

DRAFT

LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES  
Minutes - Regular Meeting  
June 13, 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  
Fred Koberlein Sr., Attorney  
Dwayne Cunningham, Director of Facilities  
Garrett Morrison  
Stew Lilker, Columbia Cty. Observer  
Don Savoie, Meridian  
Richard Anderson, Meridian  
Teresa Jenkinson, Meridian CFO  
Sylvester Warren  
Karl Plenge, NOC  
Jill Adams, CEO, HCA Florida  
Richard Powell, Accountant  
Sonja Markham, LSHA Staff  
Austin Evans  
Destiny Evans  
Matthew Ganskop  
Shoacb Baska, Meridian  
Audre J.W. Ruise  
Lauren Cohn, Meridian  
Davion Jones  
Vanessa George  
Morgan McMullen  
Samuel Boadi, HCA Florida  
Cynthia Watson, LSHA Staff

8 participants participated in the LSHA Virtual Regular Board Meeting.

**CALL TO ORDER**

Chairman Beil called the in person/Virtual Regular Meeting to order at 5:15 pm. Chairman Beil called for additions/deletions to the agenda. Mr. Dale Williams requested the June 2, 2022, special meeting minutes be added to the Consent Agenda for approval, this would have been the Florida Gateway College presentation. Chairman Beil called for a Motion to approve the Agenda. **Motion** by Mrs. Lory Chancy to approve adoption of the Agenda. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

None.

**CONSENT AGENDA**

Chairman Beil called for a Motion to approve the Consent Agenda. **Motion** by Mrs. Lory Chancy to approve adoption of the Consent Agenda, with the June 2, 2022, Special Meeting Minutes added for approval. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

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Lake Shore Hospital Authority  
June 13, 2022

**NEW BUSINESS**

**2022 Fixed Asset Inventory for LSHA – Approval Requested**

Mr. Dale Williams informed the Board of the new inventory changes. There were two deletions and two additions. Staff recommends approval of the 2022 fixed asset inventory. **Motion** by Mr. Don Kennedy to approve the 2022 fixed asset inventory. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

**Discussion and possible action – Hospital Security Services**

LSHA assumed the contract for hospital security services that was in place with Community Health Systems. In the February 14, 2022 board meeting, approval was requested to seek bids for renewal of the security services contract.

After review of other entities, and what they pay for 24-7 security services compared to the increase DSI is requesting, it is recommended that in lieu of bidding, the LSHA approve the following bill rate increase for DSI security employees:

Site Supervisor \$16.94 to \$19.60  
Security Officer \$14.84 to \$18.20

This would increase the employees pay as follows:

Site Supervisor \$12.10 to \$14.00  
Security Officer \$10.60 to \$13.00

Staff recommends, the LSHA approve the above amendment to the DSI security contract. **Motion** by Mrs. Lory Chancy to approve the DSI contract amendment. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

**Discussion and possible action – Approval of Job description “Full Time Building Attendant” and hourly rate increase.**

Mr. Williams informed the Trustees due to the job market and unsuccessful attempts to find experienced people, Dwayne Cunningham, Director of Facilities Operations, is requesting a change in the “Part-Time Building Attendant” job description to “Full Time Building Attendant” and that we increase the increase the hourly pay rate from \$12.50 per hour to \$18.00 per hour. **Motion** by Mr. Stephen Douglas to approve the increase. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

**Fred Koberlein – Discussion and possible action LSHA attorney position**

Mr. Williams informed the Board of Mr. Koberlein’s resignation effective November 2022. Mr. Fred Koberlein Sr., nor Mr. Marlin Feagle (former Authority Attorney) is interested in the attorney position. Discussion. Staff recommends the Trustees approve the issuance of an RFP for Authority legal services. **Motion** by Mr. Don Kennedy, **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

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**UNFINISHED BUSINESS**

None.

**STAFF REPORT**

Staff report included in the agenda packet.

**BOARD MEMBER COMMENTS**

Comment by Mrs. Lory Chancy.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

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

\_\_\_\_\_  
Date of Approval

# FULL TIME BUILDING ATTENDANT

Lake Shore Hospital Authority  
Board of Trustees  
PO Box 988  
Lake City, Florida 32056-0988

June 13, 2022

**Hours: 40 hours per week**

## GENERAL DESCRIPTION

Responsible for various duties in maintaining appearance and functionality of the Hospital Authority buildings and grounds. The building attendant position will work with considerable independence but will be supervised by the Director of Facilities Operations.

## ESSENTIAL FUNCTIONS

- Clean debris from sidewalks, entrances, and trash receptacles daily
- Monitor and repair sprinkler systems
- Clean and maintain interior rooms as needed
- Perform preventative checks on building equipment, and inform Director of any issues
- Routine maintenance tasks such as changing bulbs, checking locks, and replacing air filters
- Performs other duties as assigned by the Director of Facilities Operations

## KNOWLEDGE, SKILLS AND ABILITIES

- Knowledge of general janitorial and maintenance tasks
- Ability to keep records and prepare reports
- Ability to navigate computer programs such as MS word, Excel, Email

## MINIMUM QUALIFICATION REQUIREMENTS

- High school or equivalent
- General building maintenance knowledge
- Basic computer skills/knowledge
- Valid Florida Driver's License is required
- Must have the physical ability, strength, capability and flexibility sufficient to perform the job functions in the work environment
- A comparable amount of training, education or experience can be substituted for the minimum qualifications

(Reasonable accommodations will be made for otherwise qualified individuals with a disability.)

This position description approved by the Board of Trustees on:

6-13-2022



Brandon Beil - Chairman



Dale Williams - Executive Director

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES  
Minutes - Special Meeting  
June 13, 2022, 5:15 p.m. (following Regular Meeting)**

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Stephen M. Douglas, Vice-Chair

Lory Chancy – Secretary/Treasurer  
Don Kennedy, Trustee

**Absent:**

**Also**

**Present:** Dale Williams, Executive Director  
Fred Koberlein Sr., Attorney  
Dwayne Cunningham, Director of Facilities  
Garrett Morrison  
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Shoacb Baska, Meridian  
Audre J.W. Ruise  
Lauren Cohn, Meridian  
Davion Jones  
Vanessa George  
Morgan McMullen  
Samuel Boadi, HCA Florida  
Cynthia Watson, LSHA Staff

8 participants participated in the LSHA Virtual Special Board Meeting.

**CALL TO ORDER**

Chairman Beil called the in person/virtual Special Meeting to order at 5:32 pm. Chairman Beil stated there were no additions/deletions to the agenda.

**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.

Presentation from Meridian Behavioral Healthcare

Don Savoie  
Lauren Cohn  
Richard Anderson

Handouts provided (attached to meeting minutes)

Trustees asked various questions to the presenters.

DRAFT

**INDIVIDUAL APPEARANCES**

Mr. Stew Lilker and Sylvester Warren. Public comment by Mrs. Barbara Lemley over Zoom.

**BOARD MEMBER COMMENTS**

There were none.

Mr. Dale Williams informed the Trustees the June 15, 2022, meeting is cancelled, and the next Special meeting will be Thursday, June 23, 2022.

Chairman Beil called for a Motion to adjourn meeting. **Motion** by Mr. Stephen Douglas to adjourn, **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

Meeting adjourned.

Respectfully submitted,

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

\_\_\_\_\_  
Date of Approval



Meridian Behavioral Healthcare  
at  
Lakeshore Hospital



We are here to help.



Page 1 of 26



**#More moments  
like these!**



# Meridian

- Meridian has been providing services in North Central Florida since 1971.
- In 2022, Meridian celebrates 50 years of operations and continues to grow to meet the ever-growing needs of our communities
- Meridian provides services utilizing evidence-based approaches to the treatment of mental illnesses and substance use disorders. Our services also address the social determinants known to adversely affect healthcare outcomes such as housing, employment and medical care.
- Meridian currently has offices in 13 counties and provides services to residents from most all of Florida. Outreach and treatment services touch over 36,000 annually with 430,000 services to individuals.
- Meridian's expenditures for services last year were over \$55 million. We employ 650 individuals from across the region.





## Licensing and Accreditation

- Currently, Meridian has been accredited through the Commission on Accreditation of Rehabilitation Facilities (CARF) for over 17 years in Behavioral and Opioid Treatment Programs, obtaining the best possible outcome of a 3-year accreditation during the most recent survey in 2021.
- 55 Substance Abuse licenses have been granted by the Department of Children and Families
- 6 Licenses has been given by The Agency for Health Care Administration (AHCA) for the following programs:
  - Crisis Stabilization Unit
  - Residential Treatment Facilities
  - Health Care Clinics

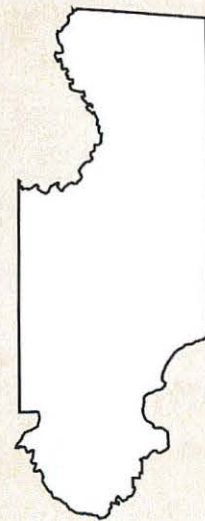
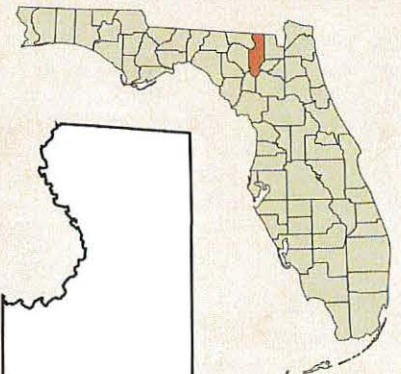


## Community Needs & Information

- According to 2019 WellFlorida Community Needs Assessment, *"In 2017, Columbia County residents visited emergency rooms for mental health reasons at rates higher than for the state as a whole."*

*-2019 Columbia County Health Improvement Plan by WellFlorida Council.*

- According to Mental Health America, nearly 2.9 million Florida adults -about 17% of the population have some form of mental illness.
- The last two years have led to an increase in people seeking help for mental illness, particularly anxiety and depression.





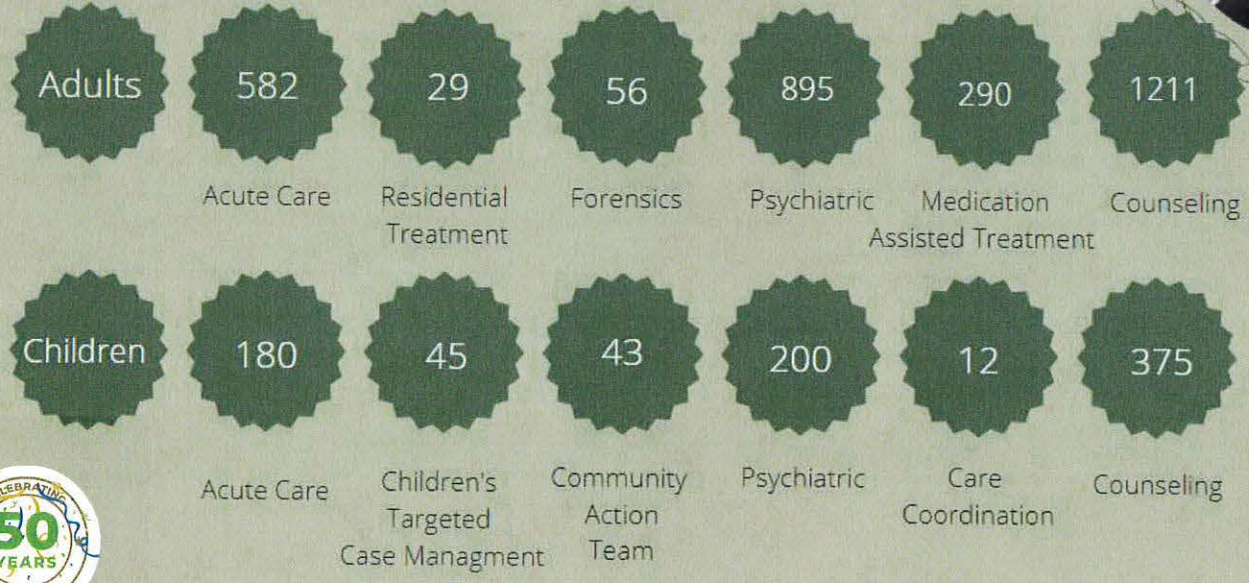
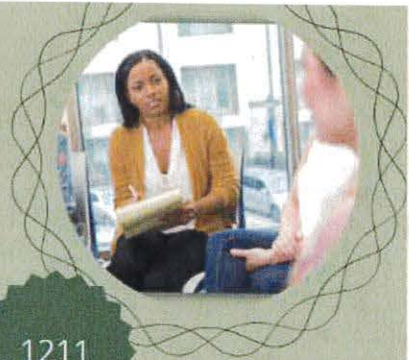
## Meridian in Columbia County

- Meridian currently serves as the Central Receiving Facility for Columbia County and plans to expand this best practice model to Alachua County.
- With plans to open a 16-bed residential treatment facility in July 2022, Williams Manor by Meridian will provide another level of care addressing the needs of the community. This facility among others will be accredited by Commission on Accreditation of Rehabilitation Facilities (CARF).
- Meridian has added Primary Care Services in Columbia County in 2021 and continues to expand on this service to meet the growing demands of the community.



# Services We Provide to Columbia County Residents

July 2021 through May 2022





Improved functioning and reduction of symptoms

**75% of Adults**

**75% of Children**

### National Benchmarks

- Recovery rates for severe mental illnesses range from 40-60%
- Recovery rates for addiction range from 40-50%
- Recovery rates for diabetes, hypertension, and other chronic illness range from 40-60%



**95%**

Would return to Meridian if they experience behavioral health needs in the future



**96%**

Indicate treatment was helpful

**94%**

Have become more independent

**96%**

Felt Meridian staff truly cares if they get better



**96%**

Would recommend Meridian to others

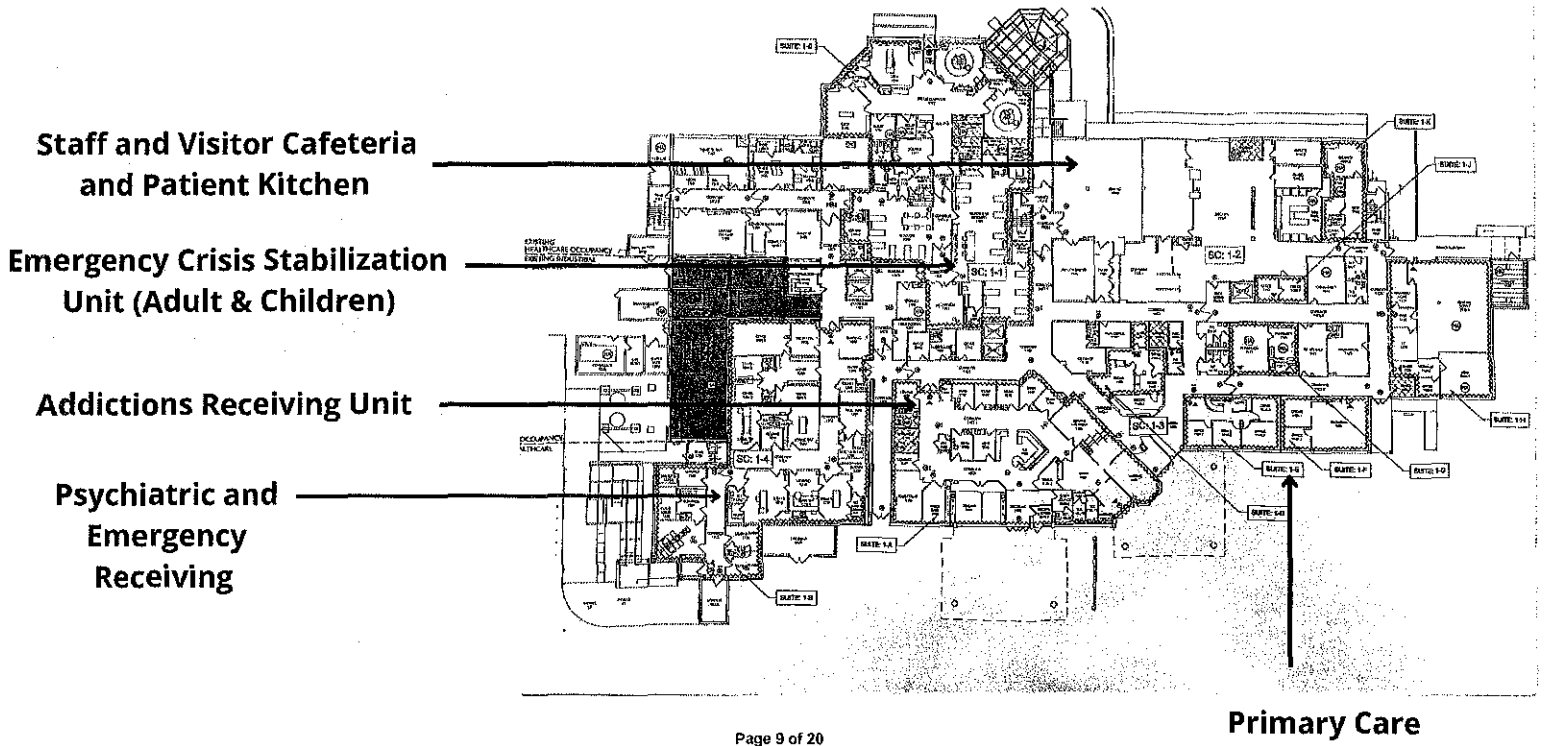
## Meridian at Lakeshore Hospital

- Approximately 117,000 square feet of planned space for in-patient and residential care for clients with varying levels of acuity.
- Meridian Behavioral Healthcare plans on utilizing the hospital building and surrounding grounds offered at Lakeshore Hospital to expand continuum of care that is a growing need for our community
- Meridian Behavioral Healthcare has outlined staffing allocations as well as an operational plan for the foreseeable future.
- Currently, Meridian does not have or anticipate to have any limitations or restrictions from complying with the Lakeshore Hospital Authority in the transitory process.





# First Floor



# First Floor

Phase One

## Psychiatric and Addictions Crisis / Emergency Receiving -SC 1-4

Moved from Current Campus

Baker Act and Marchman Act Receiving (Personal & Law Enforcement)  
Walk-In

Hours of Operation: 24hours/7days for 365 Calendar Days

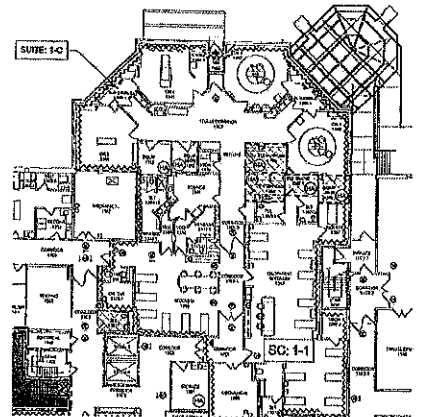
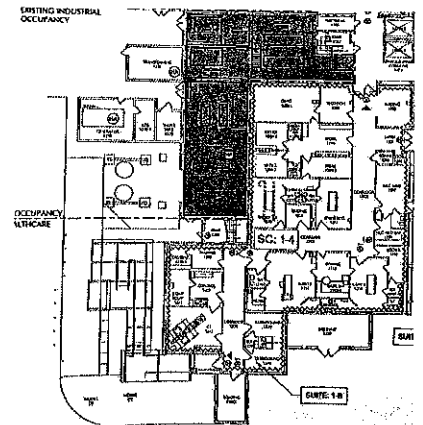
## Emergency Crisis Stabilization Units (Adult and Children) - SC 1-1

Moved from Current Campus

Number of beds (expected) - 30

Average Length of Stay ~ 3.5 days

An in-patient facility that provides short term care and stabilization to individuals experiencing a mental health crisis.



# First Floor

Phase Two

## Addictions Receiving Unit - New

10+ Beds

Medically supervised withdrawal

Average Length of Stay: 5 days

Transfer to Residential / Stepdown Care

A medically supervised, inpatient, short-term, acute care detoxification and stabilization facility for adults with significant substance impairment or co-occurring mental health and substance abuse disorders.

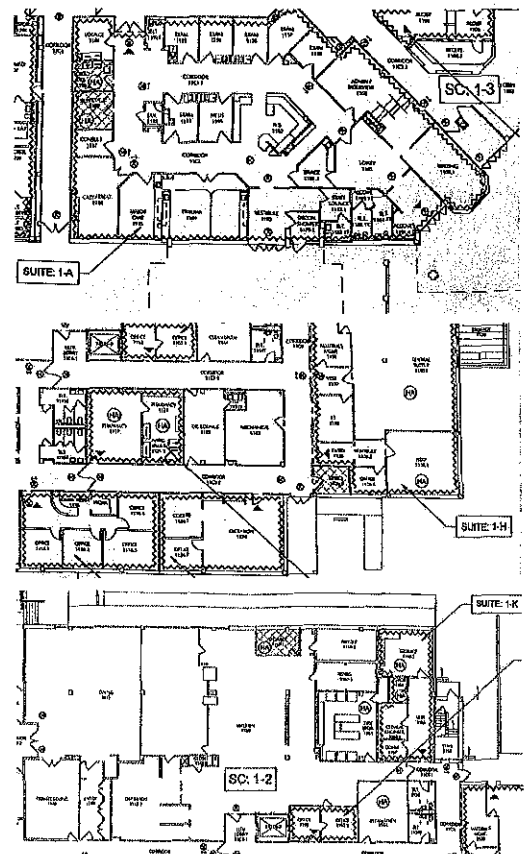
## Primary Care & Pharmacy - Suites 1-D-J

Hours of Operation 8am - 5pm

(Weekdays) w/ 24 hour, 7 day On-call physician support

Medical Support for Patients on the Units

## Staff and Visitor Cafeteria and Patient Kitchen

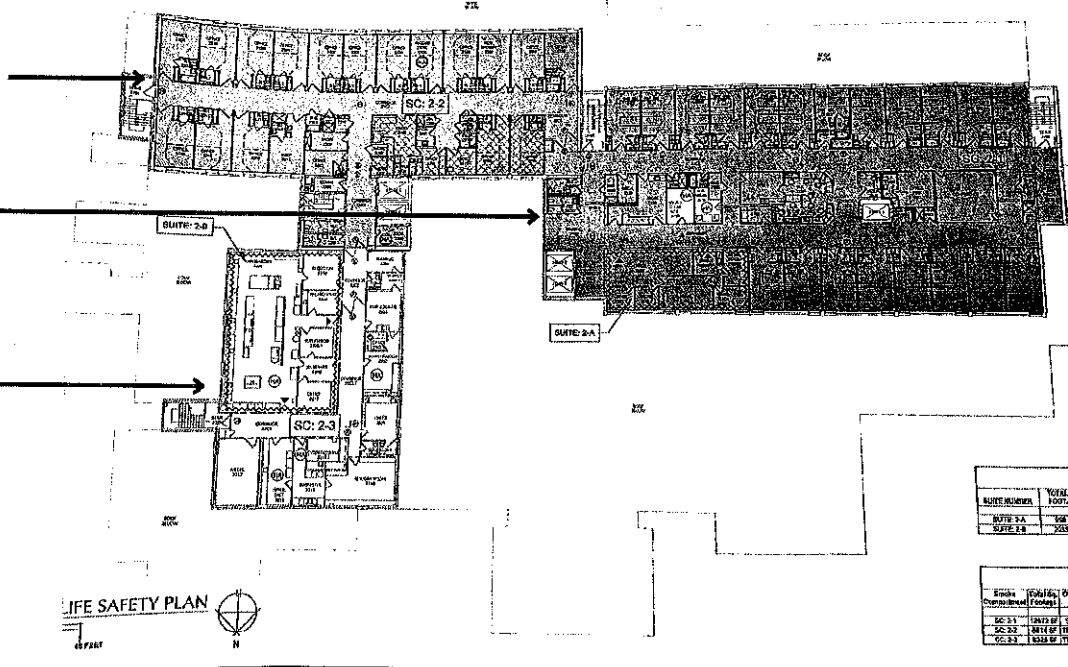


# Second Floor

Short-Term Residential Treatment (SRT)

Forensic Beds

Counseling Offices



SUITE NUMBER	TOTAL SQ. FOOTAGE
SUITE 2-A	500 SF
SUITE 2-B	200 SF

SQA	
Smoke	Fire/IGMP Occupant
Countdown	Footcandle
SC 2-1	UNIT BY STAIRS
SC 2-2	UNIT BY STAIRS
SC 2-3	UNIT BY STAIRS

# Second Floor

## Short-Term Residential Treatment (SRT) - SC2-2

16-20 Beds

An adult inpatient unit providing services to individuals with a mental health diagnosis and/or co-occurring substance abuse diagnosis. SRT provides a high level of care for individuals who are no longer experiencing a psychiatric emergency but who are still in need of additional inpatient treatment prior to community placement. SRT also serves clients waiting for placement at the state hospital.

**Average Length of Stay - 3 months**

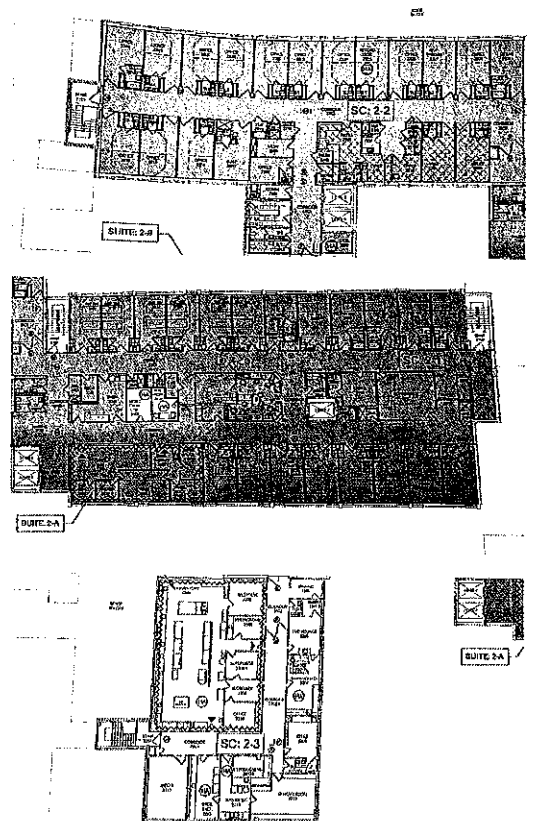
## Forensic Residential Treatment Program -SC2-2

30 Beds

An adult residential treatment program for individuals with a mental health diagnosis and involvement in the judicial system. This program provides a less restrictive environment than the state hospitals and assists individuals with successful reintegration into the community.

**Average Length of Stay - 6 months**

## Counseling Offices -SC2-3

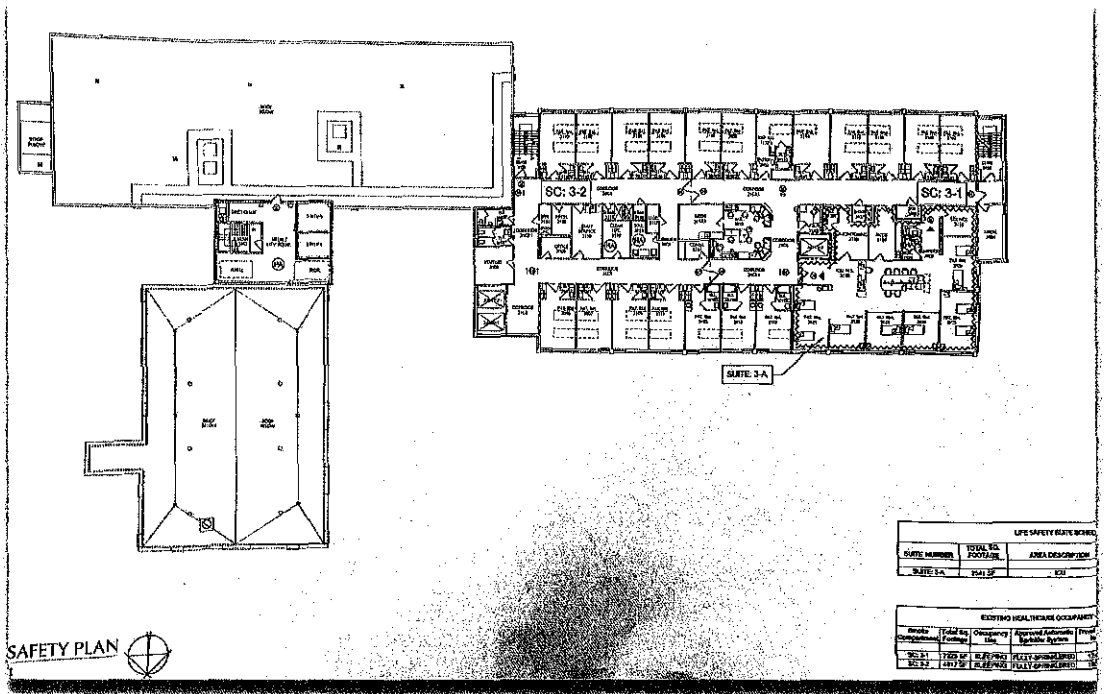


# Third Floor

## In-Patient Psychiatric Suite

Suite 3-A Used for Dining groups and Group Therapeutic Activities

Largely Self-Contained Wing



LIFE SAFETY STATE WORKSHEET	
SUITE NUMBER	AREA DESCRIPTION
SUITE 3-A	EDU

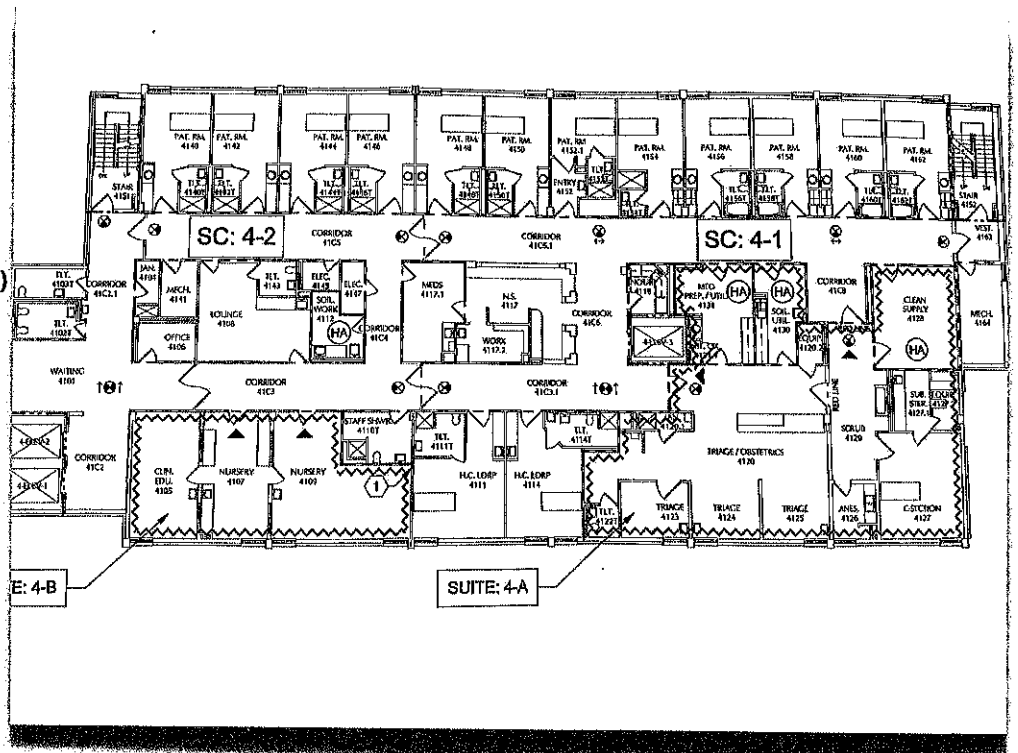
  

EXISTING HEALTHCARE OCCUPANCY				
Area	Total Sq. Footage	Occupancy	Approved Automatic Sprinkler System	Fire Alarm System
SUITE 3-A	1,000	20	YES	YES



# Fourth Floor

- Mobile Response Teams
- Community Action Team (CAT)
- Clinical Administration
- Supportive Services for Veteran Families (SSVF)
- Certified Community Behavioral Health Clinic (CCBHC)
- Community Mental Health Center (CMHC)



## Community Impact for Columbia County

- Meridian at Lakeshore Hospital provides hospital-level psychiatric care, which is currently only provided outside of the region. This would allow for individuals needing this care to remain within county and permit families to engage in treatment.
- Meridian plans on bringing over 86 FTE positions from the current Lake City campus, with plans to add an additional 98 personnel, for a total of 184 positions for Meridian at Lakeshore Hospital, and 252 for Columbia County.
- Meridian would address the growing need for substance use treatment with an addictions receiving facility, not currently provided in the region.



## **Meridian at Lakeshore Hospital Authority**

### **Funding Options for Consideration**

#### **Lakeshore Hospital Authority Support-**

- **Lakeshore Hospital Authority repairs the building to meet occupancy standards at its costs (actual costs) - estimates are above \$6 million +**
- **Meridian occupies hospital and surrounding grounds at no additional occupancy cost for between 7 and 10 years.**
- **Meridian to invest 1 to 3 million to bring internals of the building to licensing standards for services.**
- **Lakeshore Hospital Authority to provide indigent care funding at a minimum for primary care; other services at its direction**
- **Meridian will at its cost maintain the building to meet AHCA/DCF licensing standards throughout the period of the lease**
- **At the end of the lease period; the hospital building and surrounding grounds transfer ownership from Lakeshore Hospital Authority to Meridian at no additional cost**
- **Meridian continues to grow and operate facility for at least the next 50+ years**

## **Meridian at Lakeshore Hospital Authority**

### Funding Options for Consideration

#### **Lease -**

- **LSA Repairs the building to meet occupancy standards at its costs (actual costs) – estimates from above \$6 million +**
- **Meridian occupies the hospital and surrounding grounds at a negotiated rate for between 7 and 10 years.**
- **Meridian to invest 1 to 3 million to bring internals of the building to licensing standards**
- **Lakeshore Hospital Authority to provide indigent care funding for at a minimum primary care; other services at its direction**
- **Meridian will maintain the building to meet AHCA/DCF licensing standards throughout the period of the lease and will deduct those actual expenses from any lease to Lakeshore Hospital Authority**
- **At the end of the lease period, the hospital building and surrounding grounds transfer ownership from LSA to Meridian at no additional cost**
- **Meridian continues to grow and operate facility for at least the next 50+ years**

**Meridian at Lakeshore Hospital Authority**  
Funding Options for Consideration

**Lakeshore Hospital Authority Transfer of Ownership -**

- Meridian takes ownership of the hospital and surrounding grounds with a commitment to operate for its stated purpose for between 7 and 10 years.
- Lakeshore Hospital Authority provides \$10 million to repair the building - Meridian to handle the repairs and contractors
- Meridian to invest 1 to 3 million additional to bring internals of the building to licensing standards
- Lakeshore Hospital Authority to provide indigent care funding for at minimum primary care; other services at its direction
- Meridian will maintain the building to meet AHCA/DCF licensing standards throughout the commitment period.
- Meridian continues to grow and operate facility for at least the next 50+ years





# Meridian at Lakeshore Hospital



Our collective goal is to better the health and well-being for the communities we serve

While these are but three options; likely there are additional options we have not yet considered. It remains our commitment to partner with Lakeshore Hospital Authority and to find a path forward that supports the needs of both organizations and those we serve

We ask is for the opportunity to sit down and develop a mutually agreeable and supportive agreement that collectively will provide for the citizens of Columbia County for the foreseeable future





LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES  
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**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.

Page 2  
Lake Shore Hospital Authority  
June 23, 2022

**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.

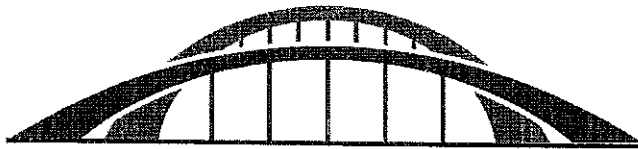
Respectfully submitted,

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Lory Chancy, Secretary/Treasurer

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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**

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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. Savoie**

**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

**Staff Report**

July 11, 2022 Regular Meeting

NEW	0
RENEW	8
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN JUNE	8
ACTIVE MEMBERS	46
PUBLIC VISITS	30
PRIMARY CARE VISITS – 5 LOCATIONS	
May, 2022	24
YTD (Fiscal year October – Sept)	253
PHARMACY USAGE	
May, 2022	
PATIENTS SERVED	17
RX'S FILLED	56