

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Regular Meeting – August 12, 2024, 5:15 p.m.

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

Present: Stephen Douglas, Chair
Jerry Bullard, Trustee

Lory Chancy – Secretary/Treasurer
Don Kennedy, Trustee

Absent: Brandon Beil, Vice-Chair

Also

Present: Dale Williams, Executive Director
Todd Kennon, Attorney
Noah Walker
Don Rosenthal, City Manager
Dee Johnson, City of Lake City
Shawn Holmgren
Susan Phillips
Sylvester Warren

Sonja Markham, LSHA Staff
Karl Plenge, NOC
Brooke Frye, Tobacco Policy Manager
Tim Atkinson
Phil Adler, City of Lake City
Antaigila Williams
Erica Mayo

9 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual August 12, 2024, Regular Meeting to order at 5:20 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. Don Kennedy. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Public Comments by Mr. Sylvester Warren, Mr. Tim Atkinson, Ms. Barbara Lemley (zoom), Dr. Erica Mayo, Mr. Stew Lilker (zoom) and Dr. Jocelyn Spates, Dean, FAMU (zoom).

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

Dr. Jocelyn Spates, Dean, FAMU – Proposed collaboration with Lake Shore Hospital Authority
Dr. Spates spoke on behalf of FAMU and their continued interest in the Lake Shore Campus. Questions were asked by the Trustees.

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LSHA - Regular Meeting Minutes

August 12, 2024

Public comments regarding FAMU by Mr. Sylvester Warren, Ms. Barbara Lemley (zoom), Dr. Erica Mayo, Mr. Shawn Holmgren.

Discussion and possible action – Letter dated July 16, 2024, from the City of Lake City requesting a joint meeting to discuss the City’s interest in the Lake Shore Hospital campus
Public comments by Mr. Shawn Holmgren. A presentation was made by Mr. Don Rosenthal, City Manager. The city proposed the former hospital building would be used as a City Hall, Community Civic Center and other uses as well. Mr. Rosenthal stated he had communications with Mr. David Kraus, Manger, Columbia County regarding the two-story Women’s Center and using that building for a record storage facility. Please refer to the following links for additional information.

https://youtu.be/muD4akBym4M?si=1nRMBxshEZC_yesy

<https://wp-architects.com/projects/office,planning/placer-county-government-center-master-plan/>

<https://architizer.com/blog/inspiration/collections/multi-functional-civic-centers/>

Public comments by Mr. Sylvester Warren.

Discussion and action – Memorandum of Understanding July 1, 2024 – June 30, 2025, between LSHA and Tobacco Free Partnership

Ms. Frye requested an updated Memorandum of Understanding for the current fiscal year. **Motion** by Mrs. Lory Chancy to approve the continued use of the building for the Tobacco Free Partnership quarterly meetings. **Second** by Mr. Jerry Bullard. All in favor. **Motion carried.**

Request for approval – Renew U.S. Treasury Purchase

Mr. Dale Williams updated the Board on the status of the Treasury notes owned by the Authority and requested reinvestments in the following amounts:

Six month - \$1,976,000.00

Nine month - \$1,500,000.00

Twelve month - \$2,000,000.00

Two years - \$4,500,000.00 for a total of \$9,976,000.00.

Rates will vary from 4.3% to 4.6% on the 12 month and less Treasuries. The rate will vary on the two-year Treasuries around 3.7%. The commission rate for the broker will remain the same at 0.15%. **Motion** by Mr. Don Kennedy to approve the recommendation from Mr. Williams on the Treasury notes for a total amount of \$9,976,000.00 for a six-month, nine-month, twelve-month and two-year Treasury to be renewed the week of August 12th. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

Public comments by Mr. Sylvester Warren regarding the Treasury notes.

Acceptance of Lake Shore Hospital Authority Annual Financial Report for the period ending September 30, 2023

Public comments by Mr. Stew Lilker and Ms. Barbara Lemley (zoom).

Mr. Williams reported the Annual Financial Report was a clean report and requested acceptance of the annual Financial Report for the year ending September 30, 2023. In addition, he reported there was an internal finding in 2011, and Mr. Powell will amend this finding. **Motion** by Mrs. Lory Chancy to accept the Lake Shore Hospital Authority Annual Financial Report for the period ending September 30, 2023. **Second** by Mr. Jerry Bullard. All in favor. **Motion carried.**

Comments by Mr. Shawn Holmgren. Recess at 6:35 pm to change the recording tape. Chairman Douglas called the meeting back to order after changing the tape.

Unfinished Business – Todd Kennon – LSHA attorney

1. Discussion and action – additional authorizations, if any, to complete the settlement of the reverter provision in the 1955 Quit Claim Deed between the City of Lake City, Florida and the Lake Shore Hospital Corporation

Comments by Ms. Barbara Lemley (zoom).

Mr. Todd Kennon reported that he is waiting to hear back from Mr. Deas regarding the agreement to release converter and the Quit Claim Deed. The funds will be held in trust until these items are settled.

2. Discussion and action – Lease with Columbia EMS, Inc.

Public comments by Mr. Sylvester Warren, Ms. Barbara Lemley (zoom), and Dr. Erica Mayo.

Mr. Williams reported the draft lease had been sent to Mr. Marlin Feagle, Attorney, acting as conflict counsel for the Authority. Mr. Feagle has reviewed the draft and suggested changes. The suggested changes will be made and then the lease will be sent back to Columbia EMS, Inc. for their review. This item will be placed on the September agenda.

3. Interlocal Agreement Between Lake Shore Hospital Authority of Columbia County and the City of Lake City, Florida re: Property Transfer

Public comments by Mr. Sylvester Warren and Ms. Barbara Lemley (zoom).

Mr. Kennon reported due to the timeline being before his time, they are working on the status and timelines of the Interlocal Agreement, and he will update the Board in September.

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

Public comments by Mr. Sylvester Warren, Dr. Erica Mayo, Ms. Barbara Lemley (zoom) and Ms. Williams.

Mr. Dale Williams informed the Trustees of the updated memo in their packets regarding the Campus (memo attached). Mr. Williams responded to comments made by the public during the meeting regarding possible building occupancy. Discussion by the Trustees regarding the update. Mrs. Lory Chancy requested Mr. Williams reach out to LifeTree Women Care and give them a two (2) month time frame to continue negotiations.

FY 2024-2025 Budget

Public comments by Ms. Barbara Lemley (zoom)

Mr. Dale Williams reported the upcoming budget has been distributed for review prior to the upcoming Budget hearings. September 9, 2024 (First Budget Hearing) and September 23, 2024 (Final Budget Hearing). Mr. Williams asked the Trustees to look carefully at the "Hospital Buildings Fund" as proposed. The proposed budget is for 3 months only.

STAFF REPORT

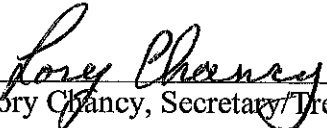
The staff report is in the Trustee packets.

BOARD MEMBER COMMENTS

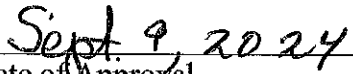
There were none.

Meeting adjourned.

Respectfully submitted,



Lory Chancy, Secretary/Treasurer



Date of Approval

17:16:13 From Lake Shore Hospital Authority,
Lake City, FL to Everyone:

Please be advised that all comments
are part of the public record.

17:21:28 From lmiranda to Lake Shore Hospital
Authority, Lake City, FL(direct message):

When will the meeting begin?

17:22:02 From Lake Shore Hospital Authority,
Lake City, FL to lmiranda(direct message):

Soon as everyone is present that must
be.

17:22:07 From lmiranda to Lake Shore Hospital
Authority, Lake City, FL(direct message):

Okay, thank you!

August 3, 2024

TO: LSHA Trustees

FR: Dale Williams

RE: Lake Shore Hospital Campus Utilization

I have identified for each building on the Lake Shore Hospital Campus all proposals regarding interest to use the Lake Shore Hospital Campus buildings known to me. Not all proposals have been vetted. The proposals are in no particular order.

Lake Shore Hospital -

- 1.) Meridian Behavioral Healthcare
- 2.) Florida A&M University (See August 12, 2024, Agenda)
- 3.) Life Tree Women Care, Inc. (See attached Email)
- 4.) City of Lake City (See August 12, 2024, Agenda)
- 5.) Demolition

Women's Center -

- 1.) Florida A&M University
- 2.) Life Tree Women Care, Inc.
- 3.) City of Lake City
- 4.) 3rd Judicial Courts

Physical Therapy Building -

- 1.) Mayo Pharmacy
- 2.) Florida A&M University
- 3.) Life Tree Women Care, Inc.

Records Storage Building -

- 1.) Columbia County Clerk of Courts (lease has been executed, occupancy delayed due to removal of inventory)

Storage Building (NE Corner of Campus)-

- 1.) Columbia EMS (lease is currently in negotiation).

LSHA Administrative Building -

- 1.) No specific proposal received.

NOTES

1.) Proposals for the Authority to renovate one or more of the buildings and then contract with a health care provider (i.e. Shands, Palms) to provide services were not included.

2.) Single service proposals (i.e. phlebotomy) were not included as the space they require is limited.

Dale Williams

From: derek@lifetreewomencare.com
Sent: Thursday, July 18, 2024 2:53 PM
To: Dale Williams; jamie@lifetreewomencare.com
Cc: Sonja Markham; 'Brandon Beil'; 'Don Kennedy'; 'Lory Chancy'; 'Stephen Douglas'
Subject: RE: Lake Shore Hospital Campus - Lake City/Columbia County, FL

Hi Dale,

This is great news! We look forward to fielding any questions the trustees may have, I will also forward this chain to the team we are assembling to provide services to the community. Looking forward to seeing you again soon.

Best regards,

Derek J Neal, MBA
CEO
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Fax: (904) 379-2541
Mobile: (904) 622-6810
derek@lifetreewomencare.com
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Life Tree Women Care, Inc.

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TRUSTEE

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From: Dale Williams <dale@lakeshoreha.org>
Sent: Thursday, July 18, 2024 2:26 PM
To: derek@lifetreewomencare.com; jamie@lifetreewomencare.com
Cc: Sonja Markham <sonja@lakeshoreha.org>; Brandon Beil (brandon@brandonbeil.com) <brandon@brandonbeil.com>; Don Kennedy <kennedysd@comcast.net>; Lory Chancy (Lory@ncfrs.com)

<Lory@ncfrs.com>; Stephen Douglas <stephen@axiom-buildings.com>
Subject: RE: Lake Shore Hospital Campus - Lake City/Columbia County, FL

Derek:

Thank you for the quick response. I believe the request was made by the Trustees to simply gauge if there was still interest. Other vendors who have expressed interest have been requesting the Trustees "expedite" negotiations with them. The obvious problem in doing so is that such an action may preclude the best use of the campus. I am copying this response to the Trustees. I believe they will be glad to find you still have interest. I look forward to seeing you and Jamie soon. As always, please call if I can be of assistance in any manner.

Dale Williams
Executive Director
Lake Shore Hospital Authority
259 NE Franklin Street, Suite 102
PO Box 988
Lake City, Florida 32055
Phone: (386) 755-1090
Cell: (386) 623-3493
Fax: (386) 755-7009

From: derek@lifetreewomencare.com <derek@lifetreewomencare.com>
Sent: Tuesday, July 16, 2024 5:53 PM
To: Dale Williams <dale@lakeshoreha.org>; jamie@lifetreewomencare.com
Cc: Sonja Markham <sonja@lakeshoreha.org>
Subject: RE: Lake Shore Hospital Campus - Lake City/Columbia County, FL

Hi Dale,

I hope all is well. We are still interested in collaborating with the community to provide medical services. It has been a small challenge coordinating schedules with the team, it appears that everyone has been vacationing at different times with it being summer. I do feel that Aug 1, 2024, seems to be an expedited request, is there a reason for a project of this magnitude to proceed in such a vigorous manner? I'm just asking because I want to make sure we are properly allocated time for our "due diligence" investigations upon execution of an agreement. I can assure you we are interested in the campus and the facilities at this time, I would ask that you allow me time to collaborate with team members to ensure we are on the same page. Thank you, Dale, for reaching out and as usual it has been a pleasure working with you. Please feel free to contact me if you need any further assistance. Have a wonderful evening.

Best regards,

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From: Dale Williams <dale@lakeshoreha.org>
Sent: Monday, July 15, 2024 3:18 PM
To: derek@lifetreewomencare.com; jamie@lifetreewomencare.com
Cc: Sonja Markham <sonja@lakeshoreha.org>
Subject: Lake Shore Hospital Campus - Lake City/Columbia County, FL

Derek and Jamie:

I hope this email finds you well. I have been directed by the Lake Shore Hospital Authority Board of Trustees to contact all parties that submitted proposals in response to the Authority's RFP 2024-1 for the purpose of determining if there is any continued interest in the Lake Shore Hospital Campus and, if so, to identify the specific interest and its specific impact on the Authority. I have also been asked to try and complete this task by August 1, 2024. I would like to request that you advise if you have any continued interest in the campus and if so, what specific actions would be needed of the Authority. If there is no longer an interest in the campus, I would like to ask that you advise me of such. As always, I will be glad to provide any information or assistance possible. Thank you for your courtesies in this matter.

Dale Williams
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