



City of Cincinnati Primary Care Board of Governors Meeting

February 12, 2025

Agenda

Renu Bahkshi	Michelle Burns	Timothy Collier	Robert Cummings
Alexius Golden Cook	Dr. Angelica Hardee	Dr. Camille Jones	John Kachuba
Dr. Phil Lichtenstein	Luz Schemmel	Debra Sellers	Jen Straw
Erica White-Johnson	Dr. Bernard Young		

Meeting Reminders: Please raise your virtual hand via Zoom when asking a question and please wait to be acknowledged and always remain muted, unless actively speaking/presenting (With the exception of the Board Chair).

6:00 pm – 6:05 pm Call to Order and Roll Call

6:05 pm – 6:10 pm **Vote: Motion to approve the Minutes from January 15, 2025, CCPC Board Meeting.**

Leadership Updates

6:10 pm – 6:30 pm Ms. Joyce Tate, Chief Executive Officer
CEO Report – **document**
New Provider Updates – Dr. Yury Gonzales
Personnel Actions - **document**

6:30 pm – 6:40 pm Mr. Mark Menkhaus Jr., Chief Financial Officer
CFO Report – **documents**

New Business

6:40 pm – 6:45 pm Public Comments

6:45 pm Adjourn

Documents in the Packet but not presented.

Efficiency Update is included in the packet. Please contact Dr. Geneva Goode (Efficiency Update) with any questions/concerns.

Next Meeting – March 12, 2025

Mission: To provide comprehensive, culturally competent, and quality health care for all.

CCPC Board of Governors Meeting Minutes

Wednesday, January 15, 2025

Call to order at 6:00 pm

Roll Call

CCPC Board members present – Ms. Renu Bahkshi, Mr. Timothy Collier, Dr. Angelica Hardee, Dr. Camille Jones, Mr. John Kachuba, Dr. Philip Lichtenstein, Ms. Luz Schemmel, Ms. Debra Sellers, Ms. Jen Straw, Ms. Erica White-Johnson, Dr. Bernard Young

CCPC Board members absent – Ms. Michelle Burns, Mr. Robert Cummings, Ms. Alexius Golden Cook, Ms. Jen Straw

Others present – Ms. Sa-Leemah Cunningham, Ms. Joyce Tate, Dr. Geneva Goode, Mr. Mark Menkhaus Jr, Dr. Edward Herzig, Mr. David Miller, Dr, Yury Gonzales, Ms. Angela Mullins, Dr. Anna Novais

Board Documents:

[CCPC-Board-Meeting-Agenda-Packet 1.15.2025.pdf](#)

Topic	Discussion/Action	Motion	Responsible Party
Call to Order/Moment of Silence	The meeting was called to order at 6:00 p.m. The board gave a moment of silence to recognize our two most important constituencies, the staff, and patients.	n/a	Mr. Tim Collier
Roll Call	10 present, 4 Absent	n/a	Ms. Sa-Leemah Cunningham
Minutes	Motion: the City of Cincinnati Primary Care Board of Governors approves the minutes of December 11, 2024, CCPC Board Meeting.	M: Dr. Camille Jones 2nd: Dr. Philip Lichtenstein Action: 10-0 Passed	Mr. Tim Collier
Old Business			
CEO Report	Ms. Tate gave her CEO Update and shared the latest CHD Personnel Actions with the Board. <ul style="list-style-type: none"> • Please see the memo included in the agenda packet Inclement Weather Update <ul style="list-style-type: none"> • Ms. Tate informed the board that the Health Centers were closed due to the inclement weather (Monday, January 6). Cincinnati Public Schools were closed for 4 days last week due to the weather. Remote work was allowed on Tuesday, January 7th, for those individuals who still couldn't make it in. • Ms. Tate acknowledged and thanked the CHD maintenance crew for cleaning and ensuring employee safety during the inclement weather. • Dr. Lichtenstein asked if there are a group of providers who can do telehealth visits on days the health centers are closed. 	n/a	Ms. Joyce Tate

- Ms. Tate answered that not currently, but this is being discussed to be implemented for the future.
- Dr. Jones asked if there were an excess number of messages left by patients requesting to speak to a provider.
 - Ms. Tate answered that she was unsure how many messages were left requesting services, and she will follow up with the call center manager with that data.
- Mr. Kachuba asked if weather closure announcements go out to the public via radio/tv.
 - Ms. Tate answered that she is working with the CHD Public Information officers Jose Marques to sign up to announce future closures, but didn't have access for this weather event.

CCPC Board Training and Review of Bylaws

- Ms. Tate stated that the executive committee is looking to have board member training in 2025 and is open to discussing the type of board training that's needed for the board members.
- Ms. Tate explained that the city will offer city training at some point. Ms. Tate encouraged board members to share any ideas they may have for additional training with herself and Ms. Cunningham.
- Ms. Tate also explained that the executive committee would like to do an annual review of the CCPC Board Bylaws, and a committee will be set up for that coming soon.

CEO Performance Evaluation

- Ms. Tate reminded the board that her performance evaluation is due. She stated that her evaluation will be administered by the Executive Committee and the Health Commissioner Dr. Mussman.
- Board members can submit feedback to the board chair.

Roberts Academy Open House

- Ms. Tate updated the board that Roberts Academy construction is moving along, after being delayed due to permit issues. An open house will be scheduled soon, and the board will be kept informed.

New Interim Dental Director Introduction

- Ms. Tate announced and introduced the new interim Dental Director, Dr. Nick Taylor, to the board and invited Dr. Taylor to say a few words.

	<ul style="list-style-type: none"> • Dr. Taylor shared his excitement in stepping into the role and expressed his gratitude for being granted the opportunity. <p>Committee Meetings</p> <ul style="list-style-type: none"> • Ms. Tate explained that the executive committee wants to move to have the CCPC Board Committees established and meet at least once before the end of the first quarter of 2025. Emails will go out to the committee heads. <p>Presentation of Policies to the Board</p> <ul style="list-style-type: none"> • The Care of a Minor Policy has been updated and will be presented. 		
Care of a Minor without Parental/Guardian Consent Policy & Procedure – Revisions	<p>Ms. Tate and Dr. Lichtenstein discussed the Revisions made on the Care of Minor without Parental/Guardian Consent Policy & Procedure and asked for a motion for the board to pass this policy.</p> <p>The purpose of this policy is to outline how CCPC staff determine minor consent for health services under Ohio and federal laws.</p> <p>Revisions made:</p> <ul style="list-style-type: none"> • Modifications were made to the Flowchart at the end of the policy under “Mandated Reporting Algorithm”. Dr. Lichtenstein recommended that additional information be added to provide further explanation in reference to what needed to be reported and where to. <p>Motion to approve the Care of a Minor without Parental/Guardian Consent Policy & Procedure</p>	<p>M: Dr. Philip Lichtenstein 2nd: Ms. Debra Sellers Action: 10-0 Passed</p>	<p>Ms. Joyce Tate/Dr. Phillip Lichtenstein</p>
Braxton Cann Signage Update	<p>Mr. Menkhaus spoke about the Braxton Cann Sign Unveiling Event.</p> <ul style="list-style-type: none"> • Mr. Menkhaus informed the board that the new sign is up at the Braxton F. Cann Health Center. The Commissioner held a sign unveiling and dedication on Tuesday, January 14, 2025, at 3pm. Ms. Cunningham sent out an invitation to the board. • Speakers included Dr. Mussman, Mr. Collier, Dr. Cann’s grandson. The Board of Health chair also attended. • Mr. Menkhaus shared some pictures of the new sign and others taken at the event with the board. 	<p>n/a</p>	<p>Mr. Mark Menkhaus</p>
Finance Update	<p>Mr. Mark Menkhaus Jr. reviewed the financial data variance between FY24 and FY25 for the month of November 2024.</p> <ul style="list-style-type: none"> • Please see the memo and presentation included 	<p>n/a</p>	<p>Mr. Mark Menkhaus Jr.</p>

	<p>the agenda packet.</p> <p>Highlights</p> <ul style="list-style-type: none"> • Health Center Disaster hours were low. • School Based Disaster Hours were low. • Revenue decreased by 12.59%. <ul style="list-style-type: none"> ○ Self-paid patients increased by 1.87%. ○ Medicare increased by 1.57%. ○ Medicaid decreased by 65.59%. ○ Private Pay decreased by 4.59%. ○ Medicaid managed care increased 31.24%. ○ 416—Offset increased by 7.25%. • Expenses increased by 8.60%. <ul style="list-style-type: none"> ○ Personnel expenses increased by 4.94%. ○ Material expenses increased 23.38%. ○ Contractual Costs increased by 16.71%. ○ Fixed costs decreased 7.58%. ○ Fringes increased by 2.77%. • Net Gain was -\$2,752,443.35; decreased 3104.88%. ○ Invoices greater than 90 days were at 17%; (below 20% is the goal). ○ Invoices greater than 120 days were at 7: (below 10% is the goal). ○ Average Days in Accounts receivable were 39.6 days. <ul style="list-style-type: none"> • No additional commentary from the board. 		
<i>New Business</i>			
Public Comments	<ul style="list-style-type: none"> • No Public Comments. 	n/a	Mr. Tim Collier
Documents in the Packet but not presented.	<ul style="list-style-type: none"> • Efficiency Update was included in the packet. 	n/a	n/a

Meeting adjourned: 6:41 pm

Next meeting: February 12, 2025, at 6:00 pm.

The meeting can be viewed and is incorporated in the minutes: <https://fb.watch/xG7712KrBv/>

Date: 1/15/2025
Clerk, CCPC Board of Governors





Date: 1/15/2025
Mr. Timothy Collier, Board Chair

CCPC Board of Governors

Cincinnati Health Department

January 15, 2025

Board Members	Roll Call	12/11/2024 Minutes	Approve Care of a Minor without Parental/Guardian Consent Policy
Ms. Renu Bahkshi	X		
Ms. Michelle Burns			
Mr. Timothy Collier - Chair	X		
Mr. Robert Cummings			
Ms. Alexius Golden Cook			
Dr. Angelica Hardee	X		
Dr. Camille Jones	X	M	
Mr. John Kachuba	X		
Dr. Philip Lichtenstein	X	2nd	M
Ms. Luz Schemmel	X		
Ms. Debra Sellers	X		2nd
Ms. Jen Straw			
Ms Erica White-Johnson	X		
Dr. Bernard Young	X		
Motion Result:	Quorum	Passed	Passed

X *Present*
 *Yay*
 *Nay*
 *Absent*
 *Didn't vote, but present*
 M *Move*
 2nd *Second*

STAFF/Attendees

Sa-Leemah Cunningham (clerk)	X
Joyce Tate	X
Mark Menkhaus Jr	X
Edward Herzig, MD	X
David Miller	X
Yury Gonzales, MD	X
Nick Taylor, MD	X

adjourned 6:41pm

DATE: February 12, 2025
TO: City of Cincinnati Primary Care Board of Governors
FROM: Joyce Tate, CEO
SUBJECT: CEO Report for February 2025

Immigration Executive Order and City Response

- There have been very little detailed directions given as far as immigration and the executive orders.
- Leadership is checking with legal representatives for training opportunities and may seek outside opportunities to bring in training as well.
- If there is an ICE raid, staff will need to be trained in what to do and who to contact. Front desk staff will be trained on who to contact if that happens.
- The census has dropped since the Executive Orders have been put in place out of fear of the ICE raid—especially the Price Hill location which has a large Hispanic census.
- Ms. Tate and leadership are discussing bringing in telehealth services and building those capabilities.
- No PHI information would be released, as protected by HIPAA.

CEO Evaluation

- Mr. Collier will be sending board feedback from the CCPC Board for Ms. Tate’s CEO evaluation.

Braxton Cann Signage Update

- The new sign is up at the Braxton F. Cann Health Center. The Commissioner held a sign unveiling and dedication on Tuesday, January 14, 2025, at 3pm. Ms. Cunningham sent out an invitation to the board.

Ohio Medicaid and HRSA Payment Management System Update

- The Ohio Medicaid portal went down, and people couldn’t process claims.
- The HRSA Payment Management System also went down. According to reports it may have been caused by too many drawdowns coming in at the same time from health centers and other entities that receive federal funding before the potential freeze.

Capital Projects—Roberts Academy and Crest Smile Shoppe

- Roberts Academy is moving along—currently choosing equipment and furniture. Opening is still delayed, coming soon, and progressively going forward.
- Crest Smile Shoppe is still delayed due to federal funding. This project is still in the works, but the timeline is TBD due to new administration.

New Provider Updates – Dr. Yury Gonzales

- Dr. Gonzales has new medical providers to be introduced to the board.



Date: 1/28/2025

To: MEMBERS of the BOARD of HEALTH

From: Grant Mussman, MD MHSA, Health Commissioner

Copies: Leadership Team, HR File

Subject: **PERSONNEL ACTIONS for January 28, 2025 BOARD of HEALTH MEETING**

NON-COMPETITIVE APPOINTMENT –pending EHS and/or background check

MICHELLE BURCH **PUBLIC HEALTH PEDIATRICIAN** **CCPC**
(Promotional vacancy)

Salary Bi-Weekly Range: \$5,946.47 to \$8,027.74 General Fund

A highly skilled and dedicated Medical Director and Pediatrician with over a decade of experience in both clinical and administrative roles. Currently serving as the Medical Director for Butler County General Health District, she leads a team of healthcare professionals in providing comprehensive public health services, including disease prevention, health promotion, and environmental protection. She offers expert medical guidance across various health initiatives, including infectious disease management, vaccinations, harm reduction, and maternal-child health.

GABRIELA GONZALEZ- CANTORAN **PUBLIC HEALTH** **CCPC**
PEDIATRICIAN

(Resignation vacancy)

Salary Bi-Weekly Range: \$5,946.47 to \$8,027.74 General Fund

Dr. Gabriela Gonzalez-Cantorán is a dedicated resident physician at Cincinnati Children's Hospital Medical Center, with an expected residency completion in July 2025. She holds a Doctor of Medicine degree from the University of Illinois College of Medicine and a Bachelor's in Latino/a Studies from Northwestern University. Her commitment to diversity and social justice is evident through her leadership roles in organizations like the Latino Medical Student Association and her receipt of the Hector Perez Garcia, MD Social Justice Award. Dr. Gonzalez-Cantorán also brings valuable community engagement experience, having volunteered extensively in free clinics and mentorship programs, particularly supporting underserved and Spanish-speaking populations.

PERSONNEL ACTIONS for January 28, 2025 , BOARD of HEALTH MEETING
Page 2 of 2

NON-COMPETITIVE APPOINTMENT –pending EHS and/or background check

CARA HARRIS-CLARK PUBLIC HEALTH NURSE 2 CCPC
(Transfer vacancy)

Salary Bi-Weekly Range: \$2,374.81 to \$3,206.05 Revenue Fund

Cara Harris, RN, brings over 10 years of comprehensive nursing experience, specializing in Women Reproductive Health and Wellness with the TriHealth Hospital System. Cara’s OB/GYN experience has been based in inpatient and outpatient settings. She also serves as a team ambassador and training for new Registered Nurses working in Labor and Delivery. Cara is deeply committed to providing compassionate care to underserved patient populations, demonstrating her dedication to addressing healthcare inequities and improving outcomes for vulnerable communities.

KELSEY KUNATH DIETITIAN WIC PROGRAM
(Resignation vacancy)

Salary Bi-Weekly Range: \$2,295.94 to \$3,085.55 Grant Fund

Kelsey Kunath received her undergraduate degree from the University of North Dakota and her master’s degree from the University of Cincinnati. She has experience working as Certified Nurse’s Assistant and managing missionary groups on campus. During her internship program she had a rotation in a WIC office. She has an interest in community nutrition to assist with access to food and education to make an early impact on life.

BRANDY NOBLE PUBLIC HEALTH NURSE 2 CCPC
(Resignation vacancy)

Salary Bi-Weekly Range: \$2,374.81 to \$3,206.05 Revenue Fund

Brandy Noble, RN, brings 12 years of comprehensive nursing experience, specializing in critical care, emergency department, and agency acute care staffing across diverse healthcare settings, including Mercy Hospital and the University of Cincinnati Medical Center. Currently pursuing a master’s in education, Brandy is deeply committed to providing compassionate care to underserved patient populations, demonstrating her dedication to addressing healthcare inequities and improving outcomes for vulnerable communities.

LAKEYSHA POWERS MEDICAL ASSISTANT CCPC
(Other)

Salary Bi-Weekly Range: \$2,052.24 to \$2,167.95 Revenue Fund

Ms. Powers completed her training to become a medical assistant from The Christ College of Nursing and Health Sciences in August of 2022. Since October 2022, Ms. Powers has worked at the University of Cincinnati Physician’s office. Her duties include the following front and back-office tasks: scheduling, patient rooming, administering injections/vaccines, and completion of CLIA lab testing for patients. Ms. Powers has also worked briefly at TriHealth Rehabilitation Hospital in housekeeping.

Ms. Powers is a current patient of CCPC and feels that she wants to contribute to the excellent care she receives from CHD. She wants to continue to grow as a medical assistant in the School Based Health Center Program. Her varied skills and knowledge will benefit the school health program.

DATE: February 12, 2025
TO: City of Cincinnati Primary Care Governing Board
FROM: Mark Menkhaus, Jr., CFO
SUBJECT: Fiscal Presentation December 2024

Fiscal Presentation

Fiscal Presentation for December 2024.

- For FY25, as of December 2024, Cincinnati Primary Care had a net loss of \$2,766,452.38.
- In FY24, December had a net gain of \$246,220.32. Comparing FY25 with FY24 shows a decrease of \$3,012,672.70. This decrease is due to lower revenue and higher expenses.
- Revenue decreased by \$958,023.57 from FY24. The decrease is in Medicaid revenue.
- Expenses increased by \$2,054,649.13 from FY24. The increase is due in part to COLAs and the corresponding fringes. Increases are also due to the timing of invoices paid (ex. LabCorp was paid \$372,452.61 in FY24 but was paid \$483,836.35 in FY25. Also, Cardinal Health was paid \$571,365.58 in FY24 but was paid \$750,288.52 in FY25. However, University of Cincinnati Physicians was paid \$253,575 in FY24 but was paid \$187,416 in FY25.)
- Here are charges for disaster regular hours and overtime related to COVID-19 for FY25 and FY24 for December.

Community Health Centers		
Type Labor Cost	FY25	FY24
Disaster Regular	\$9,844.48	\$10,377.76
Disaster Overtime	\$ 0.00	\$ 0.00
Total	\$9,844.48	\$10,377.76

School Based		
Type Labor Cost	FY25	FY24
Disaster Regular	\$0.00	\$968.38
Disaster Overtime	\$0.00	\$ 0.00
Total	\$0.00	\$968.38

December Payor Mix Highlights:

	Medicaid	Commercial	Medicare	Self-Pay
Medical	-7%	0%	-1%	3%
Dental	-7%	1%	0%	3%
School-Based Medical	-5%	-2%	0%	9%
School-Based Dental	-6%	-2%	0%	4%
Behavioral Health	-10%	0%	2%	-3%
Vision	-5%	-1%	-1%	7%

Accounts Receivable Trends:

- The accounts receivable collection effort for December for 90-days is 23% and for 120-days is 12%. Our aim for the ideal rate percentage for 90-days is 20% and our 120-days is 10%. The rate for 90-days increased by 6% from the previous month and the rate for 120-days increased by 5% from the previous month.

Days in Accounts Receivable & Total Accounts Receivable:

- The days in accounts receivable have decreased from the month before by 0.9 days. The days in accounts receivable are below average (by 0.7 days) of the past 13 months at 36.3 days.

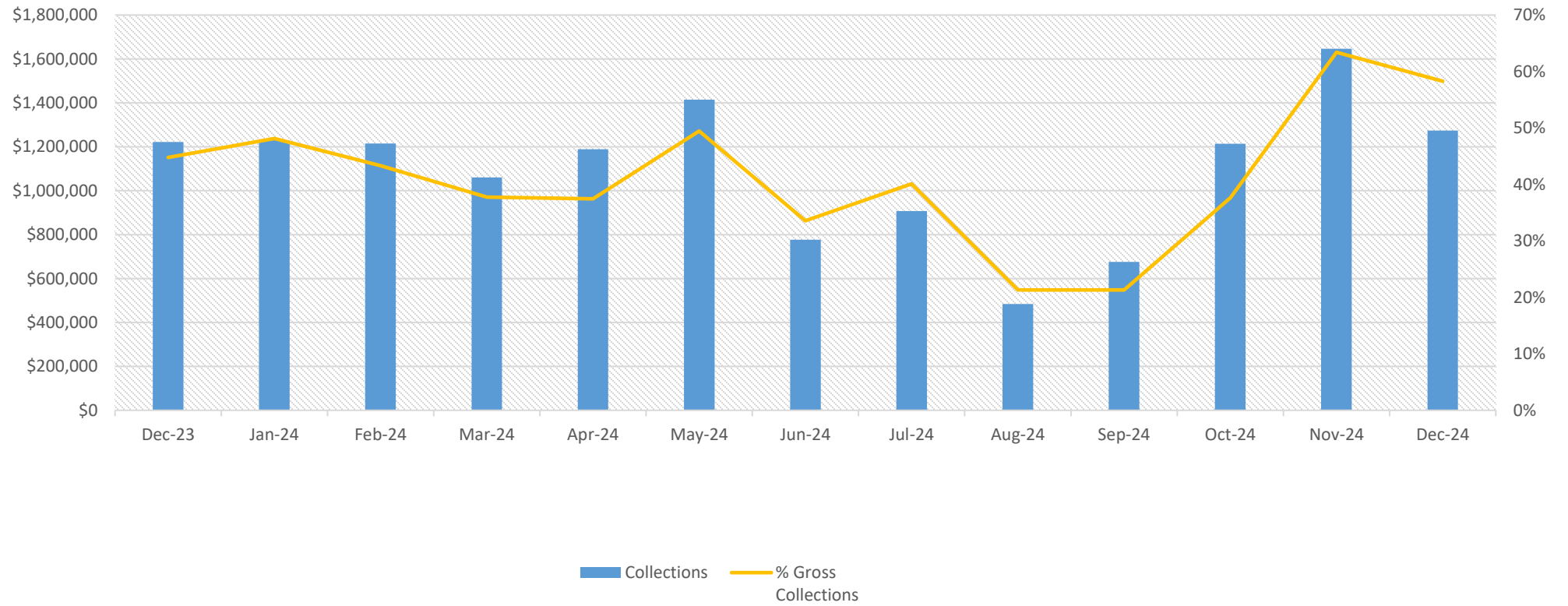
City of Cincinnati Primary Care
Profit and Loss with fiscal year comparison
December 2023 - December 2024

	FY25 Actual	FY24 Actual	Variance FY25 vs FY24
Revenue			
8556-Grants\Federal	\$3,150,575.53	\$1,794,167.98	75.60%
8571-Specific Purpose\Private Org.	\$9,000.00	\$0.00	0.00%
8617-Fringe Benefit Reimbursement	\$0.00	\$0.00	0.00%
8618-Overhead Charges - Indirect Costs	\$61,340.00	\$0.00	0.00%
8733-Self-Pay Patient	\$459,615.22	\$456,075.22	0.78%
8734-Medicare	\$2,663,184.15	\$2,592,201.17	2.74%
8736-Medicaid	\$2,038,928.09	\$4,995,178.12	-59.18%
8737-Private Pay Insurance	\$617,342.64	\$616,923.18	0.07%
8738-Medicaid Managed Care	\$3,376,659.19	\$3,165,892.51	6.66%
8739-Misc. (Medical rec.\smoke free inv.)	\$38,540.73	\$213,765.83	-81.97%
8932-Prior Year Reimbursement	\$59,229.25	\$29,945.25	97.79%
416-Offset	\$2,878,869.16	\$2,447,158.27	17.64%
Total Revenue	\$15,353,283.96	\$16,311,307.53	-5.87%
Expenses			
71-Personnel	\$9,186,960.42	\$8,017,765.55	14.58%
72-Contractual	\$2,836,504.63	\$2,670,557.78	6.21%
73-Material	\$1,363,086.83	\$1,012,485.55	34.63%
74-Fixed Cost	\$1,045,461.50	\$935,423.13	11.76%
75-Fringes	\$3,687,722.96	\$3,428,855.20	7.55%
Total Expenses	\$18,119,736.34	\$16,065,087.21	12.79%
Net Gain (Losses)	(\$2,766,452.38)	\$246,220.32	-1223.57%

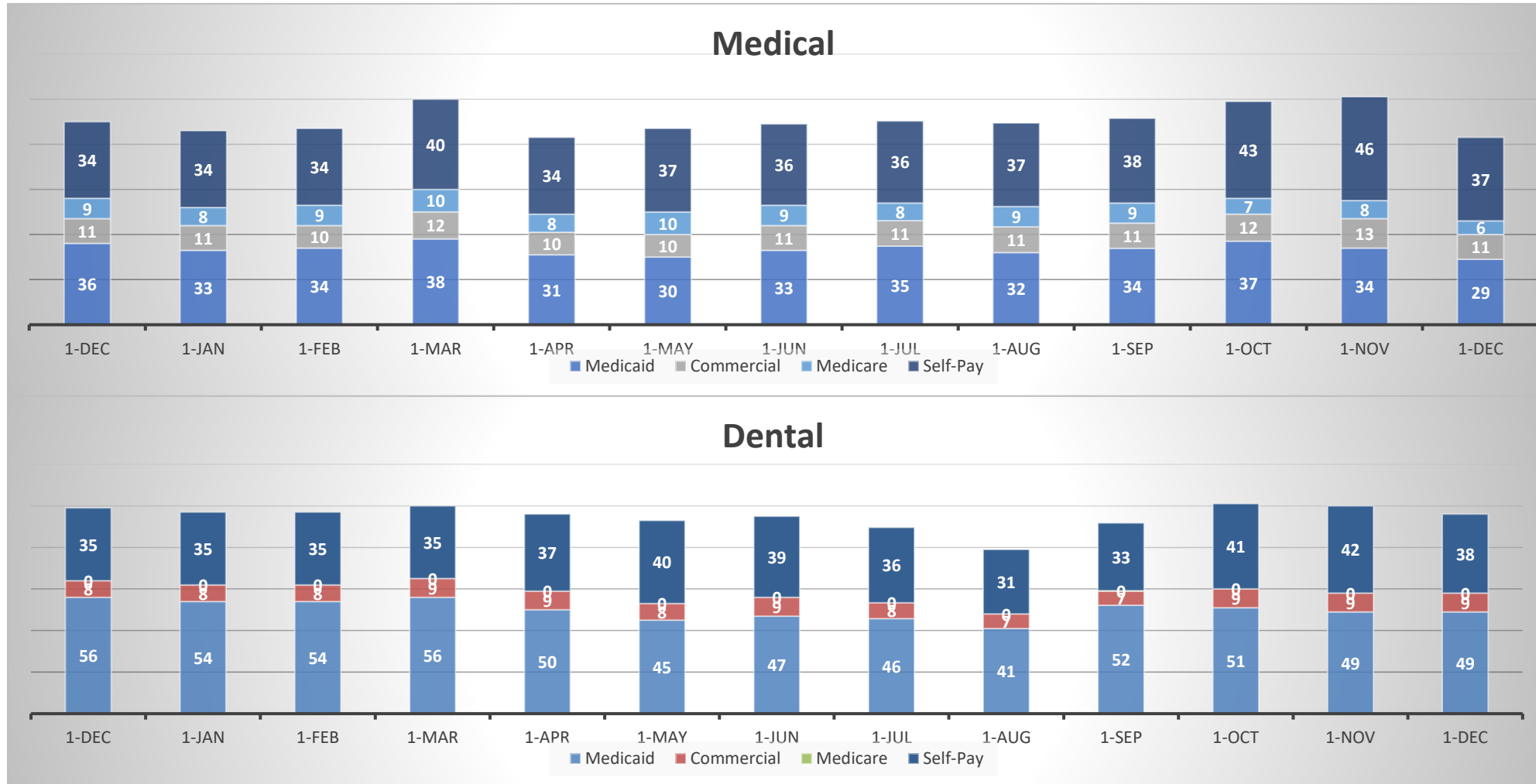
CHD/CCPC Finance
Update
February 12, 2025

Revenue Presentation

Monthly Visit Revenue

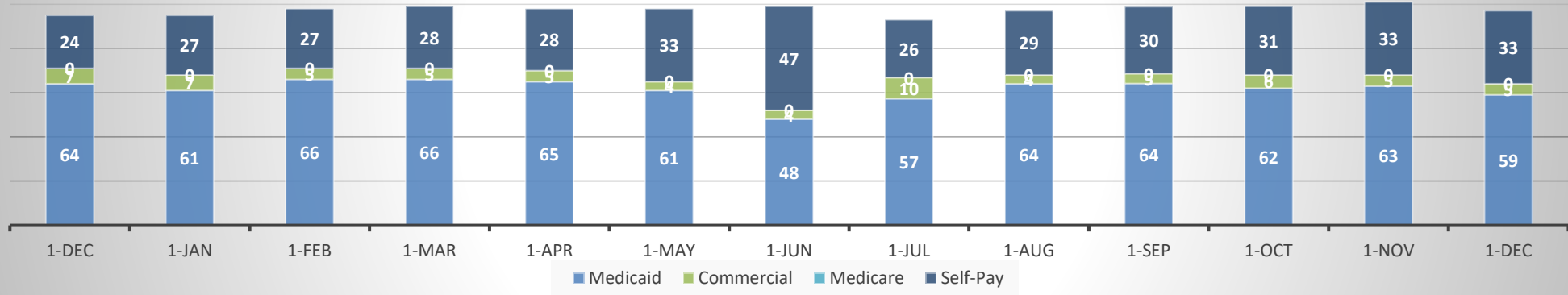


Payor Mix

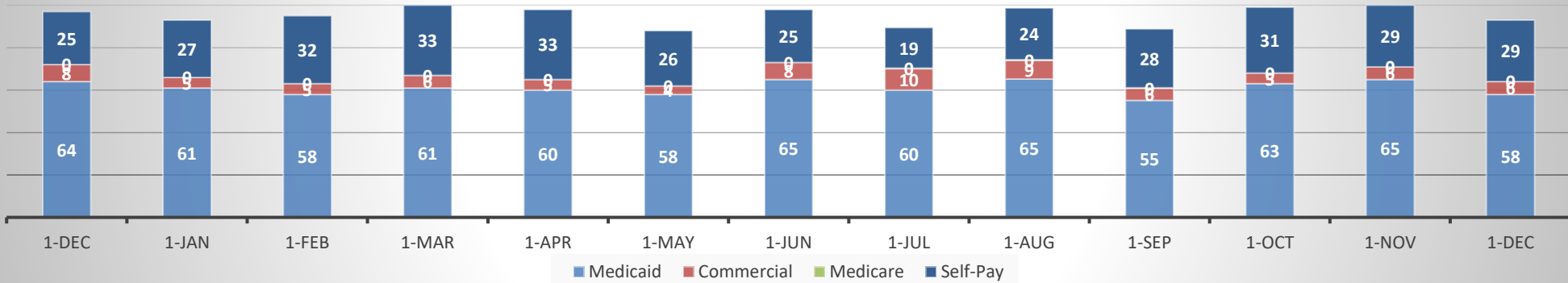


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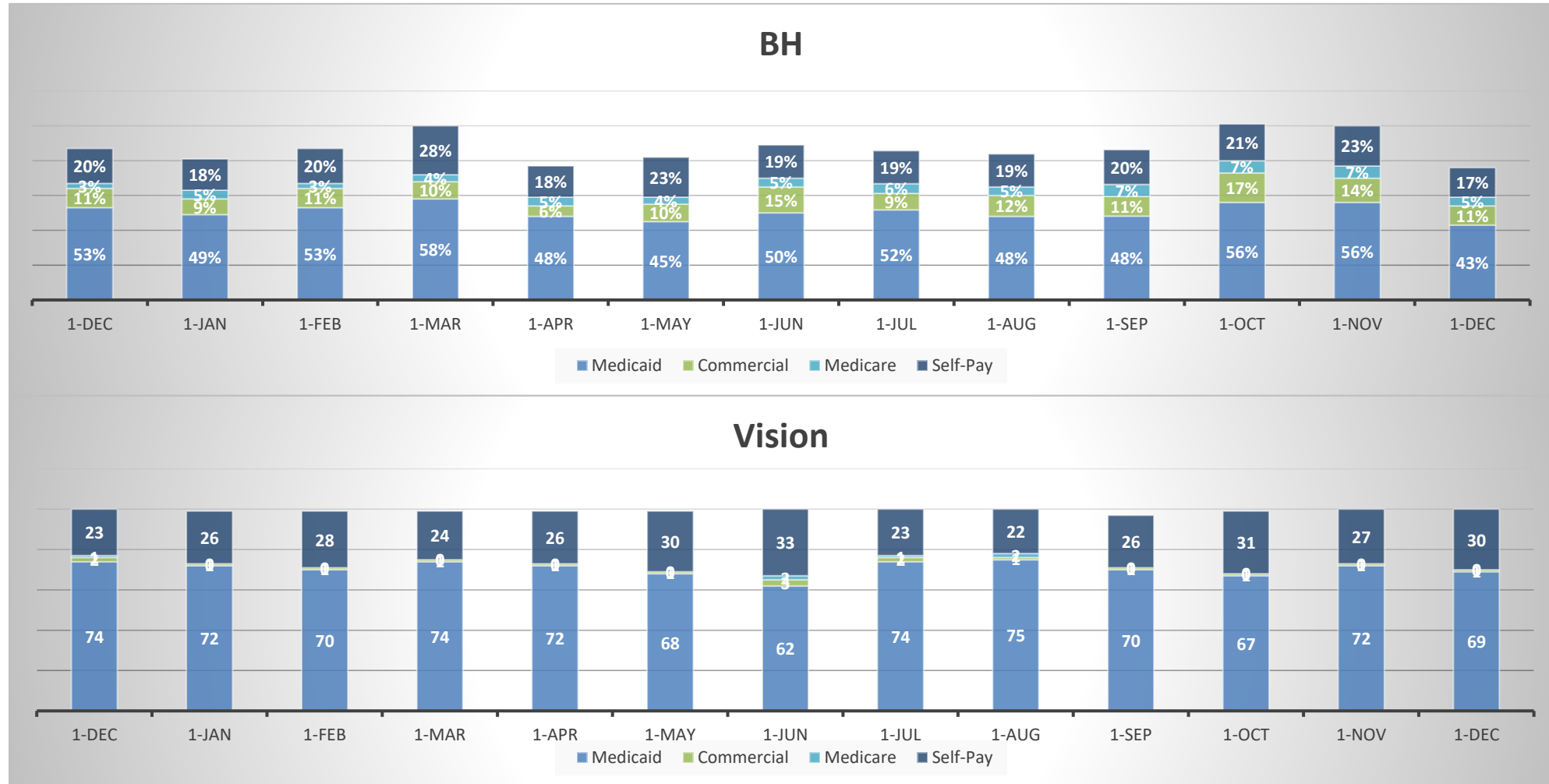
SBHC - Medical



SBHC - Dental

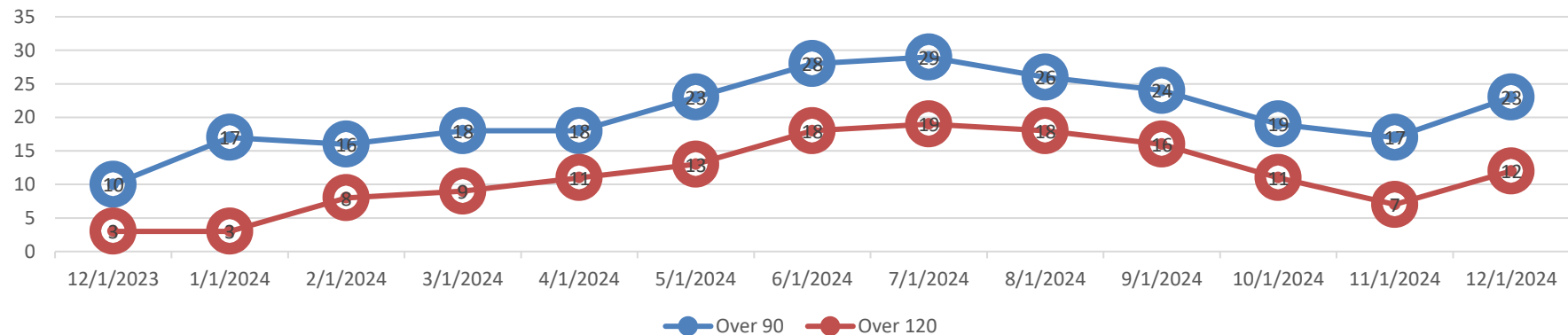


Payor Mix

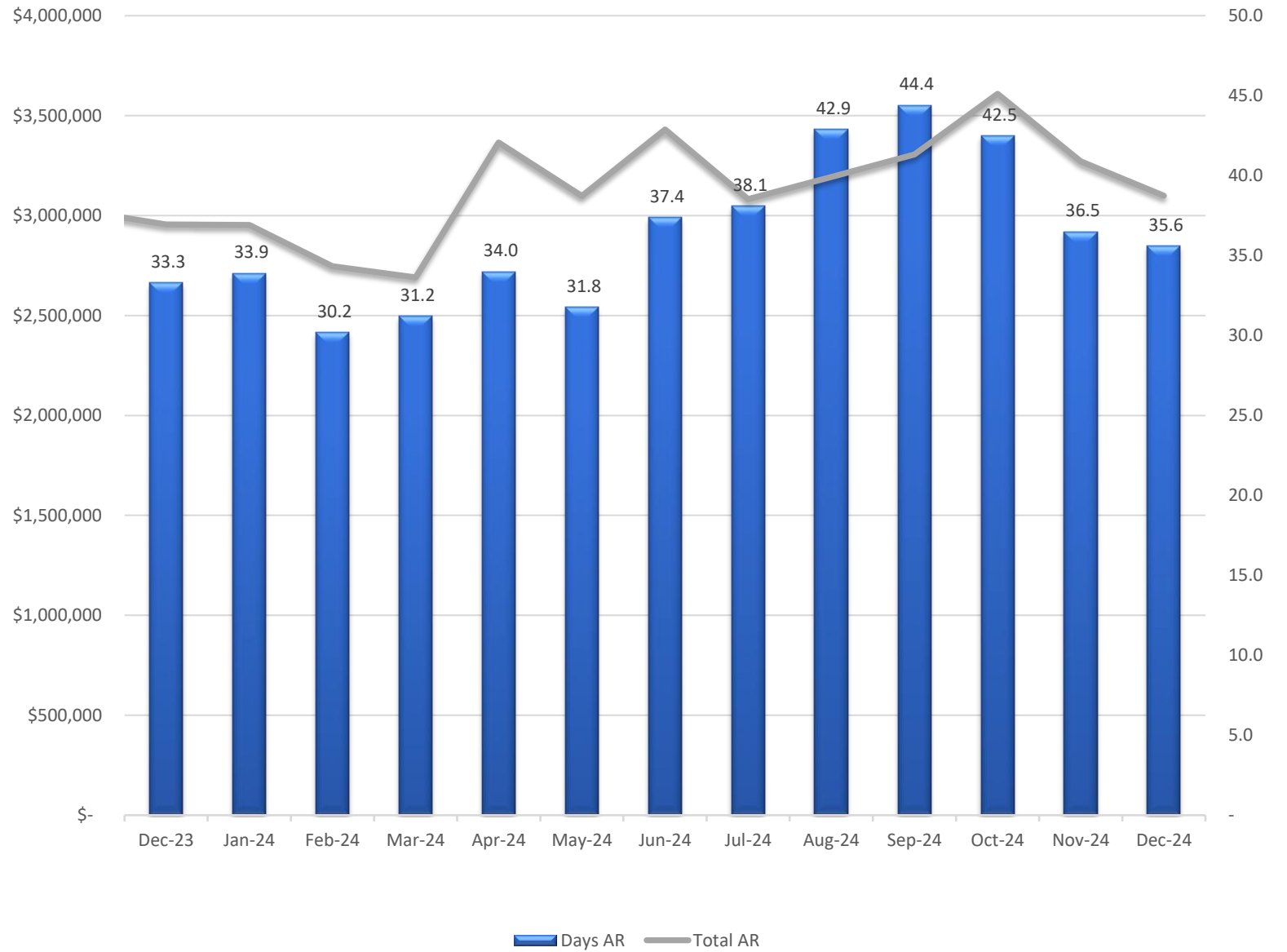


AR Trends

Aging Period	Insurance December	Patient - All December	Patient - On Pmt Plan December	Patient - Not on Pmt Plan December	Total December	% Total December
0 - 30	\$1,108,503	\$117,449	\$487	\$116,963	\$1,225,952	39.55%
31 - 60	\$430,440	\$137,098	\$1,364	\$135,734	\$567,538	18.31%
61 - 90	\$429,718	\$151,974	\$912	\$151,062	\$581,692	18.77%
91 - 120	\$255,437	\$106,337	\$374	\$105,963	\$361,774	11.67%
121 - 150	\$188,288	\$37,125	\$304	\$36,821	\$225,413	7.27%
151 - 180	\$79,114	\$8,619	\$72	\$8,548	\$87,733	2.83%
181 - 210	\$47,285	(\$4,355)	\$393	(\$4,748)	\$42,930	1.38%
211+	\$140,577	(\$133,837)	\$952	(\$134,789)	\$6,741	0.22%
Total	\$2,679,363	\$420,411	\$4,858	\$415,553	\$3,099,774	
% > 90	27%	3%	43%	3%	23%	
% > 120	17%	-22%	35%	-23%	12%	



Day in AR & Total A/R



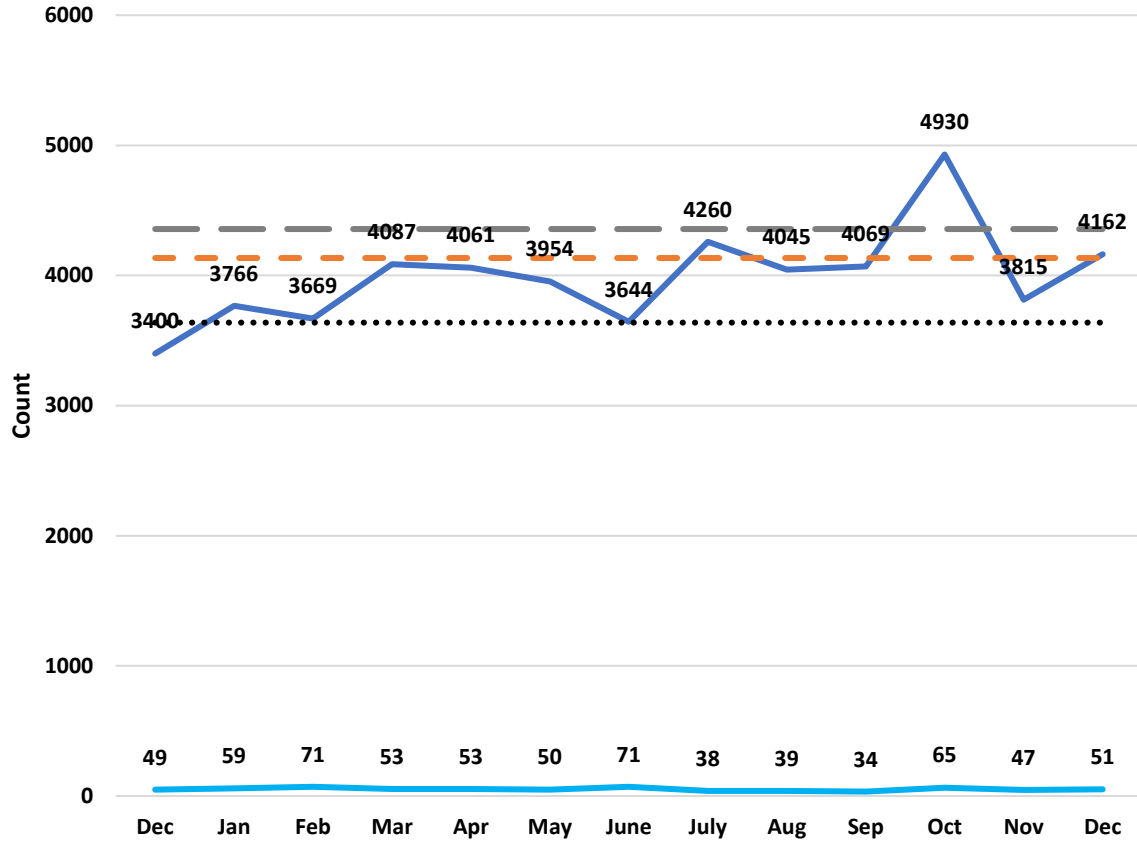


CCPC Board Meeting – Efficiency Update

February 2025

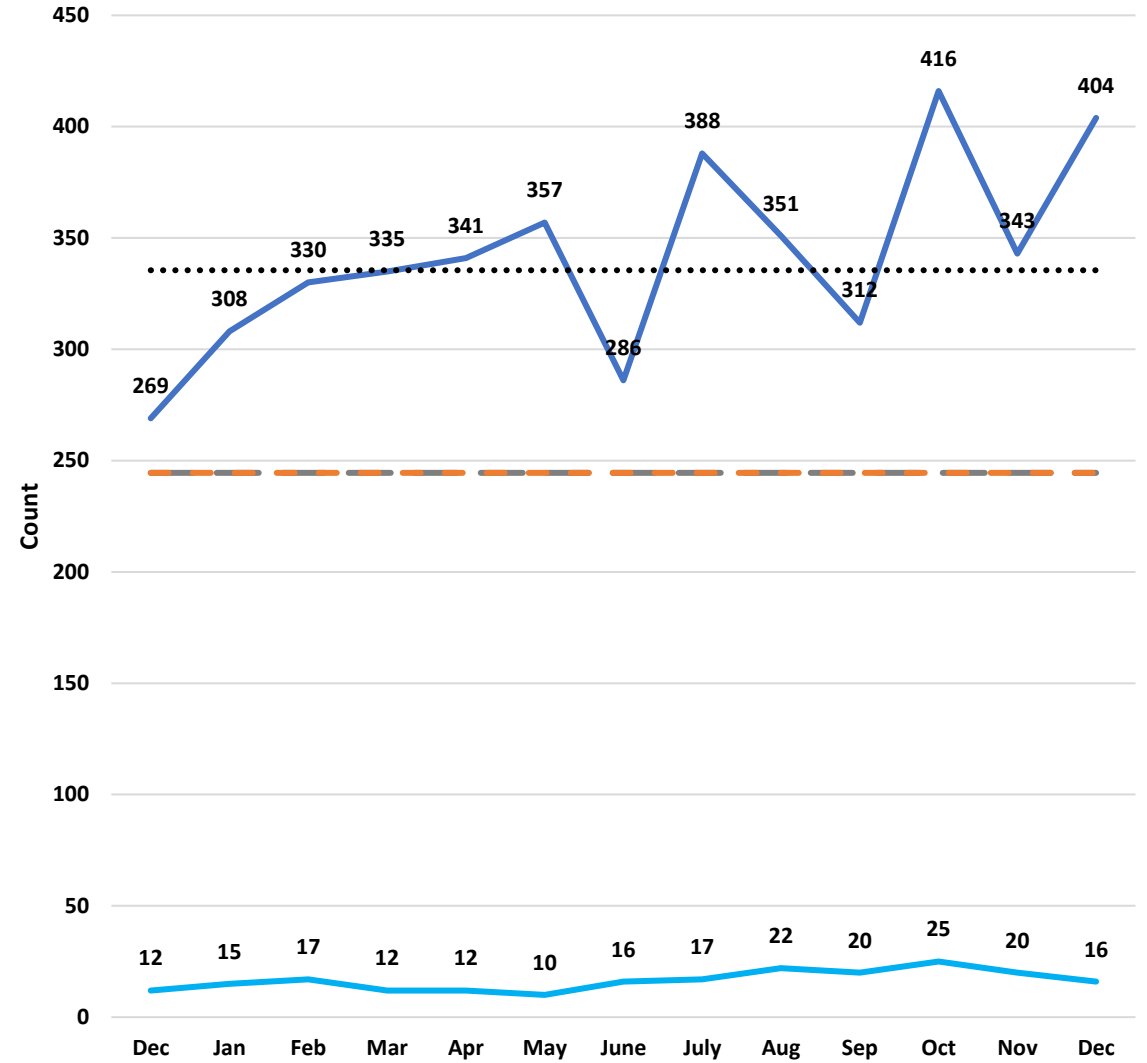
Medical/Behavioral Health

NUMBER OF VISITS - ALL LOCATIONS



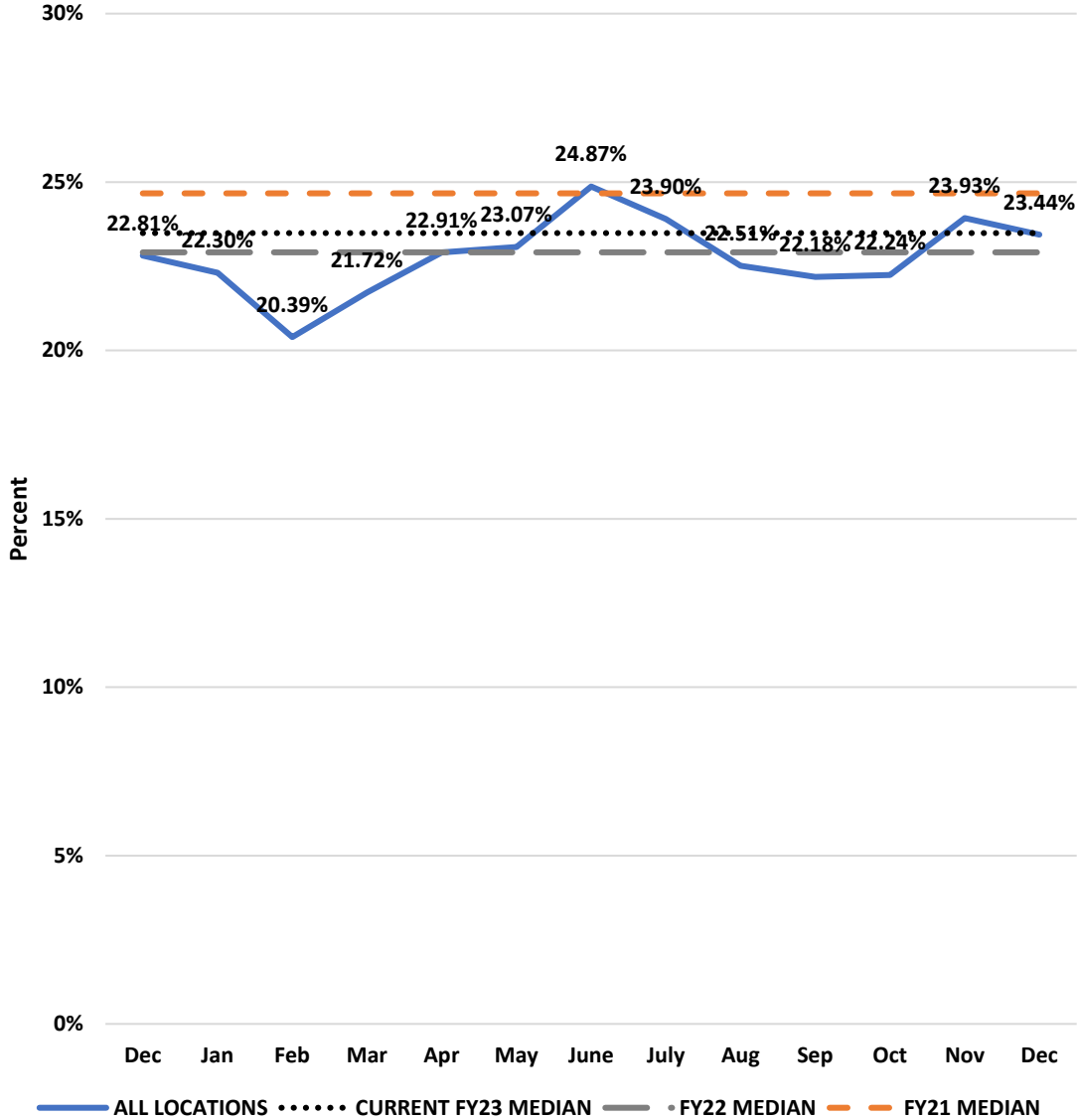
— ALL LOCATIONS — TELEHEALTH VISITS CURRENT FY23 MEDIAN
— • FY22 MEDIAN - - - FY21 MEDIAN

NUMBER OF VISITS - ALL BEHAVIORAL HEALTH

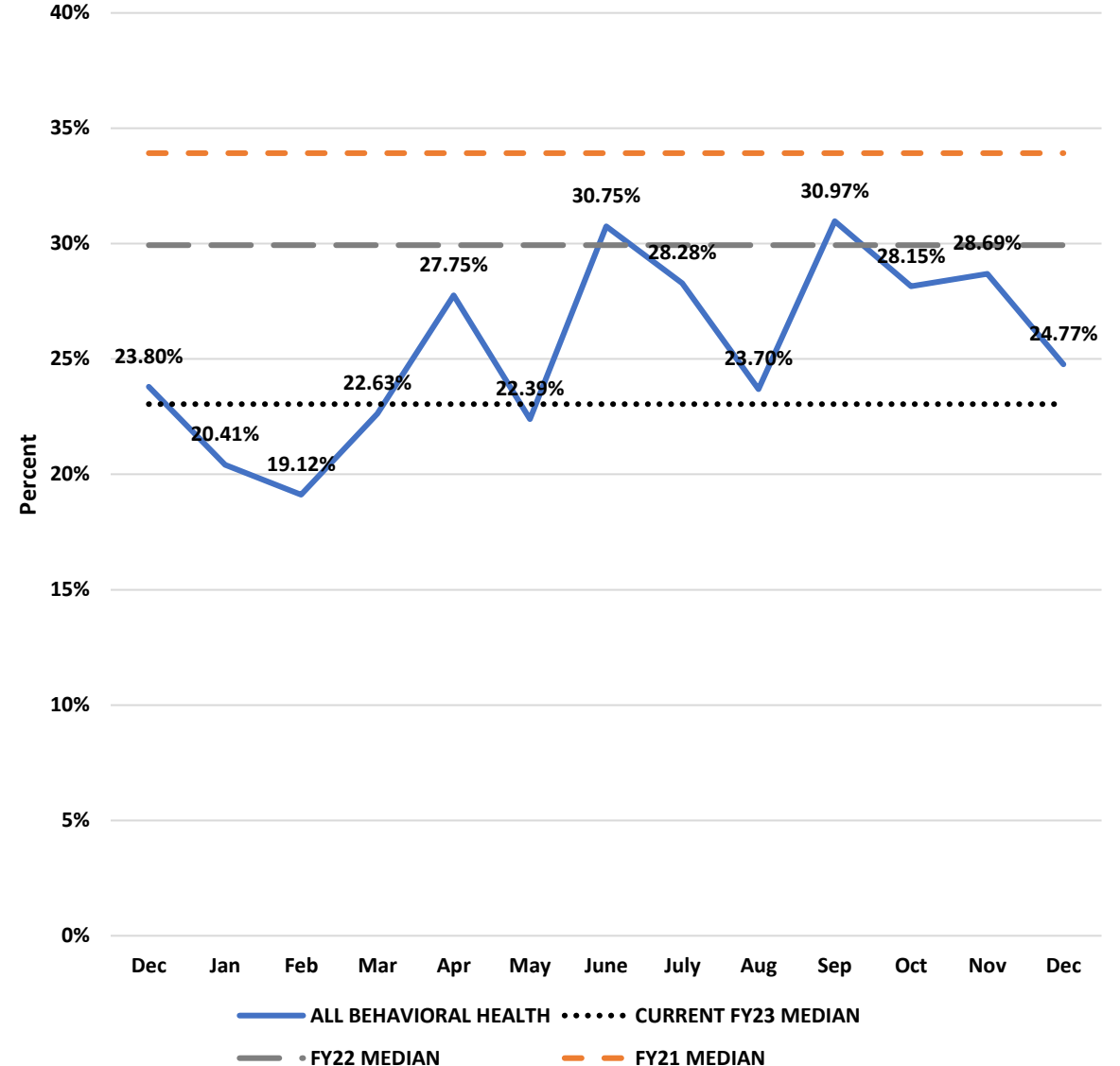


— ALL BEHAVIORAL HEALTH — TELEMEDICINE VISITS CURRENT FY23 MEDIAN
— • FY22 MEDIAN - - - FY21 MEDIAN

NO SHOW % - ALL LOCATIONS

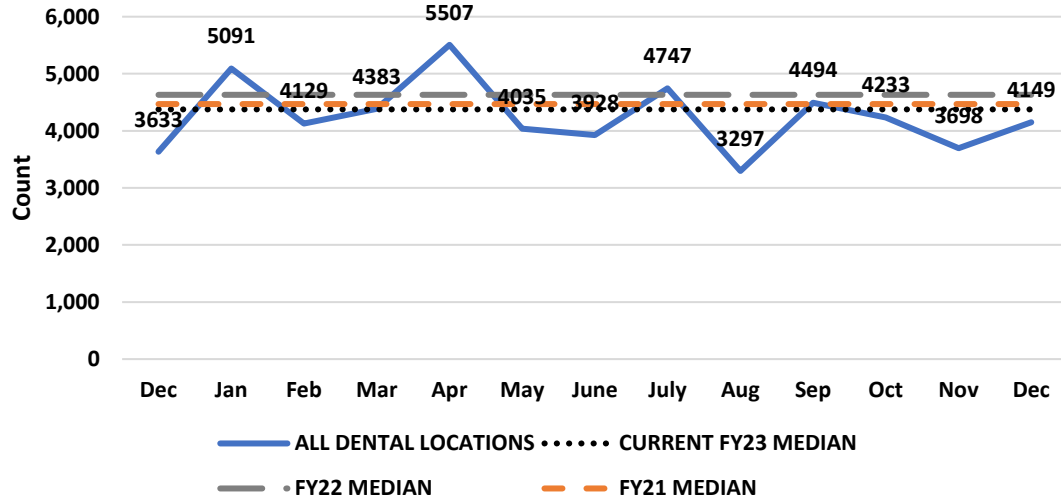


NO SHOW % - ALL BEHAVIORAL HEALTH

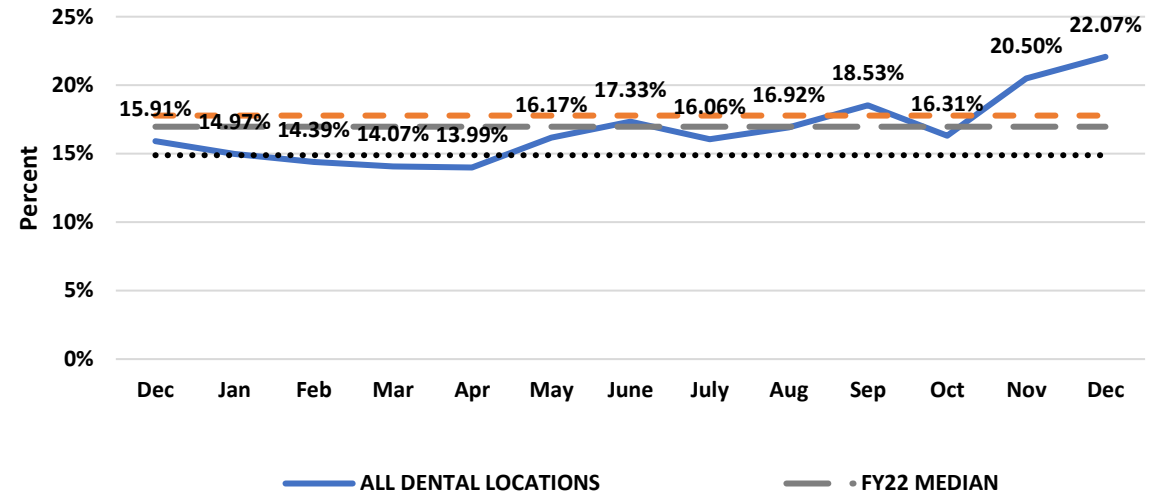


Dental

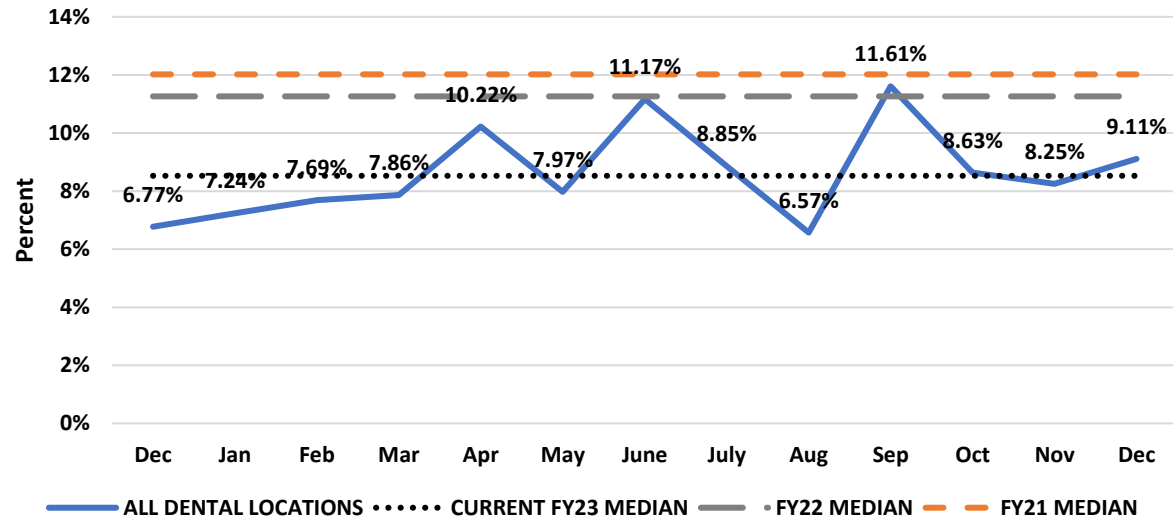
DENTAL VISITS - ALL LOCATIONS



DENTAL BROKEN APPT % - ALL LOCATIONS

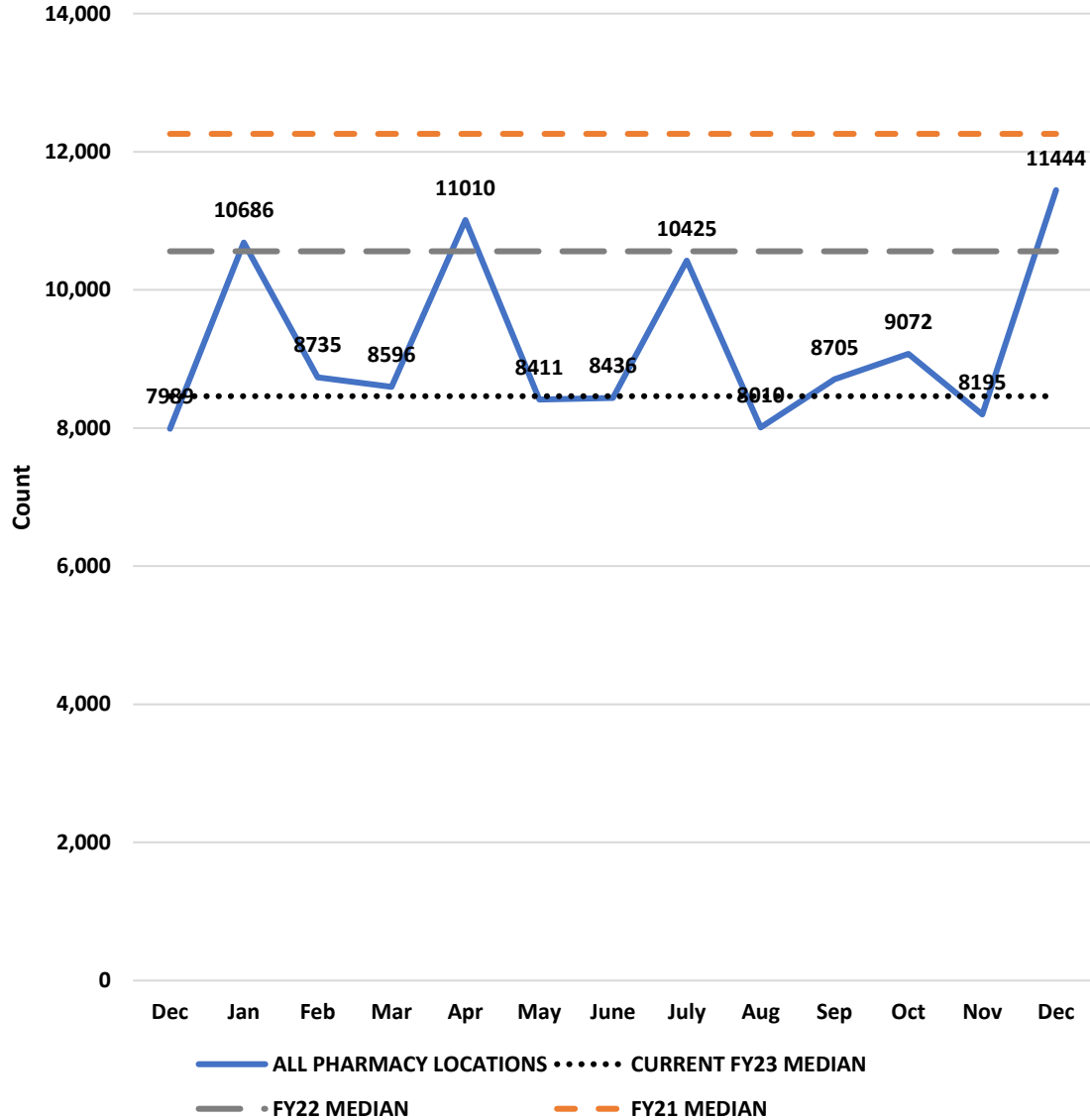


DENTAL NEW PATIENT % - ALL LOCATIONS

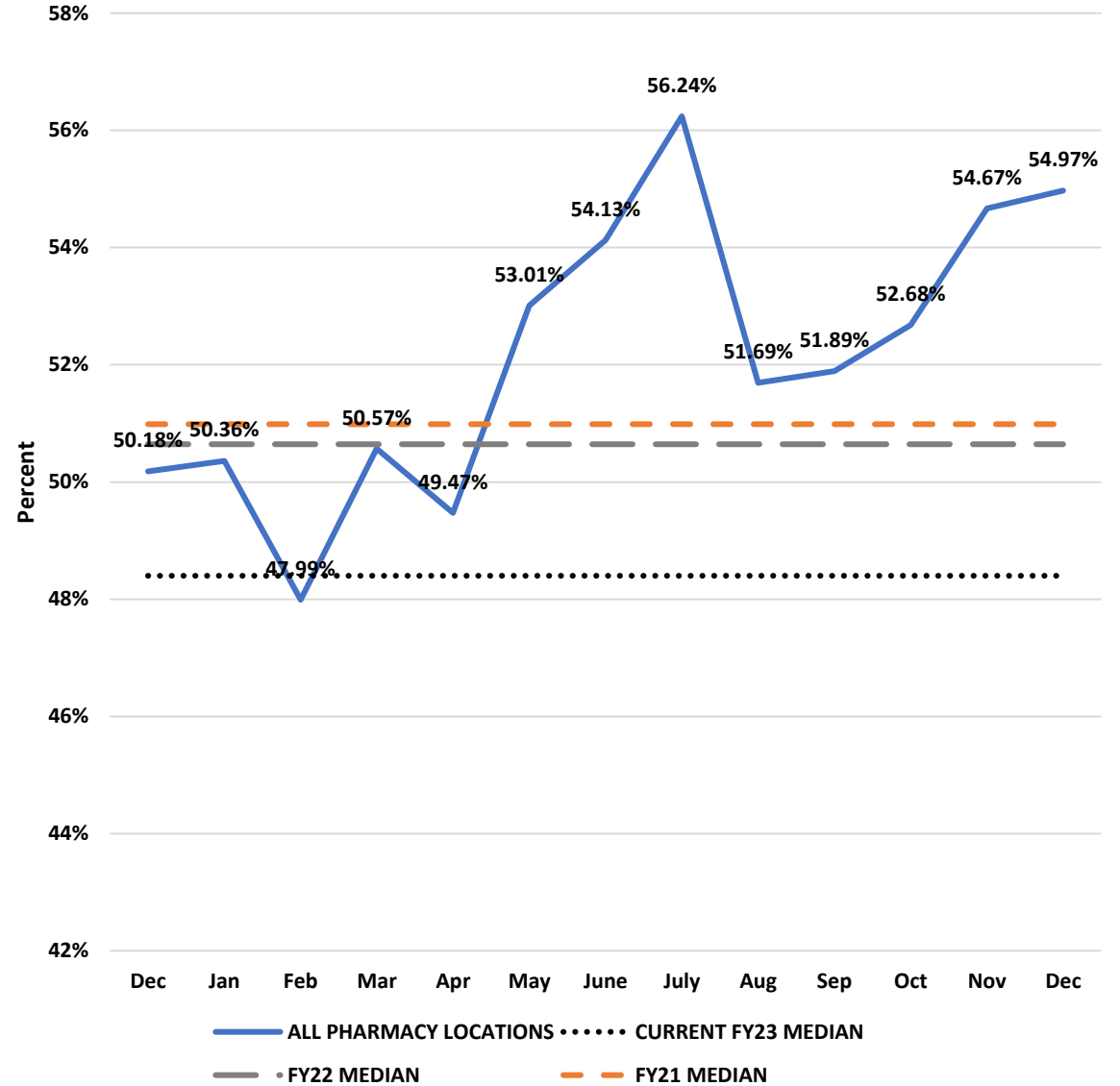


Pharmacy

PHARMACY NUMBER OF FILLS - ALL LOCATIONS

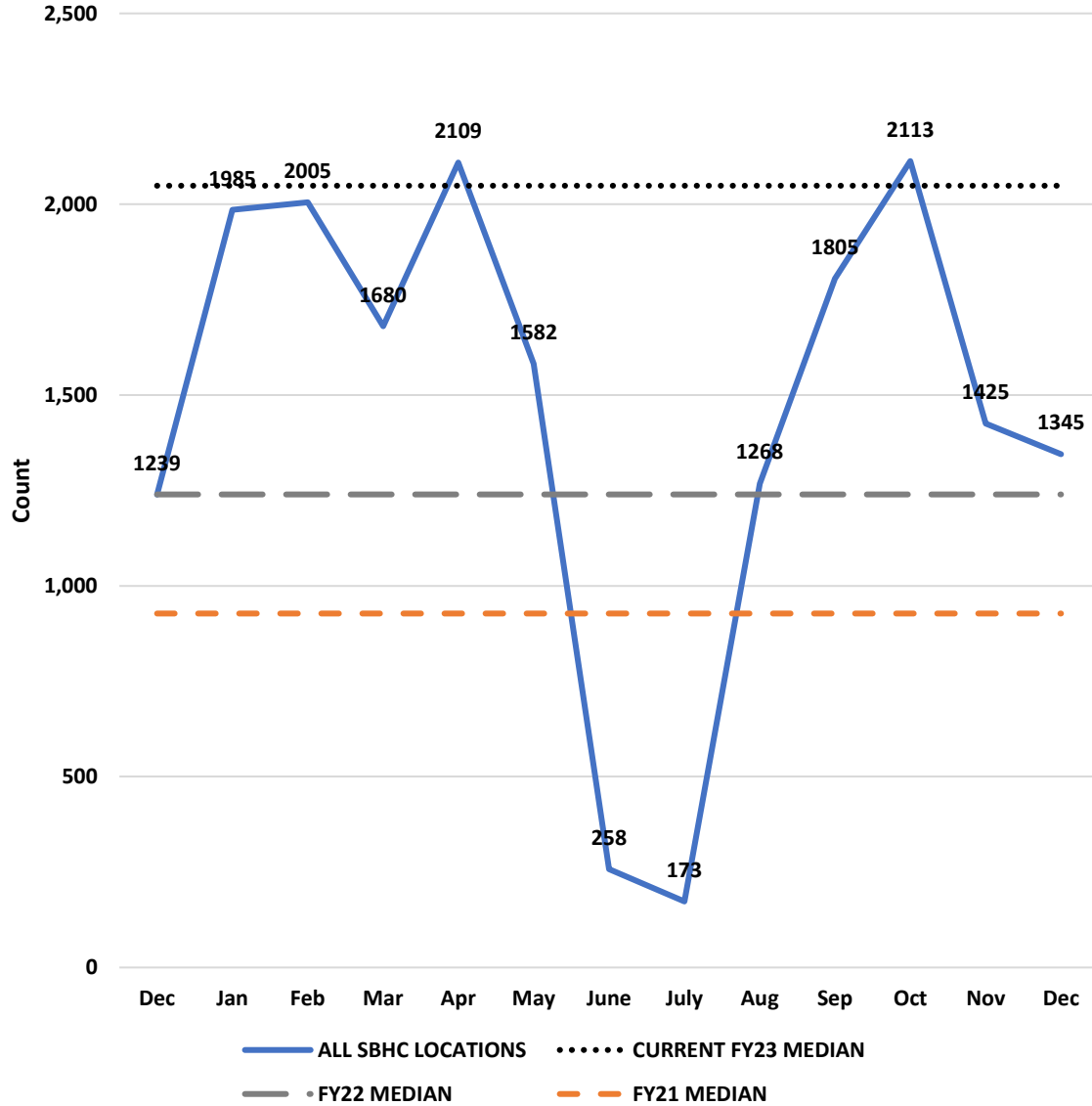


PHARMACY ESCRIBE % - ALL LOCATIONS

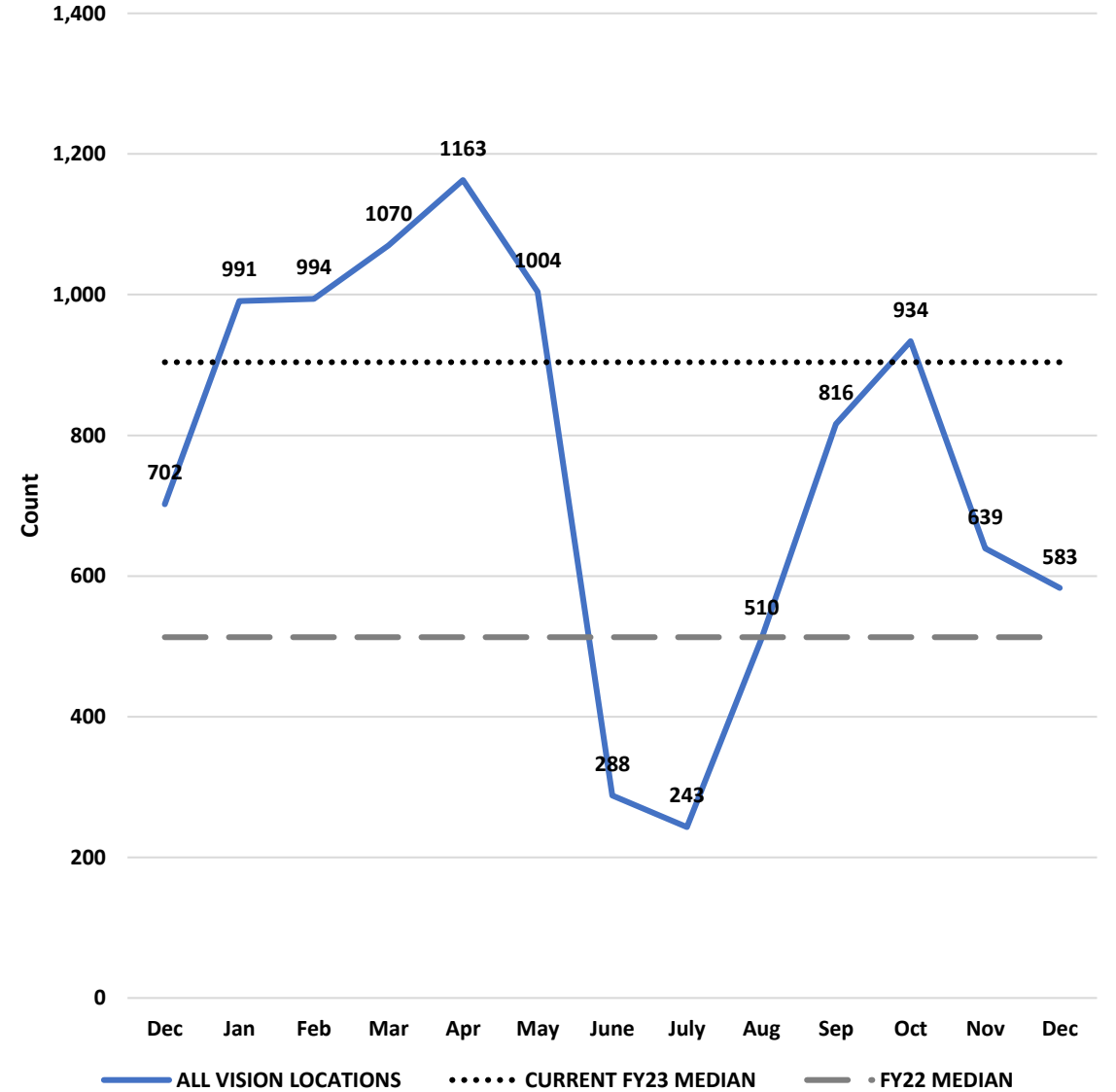


School Based Health Centers

SBHC VISITS - ALL LOCATIONS



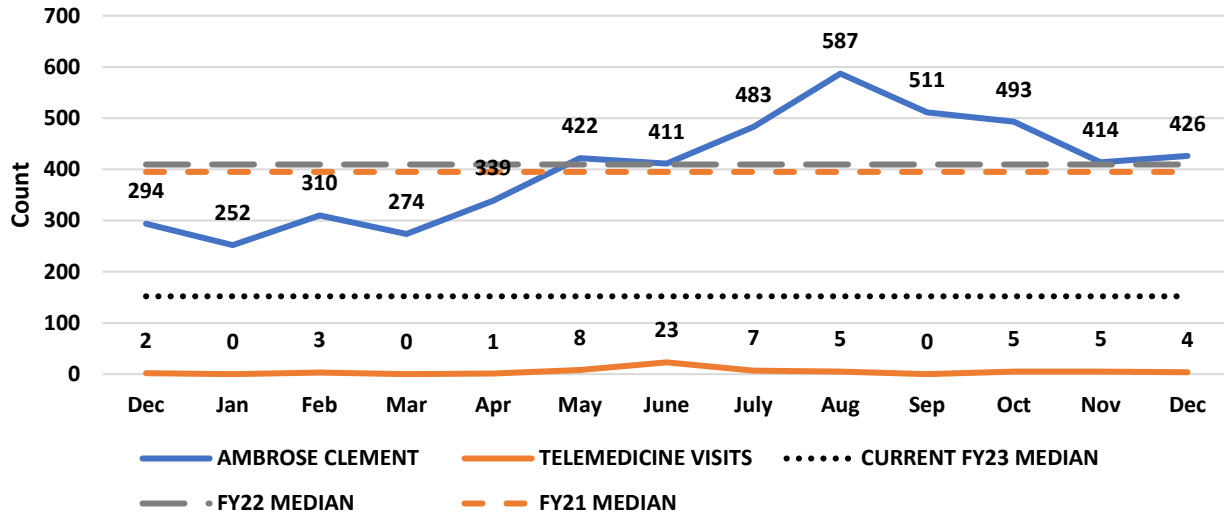
VISION VISITS - ALL LOCATIONS



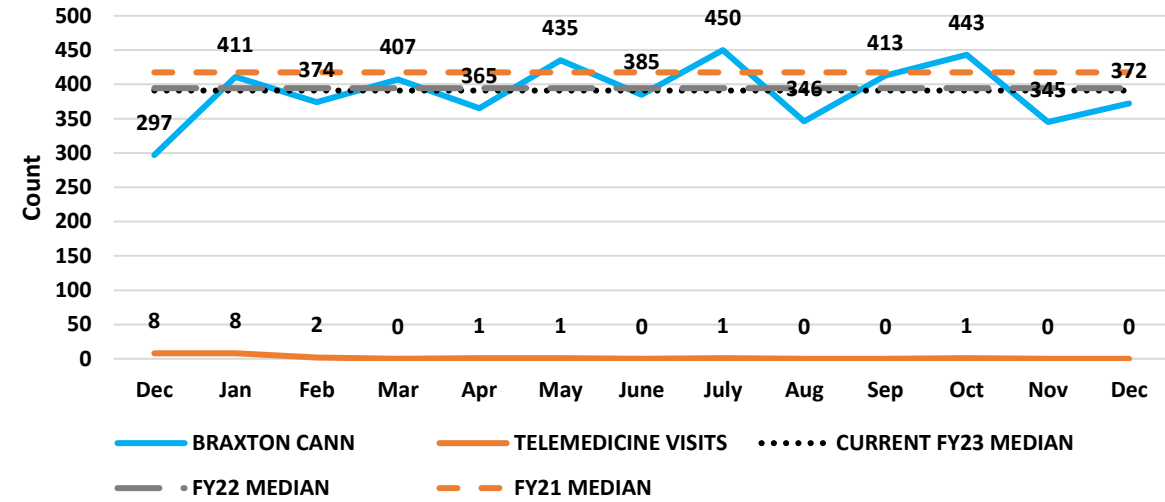
Supplemental Slides

VISITS

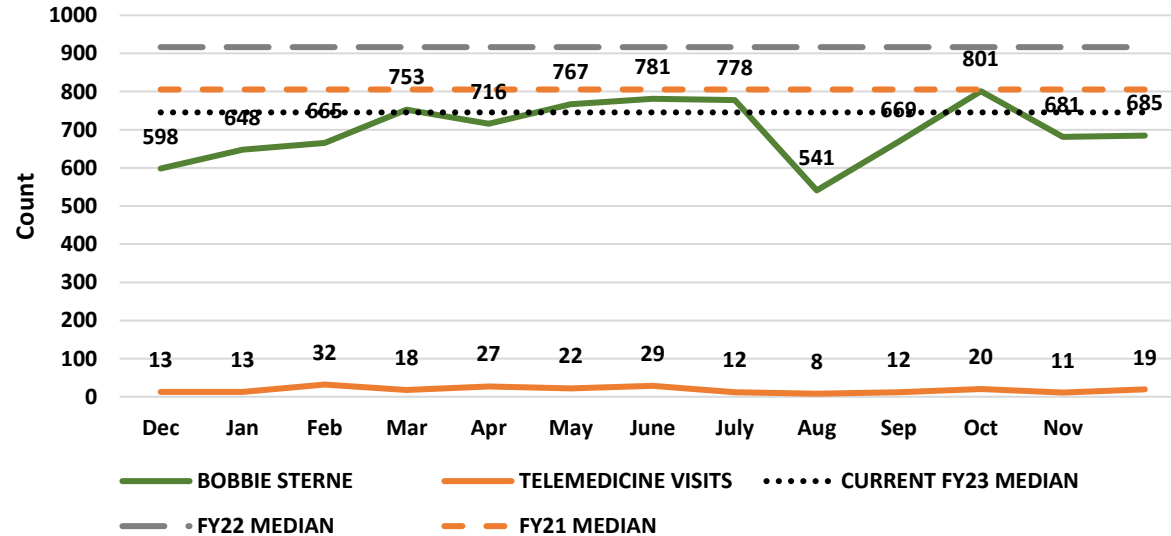
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BRAXTON CANN

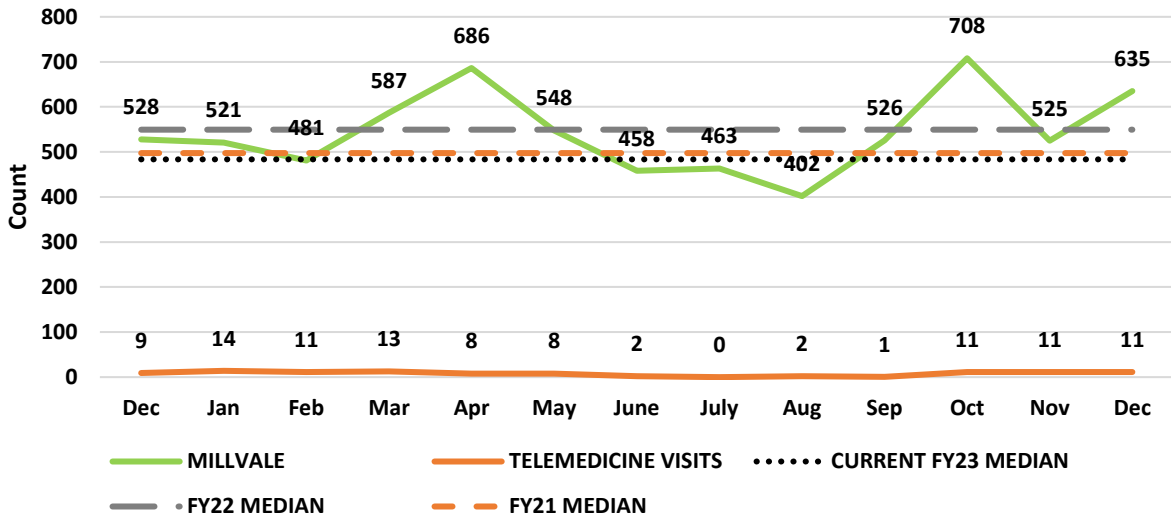


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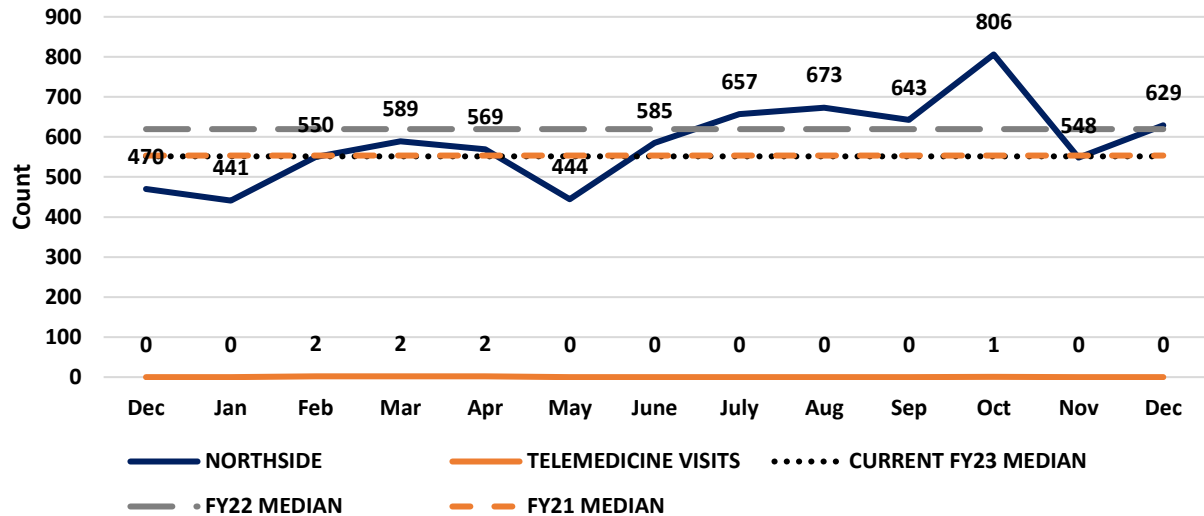


VISITS

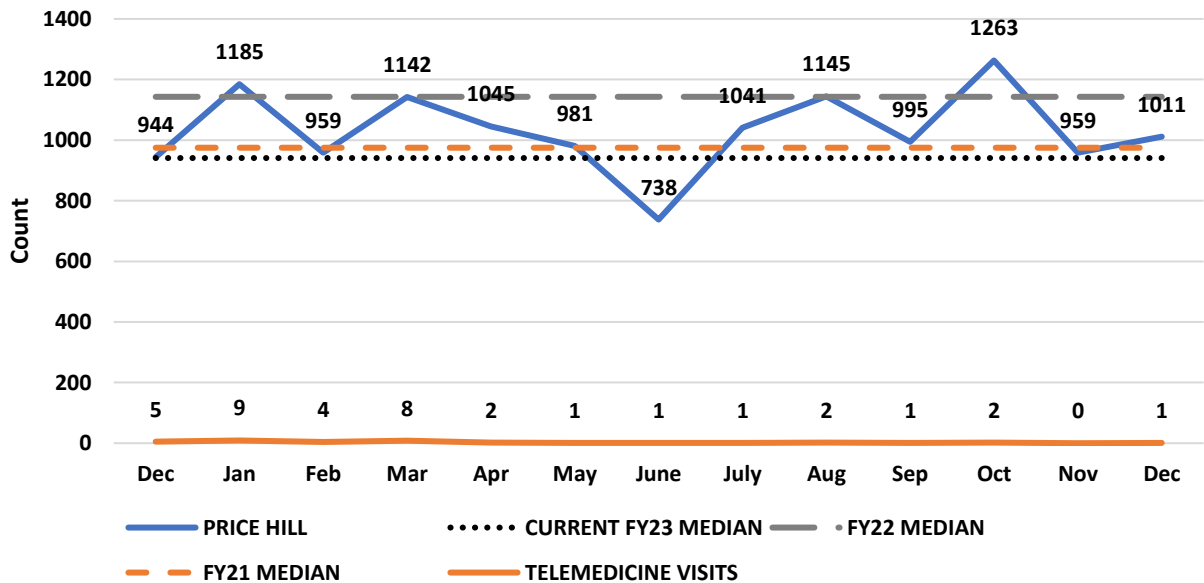
MILLVALE



NORTHSIDE

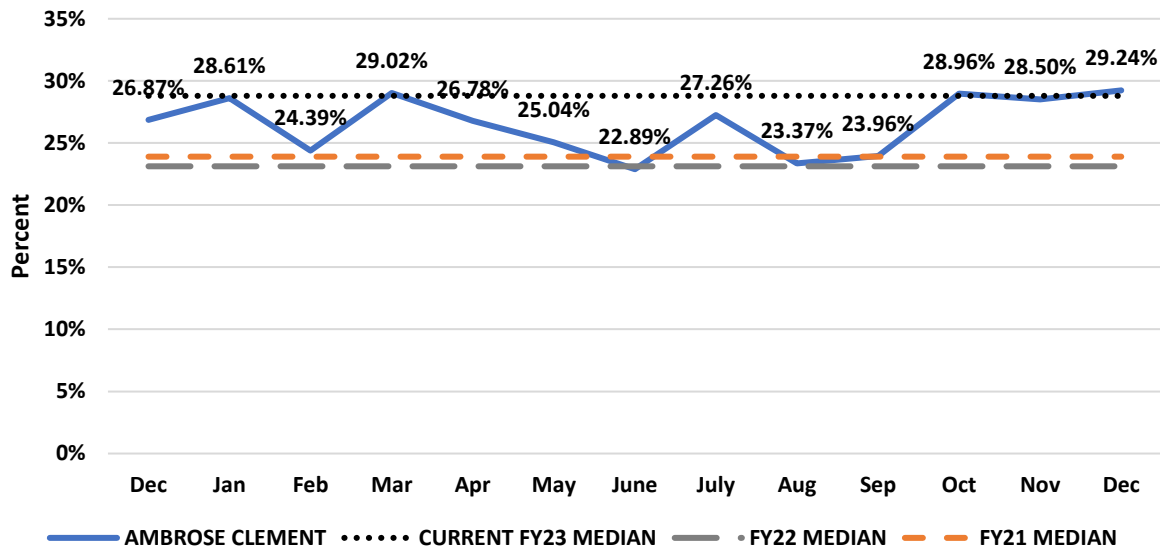


PRICE HILL

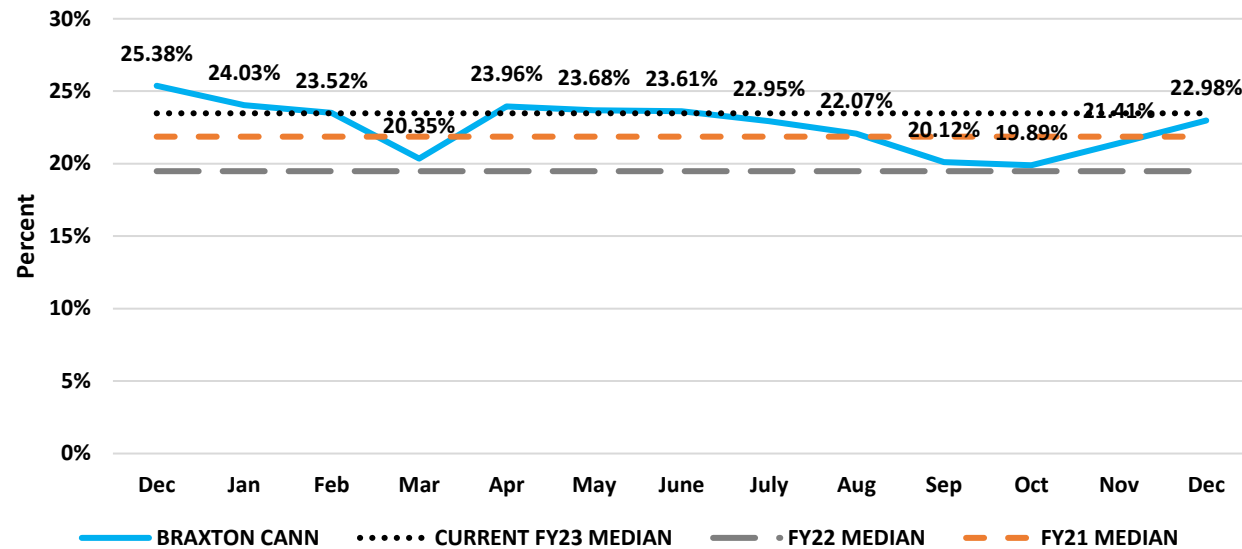


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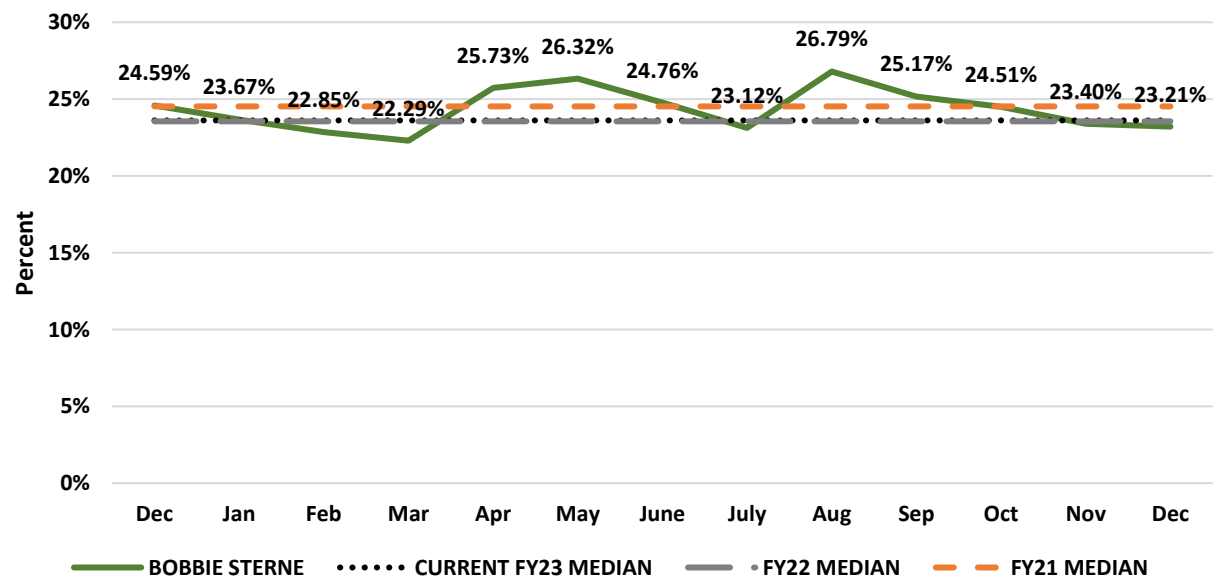
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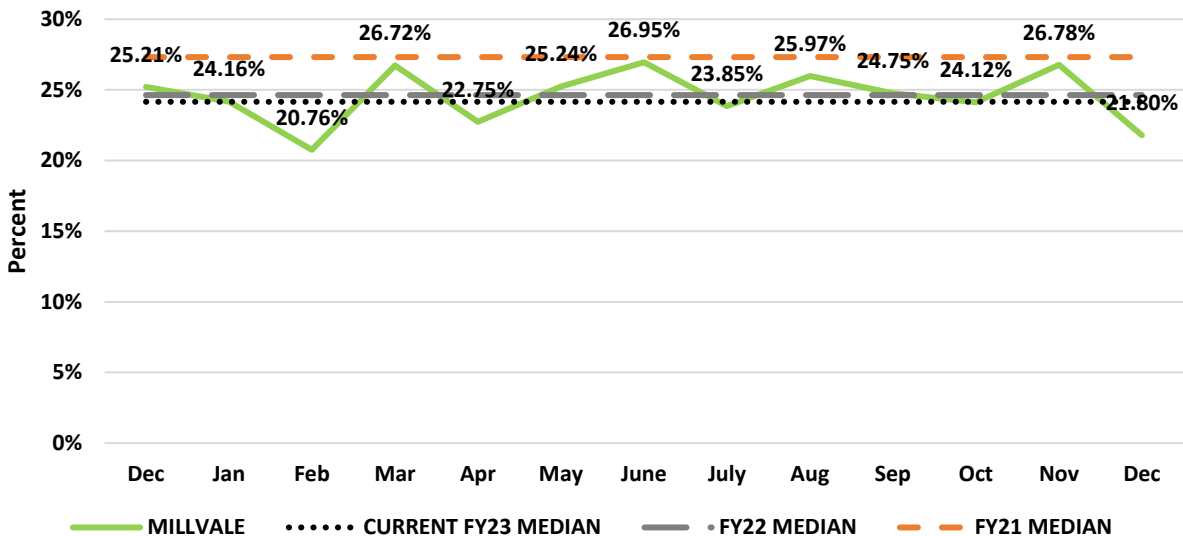


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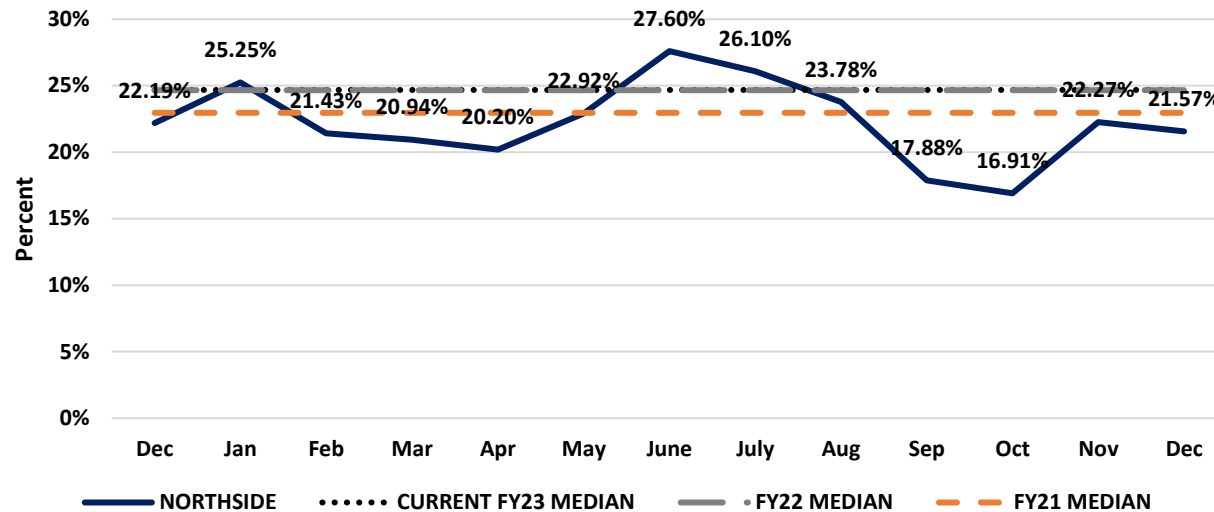


NO SHOW PERCENT

MILLVALE



NORTHSIDE



PRICE HILL

