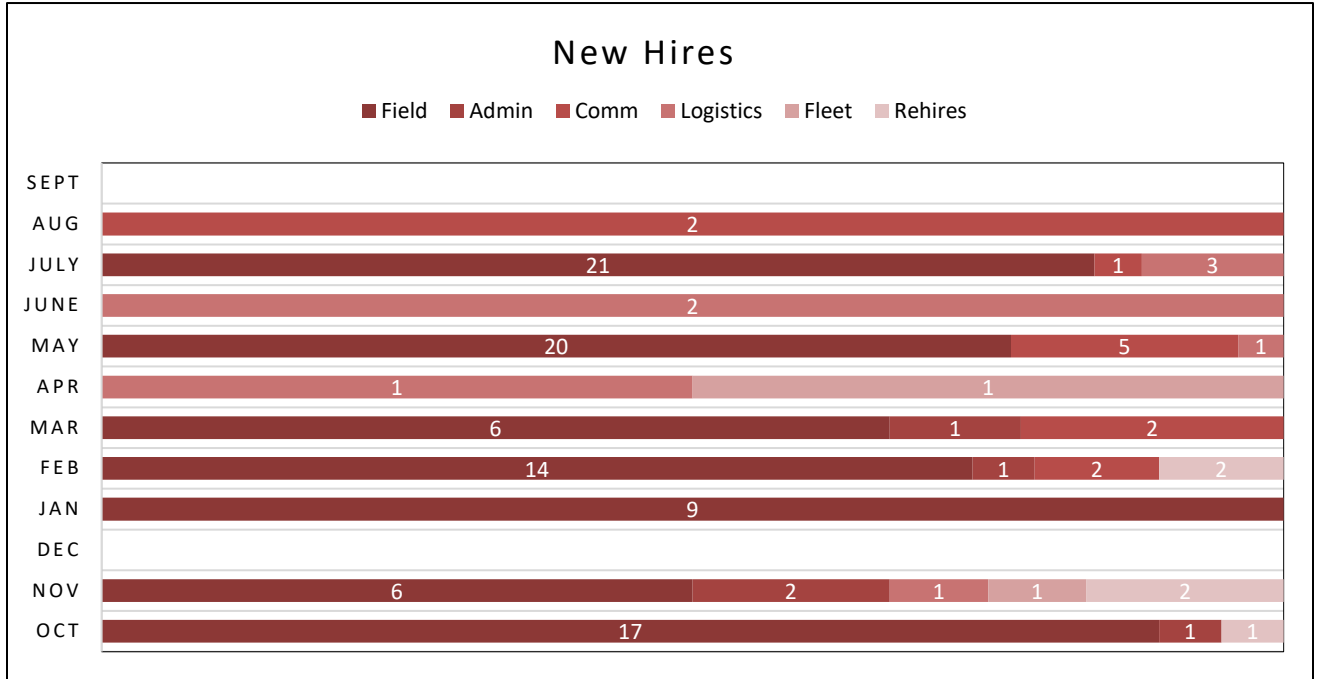
**FMLA Leave of Absence (FMLA Detailed Report)**  
**Fiscal Year 10/01/2022 thru 08/31/2023**  
**Percentages by Department/Conditions**

Conditions	
Cardiology	1
Digestive	1
FMLA - Child	3
FMLA - Parent	1
FMLA - Spouse	2
Internal Medicine	1
Mental Health	3
Neurological	1
Obstetrics/Gynecology	1
Oncology	1
Orthopedic	9
Pulmonary	3
<b>Grand Total</b>	<b>27</b>

Percentage by Department						
Department	# of Ees	# on FMLA	% by FTE	% by FMLA	% by Dept HC	
Advanced	143	6	1.26%	22.22%	4.20%	
Basic	172	5	1.05%	18.52%	2.91%	
Business Office	12	2	0.42%	7.41%	16.67%	
Communications	41	5	1.05%	18.52%	12.20%	
Mobile Integrated Health	10	2	0.42%	7.41%	20.00%	
Controller - Payroll, Purchasing, A/P	6	1	0.21%	3.70%	16.67%	
Support Services - Facilities, Fleet, S.E., Logistics	25	6	1.26%	22.22%	24.00%	
<b>Grand Total</b>	<b>409</b>	<b>27</b>				
<b>Total # of Full Time Employees - August 2023</b>	<b>478</b>					
<b>% of Workforce using FMLA</b>	<b>5.65%</b>					
<b>TYPE OF LEAVES UNDER FMLA</b>	<b># of Ees</b>	<b>% on Leave</b>				
Intermittent Leave	16	59.26%				
Block of Leave	11	40.74%				
<b>Total</b>	<b>27</b>	<b>100.00%</b>				

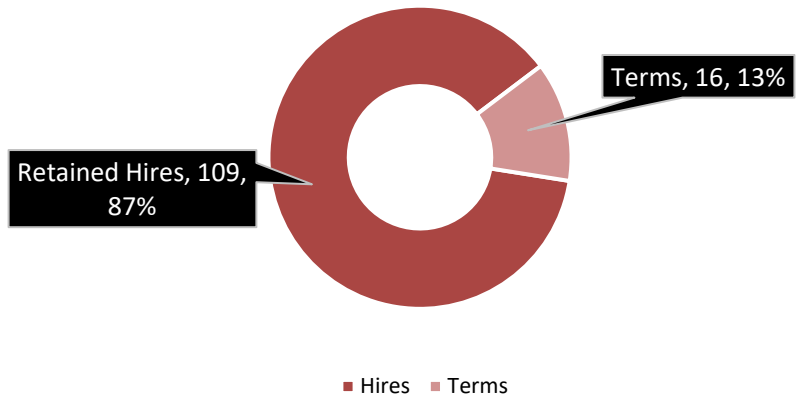
# Recruiting & Staffing Report

Fiscal Year 2022-2023





## 2022-2023 FY Separations



**Fiscal Year Statistics**  
**Total hires to date 125**  
**Total separations from hires 16**

**Separation Reasons:**  
**Better Opportunity – 3**  
**Unsatisfactory Introductory Period – 4**  
**Job Abandonment – 3**  
**Career Change – 1**  
**Personal – 4**  
**Attendance – 1**

**MedStar Mobile Health Care Separation Statistics August 2023**

Full Time Separations  
Part Time Separations  
Total Separations

Current Month		
Vol	Invol	Total
2	3	5
1	0	1
3	3	6

Year to Date		
Vol	Invol	Total
66	20	86
36	2	38
102	22	124

YTD Compared to Aug22		Headcount
22-Aug	%	Aug-22
101	21.40%	472
20	40.82%	49
121	23.22%	521
Difference	0.132%	

	Full Time	Part Time	Total
Total Turnover %	1.05%	1.89%	1.13%
Voluntary Turnover %	0.42%	1.89%	0.56%

	Full Time	Part Time	Total
	17.99%	71.70%	23.35%
	13.81%	67.92%	19.21%

**Separations by Department**

Full Time	Current Month		
	Vol	Invol	Total
Advanced	0	1	1
Basics	2	0	2
Business Office			
Communications	0	1	1
Controller - Payroll, Purchasing, A/P			
Executives			
Field Manager/Supervisors - Operations			
Field Operations Other	0	1	1
Health Information Systems			
Human Resources			
Information Technology			
Legal/Compliance			
Mobile Integrated Health			
Office of the Medical Director			
Public Information			
Support Services - Facilities, Fleet, S.E., Logistics			
<b>Total</b>	<b>2</b>	<b>3</b>	<b>5</b>

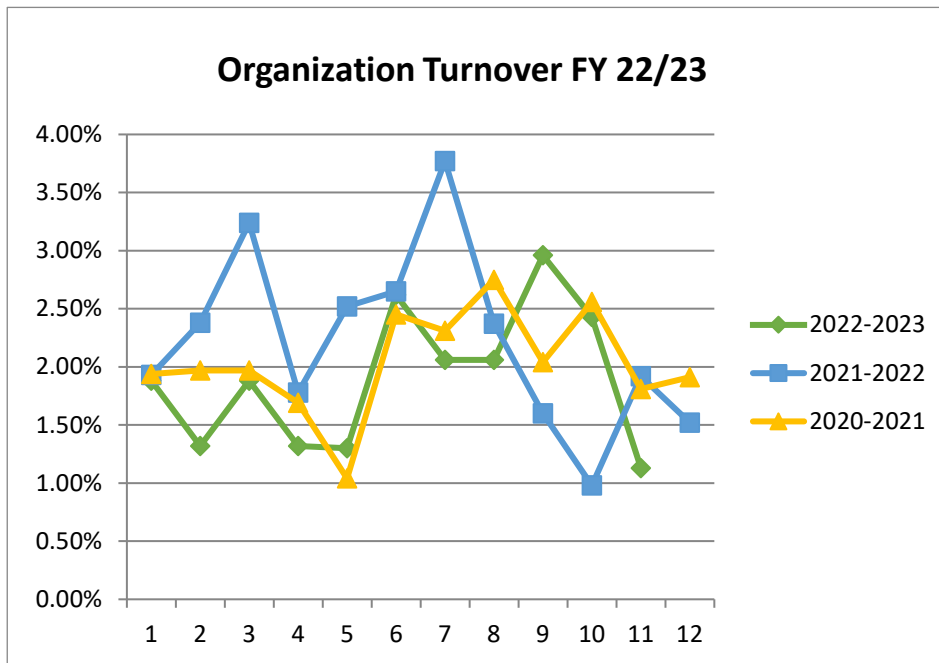
Year to Date			Headcount
Vol	Invol	Total	Aug-23
20	4	24	143
30	7	37	172
	1	1	12
9	2	11	41
			6
			8
1	0	1	24
0	2	2	9
1	0	1	2
0	1	1	6
0	2	2	5
			2
			10
2	0	2	12
			1
3	1	4	25
<b>66</b>	<b>20</b>	<b>86</b>	<b>478</b>

Part Time	Current Month		
	Vol	Invol	Total
Advanced	1	0	1
Basics			
Business Office			
Communications			
Controller - Payroll, Purchasing, A/P			
Executives			
Field Manager/Supervisors - Operations			
Field Operations Other			
Health Information Systems			
Human Resources			
Information Technology			
Legal/Compliance			
Mobile Integrated Health			
Office of the Medical Director			
Public Information			
Support Services - Facilities, Fleet, S.E., Logistics			
<b>Total</b>	<b>1</b>	<b>0</b>	<b>1</b>

Year to Date			Headcount
Vol	Invol	Total	Aug-23
13	0	13	20
19	2	21	22
3	0	3	2
			1
1	0	1	
			8
<b>36</b>	<b>2</b>	<b>38</b>	<b>53</b>

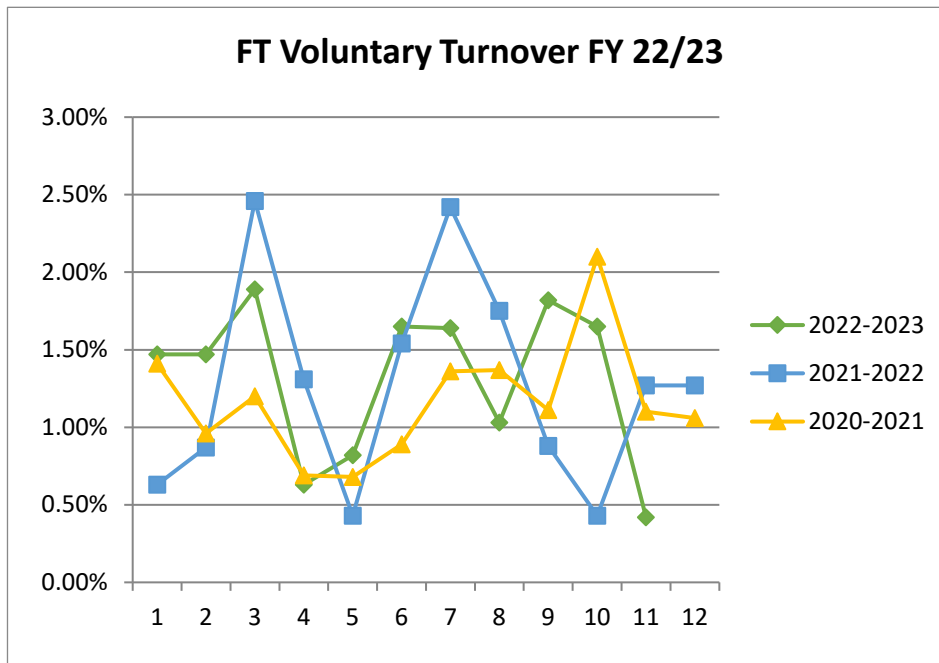
**MedStar Mobile Healthcare Turnover  
Fiscal Year 2022 - 2023**

	Full & Part Time Turnover			Full Time Only
	2022-2023	2021-2022	2020-2021	2022-2023
October	1.88%	1.93%	1.94%	1.89%
November	1.32%	2.38%	1.97%	1.47%
December	1.88%	3.24%	1.97%	1.89%
January	1.32%	1.78%	1.69%	0.63%
February	1.30%	2.52%	1.04%	1.22%
March	2.62%	2.65%	2.45%	1.65%
April	2.06%	3.77%	2.31%	1.85%
May	2.06%	2.37%	2.75%	1.85%
June	2.96%	1.60%	2.04%	2.63%
July	2.43%	0.98%	2.56%	2.27%
August	1.13%	1.92%	1.81%	1.05%
September		1.52%	1.91%	
Actual Turnover	22.01%	24.57%	16.17%	14.17%



**MedStar Mobile Healthcare Turnover  
Fiscal Year 2022 - 2023**

	<b>Full Time Voluntary Turnover</b>		
	<b>2022-2023</b>	<b>2021-2022</b>	<b>2020-2021</b>
October	1.47%	0.63%	1.41%
November	1.47%	0.87%	0.96%
December	1.89%	2.46%	1.20%
January	0.63%	1.31%	0.69%
February	0.82%	0.43%	0.68%
March	1.65%	1.54%	0.89%
April	1.64%	2.42%	1.36%
May	1.03%	1.75%	1.37%
June	1.82%	0.88%	1.11%
July	1.65%	0.43%	2.10%
August	0.42%	1.27%	1.10%
September		1.27%	1.06%
Actual Turnover	13.20%	15.25%	13.58%



# Tab F – FRAB

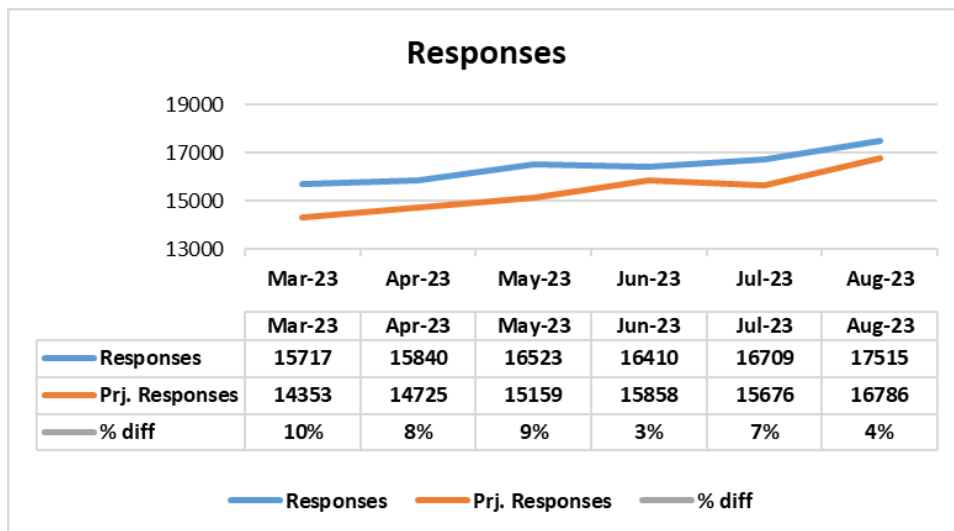
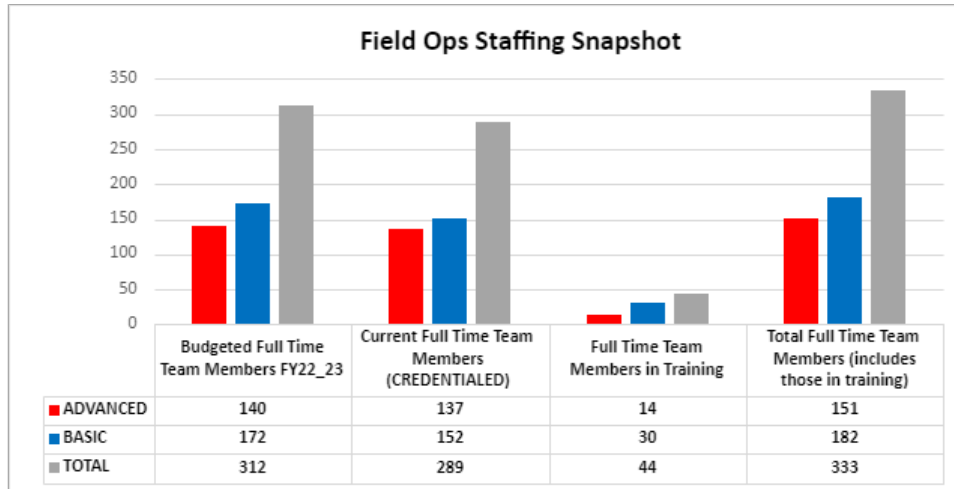
# Tab G – Operations

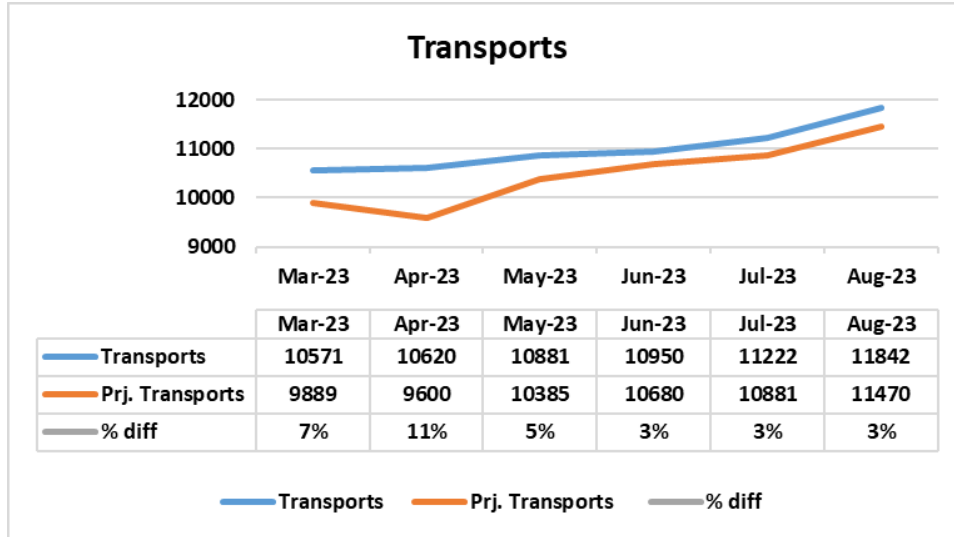
**Metropolitan Area EMS Authority dba MedStar Mobile Healthcare**

**Operations Report- August 2023**

The following summarizes significant operational items through August 31<sup>st</sup> , 2023

**Field Operations:**

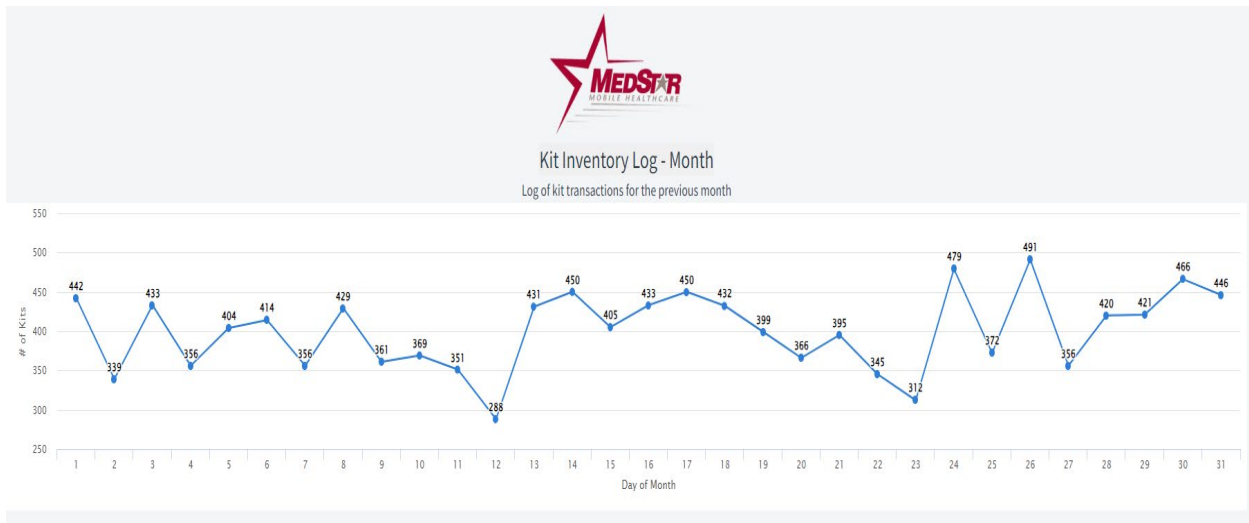




**Fleet/Logistics/Building Maintenance:**

- Secured long term pricing with vendors
- Continue procurement opportunities for lower rates on medical supplies/equipment

**Daily Kit Inventory Log Aug 2023**



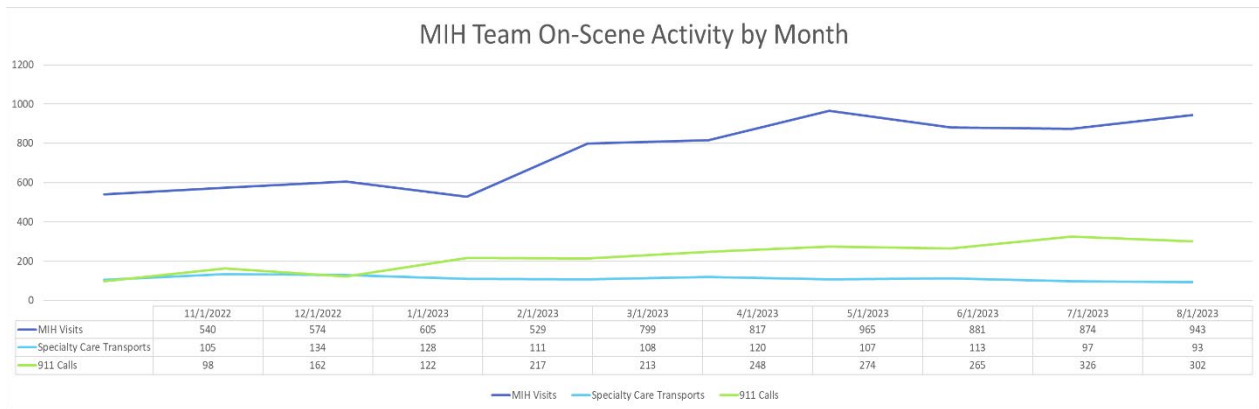


**Special Operations:**

- Completed 70 standby events for the month of August 2023
- Major events covered:
  - Area High School Football Games (7 Schools)
  - Local College Events (TCU & Texas Wesleyan)
  - Multiple PBR Events at Cowtown Coliseum

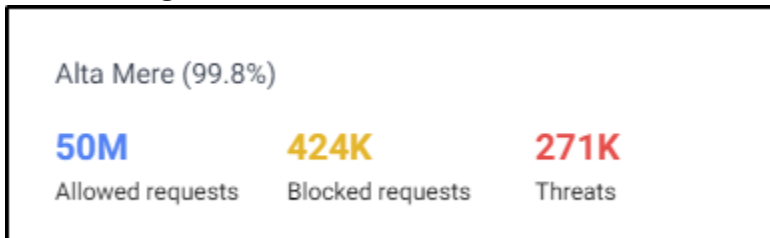
**Mobile Integrated Health:**

- 2,696 clients are currently enrolled
- 273 clients are pending enrollment
  - Admission/Readmission Avoidance: 40
  - High Utilization Group (HUG): 201
  - Overdose Response Team: 25
  - STAR: 7

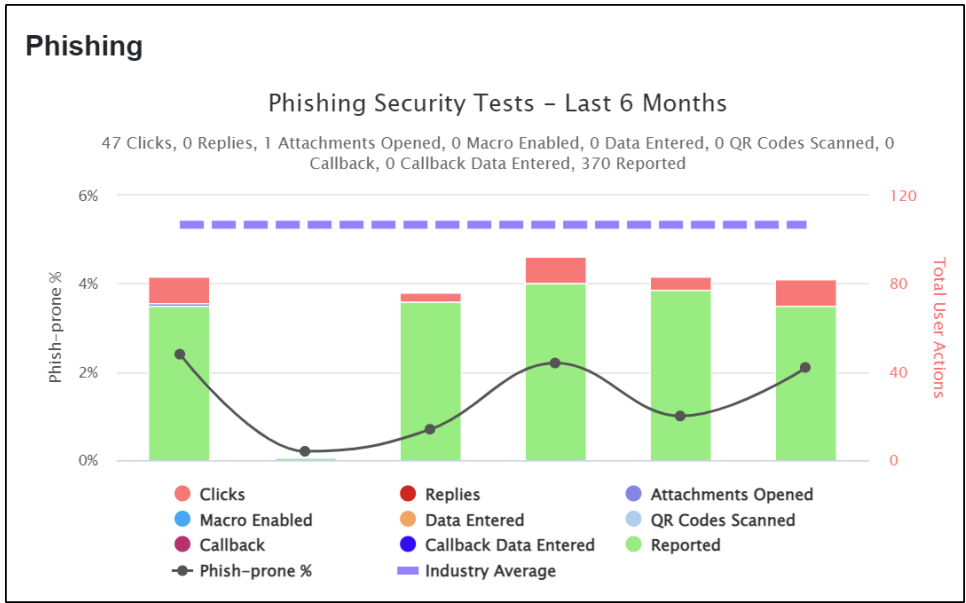


**Information Technology:**

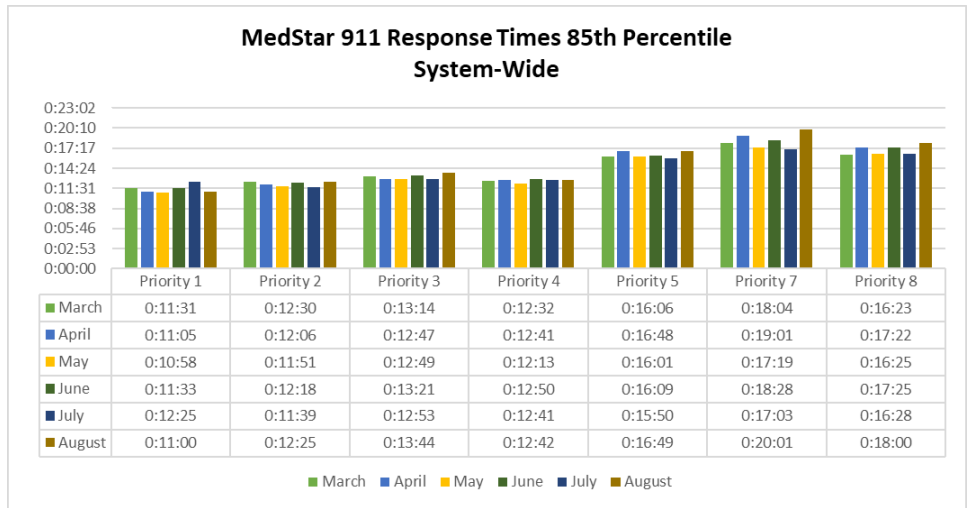
- Significant progress on the network refresh project.
- Completing installation of new cradles for mobile phones on the ambulances and replacing the old phones with the new supported models
- Continue to work with communications and operations team to strengthen technology redundancies for the communications center.
- Continue to identify and implement cost and service optimization strategies.
- Web filtering stats:



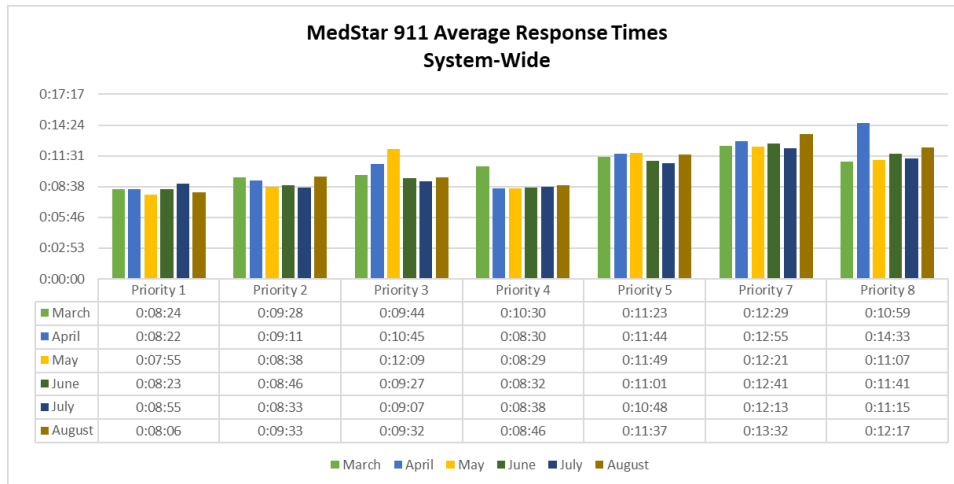
- Security Awareness Campaign:



**Business Intelligence:**



**Response times measured from phone answer time to arrival on scene**



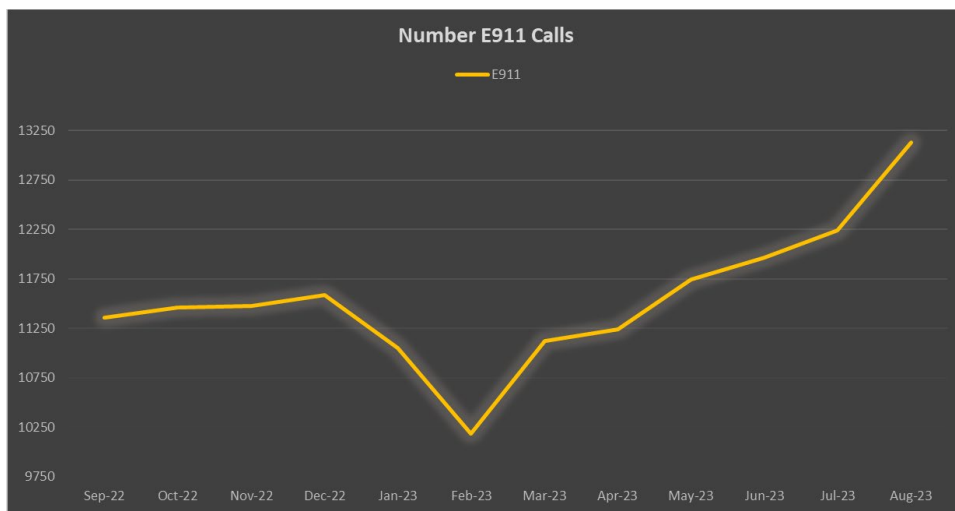
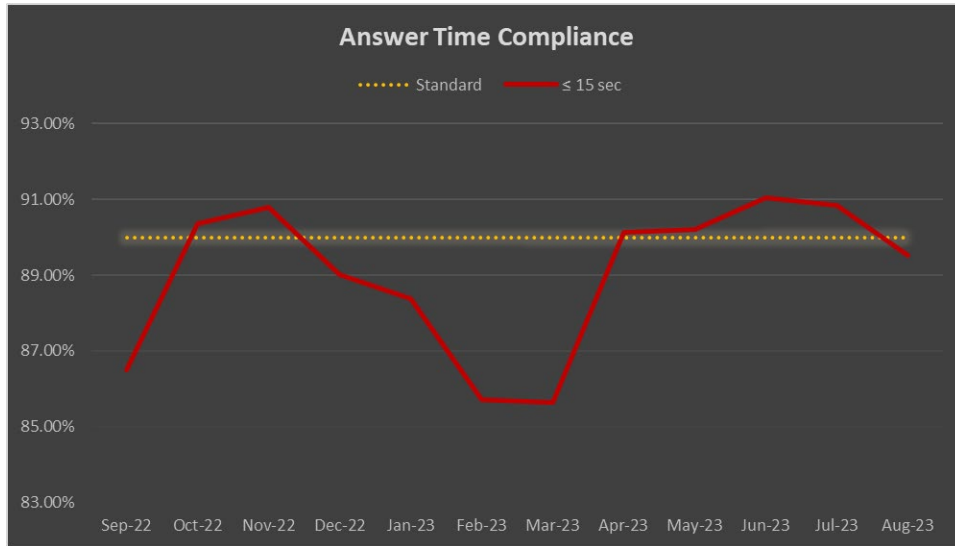
**Response times measured from phone answer time to arrival on scene**

**Communications:**

- Ten (10) controllers in various phases of training.
- Recruiting efforts to fill two (2) controller positions.
- EMD Quality Performance Review (QPR) through Priority Dispatch begins with August calls.
- Continual review and enhancement of LOGIS configuration to maintain optimal efficiency in deploying system resources.



	Admin In	Admin Out	Admin Total	Admin Avg Dur	E911	E911 Avg Dur	E911 Ans ≤ 15 sec	E911 Ans ≤ 20 sec	Total All Calls
<b>Jun 2023</b>	7,084	3,652	10,736	149.2	11,966	263.7	91.05%	93.14%	22,702
<b>Jul 2023</b>	7,632	3,715	11,347	150.7	12,244	268.0	90.84%	93.14%	23,591
<b>Aug 2023</b>	7,470	3,912	11,382	147.8	13,135	259.7	89.53%	92.12%	24,517



# Medstar Mutual Aid Response Report

Period: 08/01/2023 through 08/31/2023



## GIVEN

Aid TO	Total	Unit	Inc Date	Incident Number	Priority	Area	Problem	Cancel Reason Name	Resulted in TX
Arlington	5	M25	8/3/2023 2:55:18 PM	2877351	5	Arlington	17B04 - Falls - 5A		Yes
Arlington		M22	8/21/2023 2:17:44 PM	2903348	5	Arlington	26A05 - Sick Person (Specific Diagnosis) - 5A		Yes
Arlington		M34	8/25/2023 11:08:55 PM	2910656	7	Arlington	26A08 - Sick Person (Specific Diagnosis) - 7A		Yes
Arlington		M86	8/3/2023 3:22:30 PM	2877409	5	Arlington	26A10 - Sick Person (Specific Diagnosis) - 5A		Yes
Arlington		M72	8/13/2023 12:31:41 AM	2891046	5	Arlington	01A01 - Abdominal Pain / Problems - 5A		Yes

Benbrook

20

Benbrook	M55	8/4/2023 9:54:48 AM	2878421	3	Benbrook	26D01 - Sick Person (Specific Diagnosis) - 3A		Yes
Benbrook	M59	8/29/2023 10:09:57 AM	2915442	5	Benbrook	26A05 - Sick Person (Specific Diagnosis) - 5A		Yes
Benbrook	M37	8/22/2023 1:17:57 PM	2904739	2	Benbrook	31D02 - Unconscious / Fainting (Near) - 2A		Yes
Benbrook	M59	8/17/2023 9:03:43 PM	2897778	5	Benbrook	17B01 - G - Falls - On the ground or floor - 5A		Yes
Benbrook	M57	8/12/2023 3:21:21 PM	2890404	3	Benbrook	26C01 - Sick Person (Specific Diagnosis) - 3A		Yes
Benbrook	M70	8/19/2023 12:50:30 AM	2899704	5	Benbrook	10C03 - Chest Pain / Chest Discomfort (Non-Traumatic) - 5A		Yes
Benbrook	M46	8/13/2023 9:47:59 AM	2891470	7	Benbrook	26A08 - Sick Person (Specific Diagnosis) - 7A		Yes
Benbrook	M86	8/18/2023 11:32:42 PM	2899629	2	Benbrook	28C01 - J - Stroke (CVA) / Transient Ischemic Attack (TIA) - CLEAR evidence of stroke		Yes
Benbrook	M40	8/26/2023 10:11:31 PM	2912078	5	Benbrook	10C01 - Specialized Unscheduled Up-Care Transport - 5A		Yes

Benbrook	M70	8/7/2023 4:50:27 PM	2882976	2	Benbrook	31D02 - Unconscious / Fainting (Near) - 2A		Yes
Benbrook	M81	8/17/2023 3:20:16 PM	2897099	5	Benbrook	45A01 - Specialized Unscheduled Up-Care Transport - 5A		Yes
Benbrook	M22	8/21/2023 11:38:24 AM	2903191	5	Benbrook	45A01 - Specialized Unscheduled Up-Care Transport - 5A		Yes
Benbrook	M59	8/1/2023 11:58:07 AM	2874426	5	Benbrook	45A01 - k - Specialized Unscheduled Up-Care Transport - Unconscious /		Yes
Benbrook	M62	8/4/2023 9:34:31 AM	2876400	2	Benbrook	45C01 - Specialized Unscheduled Up-Care Transport - 2A		Yes
Benbrook	M33	8/8/2023 5:28:08 PM	2884623	5	Benbrook	45A01 - h - Specialized Unscheduled Up-Care Transport - Headache - 5A		Yes
Benbrook	M37	8/18/2023 1:28:26 PM	2898773	4	Benbrook	29801 - V - Vehicle vs. vehicle - Multiple patients - 4B		Yes
Benbrook	M59	8/2/2023 9:43:19 AM	2875615	5	Benbrook	45A01 - Specialized Unscheduled Up-Care Transport - 5A		Yes
Benbrook	M65	8/3/2023 11:22:36 AM	2877115	2	Benbrook	45C02 - Specialized Unscheduled Up-Care Transport - 2A		Yes

Benbrook	M72	8/13/2023 9:21:21 PM	2892123	5	Benbrook	26A02 - Sick Person (Specific Diagnosis) - 5A	Yes
Benbrook	M41	8/13/2023 5:30:12 PM	2891926	5	Benbrook	45A01 - Specialized Unscheduled Up-Care Transport - 5A	Yes

Johnson County

1

Johnson County	M62	8/4/2023 8:09:25 AM	2878302	5	Johnson County	01C03 - Abdominal Pain / Problems - 5A	Yes
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Crowley

2

Crowley	M41	8/22/2023 5:02:54 PM	2905263	5	Crowley	06C01 - Breathing Problems - 5A	Yes
Crowley	M24	8/1/2023 3:40:58 PM	2874664	3	Crowley	Z8C1Z - U - Stroke (CVA) / Transient Ischemic Attack (TIA) - Unknown when the symptoms started .	Yes



Richland Hills	M75	8/16/2023 11:52:04 AM	2895415	3	Richland Hills	26C01 - Sick Person (Specific Diagnosis) - 3A	Yes
Richland Hills	M33	8/25/2023 1:23:40 PM	2909535	5	Richland Hills	10C03 - Chest Pain / Chest Discomfort (Non-Traumatic) - 5A	Yes
Richland Hills	M26	8/30/2023 9:18:34 PM	2917572	2	Richland Hills	45C02 - Specialized Unscheduled Up-Care Transport - 2A	Yes
Richland Hills	M70	8/2/2023 1:51:08 PM	2875835	4	Richland Hills	29B05 - U - Vehicle vs. vehicle - Unknown number of patients - 4B	Yes
Richland Hills	M61	8/21/2023 8:25:47 AM	2902988	5	Richland Hills	20001 - H - Heat / Cold Exposure - Heat exposure - 5A	Yes
Richland Hills	M89	8/20/2023 4:20:47 PM	2902129	2	Richland Hills	31D03 - Unconscious / Fainting (Near) - 2A	Yes
Richland Hills	M20	8/25/2023 7:12:21 PM	2910271	4	Richland Hills	29B05 - Traffic Collision / Transportation Incident - 4B	Yes
Richland Hills	M24	8/25/2023 6:44:41 PM	2910231	2	Richland Hills	12D02 - Convulsions / Seizures - 2A	Yes
Richland Hills	M45	8/30/2023 8:35:46 AM	2916780	4	Richland Hills	29B05 - V - Vehicle vs. vehicle - Multiple patients - 4B	Yes
Richland Hills	M20	8/12/2023 6:02:06 PM	2890670	5	Richland Hills	13C01 - Diabetic Problems - 5A	Yes

Richland Hills	M44	8/16/2023 7:53:11 AM	2895202	2	Richland Hills	23C01 - A - Overdose / Poisoning (Ingestion) - Accidental - 2A	Yes
Richland Hills	M75	8/16/2023 8:28:11 AM	2895226	2	Richland Hills	17D04 - Falls - 2A	Yes
Richland Hills	M46	8/25/2023 5:10:23 PM	2910043	2	Richland Hills	01D01 - Abdominal Pain / Problems - 5A	Yes
Richland Hills	M25	8/16/2023 9:57:13 AM	2895320	5	Richland Hills	13C01 - Diabetic Problems - 5A	AMA - Assessed and/or Treated & Released
Richland Hills	M25	8/14/2023 12:06:20 PM	2892821	5	Richland Hills	45C03 - Specialized Unscheduled Up-Care Transport - 5A	Yes
Richland Hills	M25	8/30/2023 11:49:00 AM	2917000	5	Richland Hills	26A05 - Sick Person (Specific Diagnosis) - 5A	Yes
Richland Hills	M75	8/15/2023 6:48:17 PM	2894695	5	Richland Hills	AMA - Assessed and/or Treated & Released	No
Richland Hills	M25	8/25/2023 5:00:40 AM	2908927	5	Richland Hills	17B01 - Falls - 5A	Yes

Tarrant County	M76	8/26/2023 1:45:27 PM	2911374	5	Tarrant County	17B04 - Falls - 5A	Yes
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Tarrant County	M58	8/14/2023 12:13:49 PM	2892927	8	Tarrant County	25B03 - Psychiatric / Abnormal Behavior / Suicide Attempt - 8B		Yes
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48

**Total Given**

**RECEIVED**

Aid FROM	Total	Aid FROM	Unit	Inc Date	Incident Number	Priority	Area	Problem	Cancel Reason Name	Resulted in TX
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8

Arlington

Arlington	AMR Arlington 1	8/13/2023 1:36:23 AM	2891124	5	Fort Worth	26A02 - Sick Person (Specific Diagnosis) - 5A		No
Arlington	AMR Arlington 1	8/20/2023 12:19:05 PM	2901825	5	Fort Worth	31C03 - Unconscious / Fainting (Near) - 5A		Yes
Arlington	AMR Arlington 1	8/25/2023 20:44	2910504	2	Fort Worth	12C04 - Convulsions / Seizures - 2A		Yes

Arlington	AMR Arlington 1	8/5/2023 10:48:48 AM	2879948	5	Fort Worth	26A03 - Sick Person (Specific Diagnosis) - 5A	No
Arlington	AMR Arlington 2	8/5/2023 10:53:32 AM	2879985	8	Haltom City	25O01 - Psychiatric / Abnormal Behavior / Suicide Attempt - 8B	Yes
Arlington	AMR Arlington 1	8/5/2023 11:10:43 AM	2879974	7	Fort Worth	26A08 - Sick Person (Specific Diagnosis) - 7A	Yes
Arlington	AMR Arlington 1	8/5/2023 1:22:21 PM	2880152	4	Forest Hill	29B01 - V - Vehicle vs. vehicle - Multiple patients - 4B	No
Arlington	AMR Arlington 1	8/23/2023 6:12:13 PM	2906768	7	Fort Worth	26A08 - Sick Person (Specific Diagnosis) - 7A	Yes

Benbrook

1

Benbrook	Benbrook Medic 1	8/20/2023 7:52:41 PM	2902448	2	Fort Worth	06D02 - E - Breathing Problems - COPD (Emphysema/Chronic bronchitis) - 2A	Yes
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Crowley

3

Crowley	Crowley 254	8/21/2023 17:34	2903738	2	Burleson	13D01 - Diabetic Problems - 2A	No
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Crowley	Crowley 254	8/22/2023 11:41	2904606	2	Burleson	45C01 - Specialized Unscheduled Up- Care Transport - 2A	Yes
Crowley	Crowley 54	8/24/2023 17:45	2908328	M	Burleson	09E01 - Cardiac or Respiratory Arrest / Death - 1A	Yes

Eagle Mountain

12

Eagle Mountain	Eagle Mountain	8/25/2023 11:08:04 AM	2909370	7	Fort Worth	30A03 - Traumatic Injuries (Specific) - 7A	Yes
Eagle Mountain	Eagle Mountain	8/11/2023 5:43:20 PM	2889244	5	Fort Worth	25D03 - Psychiatric / Abnormal Behavior / Suicide Attempt - 5A	Yes
Eagle Mountain	Eagle Mountain	8/30/2023 4:17:44 AM	2916604	2	Saginaw	31D04 - Unconscious / Fainting (Near) - 2A	Yes
Eagle Mountain	Eagle Mountain	8/20/2023 5:03:42 PM	2902205	5	Fort Worth	26C02 - Sick Person (Specific Diagnosis) - 5A	Yes
Eagle Mountain	Eagle Mountain	8/17/2023 8:49:39 PM	2897770	5	Lake Worth	06D04 - Breathing Problems - 5A	Yes
Eagle Mountain	Eagle Mountain	8/22/2023 18:17	2905410	3	Fort Worth	29802 - V - Vehicle vs. vehicle - Multiple patients - 3A	Yes
Eagle Mountain	Eagle Mountain	8/17/2023 11:09:05 AM	2896706	2	Fort Worth	31D02 - Unconscious / Fainting (Near) - 2A	AMA - Assessed and/or Treated & Released No

Eagle Mountain	Eagle Mountain	8/17/2023 6:00:57 PM	2897378	2	Fort Worth	38C01 - Advanced SEND (Medical Miranda) - 2A	No
Eagle Mountain	Eagle Mountain	8/27/2023 6:29:03 AM	2912466	3	Fort Worth	31A01 - Unconscious / Fainting (Near) - 3A	No
Eagle Mountain	Eagle Mountain	8/11/2023 10:15:09 AM	2888499	2	Fort Worth	06D02 - Breathing Problems - 2A	Yes
Eagle Mountain	Eagle Mountain	8/21/2023 4:54:33 PM	2903641	3	Saginaw	10D05 - Chest Pain / Chest Discomfort (Non-Traumatic) - 5A	Yes
Eagle Mountain	Eagle Mountain	8/5/2023 11:09:53 AM	2879966	2	Fort Worth	06D02 - Breathing Problems - 2A	No

Johnson County	AMR JC 1	8/11/2023 15:56	2889020	5	Burleson	20B01 - H - Heat / Cold Exposure - Heat exposure - 5A	Yes
Johnson County	AMR JC 1	8/17/2023	2897550	5	Burleson	17B04 - G - Falls - On the ground or floor - 5A	Yes

Justin EMS	Justin EMS	8/15/2023 12:58:43 PM	2894271	2	Fort Worth	10D02 - Chest Pain / Chest Discomfort (Non-Traumatic) - 2A	Yes
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Life Care EMS	Life Care EMS (Willow Park)	8/1/2023 4:45:52 PM	2874756	5	Fort Worth	45A01 - Specialized Unscheduled Up-Care Transport - 5A	Yes
Life Care EMS	Life Care EMS (Willow Park)	8/23/2023 10:14:35 PM	2907080	7	Fort Worth	05A02 - Back Pain (Non-Traumatic or Non-Recent Trauma) - 7A	Yes
Life Care EMS	Life Care EMS (Willow Park)	8/18/2023 5:29:34 AM	2898155	5	Fort Worth	01C06 - Abdominal Pain / Problems - 5A	Yes

Richland Hills	RH 291	8/18/2023 2:24:41 PM	2898855	1	Haltom City	09E01 - Cardiac or Respiratory Arrest / Death - 1A	No
Richland Hills	RH 291	8/29/2023 8:48:12 AM	2915320	5	Haltom City	26A10 - Sick Person (Specific Diagnosis) - 5A AMA - Assessed and/or Treated & Released	No

Watauga	Watauga	8/11/2023 18:05	2889324	4	Fort Worth	29B05 - V - Vehicle vs. vehicle - Multiple patients - 4B	No
Watauga	Watauga	8/25/2023 2:03:13 PM	2509621	5	Fort Worth	06D04 - Breathing Problems - 5A	Yes
Watauga	Watauga	8/18/2023 6:31:26 PM	2899322	1	Fort Worth	11E01 - F - Choking Food - 1A	Yes
Watauga	Watauga	8/24/2023 10:31:52 AM	2907653	5	Fort Worth	26A10 - Sick Person (Specific Diagnosis) - 5A	Yes
Watauga	Watauga	8/26/2023 8:42:52 PM	2911977	3	Haltom City	31C02 - Unconscious / Fainting (Near) - 3A	Yes
Watauga	Watauga	8/18/2023 5:28:19 AM	2898153	5	Fort Worth	17B01 - G - Falls - On the ground or floor - 5A	Yes
Watauga	Watauga	8/17/2023 9:47:02 AM	2896597	4	Fort Worth	29B01 - V - Vehicle vs. vehicle - Multiple patients - 4B	No
Watauga	Watauga	8/5/2023 10:51:53 AM	2879925	2	Haltom City	29D02 - I - Auto vs. motorcycle - Auto vs. bicycle/Auto vs. motorcycle - 2A	Yes
Watauga	Watauga	8/5/2023 1:26:52 PM	2880163	3	Fort Worth	31A01 - Unconscious / Fainting (Near) - 3A	No
Watauga	Watauga	8/11/2023 4:30:50 PM	2889089	5	Haltom City	17B01 - Falls - 5A	Yes



Watauga	Watauga	8/11/2023 1:29:30 PM	2888838	8	Fort Worth	16A01 - Eye Problems / Injuries - 8B		No
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**Total Received**

44

# Tab H – Compliance and Legal



## **Legal Team Report August 17<sup>th</sup>- September 19, 2023**

### **Compliance Officer Duties**

- Completed a DSHS EMS Provider site inspection and field audit.
- Assisted multiple MAEMSA jurisdiction Police departments with multiple criminal investigations, records requests, missing persons investigations, and crew member statements, witness interviews as needed.
- Assisted Tarrant County Medical Examiner's office with multiple death investigations, and records requests.

### **Paralegal Duties**

- 24 DFPS reports were made for suspected abuse, neglect, or exploitation.
- Provided internal legal support for the team members and processed requests regarding legal matters. 6 Subpoenas(s) for witness appearance processed and served.
- Conducted internal affairs employee investigation(s) regarding various complaints, and conduct.
- Hosted 3 Pre-Trial meeting were held with the Tarrant Co. District Attorney's Office.
- Reviewed multiple legal & privacy matters with field crewmembers, HR and OMD, provided legal guidance as needed.
- Drafted, reviewed, negotiated, and executed multiple agreements with outside parties for various internal departments for building maintenance, medical services, medical research, and other various business matters.

Chad Carr  
Compliance Officer  
General Counsel Paralegal  
ACO, CAPO, CRC, EMT-P

# Tab I – EPAB

# COMMONLY USED ACRONYMS

## A

ACEP – American College of Emergency Physicians  
ACEP – American Academy of Pediatrics  
ACLS – Advanced Cardiac Life Support  
AED – Automated External Defibrillator  
ALJ – Administrative Law Judge  
ALS – Advance Life Support  
ATLS – Advanced Trauma Life Support

## B

BLS – Basic Life Support  
BVM – Bag-Valve-Mask

## C

CAAS – Commission on Accreditation of Ambulance Services (US)  
CAD – Computer Aided Dispatch  
CAD – Coronary Artery Disease  
CCT – Critical Care Transport  
CCP – Critical Care Paramedic  
CISD – Critical Incident Stress Debriefing  
CISM – Critical Incident Stress Management  
CMS – Centers for Medicare and Medicaid Services  
CMMI - Centers for Medicare and Medicaid Services Innovation  
COG – Council of Governments

## D

DFPS – Department of Family and Protective Services  
DSHS – Department of State Health Services  
DNR – Do Not Resuscitate

## E

ED – Emergency Department  
EKG – ElectroCardioGram  
EMD – Emergency Medical Dispatch (protocols)  
EMS – Emergency Medical Services  
EMT – Emergency Medical Technician  
EMTALA – Emergency Medical Treatment and Active Labor Act  
EMT – I – Intermediate  
EMT – P – Paramedic  
ePCR – Electronic Patient Care Record  
ER – Emergency Room

## F

FFS – Fee for service  
FRAB – First Responder Advisory Board  
FTE – Full Time Equivalent (position)  
FTO – Field Training Officer  
FRO – First Responder Organization

## G

GCS – Glasgow Coma Scale  
GETAC – Governor’s Emergency Trauma Advisory Council

## H

HIPAA – Health Insurance Portability & Accountability Act of 1996

## I

ICD – 9 – International Classification of Diseases, Ninth Revision  
ICD -10 – International Classification of Diseases, Tenth Revision  
ICS – Incident Command System

## J

JEMS – Journal of Emergency Medical Services

## K

## L

LMS – Learning Management System

## M

MAEMSA – Metropolitan Area EMS Authority  
MCI – Mass Casualty Incident  
MI – Myocardial Infarction  
MICU – Mobile Intensive Care Unit  
MIH – Mobile Integrated Healthcare

# COMMONLY USED ACRONYMS

## **N**

NAEMSP – National Association of EMS Physicians  
NAEMT – National Association of Emergency Medical Technicians  
NEMSAC – National EMS Advisory Council (NHTSA)  
NEMSIS – National EMS Information System  
NFIRS – National Fire Incident Reporting System  
NFPA – National Fire Protection Association  
NIMS – National Incident Management System

## **O**

OMD – Office of the Medical Director

## **P**

PALS – Pediatric Advanced Life Support  
PHTLS – Pre-Hospital Trauma Life Support  
PSAP – Public Safety Answering Point (911)  
PUM – Public Utility Model

## **Q**

QRV – Quick Response Vehicle

## **R**

ROSC – Return of Spontaneous Circulation  
RFQ – Request for Quote  
RFP – Request for Proposal

## **S**

SSM – System Status Management  
STB – Stop the Bleed  
STEMI – ST Elevation Myocardial Infarction

## **T**

## **U**

## **V**

VFIB – Ventricular fibrillation; an EKG rhythm

## **W**

## **X/Y/Z**