

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES**

**Minutes – Budget Meeting & Regular Meeting – September 11, 2023, 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  
Mr. Bruce Robinson, Attorney  
Barbara Lemley  
Sonja Markham, LSHA Staff  
Tony Britt, LCR  
Lauren Cohn, Meridian

Sonja Markham, LSHA Staff  
Karl Plenge, NOC  
Dwayne Cunningham, LSHA Staff  
Cynthia Watson, LSHA Staff  
Don Savoie, Meridian  
Tim Atkinson

3 participants participated in the LSHA Virtual Regular Board Meeting.

**CALL TO ORDER**

Chairman Beil called the in person/Virtual September 11, 2023, FY23-24 First Budget Hearing to order at 5:15 p.m.

**NEW BUSINESS**

**2023-2024 Budget – Public Hearing**

Mr. Dale Williams reviewed the Budget for FY 2023-2024. Chairman Beil called the Budget Hearing to order at 5:15 pm. Chairman Beil announced the proposed millage rate of 0.0001 mills is the rolled back rate for 2023-2024. The purpose of the levy is to maintain the legal standing of the Lake Shore Hospital Authority as a taxing authority.

Chairman Beil called for a Motion to adopt the tentative millage rate. **Motion** by Mr. Stephen Douglas to adopt the tentative millage rate of 0.0001 mills for the 2023-2024 fiscal year, **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

Chairman Beil called for a Motion to adopt the tentative budget for the 2023-2024 fiscal year as follows:

	Appropriations & Reserves
Patient Care Fund – Healthcare Services	\$10,140,000
Buildings Administration Fund	800,000
Operating Fund	<u>9,305,000</u>
Total	<u>\$20,245,000</u>

**Motion** by Mrs. Lory Chancy to adopt the tentative budget for the 2023-2024 fiscal year, **Second** by Mr. Stephen Douglas and Mr. Don Kennedy. All in favor. **Motion Carried.**

Public Budget Hearing closed. The Final Budget Hearing will be held Monday, September 25, 2023, at 5:15 pm.

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

### **INDIVIDUAL APPEARANCES**

Ms. Barbara Lemley requested to speak after new business. Request approved.

### **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. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

### **Discussion and action regarding the proposed Contract between Lake Shore Hospital Authority and Meridian Behavioral Healthcare**

Mr. Don Savoie, President/Chief Executive Officer, Meridian Behavioral Healthcare and Ms. Lauren Cohn, Executive Vice President/Chief Operating Officer, Meridian Behavioral Healthcare are present at the meeting.

Trustee Lory Chancy read a statement regarding Meridian's request for the hospital building and possible conflicts of interest.

Meridian has submitted a list of currently owned Lake Shore Hospital Authority properties that have been requested to be transferred as part of the agreement. The Trustees are requested to look at these properties and indicate if they agree or not.

Discussion. Meridian and the Trustees are in agreement if other issues can be resolved there will be overall parking on campus to meet all needs.

Meridian is requesting that LSHA continue to maintain the hospital at current levels and conditions until all assessments and renovations necessary for occupancy are completed. Meridian is currently requesting this continued maintenance for a period ending on or before December 2025. Is this acceptable to the Board of Trustees?

Discussion. There is no support from the Authority Board for additional financial support for Meridian.

Meridian has provided a corporate resolution authorizing the expenditure of up to \$10 million dollars to make necessary improvements to Lake Shore Hospital. Is the corporate resolution

sufficient enough to satisfy LSHA Trustees that Meridian has made a financial commitment to the community and therefore, met the requirement for property conveyance?

Discussion. Mr. Williams thinks the corporate resolution will be sufficient. The Trustees indicate they are in agreement.

Is the Lake Shore Hospital Authority Board of Trustees in agreement to convey Lake Shore Hospital to Meridian Behavioral Healthcare through an "Agreement for The Purchase And Sale Of Real Property"? The purchase price would be \$0.00 dollars, but Meridian will be committing to conduct improvements to the property to obtain a Certificate of Occupancy and licenses to conduct behavioral health programs to include an inpatient crisis/emergency program, a crisis stabilization unit for children and adults, and inpatient psychiatric beds (30+ beds), as well as a primary care or federally qualified health center program. Meridian will also agree to deed restrictions and a reverter clause returning the property to the Authority if the property is not used for the required behavioral health care purposes.

Discussion. Mrs. Lory Chancy is opposed to any Agreement for the Purchase and Sale of Real Property. She is also opposed to a Lease that would offer a Purchase of Real Property. Public Comment by Ms. Barbara Lemley.

Chairman Beil asked Mr. Sovoie if he would consider requesting a Special Meeting of the Meridian Behavioral Healthcare Board for the purpose of discussing whether the Board would accept a long-term lease on the Lake Shore Hospital facility in lieu of the "Purchase and Sale of Real Property Agreement." Mr. Savoie agreed to go to his Board, but also stated at this time he cannot recommend to his Board a Lease between Meridian and the Lake Shore Hospital Authority. **Motion** by Mr. Don Kennedy to instruct staff, to begin requesting bids to demolish the Lake Shore Hospital, effective immediately, and to determine how soon we can disconnect all services and cease any and all payments such as utilities, security, et al. **Second** by Mr. Stephen Douglas. Chairman Beil called for any Public Comments. Mr. Robinson suggested demolishing the building should be advertised to the public. Chairman Beil asked to Staff to advertise September 25<sup>th</sup> as a Special Meeting and to advertise demolishing the hospital building. **Motion withdrew** by Mr. Kennedy.

Update - Mr. Bruce Robinson - Contract with EM PALS (Emergency Medical Physicians at Lake Shore)

Mr. Dale Williams informed the Board a list of questions has been submitted to EM PALS and we are waiting on their response.

**UNFINISHED BUSINESS**

**Discussion and possible action, - Disposition of Record Storage Building**

Mr. Williams explained the Commercial Lease agreement with the County has been updated to include the Record Storage Building. Mr. Williams recommended to the Trustees to approve the Agreement contingent on Mr. Kennon's approval. **Motion** by Mrs. Lory Chancy to approve the Commercial Office Space Lease Agreement between the Authority and Columbia County contingent to Mr. Kennon's approval. **Second** by Mr. Stephen Douglas. All in favor. **Motion Carried.**

**Discussion and possible action - Auto Liability, Property Coverage and Workers Compensation Renewal 2023-2024**

Mr. Williams informed the Board Florida Municipal Insurance Trust (FMIT) was not willing to change the value of the building. Staff recommended amending insurance coverage by eliminating property coverage on the hospital building and maintain general liability. This reduces the annual premium to \$77,028. **Motion** by Mr. Stephen Douglas to approve Staff's recommendation for the insurance coverage renewal. **Second** by Mrs. Lory Chancy. All in favor. **Motion Carried.**

**STAFF REPORT**

Staff report included in the agenda packet.

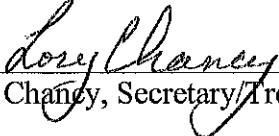
**BOARD MEMBER COMMENTS**

Comments by Mr. Don Kennedy. Chairman Beil requested Staff to investigate and report on the steps necessary for the Authority to create an Indigent Care Trust Fund. Comment by Mr. Stephen Douglas.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

  
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Lory Chancy, Secretary/Treasurer

10-9-23  
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Date of Approval