

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Regular Meeting – January 8, 2024, 5:15 p.m.

This meeting was conducted as a public meeting and a virtual meeting.

Present: Stephen Douglas, Chair
Brandon Beil, Vice-Chair
Jerry Bullard, Trustee

Lory Chancy – Secretary/Treasurer
Don Kennedy, Trustee

Also

Present: Dale Williams, Executive Director
Cynthia Watson
Karl Plenge, NOC
Barbara Lemley
Stew Lilker, Col. Cty. Observer
Don Savoie, Meridian Behavioral
Healthcare
Karl Plenge, NOC
Dwayne Cunningham, Director of Facilities Operations

Sonja Markham, LSHA Staff
Todd Kennon, Attorney
Morgan McMullen, Lake City Reporter
Lauren Cohn, Meridian Behavioral
Healthcare
Richard Powell, Accountant
Dylan Adams

3 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual January 8, 2024, Regular Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. There were none. **Motion** by Mr. Brandon Beil to approve the adoption of the agenda. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Mr. Stephen Bailey, CARC.

Ms. Barbara Lemley (requested to hold her comments until the item(s) were discussed by the Trustees).

CONSENT AGENDA

Chairman Douglas called for a Motion to approve the Consent Agenda. **Motion** by Mr. Brandon Beil to approve adoption of the Consent Agenda. **Second** by Mr. Don Kennedy. Mrs. Lory Chancy abstained. Discussion by Mr. Kennon regarding law pertaining to abstaining from voting. After the discussion, Trustee Chancy voted no on the Consent Agenda. **Motion carried 3 to 1.**

NEW BUSINESS

PUBLIC HEARING – A public hearing to declare the parcel(s) of land known as the former Lake Shore Hospital as surplus property and to authorize disposal of said surplus property in a manner approved by the Lake Shore Hospital Authority Board of Trustees.

Public Comments were called for. There were no public comments; therefore, the public hearing was closed. Board Member comments and discussion included welcoming Mr. Jerry Bullard to the LSHA Board of Trustees. **Motion** by Mr. Brandon Beil to declare the parcel(s) of land known as the former Lake Shore Hospital as surplus property and to authorize disposal of said surplus property in a manner approved by the Lake Shore Hospital Authority Board of Trustees. **Second** by Mr. Don Kennedy. Mr. Don Kennedy requested roll call votes for all motions. Discussion. Roll call vote. Mrs. Lory Chancy – no. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. **Motion carried 3 to 1.**

PUBLIC HEARING – A public hearing to declare Block 111 within the City of Lake City as surplus property and to authorize disposal of said surplus property in a manner approved by the Lake Shore Hospital Board of Trustees.

Public Comments were called for. Comments by Ms. Lemley and Mr. Lilker. The Public Hearing was closed. Board member comments and discussion. **Motion** by Mr. Brandon Beil to declare Block 111 within the City of Lake City as surplus property and to authorize disposal of said surplus property in a manner approved by the Lake Shore Hospital Board of Trustees. **Second** by Mr. Don Kennedy. Roll call vote. Mrs. Lory Chancy – no. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. **Motion carried 3 to 1.**

PUBLIC HEARING – A public hearing to declare all tangible personal property, including all furniture, fixtures, and equipment, located in the building formerly known as the Lake Shore Hospital as surplus property and to authorize disposal in a manner approved by the Lake Shore Hospital Authority Board of Trustees.

Public Comments were called for. Comments by Ms. Lemley and Mr. Lilker. The Public Hearing was closed. Board Member comments and discussion. **Motion** by Mr. Brandon Beil to declare all tangible personal property, including all furniture, fixtures, and equipment, located in the building formerly known as the Lake Shore Hospital as surplus property and to determine the method of disposal at a future date. **Second** by Mr. Don Kennedy. Roll call vote. Mrs. Lory Chancy – yes. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. All in favor. **Motion carried.**

Discussion and possible action – Transfer of the former Lake Shore Hospital Building, including the adjacent parking lot, to Meridian Behavioral Healthcare consistent with the terms and conditions of the existing “Agreement for the Purchase and Sale” of Real Property and subject to identification of additional parcels of real property to be transferred to Meridian and personal property to be transferred to Meridian.

Comments by Ms. Lemley and Mr. Lilker. Comments and discussion by the Trustees. Mr. Todd Kennon updated the Trustees on the issues remaining. (Update #1) The duration of any reverter rights and use restrictions held by LSHA or its successors under the Agreement must not exceed thirty (30) years from the date of closing. (Update #2) LSHA must resolve, at its expense, through a legally binding termination and release entered into by the Masons prior to closing, any reverter or use restriction rights held by the Masons on the parking lot parcel (Block 111) and any other parcel to be conveyed by LSHA to Meridian under the Agreement. Mr. Powell recommends the shorter the reverter, the better. Mr. Powell is of the opinion that LSHA would be responsible for additional expenses should the building be returned to the Authority. **Motion** by Mr. Brandon Beil to transfer the former Lake Shore Hospital building, including the adjacent parking lot (Block 111) to Meridian Behavioral Healthcare consistent with the terms and conditions of the existing "Agreement for the Purchase and Sale" of Real Property and subject to identification of additional parcels of real property to be transferred contingent upon a thirty (30) year reverter clause and resolution of Block 111 with the Masons. Discussion. **Second** by Mr. Don Kennedy. Further Discussion. The Trustees feel they need additional information from the Masons before moving forward with Meridian Behavioral Healthcare. **Motion** by Mr. Brandon Beil to offer the Masons \$25,000 for any reverter interest held by the Masons. Mr. Kennon asked for clarification on the Motion. **Original Motion rescinded** by Mr. Beil. **Second rescinded** by Mr. Kennedy. **Motion** by Mr. Beil to offer the Masons \$25,000 for the parking lot (Block 111). **Second** by Mr. Kennedy. Discussion. Roll call vote. Mrs. Lory Chancy – yes. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. All in favor. **Motion carried.**

Discussion between Trustees on "LSHA Meeting Rules and Procedures" regarding when public comments should be made in relation to a motion.

Motion by Mr. Brandon Beil to return Block 111 by deed to the Masons if they do not accept the \$25,000. Discussion. **Second** by Mrs. Lory Chancy. Discussion. **Motion Amended** by Mr. Brandon Beil to offer a land swap for different property on the LSHA campus or be open to a counteroffer of the \$25,000 (in addition to deeding Block 111 back to the Masons). **Second** by Mrs. Lory Chancy. Roll call vote. Mrs. Lory Chancy – yes. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. All in favor. **Motion carried.**

The meeting was recessed at 6:35 P.M. to change the recording tape. The meeting was called back to order at 6:38 P.M. by Chairman Douglas.

Discussion continues regarding The Masons. Mr. Savoie speaks regarding Block 111.

Discussion and possible action – Status of land parcels deeded to the City of Lake City from the Lake Shore Hospital Authority for the construction of a new City Hall (2020).

Motion by Mrs. Lory Chancy to let the reverter clause on the land parcels take effect giving it back to the LSHA until the hospital issues are settled. Public Comments by Mr. Stew Lilker. Meeting Rules and Procedures for the LSHA are addressed again regarding public comments. Public Comments by Mr. Adams, and Ms. Lemley. Discussion. **Second** by Mr. Kennedy, if the Motion will include that Mr. Williams write a letter to the City of Lake City. **Motion Amended** by Mrs. Lory Chancy to include permission for Mr. Williams to prepare the letter. **Second** by Mr. Don Kennedy. Roll call vote. Mrs. Lory Chancy – yes. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. All in favor. **Motion carried.**

Discussion and possible action – January 22, 2024, Special Meeting

Due to conflicts, the January 22nd Special Meeting has been cancelled. The Special Meeting was rescheduled for Tuesday, January 30th. Third Circuit Court Administration has requested to make a presentation to the Trustees regarding space needs. In addition, the Trustees are hopeful that further discussion may be held regarding the reverter issue with Lake Shore Hospital.

UNFINISHED BUSINESS

None.

STAFF REPORT

The staff report is in the Trustee packets.

BOARD MEMBER COMMENTS

Trustees welcome Mr. Jerry Bullard to the Authority Board. Meeting adjourned.

Respectfully submitted,



Lory Chancy, Secretary/Treasurer



Date of Approval