

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES  
Minutes - Special Meeting  
June 23, 2022, 5:15 p.m.**

**This meeting was conducted as a public meeting and a virtual meeting.**

**Present:** Brandon Beil, Chair  
Stephen M. Douglas, Vice-Chair

Lory Chancy – Secretary/Treasurer  
Don Kennedy, Trustee

**Absent:**

**Also**

**Present:** Dale Williams, Executive Director  
Cynthia Watson, LSHA Staff  
Fred Koberlein, Attorney (zoom)  
Dwayne Cunningham, Director of Facilities  
Karl Plenge, NOC  
Lindsey Covington  
Don Savoie, Meridian  
Anna Eversole  
Chris Candler  
Rodney Bose  
Sylvester Warren

Sonja Markham, LSHA Staff  
Morgan McMullen, Reporter  
Barbara Lemley  
Richard Powell, Accountant  
Samuel Boadi, HCA Florida  
Lauren Cohn, Meridian  
Mary Browder  
Linda Ivery  
Denise Bose  
Glenel Bowden

12 participants participated in the LSHA Virtual Special Board Meeting.

**CALL TO ORDER**

Chairman Beil called the in person/virtual Special Meeting to order at 5:15 pm. Chairman Beil called for additions/deletions to the agenda. There were none. Chairman Beil called for a Motion to approve the Agenda. **Motion** by Mrs. Lory Chancy. **Second** by Mr. Stephen Douglas to approve adoption of the Agenda. All in favor. **Motion carried.**

**NEW BUSINESS**

The purpose of the Special Meeting is to discuss and to take possible action on the Statement of Interest proposals (2<sup>nd</sup> offer) from parties interested in utilizing The Lake Shore Hospital Campus (all or part) to provide medical care/or other services to the citizens of Columbia County through a partnership with the Authority.

Mr. Dale Williams informed the Trustees of correspondence received from Florida Gateway College regarding an on-line petition. Additional correspondence from Arun Patel and Ms. Barbara Lemley. Mr. Dale Williams updated the Trustees regarding the 2<sup>nd</sup> offer proposals. In addition, Mr. Williams informed the Trustees, that he contacted Group 1 proposers and asked if there was a scenario that would allow for them to use the hospital building without any subsidy from the Authority. He requested their response in writing. (attached). There was discussion by the LSHA Board of Trustees regarding proposals received from Hope Bridges, Florida Gateway College, and Meridian Behavioral Healthcare.

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**INDIVIDUAL APPEARANCES**

Public Comments by Ms. Mary Browder, Ms. Barbara Lemley, Ms. Anna Eversole, Mr. Sylvester Warren, and Mr. Davion Jones (zoom).

Additional discussion by the Trustees.

**Motion** by Mrs. Lory Chancy to get bids to demolish the main hospital building. **Second** by Mr. Stephen Douglas. Added discussion by Chairman Beil. All in favor. **Motion carried.**

**Motion** by Mr. Stephen Douglas for Mr. Fred Koberlein, Attorney and Mr. Richard Powell, Accountant to meet with Hope Bridges by the July 11, 2022, Board Meeting to come back with their intent on their June 17, 2022, proposal. Desired contractual terms will include a triple net lease, similar rent as previously paid by CHS (adjusted for inflation), and a performance bond. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

Chairman Beil asked the Board for ideas on the additional buildings, and property on the hospital campus. Discussion. **Motion** by Mrs. Lory Chancy to request proposals from Group 2 in dollar and cents starting with medical first. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

Chairman Beil requested Mr. Williams to attend the City of Lake City meeting to update them on the Authority business as well as requesting donated parcels to be reverted back to the Authority.

**BOARD MEMBER COMMENTS**

Mr. Don Kennedy asked for an update for the replacement of Mr. Fred Koberlein, and special meeting dates for the upcoming months.

Mrs. Lory Chancy requested Mr. Kennedy to ask the Florida Gateway College if they would be interested in donated land.

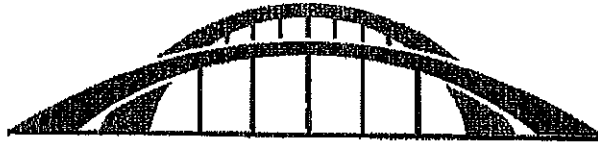
Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Lory Chancy, Secretary/Treasurer

7-11-2022  
\_\_\_\_\_  
Date of Approval



# Hope Bridges

June 17, 2022

## EXPRESSION OF INTEREST

Lake Shore Hospital Authority  
259 NE Franklin St.  
Lake City, FL 32055

Dear Hospital Authority,

Hope Bridges LLC, would like to provide a non-binding expression of interest in respect to the 368 NE Franklin St. Lake City, FL 32055, the main building at the Lake Shore campus for use as a transitional housing facility for veterans. We appreciate the time and energy the Authority has afforded us in discussing this opportunity and the information that has been provided thus far.

As we continue to spend time evaluating Lake Shore Hospital Campus, we believe that Hope Bridges will bring unique value and capabilities to the facility and surrounding community, accelerating the development and growth of the Lake Shore facility. We believe we could provide much needed services to Lake City and the surrounding community of Columbia County.

### Transaction Overview and Structure

Based on our preliminary review of the information provided and subject to the conditions set forth below, Hope Bridges is pleased to submit this non-binding letter of intent (the "Proposal") for a transaction with Lake Shore Hospital Authority. We propose the Hospital Authority (donate or lease for a nominal fee) Lake Shore Hospital main building in as-is condition, including all assets and liabilities, in such a way that Lake Shore Hospital Authority is removed from the maintenance and liability of this vacant structure while putting it to good and effective use in servicing the community.

Hope Bridges once in possession of the building would like to operate as a one stop shop for veterans in need of transitional services to get back to civilian life after serving our country. Hope Bridges will not need or seek any funding from the authority to operate this facility and would like to take possession of said building as soon as possible. If this proposal is amenable to the Authority a letter of intent will soon follow. Thank you for your consideration

Respectfully,

Mike Peacock  
Hope Bridges

Good afternoon Dale, Just wanting to follow up from our call yesterday.

From our conversation you were inquiring for one of the trustee's if there is a way that Meridian would be agreeable to utilize the LSA Hospital building and surrounding grounds without the need for additional financial support from the Lakeshore Authority, including facility expense to bring the building to occupancy status.

Meridian is committing to \$1 million to \$3 million to renovate the wards and other internal areas of the building to meet AHCA/DCF programmatic licensing standards regardless of terms we work out for building occupancy. That leaves us with the need for a yet unknown amount for several crucial items before we could occupy and start operations. Items such as reroofing, brick repair, fascia, sealant for windows and doors, stucco repair, metal coping repair, etc. The estimates we have received (still in draft) are greater than \$5.3 million to date, however that will likely go up further after we receive the final report which will include mechanical engineering report which we have not yet received. (Meridian has invested \$35k for an updated engineering report)

In response, the two thoughts I have related to the question posed are:

1. I don't see a path where it would be advantageous for Meridian to invest greater than \$8 million dollars toward the renovation of a building that was not owned by Meridian; assuming LSA held ownership of the building. We would be making a major investment on a property that would be owned and retained as an asset of another corporation, LSA. Even if my board of directors was to consider this, I don't believe we could attain a loan for \$8million+ as any loan would need to be secured by the property to be renovated.
2. Second option and one that might be agreeable to both parties. If LSA were to agree to transfer ownership for the hospital building and surrounding grounds to Meridian. Meridian as a corporation would be in a position to use the property in question as collateral for such a loan to support required building repairs.

Please do share these thoughts with the trustee's and also please know that I am limited as CEO in my authority, any agreement that Meridian and the LSA were to reach would first need to be brought forward, discussed and approved by my board of directors.

Appreciate all your efforts and partnership as we move forward to support the growing needs of our communities. Thanks, Don

**Donald P. Savoia**  
**President / CEO**  
Meridian Behavioral Healthcare, Inc.  
4300 SW 13th St.  
Gainesville, FL 32608  
Ph 352-374-5600 x8366



June 23, 2022

Lake Shore Hospital Authority Trustees  
Lake Shore Hospital Authority  
259 NE Franklin St  
Lake City, FL 32055

Lake Shore Hospital Authority Trustees:

The Executive Director of the Lake Shore Hospital Authority asked me if Florida Gateway College would change its proposal to accept the hospital and land without resources to renovate/repurpose. The answer to this question is frankly very complicated. Significant agreements would need to be negotiated for legal (statutory) purposes. In the best interest of the college and community these agreements would include the following:

1. Two-year agreement to allow the college to find private and/or public resources for renovations, repurposing, and operating costs.
2. LSHA would continue ownership and maintain the hospital property during that two-year period.
3. If after the two-year period the college cannot obtain necessary funding and operating resources, the agreement is void with the LSHA retaining the hospital and property.

The option outlined above has the most risk associated for both parties. This option delays the timeframe for the FGC project and directs costs for the hospital to the LSHA for a maximum of two years.

The college believes its original proposal (hospital building and land) is the best option for the community. The original proposal would have the greatest economic impact on the downtown Lake City Community and addresses significant needs of the Lake City Lake Shore Hospital Authority clients. The resources outlined in the original proposal are significant to quickly moving this project along and imperative to renovating the building.

Good luck in your deliberations and discussions regarding this important initiative for our community.

Sincerely,

Lawrence Barrett