University HOSPITAL
Newark, NJ

The Board of Directors of University Hospital
Public Meeting
March 26, 2026
10:00 a.m.

Via Zoom
University Hospital
Newark, New Jersey

Present In-Person: Sarah Adelman, Chair; Mr. Joseph Baumann, Vice-Chair; Dr. Rev. David Jefferson;

Present-Virtually: Cecile A. Feldman, DMD, MBA; Mary O'Dowd, MPH; Dr. Mark Lattouf; Heather Howard; Robert L. Johnson, MD; Ketlen Alsbrook; First Lady Baraka; Tracie DeSarno; Sheriff Amir Jones; Amy Murtha, MD

MINUTES

I. Opening Statement and Roll Call

Chairwoman Adelman welcomed all in attendance, called the meeting to order and asked McKenzie Wilson Esq., Corporate Secretary, to read University Hospital's statement of compliance with the Senator Byron M. Baer Open Public Meetings Act and the New Jersey Medical and Health Sciences Education Restructuring Act and call the roll. With a quorum of members present, the meeting convened at 10:01 a.m.

II. Clinical Spotlight: Cardiology Heart Health Awareness Presentation- Dr. Alfonso Waller

Dr. Alfonso Waller provided a presentation on Cardiology Health Awareness at University Hospital. Dr. Waller provided some statistics regarding cardiovascular diseases throughout the country, New Jersey, and Essex County. He then went on to explain the different ways that cardiovascular issues are treated at University Hospital, and what type of medications are used for these treatments. Dr. Waller closed by highlighting the department and some of the awards that they have won, as well as some of the advantages that the University Pharmacy has for patients that need medications for these treatments.

III. Patient Safety Story

Ms. Carole Johnson provided a patient safety story regarding the great work of one of the University Hospital staff members. A member of the patent relations team, had worked with a troubled patient to make sure that they were returned to the community in a stable condition, by making sure that the individual had found proper housing for them and had the right medications for their diagnosis. The University Hospital team member had really gone above and beyond for the member of the community.

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IV. Report of the President and Chief Executive Officer

Ms. Carole Johnson provided a report to the committee; she started off by providing some insights to the new board members of some statistics about University Hospital, both daily and yearly. She then provided some images of the construction at University Hospital and the progress that is ongoing throughout the campus. She then went on to highlight the current facility improvements on campus, including the cafeteria refresh and the Liver Center Expansion. Ms. Johnson then went on to highlight some of the patient, employee and community engagement events that had taken place at University Hospital.

Next, Ms. Johnson spoke of the recent engagement with local and state elected officials, including a tour of University Hospital by both Governor Sherrill, and the 29th Legislative District elected officials. She then closed by highlighting the current status of where University hospital was sitting both in the upcoming New Jersey State Budget process, as well as the upcoming funding cuts, with an especial focus on the Medicaid cuts that will be starting on January 2027.

V. Review and Approval of Board Meeting Minutes of November 20th, 2025

Chairwoman Adelman called for a motion to approve the minutes of November 20th, 2025, meeting. Mr. Baumann motioned for approval of the meeting minutes; the motion was approved by only the members of the committee who were not newly appointed.

IV. Discussion Items and Reports

A. FY26 Second Quarter Financials-Gary Huck

Mr. Gary Huck provided an update on the FY Q2 financial statements and the fiscal year-to-date statements for University Hospital. He explained that the current accounts receivable was down roughly $6 million dollars, however that number should be made up with the continued efforts of the EPIC Resolute system that was implemented roughly one year ago. He then explained that deferred revenues were up, as well as volumes and discharges.

B. Medical Office Building Procurement Update – Ms. McKenzie Wilson

Ms. McKenzie Wilson, Chief Legal Officer, provided a presentation of the current stats of the Masterplan project at University Hospital. She highlighted the status of the ADMB building construction and shared pictures of what the site currently looks like. She then went on to highlight the next phase of the project, which is the construction of the Medical Office Building (MOB) that University Hospital is currently in the process of finding a developer for. She also then went on to explain the next phases of the project which would include the demolition of the existing DOC building, as well as the construction of the new hospital tower.

Ms. Wilson then explained what exactly had gone into the search for a new partner and how they had ended up with the partner they chose. A timeline for the project was then provided, followed up with slide highlighting the next 60-90 days of the construction of the MOB building and what was going to be happening next.

V. Public Comment

Chair Adelman opened the meeting up to the public for the public comment period. Comments from the public included the following topics:

- University Hospital holding itself to the Newark Accords for the construction of the new buildings
- The opposition of the Rutgers Medical School Merger
- Questions and suggestions surrounding the involvement of ICE Agents at University Hospital
- Questions regarding where University Hospital is going to pivot for potential lost funds in the upcoming years
- How is University Hospital currently handling nursing issues
- Questions regarding sanctions for those who do not complete work, with an emphasis surrounding the completion of all the new construction work throughout the campus

VII. Executive Session

Chairwoman Freeman called for a motion to enter into Executive Session to discuss matters regarding ongoing contract negotiations and matters under attorney client privilege.

VIII. Proposed Actions

Ms. McKenzie Wilson presented the following action items and corresponding resolutions, all of which were previously reviewed and recommended for approval in Committees.

A. *Resolution 2026-0326-292: Approval of Medical Executive Committee Recommendations of February 10, 2026 & March 10, 2026*

B. *Resolution 2026-0326-293: Authorization to Enter into Exclusive Negotiation Period for Medical Office Building Development*

C. *Resolution 2026-0326-294: Approval of AP25-076S, Novartis Pharmaceuticals*

D. *Resolution 2026-0326-295: Approval of Broadway House CY26 Budget*

E. *Resolution 2026-0326-296: Approval of AP25-026S – Axogen*

F. *Resolution 2026-0326-297: Approval of AP26-025S - Biosense Webster*

G. *Resolution 2026-0326-298: Approval of AP26-092 - Intuitive Surgical*

H. *Resolution 2026-0326-299: Approval of P26-001 - No Fault/Workers' Compensation Account Receivables Management Services - Sutherland Healthcare Solutions.*

I. *Resolution 2026-0326-230: Ratification of Actions*

- *Resolution 2026-0121-290: Approval of Medical Executive Committee Recommendations of January 13, 2026*

J. *Resolution 2026-0326-231: Ratification of Actions*

- *Resolution 2026-0312-291 Approval of FY2025 Financial Audited Statements*

Chairwoman Adelman accepted a motion, duly seconded, to approve the resolutions. The motion was approved by a vote of the members.

IX. Adjournment

There being no further business, upon motion, duly seconded, the members voted to adjourn the public meeting of the Board of Directors of University Hospital at approximately 12:20 PM. The next Meeting of the Board of Directors is scheduled for May 21, 2026, at 10:00 AM.

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CERTIFICATION

I, McKenzie Wilson, Chief Legal Officer and Corporate Secretary of University Hospital, DO HEREBY CERTIFY that the foregoing is a true and complete copy of the Minutes of the Public Session of the University Hospital Board of Directors meeting conducted on March 26, 2026.

McKenzie Wilson, Esq.
Chief Legal Officer and Corporate Secretary