

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>

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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

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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 25th 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.

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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,

Lory Chancy, Secretary/Treasurer

Date of Approval

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LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES

Minutes – Final Budget Hearing & Special Meeting – September 25, 2023, 5:25 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

Also

Present: Dale Williams, Executive Director
Mr. Todd Kennon, Attorney
Barbara Lemley
Sonja Markham, LSHA Staff
Representative, LCR
Lauren Cohn, Meridian
Janet Creel
Dylan Adams
Sonja Markham, LSHA Staff
Karl Plenge, NOC
Dwayne Cunningham, LSHA Staff
Cynthia Watson, LSHA Staff
Don Savoie, Meridian
Tim Atkinson
H Shawn Holmgren
Richard Tompkins, Mason Lodge #27

4 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Beil called the in person/Virtual September 25, 2023, FY23-24 Final Budget Hearing and Special Meeting to order at 5:25 p.m.

NEW BUSINESS

2023-2024 Final Budget Hearing – Public Hearing

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 2023-2024. The purpose of the levy is to maintain the legal standing of the Lake Shore Hospital Authority as a taxing authority. Mr. Dale Williams reviewed the Budget for FY 2023-2024.

Public Comments by Mr. Stew Lilker.

Chairman Beil called for a Motion to adopt the millage rate. **Motion** by Mrs. Lory Chancy to adopt the millage rate of 0.0001 for the 2023-2024 fiscal year, **Second** by Mr. Don Kennedy. All in favor. (Resolution 2023-001). **Motion Carried.**

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Motion by Mrs. Lory Chancy to adopt the budgets for the 2023-2024 fiscal year with appropriations and reserves totaling \$20,245,000. (Resolution 2023-002). **Second** by Mr. Don Kennedy. Discussion ensued regarding whether the Authority should fund a full fiscal year for the Buildings Administration Fund. Mr. Dale Williams suggested funding the Buildings Administration Fund for a period of time, and then after that time frame revisit the Building Administration Fund. **Motion withdrawn** by Mrs. Lory Chancy. **Second** withdrawn by Mr. Don Kennedy. **Motion** by Mr. Don Kennedy to amend the 2023-2024 budget for the Buildings Administration Fund from \$800,000 to \$200,000. Mr. Williams suggested an amendment to the motion, due to the annual insurance premium. **Motion Amended** by Mr. Don Kennedy to budget an amount of \$278,000 for the building administrative fund. (Resolution 2023-002). **Second** by Mrs. Lory Chancy. All in favor. **Motion Carried.**

Motion by Mrs. Lory Chancy to approve Resolution 2023-002, Appropriations and Reserves budget in the amount \$20,245,000. **Second** by Mr. Stephen Douglas. All in favor. Motion carried.

	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>

Public Budget Hearing closed.

Chairman Beil called for additions/deletions to the Special Meeting 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

Mr. Richard Tompkins, Mason Lodge #27. Ms. Barbara Lemley would like to reserve comments until after new business. Mrs. Janet Creel. Mr. Dylan Adams.

Discussion and possible action – to determine as to whether the Lake Shore Hospital building should be declared surplus public property, and if so, demolished.

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

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Mr. Williams updated the Trustees on the status of contract negotiations with Meridian. Mr. Savoie updated the Trustees on the status of Meridian and the status of the special called meeting requested by the LSHA at their September 11, 2023 meeting. **Motion** by Chairman Beil to stop spending taxpayers money, give the building to Meridian without any monies for maintenance for two years, and work diligently with Meridian to find acceptable parking. Discussion. **Second** by Mr. Don Kennedy. Discussion. Mr. Kennon requested the motion be amended contingent on a resolution for the remaining issues with Meridian; including, but not limited to, the reverter clause, what services Meridian will provide, any contingencies on LSHA maintaining the building and, if so, what time frame. **Motion Amended** by Chairman Beil. **Second** by Mr. Kennedy with a 30–45-day time frame for the maintenance to continue to complete the Sale Agreement between the LSHA and Meridian. Mr. Stephen Douglas – yes. Mrs. Chancy –still states she has not changed her mind at this time on giving Lake Shore Hospital Building away.

Public Comments by Ms. Lemley, Ms. Creel,

Recess to change tape.

Special meeting continued. Public comments by Mr. Lilker.

Discussion. Chairman Beil states there is a Motion and a Second on the floor. All in favor. **Motion carried.**

BOARD MEMBER COMMENTS

Comment by Mr. Don Kennedy. A special meeting will be scheduled for October.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

Lory Chancy, Secretary/Treasurer

Date of Approval



Board of Trustees 2024 Meeting Schedule

January 8, 2024

February 12, 2024

March 11, 2024

April 8, 2024

May 13, 2024

June 10, 2024

July 8, 2024

August 12, 2024

**September 9, 2024

October 14, 2024

November 11, 2024

December 9, 2024

**Budget Hearings take place in the month of September and dates will be announced.
Regular Board Meetings are held on the second Monday of the month at 5:15 PM.
Special Meetings may be called as necessary and will be noticed accordingly.
Board Meetings are held in the Conference Room at the LSHA Administrative Complex.

Staff Report
October 9, 2023 Regular Meeting

NEW	0
RENEW	5
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN SEPTEMBER	5
ACTIVE MEMBERS	25
PUBLIC VISITS	16
PRIMARY CARE VISITS – 4 LOCATIONS	
August, 2023	6
YTD (Fiscal year October – Sept)	138
PHARMACY USAGE	
August 2023	
PATIENTS SERVED	3
RX'S FILLED	15