

DRAFT

LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES

Regular Meeting – June 10, 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
Don Kennedy, Trustee
Lory Chancy – Secretary/Treasurer

Absent: Jerry Bullard, Trustee

Also

Present: Dale Williams, Executive Director
Todd Kennon, Attorney
Noah Walker
Toby Witt, Columbia EMS Inc.
Sonja Markham, LSHA Staff
Karl Plenge, NOC
Barbara Lemley
Morgan McMullen, LCR

3 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual June 10, 2024, Regular Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. There were none. **Motion** by Mrs. Lory Chancy to approve the adoption of the agenda. **Second** by Mr. Brandon Beil. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Noah Walker and Barbara Lemley requested to speak when Agenda items were discussed.

CONSENT AGENDA

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

NEW BUSINESS

Toby Witt – Request to utilize the Lake Shore Hospital Campus for the purpose of locating an EMS station

Mr. Witt, on behalf of Columbia EMS Inc., requested use of the old EMS building (aerial map presented at the meeting) located on the Lake Shore Hospital Campus for use as an EMS station. Due to the building needing a total renovation, Mr. Witt requested the building at a reduced rent. Discussion. The LSHA Trustees agreed for Mr. Kennon and staff to move forward with negotiations with Columbia EMS, Inc.

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Review and approval - 2024 Fixed Asset Inventory for LSHA

Mr. Williams requested approval of the 2024 Fixed Asset Inventory with deletions/additions provided to the Board. **Motion** by Mr. Brandon Beil approve and adopt the 2024 Fixed Asset Inventory. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

Discussion and approval – BA2024-3 – quarterly amendment (Building Administration Fund)

Mr. Williams requested approval of Budget Amendment 2024-3 in the amount of \$165,980.00. This amendment will provide operating expenses through August 2024. **Motion** by Mrs. Lory Chancy to approve BA2024-3. **Second** by Mr. Don Kennedy in the amount of \$165,980.00. All in favor. **Motion carried.**

UNFINISHED BUSINESS - Todd Kennon – LSHA Attorney

1.) Review and Discussion of appraisals received for Block 111

2.) Discussion and action – Approval of offer to Lake City Masonic Lodge for Purchase of “Block 111” as per the reverter provision in the 1955 Quit-Claim Deed between the City of Lake City, Florida and the Lake Shore Hospital Corporation

Mr. Kennon reminded Trustees the original appraisal amount from Chase Moses was \$88,000. The second appraisal (verbal with no supporting documentation at this time) was from Moody Appraisal out of Jacksonville, Fl., in the amount of \$120,000 (vacant fair market), and \$200,000.00 (improved value). **Motion** by Mr. Brandon Beil to send a check to the Lake City Masonic Lodge in the amount of \$120,000.00 with a stipulation, if we have not heard back in 10 business days, we would consider the offer accepted. Mr. Kennon stated he did not believe a stipulation of ten days could be done. Discussion. Mr. Kennedy asked Mr. Kennon the recourse if the Masons refused the \$120,000. Mr. Kennon explained, the Authority would request the Court to interpret the reverter language and, if in agreement with the interpretation of the LSHA, order the Masons to accept the appraised value of the vacant land, and terminate the reverter clause. Mr. Kennedy requested Mr. Kennon to move forward with his recommendation through Mr. Deas, who is the legal representative for the Masons. **Motion withdrawn** by Mr. Brandon Beil who agreed with Mr. Don Kennedy. LSHA Trustees agreed for Mr. Kennon to proceed with the offer to the Masons.

Update and Discussion – Efforts to Provide Medical Services and/or utilize Buildings on the Lake Shore Hospital Campus

Mr. Williams provided a written memo to the Trustees regarding the status of the Campus. (attached) Updates were given of events since the memo was prepared.

Public comment by Ms. Barbara Lemley and Mr. Noah Walker. Comments by Mrs. Chancy and Mr. Kennedy.

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STAFF REPORT

The staff report is in the Trustee packets.

BOARD MEMBER COMMENTS

Comment by Mr. Beil.

Mr. Williams reminded the Trustees the Financial Disclosure forms are required to be filed online this year and are due July 1st.

Meeting adjourned.

Respectfully submitted,

Lory Chancy, Secretary/Treasurer

Date of Approval



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: | |

Owner:
 Site:
 Sales Info

NONE

2024 Working Values

Mkt Lnd	Appraised
Ag Lnd	Assessed
Bldg	Exempt
XFOB	Total
Just	Taxable

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 6/6/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

June 1, 2024

TO: LSHA Trustees

FR: Dale Williams

RE: June 10, 2024, LSHA Trustee Agenda – Additional Information

This memo is to serve as additional information for the agenda item providing for an “Update and Discussion” on efforts to utilize the buildings on the Lake Shore Hospital Campus.

Main Hospital –

- 1.) The status of the effort to transfer this building to Meridian Behavioral Healthcare will be addressed by Todd Kennon, LSHA Attorney under “Unfinished Business” immediately prior to this discussion.
- 2.) Don Savoie, President/Chief Executive Officer, Meridian Behavioral Healthcare has requested to be placed on the July 8, 2024, Trustee meeting agenda.

2 Story Women’s Center -

- 1.) As a respondent to RFP 2024-001(3rd Offer), I met with Derek and Jame Neal (Lifetree Health Services) on Saturday, May 25, 2024, to tour the Lake Shore Hospital Campus. I believe the site visit was beneficial to all parties. Derek and Jame indicated they would need to do some research before reporting back to discuss possible business models.
- 2.) Columbia County continues to have an interest in this building for Court Administration.

Physical Therapy Building -

- 1.) A meeting is being arranged between Dr. Erica Mayo, Richard Powell, Todd Kennon, and myself to discuss the use of this building as previously proposed by Dr. Mayo. I will advise you of the results after this meeting.

NOTES -

- 1.) Efforts to learn more about the possibility of a dental program to support the efforts of the Lake Shore Hospital Medical Assistance Plan continue. Additional conversations with the CCPHU have occurred.
- 2.) Dr. Spates, Dean, FAMU has not had the opportunity to visit the LSHA Campus; however, she recently advised she would schedule a visit soon.
- 3.) Staff have attempted to schedule a meeting with UF Health Shands to discuss numerous topics. These topics include dental, the Lake City Primary Care Center,

and available contractual services for primary care. There has been a complete change of staff since our last communication; therefore, we are still trying to arrange the meeting. I will advise you of the results after the meeting is held.

- 4.) Respondent to RFP 2024-001 Lacreasha Smith, Phlebotomist, has been advised of current efforts regarding the Lake Shore Hospital Campus buildings and has been told her specific needs will be addressed at the appropriate time.

SEPTEMBER 2024

DID YOU KNOW? In some (but not all) cases, owning a pet can affect your homeowners, renters or condo owner's insurance policy. For example, some home insurance companies limit or exclude coverage for injuries caused by a dog that the company was unaware of. Certain breeds of dogs, or one that has previously bitten someone, might be uninsurable altogether. Check your policy for any exclusions and contact your Trusted Choice independent insurance agent for more information.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 ● NEW MOON Labor Day	3 City Hearing	4	5 Board of Cty Comm 1st Budget Hearing	6	7
8	9 LSHA First Budget Hearing	10 School Board Final Hearing	11 ☾ FIRST QUARTER Patriot Day	12	13	14
15	16 City Final Budget Hearing	17 ○ FULL MOON	18	19 Board of Cty Comm Final Budget Hearing	20	21
22	23	24 ☾ LAST QUARTER	25	26	27	28
29	30			PLEASE ARRIVE ALIVE  Don't Text & Drive  Click It, Don't Risk It  Don't Drink & Drive	AUGUST S M T W T F S 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	OCTOBER S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Staff Report
July 8, 2024 Regular Meeting

NEW	0
RENEW	1
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN JUNE	1
ACTIVE MEMBERS	17
PUBLIC VISITS	10
PRIMARY CARE VISITS – 2 LOCATIONS	
May, 2024	10
YTD (Fiscal year October – Sept)	69
PHARMACY USAGE	
May 2024	
PATIENTS SERVED	5
RX'S FILLED	14