

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES**

**Minutes – Budget Meeting & Regular Meeting – September 12, 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, Attorney  
Garrett Morrison  
Destiny Evans  
Cynthia Watson, LSHA Staff  
Austin Evans  
Matt Ganskop  
Sylvester Warren

Sonja Markham, LSHA Staff  
Karl Plenge, NOC  
Barbara Lemley  
Mike Nelson, Col. Cty., Resources  
Anne Little, Tough Enough to Wear Pink  
Dwayne Cunningham, LSHA Staff  
Stew Lilker, Col. Cty Observer  
Morgan McMullen, Lake City Reporter

4 participants participated in the LSHA Virtual Regular Board Meeting.

**CALL TO ORDER**

Chairman Beil called the in person/Virtual Regular September 12, 2022, Meeting to order at 5:20 p.m.

**NEW BUSINESS**

**2022-2023 Budget – First Public Hearing**

Mr. Dale Williams went over the Budget for the FY 2022-2023. Chairman Beil called the Budget Hearing to order at 5:25 pm. Chairman Beil announced the proposed millage rate of 0.0001 mills is the rolled back rate for 2022-2023. The purpose of the levy is to maintain the legal standing of the Lake Shore Hospital Authority as a taxing authority.

Public comments Mr. Stew Lilker.

Chairman Beil calls for a Motion to adopt the tentative millage rate. **Motion** by Mrs. Lory Chancy to adopt the tentative millage rate of 0.0001 mills for the 2022-2023 fiscal year, **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Chairman Beil calls for Motion to adopt the tentative budgets for the 2022-23 fiscal year as follows:

	Appropriations & Reserves
Patient Care Fund – Healthcare Services	\$10,140,000
Buildings Administration	876,000
Operating Fund	<u>10,300,000</u>
Total	<u>\$21,316,000</u>

**Motion** by Mrs. Lory Chancy to adopt the tentative budgets for the 2022-23 fiscal year, **Second** by Mr. Don Kennedy. All in favor. **Motion Carried.**

Public Budget Hearing closed. Final Budget Hearing will be held Monday, September 26, 2022, at 5:15 pm.

Chairman Beil called for additions/deletions to the Agenda. There were none. **Motion** by Mrs. Lory Chancy to approve adoption of the Agenda. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

Comments by Ms. Barbara Lemley and Mr. Stew Lilker.

**CONSENT AGENDA**

Chairman Beil called for a Motion to approve the Consent Agenda. **Motion** by Mr. Stephen Douglas to approve adoption of the Consent Agenda. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

**Mike Nelson, Tough Enough to Wear Pink Campaign – Request for Funding**

Request for funding by Mr. Mike Nelson, on behalf of Tough Enough to Wear Pink. Discussion. **Motion** by Mrs. Lory Chancy to make a donation of \$5,000 to the Tough Enough to Wear Pink Campaign in the same manner as last year. Tough Enough to Wear Pink Campaign will sign a letter of acceptance of the \$5,000 donation, acknowledging 1.) the funds are restricted to Columbia County residents only, and 2.) must be spent in a manner to promote the legislative mandate of the Authority. **Second** by Mr. Stephen Douglas. All in favor. **Motion Carried.**

**Discussion and possible action, reschedule October 10, 2022, LSHA Trustee Meeting**

Mr. Williams informed the Trustees there will not be a quorum for the October 10, 2022, LSHA Board Meeting. **Motion** by Mr. Stephen Douglas to cancel the October 10, 2022, LSHA Board meeting, place any regular agenda items known on the special Meeting to be held on September 26, 2022, and to expect a Special called meeting in October. **Second** by Mrs. Lory Chancy. All in favor. **Motion Carried.**

Discussion and possible action, - Commercial Office Space Lease Agreement

Mr. Williams explained the Space Lease agreement to the Trustees. **Motion** by Mrs. Lory Chancy to approve the Commercial Office Space Lease Agreement between the Authority and Columbia County. **Second** by Mr. Don Kennedy. All in favor. **Motion Carried.**

Discussion and possible action - Auto Liability, Property Coverage and Workers Compensation Renewal 2022-2023

Mr. Williams explained the invoice regarding the Auto Liability, Property Coverage and Workers Compensation Renewal 2022-2023 and requested approval by the Trustees. **Motion** by Mr. Don Kennedy to approve the Auto Liability, Property Coverage and Workers Compensation Renewal premium for 2022-2023. **Second** by Mrs. Lory Chancy. All in favor. **Motion Carried.**

Discussion and possible action – Lake Shore Hospital Storage Tank Liability 22-23 Renewal

Mr. Williams explained the invoice regarding the Storage Tank Renewal and requested approval by the Trustees. **Motion** by Mrs. Lory Chancy to approve the Storage Tank Liability renewal for 22-23. **Second** by Mr. Stephen Douglas. All in favor. **Motion Carried.**

Discussion and possible action – Hope Bridges VA Transitional Housing Proposal and Lease

An update was provided by Mr. Williams (memo attached). Discussion. The Trustees have established a firm deadline to complete lease negotiations. The deadline is September 26, 2022.

Discussion and possible action – Your ER Solutions, LLC

An update was provided by Mr. Williams (memo attached). Discussion.

Discussion and possible action – RFP for Legal Services

Mr. Williams gave an update on the two (2) responses received for Legal Services for the Authority. One response was from Gunster, and the second was from Robinson, Kennon & Kendron, P.A. Mr. Williams will request a representative from Robinson, Kennon & Kendron, P.A. to be at the September 26, 2022, meeting, and prior to the meeting, ask them to send a contract, so action may be taken at the September 26, 2022, if need be. **Motion** by Mr. Don Kennedy to approve a Representative from Robinson, Kennon & Kendron, and a contract be sent prior to this meeting. **Second** by Mr. Stephen Douglas. All in favor. **Motion Carried.**

**UNFINISHED BUSINESS**

None.

**STAFF REPORT**

Staff report included in the agenda packet.

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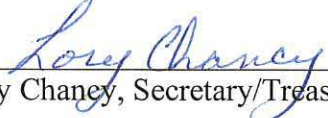
**BOARD MEMBER COMMENTS**

Comments by Mrs. Lory Chaney.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Lory Chaney, Secretary/Treasurer

11-2-2022  
\_\_\_\_\_  
Date of Approval

September 2, 2022

TO: LSHA Trustees

FR: Dale Williams

RE: Status Report – LSH Campus Building Leases

As a reminder, staff was asked at the August 8, 2022, LSHA Trustee meeting to try and “complete” the drafting of leases with Hope Bridges and Your ER Solutions before the September 12, 2022, LSHA Trustee meeting. While a significant effort was made to honor this request, “DRAFT” leases will not be ready for the September agenda. In lieu of the draft leases, I am providing the following status report of each lease.

Hope Bridges –

The following terms are currently under discussion:

- 1.) Hope Bridges would lease the main hospital building and the parking lot located northeast of the hospital building. The lease will be for a period of ten (10) years with options to renew.
- 2.) The current proposed monthly lease is \$30,000 (\$360,000 annually). The lease is to be framed as a triple-net-lease. The lease may be satisfied by making expenditures on the building and equipment. Expenditures that would qualify to reduce the lease are to be defined in the lease.
- 3.) The primary use of the building will be to provide transitional housing for veterans. Hope Bridges would have the right to sublet portions of the building subject to LSHA Trustee approval.
- 4.) Hope Bridges will be required to carry all insurance as required by the Authority in amounts set by the Authority. The Authority would insure the building with property coverage.
- 5.) All equipment inventory within the building will be available for use of Hope Bridges and will become the property of Hope Bridges after a period of four (4) years. The Authority may remove any equipment prior to the lease that it deems to be necessary for equipping other leases under consideration.
- 6.) I do expect a rough draft of this lease will be complete prior to the September 12, 2022, LSHA Trustee meeting; however, I don't think staff will have had time to sit and review with Hope Bridges.

Vetting is not complete on this proposal. Both financial and background information suitable to the Authority is not complete.

Your ER Solutions (YERS) –

1.) Dr.'s Michael and Molly White are on a scheduled trip out of country; therefore, staff was limited in the number of meetings that could be scheduled to discuss the lease. Nonetheless, considerable progress was made.

2.) This proposal would utilize the 2 story Women's Center to provide an Urgent Care Clinic.

3.) This proposal would return medical services to the LSH Campus. The provision of medical services could potentially be provided in one-of-two ways. YERS could enter a straight lease with the understanding that the lease and other expenses would have to be subsidized for a minimum of two years; or the Authority could hire YERS as employees and operate an Urgent Care Clinic owned by the Authority. The second option has not been discussed with YERS. The second option was identified by Authority staff after reviewing the terms of a straight lease with subsidization.

4.) Details of the services to be provided were included in the YERS proposal. Potentially, the service could be expanded to include additional imaging and conversion to an ER at a future date.

This proposal is expensive for a period. It would be critical to keep subsidization expenses to a minimum. It should also be noted that the Authority has not yet discussed "related" medical costs of providing a pharmacy, dental services, enhancing EMS, etc.