#### LAKE SHORE HOSPITAL AUTHORITY BOARD OF TRUSTEES

Minutes - Regular Meeting July 11, 2022, 5:15 p.m.

#### This meeting was conducted as a public meeting and a Virtual meeting.

Present:

Brandon Beil, Chair

Lory Chancy - Secretary/Treasurer

Stephen M. Douglas, Vice-Chair

Don Kennedy, Trustee

Absent:

Also

Present:

Dale Williams, Executive Director

Sonja Markham, LSHA Staff

Fred Koberlein, Attorney

Virginia Wilson Karl Plenge, NOC

Garrett Morrison Stew Lilker, Columbia Ctv. Observer

Samuel Boadi, HCA Florida

Cynthia Watson, LSHA Staff

Barbara Lemley

James Whedbee

9 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 following items be added.

- 1.) Acknowledge receipt of the "Financial Report Ending September 30, 2021". This action is requested in order that the receipt of the report can be memorialized in the minutes.
- 2.) Discussion Only Items:
  - a.) Update Meeting with Hope Bridges
  - b.) Update Razing Lake Shore Hospital
  - c.) Update July 20, 2022, Special Called Meeting
  - d.) Update July 5, 2022, City of Lake City Council Meeting

Chairman Beil called for a Motion to approve the Agenda with the additions. <u>Motion</u> by Mrs. Lory Chancy to approve adoption of the Agenda. <u>Second</u> by Mr. Don Kennedy. All in favor. <u>Motion carried.</u>

#### INDIVIDUAL APPEARANCES

Comments by Ms. Barbara Lemley, Mr. Garrett Morrison and Mr. Stew Lilker.

#### **CONSENT AGENDA**

Chairman Beil called for a Motion to approve the Consent Agenda. <u>Motion</u> by Mrs. Lory Chancy to approve adoption of the Consent Agenda. <u>Second</u> by Mr. Stephen Douglas. All in favor. <u>Motion carried.</u>

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#### **NEW BUSINESS**

LSHA Personnel Policy Manual – Request to add Juneteenth National Independence Day (to be observed on June 19 or on the day nationally observed) to the holiday schedule provided for by policy – Approval Requested

Mr. Dale Williams requested the Trustees amend the LSHA policy manual adding Juneteenth as an additional holiday. <u>Motion</u> by Mrs. Lory Chancy to recognize Juneteenth as a paid holiday, and for the year 2022 add an extra day of paid leave for Authority employees to compensate for the missed 2022 Juneteenth Holiday. <u>Second</u> by Mr. Don Kennedy. All in favor. <u>Motion</u> carried.

<u>Discussion and possible action – Current Certificate of Deposit (CD) rates vs – current Treasury Note rates – Possible change in LSHA funds investment</u>

Due to recent increases in interest rates, Mr. Dale Williams requests to shift the Authority CD's to Treasury Notes even though there will be early withdrawal penalties involved due to retiring the CD's before the maturity dates. Mr. Williams will obtain additional information regarding the Treasury Notes and bring this information back to the Trustees at the July 20<sup>th</sup> Special Board Meeting. Motion by Mrs. Lory Chancy to authorize staff to solicit the cost and fees associated with managing Treasury's on behalf of the Authority. Second by Mr. Stephen Douglas. All in favor. Motion carried.

#### FY 2022-2023 Budget

Mr. Williams explained to the Board the need for establishing the "Maximum Millage Rate" for the fiscal year 2022-2023 at the July 11<sup>th</sup> board meeting. Motion by Mrs. Chancy to set the millage rate at 3%. Chairman Beil disagrees with the 3% millage rate. Discussion. Chairman Beil called for a second. There was not a second. Motion died with the lack of a second. Motion by Mr. Stephen Douglas for the millage rate to remain the same as last fiscal year which is .0001. Second by Mr. Don Kennedy. Mr. Douglas and Mr. Kennedy in favor of the .0001 millage rate. Mrs. Chancy opposed. Motion carried 2 to 1.

#### Establish Public Hearing Dates

Discussion. <u>Motion</u> by Mr. Stephen Douglas to establish the first Budget Hearing on September 12, 2022, at 5:15 pm and to establish the final budget hearing on September 26, 2022, at 5:15 pm <u>Second</u> by Mr. Don Kennedy. All in favor. **Motion carried.** 

Acknowledge receipt of the "Financial Report Ending September 30, 2021".

Mr. Williams explained to the Trustees that acknowledgement of receipt for the "Financial Report for the period ending September 30, 2021" is requested in order that receipt of the report can be memorialized in the minutes. <u>Motion</u> by Mrs. Lory Chancy to acknowledge receipt of the Financial Report Ending September 30, 2021. <u>Second</u> by Mr. Don Kennedy. All in favor. **Motion carried.** 

Update – Meeting with Hope Bridges

#### DRAFT

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Lake Shore Hospital Authority
July 11, 2022

Mr. Williams informed the Board of the meeting with the Hope Bridges team on July 5<sup>th</sup>. Mr. Williams also announced Mr. Robert Asztalos, Deputy Executive Director with the Florida Department of Veteran's Affairs was on the hospital campus today. There will be an additional update at the July 20<sup>th</sup> Special Meeting.

#### <u>Update - Razing Lake Shore Hospital</u>

Mr. Williams gave an update on razing the Hospital Building. There will be a mandatory pre-bid conference and Mr. Williams will request what information the vendors will need in order to bid this job.

### Update - July 20, 2022, Special Called Meeting

Mr. Williams gave a recap for the upcoming July 20th special meeting.

#### Update – July 5, 2022, City of Lake City Council Meeting

Mr. Williams informed the Trustees that he attended the last City of Lake City Council meeting on July 5<sup>th</sup> and gave an update on the hospital campus. He also requested the Authority lots be transferred back to the Authority. At this time, the Council is waiting for a new City Manager, and to discuss their upcoming plan of action.

Mr. Williams informed the Trustees that the RFP for Legal Services is being prepared.

#### 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

July 11, 2022

TO: LSHA Trustees

FR: Dale Williams

RE: Requested "Additions" - July 11, 2022 LSHA Trustee Meeting

Please be advised that I will request the following items be added to tonight's agenda for consideration by the Trustees:

- 1.) Acknowledge receipt of the "Financial Report Ending September 30, 2021". This action is requested in order that the receipt of the report can be memorialized in the minutes. A copy of the report will be furnished to the Trustees and I have requested a copy be placed on the Authority website. No findings were contained in the report. If you have individual questions you may contact Richard Powell, CPA.
- 2.) Discussion Only Items:
  - a.) Update Meeting with Hope Bridges
  - b.) Update Razing Lake Shore Hospital
  - c.) Update July 20, 2022 Special Called Meeting
  - d.) Update July 5, 2022 City of Lake City Council Meeting

Also, Mr. Jim Hart, Chairman, Floridians for Government Accountability has submitted additional on-line petitions regarding the use of Lake Shore Hospital by Florida Gateway College as an education/training facility. I have requested Sonja send this to you via email. Please advise if you have any questions.

#### LAKE SHORE HOSPITAL AUTHORITY BOARD OF TRUSTEES

Minutes - Special Meeting July 20, 2022, 5:15 p.m.

#### This meeting was conducted as a public meeting and a Virtual meeting.

**Present:** Brandon Beil, Chair Lory Chancy – Secretary/Treasurer

Stephen M. Douglas, Vice-Chair Don Kennedy, Trustee

Absent:

Also

Present: Dale Williams, Executive Director Sonja Markham, LSHA Staff

Fred Koberlein, Attorney Dr. Mark Thompson Karl Plenge, NOC Dr. Molly White

Cynthia Watson, LSHA Staff Samuel Boadi, HCA Florida

Barbara Lemley Sylvester Warren

Morgan McMullen, Lake City Reporter Mr. Richard Powell, Accountant

6 participants participated in the LSHA Virtual Regular 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. Mr. Dale Williams requested a change in order for the Agenda with Your ER Solution, LLC presenting first. Chairman Beil called for a Motion to approve the Agenda with the change. **Motion** by Mr. Stephen Dougals to approve adoption of the Agenda. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.** 

#### INDIVIDUAL APPEARANCES

Comments by Ms. Barbara Lemley.

#### **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 by Dr. Molly White, Your ER Solution, LLC. Discussion by the Trustees. Comments from Dr. Mark Thomspon on behalf of Your ER Solutions, LLC. <u>Motion</u> by Mrs. Lory Chancy for Staff to review the proposal by Your ER Solution, LLC. <u>Second</u> by Mr. Don Kennedy. All in favor. <u>Motion carried.</u>

Mr. Dale Williams informed the Trustees Multi-Specialty Research Associates will be rescheduled for the regular August Board Meeting. He reminded the Trustees that the group is

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looking for about 12,000 square feet, they employ 18 people, they do level 1 to level 4 clinical trials, looking to expand, and looking for about 20 beds.

<u>Discussion and possible action – Current Certificate of Deposit (CD) rates vs – current Treasury</u> Note rates – Possible change in LSHA funds investment

Mr. Williams explained the process taken in the possible change in LSHA investments. Four (4) proposals were received along with an alternate proposal. Based on the fees, two (2) proposals were tied. Based on additional factors, the same two (2) proposals were tied. Mr. Williams recommendation to the Board is to retire the CD's we currently have, with a penalty, and that we invest 18 million. The 18 million will be split with the two proposals being Raymond James, Pentas Wealth Management and Raymond James/Odom Moses. Motion by Mr. Don Kennedy to authorize staff to retire the LSHA current CD's and invest with the two (2) lowest bidders presented as soon as possible. Second by Mr. Stephen Douglas and Mrs. Lory Chancy simultaneously. All in favor. Motion carried.

#### **UNFINISHED BUSINESS**

Meeting adjourned

None.

#### **BOARD MEMBER COMMENTS**

Comments by Mrs. Lory Chancy.

Chairman Beil called for a Motion to adjourn meeting. <u>Motion</u> by Mr. Stephen Douglas to adjourn. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.** 

Wiceting adjourned.		
Respectfully submitted,		
Lory Chancy, Secretary/Treasurer	Date of Approval	_

### LAKE SHORE HOSPITAL AUTHORITY

## REQUEST FOR PROPOSALS REGARDING STATEMENTS OF INTEREST RESPONSE FORM

FO: Lake Shore Hospital Authority 259 N.E. Franklin Street, Suite 102 Lake City, FL 32055	
RE: Statement of Interest Regarding the Shore Hospital	e Lake Shore Hospital Authority and Lake
FR: Company Name: Multi-Specialty Re	search Associates, Inc.
Company Address: 4601 West US	90
Lake City, FL	32055
topolitican particular reprincipant and the second	
Contact Person: Lauri Adams	\ 400 0077
Contact Information: Phone: (386	
E-Mail: <u>laur</u> i	@msrainc.com
Authority in the following capacity(ies	erest in working with Lake Shore Hospital ): (Check all that apply)
Affiliation	- Marketine Angeles (Marketine Angeles
Lease	<u>X</u>
Merger	Physiophatain
Partnership	Brown-Anguight
Joint Venture	North Million currents

Please attach a narrative explaining your intended use and the specific building(s) you are interested in occupying on the Lake Shore Regional Medical Center campus.



## MULTI-SPECIALTY RESEARCH ASSOCIATES

14 February 20222

Mr. Dale Williams, Executive Director Lake Shore Hospital Authority 259 NE Franklin Street, Suite 102 Lake City, FL 32055

Dear Mr. Williams,

I am writing to express my interest in leasing commercial space in the Lake Shore Hospital for our clinical research company.

We are a growing Phase I-IV clinical trial research site, and the first of its kind in with a 100-mile radius of Columbia County. Our company is currently comprised of 18 team members including myself, 3 nurses, 4 coordinators, 1 lab technician, a business development team, administrative and support staff including our current Medical Director is Dr. Guy O. Strauss, D.O.. I have more than 30 years of experience as the Managing Director for Clinical Research sites and together with my Clinical Research team, we possess more than 85 years of experience.

We are rapidly outgrowing our current location and currently looking for a larger, more accommodating space. We believe that our team has the potential to grow from our current number of 15 to more than 30 team members in the immediate future. As part of our growth, we would be seeking space for an inpatient unit within the Lake Shore Hospital. I feel it would be advantageous in providing our community with excellent & collaborative healthcare. I strongly believe that having this combined space and business plan would bring Columbia County to the forefront of progress in medical care & clinical research.

We are currently looking for a space that would be approximately 10-12,000sf and possess the ability to accommodate approximately 20 in-patient beds. We are in a financially secure position and can provide financial references, if required.

Multi-Specialty Research, Inc. has had the pleasure of serving our community and providing its residents with healthcare & the ability to participate in clinical trials at no cost to them that provide additional healthcare alternatives that might not be received without this opportunity.

We look forward to continuing this honor and invite you to review our website <a href="https://www.msrainc.com">www.msrainc.com</a> for additional insight into our mission.

I look forward to hearing from you soon.

Warmest regards,(

Lauri Adams, President

Acne
Allergic Rhinitis
Allergy
Alzheimer's
Angina
Anxiety
Asthma
Atopic Dermatitis
Back Pain
BPH

Colitis COPD Depression Diabetes Dyslipidemia Fibromyalgia

Bronchitis

Cardiovasular Chronic Pain

Food Reaction Gastrointestinal Disorders Glaucoma Gout Hypertension

> Infectious Disease Lupus Migraine Neutraceuticals Obesity

Osteoporosis

OTC switch

Peripheral Vascular Disease Pneumonia

Postmenopausal Post Operative Pain

Psoriasis

Psychiatric Disorders Rheumatoid Arthritis

Sexual Dysfunction

Sinusitis Skin Infection

Sleep Disorders

Smoking Cessation

Urticaria

Women's Health

Tel: (386) 438-8977 • Fax: (386) 438-8972 4601 West US 90 • Lake City, FL • 32055

#### LAKE SHORE HOSPITAL AUTHORITY

## REQUEST FOR PROPOSALS REGARDING STATEMENTS OF INTEREST RESPONSE FORM

TO: Lake Shore Hospital 259 N.E. Franklin Str Lake City, FL 32055	•			
RE: Statement of Interes Shore Hospital	t Regarding the Lake Shore Hospital Authority and Lake			
FR: Company Name:	The Worshop Room			
Company Address:	Company Address: 162 NW Ridge Wood Avenue			
Lake City FL 32055				
Contact Person:	Matthew Ganskop			
Contact Information: Phone: (386)867-0292				
	E-Mail: mattganskop@gmail.com			
Authority in the following Authority in the foll	express an interest in working with Lake Shore Hospital og capacity(ies): (Check all that apply)  Affiliation Lease Vierger Partnership Vioint Venture			

Please attach a narrative explaining your intended use and the specific building(s) you are interested in occupying on the Lake Shore Regional Medical Center campus.



February 21, 2022

Lake Shore Hospital Authority 259 N.E. Franklin Street, Suite 102 Lake City, FL 32055

Dear Dale Williams and the Lake Shore Hospital Authority Board of Trustees,

Thanks for extending an invitation for a statement of interest. We're excited to share our vision for community service, partnership, and contribution in hopes for your consideration of providing facility(ies) for our purpose.

In 2019, we began with a mission of engaging the needs of the community, especially our local indigent population. Whether the needs were physical, emotional, or spiritual, we sought to identify goals, solve problems, and bring restoration in a way that confirms dignity and self-respect. Less than a year later, during the COVID pandemic, we successfully organized delivery of over a million pounds of food to families in need.

Since then, we've set up a clothing closet and created a space for weekly worship and monthly community engagement events among a list of other projects. During this time, we've helped many people experiencing homelessness and food insecurity and have had first-hand experience with the plight of these individuals. Also, we've connected and partnered with people having a wide range of experience including various degrees in counseling, mentorship, advocacy, and case management.

We've also worked with and created relationships with organizations providing food pantries, shelters, detox facilities, and various rehabilitation programs in Florida, Georgia, Texas, and Arkansas. One of our goals is not to re-create programs that other local organizations are already doing well, but to come alongside them for greater impact and effective, positive outcomes.

We are currently in the process of securing grants and corporate funding to expand and sustain the vision for our resource center. This will employ a staff including family support advocates, office assistants, supervisors, and intake specialists. Here's a condensed description for some of the services and roles:

**Intake Specialists**: To assist with immediate needs and help determine the best path towards self-sufficiency and successful community living.

**Advocates and Case Management / Counselors**: To provide regular appointments with help in the following areas:

- Apply for food, medical, and financial assistance
- Apply for housing
- Apply for Social Security benefits
- Help with homelessness
- · Help with food insecurity
- Life skills

- Financial Literacy
- Medical Health assistance
- Substance abuse issues
- Employment
- Training
- Veteran Care
- Re-Entry institutions

**Community Engagement and Networking**: Consistently networking with agencies, resources, and community programs. Keeping updated accounts of partnerships and services for the agency as well as the families we serve.

Transitional Housing and "Steps" Program: A hands-up instead of hands-out approach providing shelter and mentorship to individuals in a recovery stage, especially recovering from substance abuse. This would require demonstration of commitment to betterment through taking "steps", completing curriculums, attending counseling and mentorship meetings to award housing and basic necessities for weeks or possibly months. This would be a major cornerstone of our program. Too often, individuals well on their way to recovery, hold a job for a short time only to end up finding no housing away from their prior substance abuse life. Sadly, this type of situation causes many to slip back into the life they were trying to break free from.

**Mental Health**: Proactive mental health improvement is one of the overarching goals in most of our programs and functions. Education and access to care are key elements.

- Support groups
- Healing activities
- Worship events / Spiritual guidance
- Community social meetings
- Exercise
- The arts

Youth Activity and After School Program: We are currently collaborating with multiple local organizations in planning a youth activity center.

**Long-term care**: Many people are living in a cycle of crisis and this is all that they've known. We are creating a team of counselors, mentors and life coaches that will walk with each client long-term, even after they have completed a program.

We are asking to lease the Bedoya building for the Transitional Housing program. We are also interested in more detailed discussions for possible use of other buildings.

Matthew Ganskop
President, The Worship Room Inc.

## LAKE SHORE HOSPITAL AUTHORITY

# REQUEST FOR PROPOSALS REGARDING STATEMENTS OF INTEREST RESPONSE FORM

FO: Lake Shore Hospital Authority 259 N.E. Franklin Street, Suite 102 Lake City, FL 32055				
RE: Statement of Interest Regarding the Shore Hospital	e Lake Shore Hospital Authority and Lake			
FR: Company Name:	Ministries			
Company Address: 1226 York	town gien y Fl 32025			
	Jorn 501			
Contact Information: Phone: 380 E-Mail: 10				
Our entity would like to express an interest in working with Lake Shore Hospital Authority in the following capacity(ies): (Check all that apply)				
Affiliation Lease Merger Partnership Joint Venture				

Please attach a narrative explaining your intended use and the specific building(s) you are interested in occupying on the Lake Shore Regional Medical Center campus.

Remnant Ministries is a growing group of individuals striving to see growth in our community. Garrett Morrison is a pastor, basketball coach and small business owner of Everlasting Effect. Destiny Evans is a mental health counselor with a bachelors in elementary education, master's degree in professional counseling, targeted case manager, and working to obtain MCAP. Austin Evans works in finances as well as running a small online company.

## The Why:

Lake City. Florida is in real need of revival and we believe the area of Lake Desoto and Lake Shore Hospital is a prime candidate to bring about such change. This area is a hotspot with tons of potential that offers many activities for a wide range of individuals from different age groups, racial backgrounds, and different social classes. We. Remnant Ministries, have committed ourselves to dedicated prayer at the Darby pavilion every Tuesday since the very beginning of January of 2021 and have not missed a week. We have chosen this place due to it having a special place in our heart and during this process we have developed a passionate connection with it. We have had the privilege to reach people through our consistent efforts. During this time, we've seen the darkness that plagues our community through the brokenness of drugs, homelessness, and violence on full display. We are seeing many people, especially young people, perishing due to the lack of knowledge and due to their hopelessness turning to many outcomes that are crippling their future. Throughout it all, we have been moved with compassion on behalf of our community and have been privileged to witness mighty moves of God all year long. There is hope for our community and we believe that begins with a generation who will not simply stand aside but will become forerunners that are willing to get in the trenches and serve on the frontlines.

#### Mission statement:

God has given us a vision for lake city and Lake shore hospital will serve as a lighthouse who will pierce through the darkness and permeate throughout all of Lake City. Remnant ministries want to work with the community to

## Hospital 1 level 2:

Substance abuse and Recovering area, AA meeting area, individual counseling services, and providing for their needs.

## Hospital 1 level 3:

Homeless care area, providing a place to get clean, new set of clothes, employment opportunities, place to sleep for a night, housing opportunities, and connections to health care opportunities.

## Hospital 1 level 4:

Mothers and their Children area, providing a place for abused or struggling mothers and their children to get clean, new set of clothes, employment opportunities, place to sleep for a time, setting up with case management, health care, and housing opportunities.

## PT building front side:

Adult's Mental Health care using insurance or additional resources. Providing case management, employment opportunities, group counseling, individual counseling, and smoke cessation program.

## PT building back side:

Children's Mental Health care, Parenting assistance program for children with mental health struggles, signing up for youth programs, life skills classes, summer programs, jobs opportunities (16-18), Teacher assistance program for children with mental health struggles (working with local schools), and wraparound program.

## Large 2 story building level 1:

Youth floor, after school care, tutoring/homework help, anti-bullying program working with local schools, Big brother/sister program, sports programs, Art program, Gardening and life skills program and youth services for church.

Large 2 story building level 2:

Teen level, after school care, tutoring/homework help, anti-bullying program working with local schools, Big brother/sister program, sports programs, Art program, Gardening and life skills program and teen services for church.

Back small building:

Providing a week's worth of food for those that apply and clothing twice a month to those who appy (working with the worship room business).

Storage building:

Everlasting Effect business building, screen print, office area, shipping area for merch sales. (working with the Everlasting Effect business)

Additional request of Helipad area and additional land space:

We visualize the creation of a basketball court for the youth and rec center as an addition to our after school programs for children and teens providing a space for the youth to occupy their time to keep them out of trouble. We will offer public access to different activities where people can share their same interests and hobbies such as cornhole, pickleball, volleyball etc. All while providing a central hub of basketball operations for youth and adult leagues, training facility, and use by the local schools as needed. We plan to work with already established resources and enlist the assistance of like minded individuals like Mario Coppick to work towards the vision for the youth.

The how:

To accomplish the mission, we plan to work to create a unified mission by recruiting like minded individuals to come alongside to accomplish this overall goal. Some of these individual/facilities Pastor Clyde Douglas Community Revival Center, Crystal Hair at Camp Anderson, The Worship Room, Lake City Humane Society, Christian Service Center, Lutheran Services, Pastor Michael Childs Saturate Lake City, Pastor Keith McDuffie Higher Heights, deeper depths, Pastor Travis Buchanan City Church, Pastor Mark Cady Christian Fellowship Church, Ramona Park Church, Pastor Terry Shiver Christ Community, Pastor Chad and Erin Rogers Wellspring Church, Brian Dicks Hopeful Baptist, and Jon Dugger Kingdom House. Nonetheless we hope that you too can believe in the vision for our communities future and overall well being.

## **Staff Report**

### August 8, 2022 Regular Meeting

NEW	2
RENEW	4
INELIGIBLE (INCOME OR OTHER)	1
TOTAL CLIENTS SEEN IN OFFICE IN JULY	7
ACTIVE MEMBERS	45
PUBLIC VISITS	28
PRIMARY CARE VISITS – 4 LOCATIONS June, 2022 YTD (Fiscal year October – Sept)	20 273
PHARMACY USAGE	
June, 2022	
PATIENTS SERVED	12
RX'S FILLED	33