

LAKE SHORE HOSPITAL AUTHORITY

**AGENDA
FIRST BUDGET HEARING**

**September 9, 2024
5:15 p.m.**

1. Open Public Hearing

Chair announces that the proposed millage rate of 0.0001 mills is the rolled back rate for 2024-2025. The purpose of the levy is to maintain the legal standing of the Lake Shore Hospital Authority as a taxing authority.

2. Overview of budget.

3. Comments on the budget by the Authority members and staff.

4. Public input on the budget and millage rate.

5. Amendments to the proposed budget and millage rate, if any.

6. Motion: To adopt tentative millage rate of 0.0001 mills for the 2024-2025 fiscal year.

7. Motion: To adopt tentative budgets for the 2024-2025 fiscal year as follows:

	Appropriations & Reserves
Patient Care Fund - Healthcare Services	\$ 8,600,407
Buildings Administration Fund	250,000
Operating Fund	9,350,500
Total	<u>\$18,200,907</u>

8. Close Public Hearing and announce:

The Final Budget Hearing will be held Monday, September 23, 2024, at 5:15 p.m.

LSHA Operating Fund
Proposed Budget
October 2024 through September 2025

	Actual	Actual	Actual	Actual	Budget	Proposed
	Oct 18 - Sept 19	Oct 20 - Sept 21	Oct 21- Sept 22	Oct 22-Sept 23	Oct 23-July 24	Oct 24-Sept 25
Income						
Interest Income	\$ 105,987	\$ 122,308	22,323	\$ 529,574	\$ 181,773	\$ 350,000
Miscellaneous Revenue	2,697	20	-	-	-	-
Other Income	315	5,601	651	5,886	4,834	500
Rental Income	440,684	187,222	-	16,216	-	-
Total Income	549,683	315,151	22,974	551,676	186,607	350,500
Gross Profit	549,683	315,151	22,974	551,676	186,607	350,500
Expense						
Accounting Services	15,184	23,053	13,811	15,288	9,875	25,000
Advertising	3,171	884	2,893	3,098	1,523	3,500
Bank Fees	150	-	-	250	250	500
Communications Expense	6,187	6,887	6,820	7,672	5,547	7,500
Dues & Subscriptions	1,444	4,192	1,133	4,364	2,839	3,000
Employee Expense	169	704	321	232	106	750
Insurance						
Property	7,038	8,062	8,706	1,932	8,000	8,000
Workers' Compensation	719	754	8,987	8,704	1,000	2,000
Directors & Officers Liability	19,890	24,024	50,000	50,000	45,000	50,000
General Liability	1,974	22,775	23,450	12,215	24,148	25,000
Total Insurance	29,621	55,615	116,121	103,755	78,148	125,250
Janitorial Expense	4,359	3,240	2,970	2,886	2,970	3,600
Lawn Maintenance	8,916	5,142	6,897	8,458	5,720	8,000
Legal Services	30,858	31,433	26,164	35,742	38,405	40,000
Licenses	75	75	2,769	524	75	3,000
Miscellaneous Expense	99	11,044	-	1,385	-	3,000
Office Expense						
Computer/Network related	9,327	17,537	23,818	22,026	24,414	25,000
Miscellaneous Supplies	1,464	2,662	2,578	1,988	1,661	2,500
Office Supplies	7,629	4,134	4,277	3,246	2,563	4,000
Website Maintenance	1,954	1,918	2,378	2,194	1,930	3,000
Office Expense - Other	96	3,122	1,988	2,397	2,737	3,000
Total Office Expense	20,470	29,373	73,839	80,846	33,305	94,100
Postage	413	421	552	384	525	600
Professional Services	-	731	481	-	2,167	1,000
Repair & Maintenance						
Building	295	-	-	-	1,200	2,500
Equipment	5,469	4,775	4,948	10,051	6,499	5,000
Repair & Maintenance - Other	-	1,738	1,550	-	-	2,500
Total Repair & Maintenance	5,764	6,513	7,531	10,435	7,699	13,100

LSHA Operating Fund
Proposed Budget

October 2024 through September 2025

	Oct 18 - Sept 19	Oct 20 - Sept 21	Oct 21- Sept 22	Oct 22-Sept 23	Oct 23-July 24	Oct 23-Sept 24	Oct 24-Sept 25
Sales Tax	34,792	-					
Utilities							
Electric	7,556	5,468	6,845	7,576	5,602	7,000	7,500
Garbage Disposal	301	320	336	352	300	500	500
Water, Sewer, Gas	5,650	4,087	4,057	4,539	3,757	4,000	5,000
Total Utilities	13,507	9,875	11,238	12,467	9,659	11,500	13,000
66000 - Payroll Expenses							
Payroll Taxes	11,855	12,571	12,253	12,177	9,035	12,000	10,123
Retirement Contributions	16,625	12,761	13,638	16,081	13,513	20,250	17,900
Wages	154,973	148,986	120,987	169,213	44,749	150,000	132,316
66000 - Payroll Expenses - Other	232	-	1,859	231	-	500	500
Total 66000 - Payroll Expenses	183,685	174,318	148,737	197,702	67,297	182,750	160,839
66900 - Reconciliation Discrepancies	(1)	(0)					
69800 - Uncategorized Expenses	215	20,431					
Property taxes		187,222					
Total Expense	359,080	571,153	357,466	405,205	166,108	413,100	406,289
Net Income	190,603	(256,002)	(334,492)	146,471	20,499	(108,100)	(55,789)
Payment to Masonic Lodge					(125,000)		
Transfers to Buildings Fund					(500,000)	(500,000)	(250,000)
Beginning Fund Balance	9,470,922	11,284,504	10,801,392	10,466,900	10,613,371	10,000,000	9,000,000
Ending Fund Balance	\$ 9,661,525	\$ 11,028,502	10,466,900	\$ 10,613,371	\$ 10,008,870	\$ 9,391,900	\$ 8,694,211

LSHA Healthcare Services Fund

Proposed Budget

October 2024 through September 2025

	Actual Oct 18 - Sept 19	Actual Oct 20 - Sept 21	Actual Oct 21-Sept 22	Actual Oct 22 - Sept 23	Actual Oct 23-July 24	Budget Oct 23-Sept 24	Proposed Oct 24-Sept 25
Ordinary Income/Expense							
Income							
Ad Valorem Tax - Current	\$ 2,476,258	\$ 1,143		\$ 335	\$ 368	\$ -	\$ 407.00
Ad Valorem Tax - Delinquent	-	4,693		950	531	-	-
Interest Income	95,008	34,669	17,039	118	148	240,000	300,000
Miscellaneous Income	5,650	10,130	21,557	10,868	255	-	-
Total Income	2,576,916	50,635	38,596	12,271	1,302	240,000	300,407
Gross Profit	2,576,916	50,635	45,196	12,271	1,302	240,000	300,407
Expense							
Tax Collector Fees	36,240	-	-	-	-	-	-
Property Appraiser Fees	85,579	-	-	-	-	-	-
Other Expenses	723	94,729	-	-	-	-	-
Indigent Care	-	-	-	-	-	-	-
Physician Reimbursement	116,972	-	-	10,728	9,100	-	-
Indigent Care - Other	864,186	93,237	37,244	11,192	11,102	400,000	400,000
Urgent Care Clinic Subsidy	-	-	-	-	-	-	-
Total Indigent Care	981,158	93,237	37,244	21,920	20,202	400,000	400,000
Total Expense	1,103,700	187,966	37,244	21,320	20,202	400,000	400,000
Net Ordinary Income	1,473,216	(137,331)	7,952	(9,049)	(18,900)	(160,000)	(99,593)
Net Income	1,473,216	(137,331)	7,952	(9,049)	(18,900)	(160,000)	(99,593)
Beginning Fund Balance	5,990,072	9,986,759	9,849,428	8,771,921	8,762,872	8,500,000	8,300,000
	\$ 7,463,288	\$ 9,849,428	\$ 9,857,380	\$ 8,762,872	\$ 8,743,972	\$ 8,340,000	\$ 8,200,407

**LAKE SHORE HOSPITAL AUTHORITY
BUILDINGS ADMINISTRATION FUND
PROPOSED BUDGET 2024-2025 FISCAL YEAR**

	ACTUAL OCT 20-SEPT 21	ACTUAL OCT 21-JUNE 22	ACTUAL OCT 21- SEPT 22	ACTUAL OCT 22-SEPT 23	ACTUAL Oct 23-July 2024	Budget OCT 23-SEPT 24	Proposed Oct 24-Sept 25
Expenditures							
Computer/Internet	\$ 4,861	\$ 1,539	\$ 1,999	\$ 1,865		\$ 1,900	\$ 500
Insurance	296,063	-	183,163	7,781	1,437	74,000	80,000
Lawn Maintenance	32,010	26,205	35,985	34,920	29,100	32,010	9,000
Licenses	1,019	107	182	25	-	-	-
Office Expense	177	1,282	1,282	434	232	2,300	-
Total Payroll	317,087	87,452	114,226	103,791	91,736	96,100	28,706
Pest Control	7,036	5,193	7,191	8,542	6,731	7,450	2,000
Postage	8	-	10	-	-	-	-
RepairS	39,465	19,468	23,914	41,764	34,346	15,300	10,500
Security	135,416	101,401	141,345	166,483	131,943	144,700	40,000
Utility - Electric	188,319	115,248	161,761	149,271	120,323	127,500	36,000
Fire Alarm	1,619	2,285	2,838	1,088	1,605	2,100	500
Utility - Phone	14,059	4,068	7,632	7,717	6,997	8,500	2,100
Utility - Water/Sewage	133,621	87,449	103,945	59,388	63,903	66,000	19,000
WW Gay	1,819	-	-	-	-	-	-
Other Expenses	581	2,076	-	2,218	982	2,780	-
Renovations- Reyes Building	-	-	-	-	-	-	-
Renovations-Womens Center	-	-	-	37,300	-	-	-
Total Expenditures	1,173,160	453,773	785,473	622,587	489,335	580,640	228,306
Interfund Transfer In	740,000		740,000	500,000	500,000	380,640	250,000
BEGINNING CASH	1,557,964	1,124,804	994,572	200,000	100,000	200,000	-
ENDING CASH	\$ 1,124,804	\$ 671,031	\$ 1,040,045	\$ 288,000	\$ 110,665	\$ -	\$ 21,694

DRAFT

**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.

Page 2
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.

Page 3

LSHA - Regular Meeting Minutes
August 12, 2024

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.

Page 4

LSHA – Regular Meeting Minutes

August 12, 2024

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 ben 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
Office: (904) 379-2540
Fax: (904) 379-2541
Mobile: (904) 622-6810
derek@lifetreewomencare.com
www.lifetreewomencare.com



Life Tree Women Care, Inc.

"Providing Culturally Competent Quality Healthcare to all"



CONFIDENTIALITY NOTICE

This e-mail contains privileged and confidential information which is the property of Life Tree Women Care, Inc., intended only for the use of the intended recipient(s). Unauthorized use or disclosure of this information is prohibited. If you are not an intended recipient, please immediately notify Life Tree Women Care, Inc. and destroy any copies of this email. Receipt of this e-mail shall not be deemed a waiver by Life Tree Women Care, Inc. of any privilege or the confidential nature of the information.

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,

Derek J Neal, MBA
CEO
Office: (904) 379-2540
Fax: (904) 379-2541
Mobile: (904) 622-6810
derek@lifetreewomencare.com
www.lifetreewomencare.com



Life Tree Women Care, Inc.

"Providing Culturally Competent Quality Healthcare to all"



CONFIDENTIALITY NOTICE

This e-mail contains privileged and confidential information which is the property of Life Tree Women Care, Inc., intended only for the use of the intended recipient(s). Unauthorized use or disclosure of this information is prohibited. If you are not an intended recipient, please immediately notify Life Tree Women Care, Inc. and destroy any copies of this email. Receipt of this e-mail shall not be deemed a waiver by Life Tree Women Care, Inc. of any privilege or the confidential nature of the information.

From: Dale Williams <dale@lakeshoreha.org>
Sent: Monday, July 15, 2024 3:18 PM
To: derek@lifetreewomencare.com; jamie@lifetreewomencare.com
Cc: Sonja Markham <sonia@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
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

LAKE SHORE HOSPITAL AUTHORITY
BUILDINGS ADMINISTRATION FUND

BUDGET AMENDMENT 2024-4			
FISCAL YEAR 2023-2024			
	APPROVED		
	<u>BUDGET</u>	<u>AMENDMENT</u>	<u>AS AMENDED</u>
Auto Exp	\$ 1,250	\$ -	\$ 1,250
Computer/Internet	1,900	600	2,500
Dues/Subscriptions			
Insurance	74,000	-	74,000
Lawn Main	32,010	3,000	35,010
Office Exp	2,300		2,300
Total payroll	96,100	14,000	110,100
Pest control	7,450	650	8,100
Postage			
Professional Fees	1,530	-	1,530
Repair/Equipment	15,300	10,000	25,300
Security	144,700	14,000	158,700
Utility - Electric	127,500	17,000	144,500
Fire Alarm	2,100	-	2,100
Utility - Garbage Disposal			
Utility - Phone	8,500	-	8,500
Utility - Water/Sewage	66,000	11,000	77,000
	\$ 580,640	\$ 70,250	\$ 650,890
FUNDED BY:			
Beginning Cash	\$ 200,000	\$ -	\$ 200,000
Transfer from General Fund	380,640	70,250	450,890
	\$ 580,640	\$ 70,250	\$ 650,890



RATE CHANGE NOTICE

CLIENT NUMBER	170017	CLIENT NAME	Lakeshore Hospital
BRANCH NUMBER	17	BRANCH	Jacksonville
PREPARED BY	George Plaza	DATE PREPARED	8/21/2024
APPROVED BY			

CURRENT RATES		CURRENT HPW	168	EXPIRATION DATE		9/1/2024	
LOCATION	COUNTY	POST	BILL RATE	OT RATE	HOLIDAY RATE	MARKUP %	PAY RATE
Lake City FL	Columbia	Unarmed Security Officer	18.2	27.3	27.3	1.4	13
Lake City FL	Columbia	Unarmed Security Supervisor	19.6	29.4	29.4	1.4	14

MISCELLANEOUS CHARGES

CELL PHONE	30		TRACK TIK	@
FUEL	@		TOUR SYSTEM	@
GOLF CART	@		UTV	@
MILEAGE	@		VEHICLE	@
PATROL	@		OTHER	@
RADIO	@		OTHER	@

NEW RATES		NEW HPW	168.00	EXPIRATION DATE		9/1/2024	
LOCATION	COUNTY	POST	BILL RATE	OT RATE	HOLIDAY RATE	MARKUP %	PAY RATE
Lake City FL	Columbia	Unarmed Security Officer	20.3	30.45	30.45	1.4	14.5
Lake City FL	Columbia	Unarmed Security Supervisor	21.7	32.55	32.55	1.4	15.5
		<i>~11.5% INC.</i>					

MISCELLANEOUS CHARGES

CELL PHONE	35		RADIO	@
FUEL	@		TOUR SYSTEM	@
GOLF CART	@		UTV	@
MILEAGE	@		VEHICLE	@

LEASE AGREEMENT

This Lease Agreement is made and entered this ____ day of _____ 2024 by and between the **LAKE SHORE HOSPITAL AUTHORITY**, a body politic of the State of Florida, 259 NE Franklin Street, Suite 102, Lake City, Florida 32055 (hereinafter the "Lessor" or "Authority") and **Columbia EMS, Inc.** (hereinafter the "Lessee").

WHEREAS, the Authority, maintains a building, located at 440 NE Leon Street, Lake City, FL 32055 (hereinafter the "Property") within which space is vacant; and

WHEREAS, Lessee is desirous of leasing the above-described space for the operation of an Emergency Medical Services (EMS) substation and other related uses.

NOW, THEREFORE, for and in consideration of good and valuable considerations and the covenants, conditions, and agreements as are hereinafter set forth, the Lessor and Lessee agree as follows:

1. **PREMISES AS IS**: The Lessor leases and Lessee does rent and hire from the Lessor, the Property, specifically the metal storage building located on the North East Corner Parcel of #00-00-00-11789-000 (40380) consisting of 1200 square foot and currently used as storage (hereinafter the "Premises" or "Property"). It is the responsibility of the Lessee, at the Lessee's sole expense, to satisfy itself, prior to the execution of this Agreement, as to the title and condition of the Premises. Lessor makes no warranties or representations to the Lessee, and the Lessee agrees the Lessor has made no warranty or representation respecting the condition of the Premises, or applicability of the uses contemplated by the Lessee, or the applicability of any covenants or restrictions of public record, except as otherwise expressly provided herein. Lessee further acknowledges it has had adequate opportunity to inspect the Premises hereunder prior to entering into this Agreement or has made adequate provision herein. Accordingly, the taking of possession of the Premises by the Lessee shall be conclusive evidence that the Premises were in good and satisfactory condition when possession was taken by Lessee.

2. **TERM**: The initial term of this Lease shall be ____ months commencing when the Lessee takes possession of the Premises. Thereafter the lease may be renewed for additional ____ month periods on the same terms and conditions to be negotiated by the parties unless terminated by either party prior to the expiration of the then-current term.

3. **RENT**: The rent shall be \$_____ per month, together with all applicable sales taxes, if any. The rent shall be delivered to 259 NE Franklin Street, Suite 102, Lake City, FL 32055 during regular business hours, and shall be considered paid upon receipt by Lessor.

The rent is based on the current condition of the premises to be leased. The premises in their current condition are not suitable for the intended use; therefore, it is acknowledged by the Lessor that the Lessee, in accordance with the terms and conditions of this Lease shall be making a significant investment to upgrade the premises for its intended use.

4. **TAXES AND ASSESSMENTS:** The Lessee shall be responsible for all taxes and assessments levied, if any.

5. **NOTICES:** All notices required by law and by this Lease to be given by one party to the other shall be in writing via email as Lessor or Lessee may so designate from time to time. The email address for Lessor as of the date of this lease is sonja@lakeshoreha.org and the email address for the Lessee is _____.

6. **WARRANTIES OF TITLE AND QUIET POSSESSION:** The Lessor covenants that Lessor is seized of the demised premises and owner in fee simple thereof with the full right to make this Lease, subject to all matters of record, and covenants that the Lessee upon making payments of the rents and the keeping of the other covenants herein contained therefor shall have quiet and peaceful possession of the demised premises during the term hereof.

7. **USES ALLOWED AND PROHIBITED:** The Lessee shall use the Premises only for the operation of an Emergency Medical Services (EMS) sub-station and uses reasonably related to that purpose. The Lessee shall not use or permit the Premises or any part of the Premises to be used for any unauthorized or unlawful purpose, or for any purpose other than as set forth above.

8. **COMPLIANCE WITH LAWS:** During the term of this Lease, the Lessee shall comply with all local, state, and federal laws and regulations, breach of which shall be cause for cancellation of this Lease. The Lessee shall at all times maintain all required and applicable licensing and permits. The Lessee further covenants that the said premises shall not be used for any purpose which might cause forfeiture of the Lessor's title to the said premises.

9. **SIGNS:** Lessee may, at its option and expense, erect, maintain, or display signage at or on the exterior of the demised premises. Any signage shall be approved by Lessor prior to installation, and approval and consent shall not be unreasonably withheld.

10. **LESSORS RIGHT OF ENTRY:** Lessor shall give Lessee not less than 12 hours' notice, confirmed as received by Lessee, prior to undertaking any inspection. Lessee shall otherwise permit Lessor or its agents to enter and upon the premises for the purpose of inspection, or the making of repairs, replacements, or additions in, to,

on and about the premises or the building that Lessor deems necessary or desirable. Lessee shall have no claim or cause of action against Lessor by reason of Lessor's entry except as provided in Section Ten (10) of this agreement.

11. **INTERRUPTION OF SERVICES OR USE:** Interruption or curtailment of any service maintained in the building, if caused by strikes, mechanical difficulties, or any cause beyond Lessor's control whether similar or dissimilar to those enumerated, shall not entitle Lessee to any claim against Lessor or to any abatement in rent, and shall not constitute constructive or partial eviction unless Lessor fails to take reasonable measures to restore the service without undue delay. If the premises are rendered untenable in whole or in part, for a period of thirty (30) business days, by the making of repairs, replacements, or additions, other than those made with Lessee's consent or caused by misuse or neglect by Lessee or Lessee's agents, servants, visitors, or licenses, there shall be a proportionate abatement of rent during the period of untenability.

12. **CONDITIONS OF LESSOR'S LIABILITY:** Lessee shall not be entitled to claim a constructive eviction from the premises unless Lessee has first notified Lessor in writing of the condition or conditions giving rise to the eviction. If the complaints are justified, and Lessor has failed within a reasonable time after receipt of the notice to remedy the conditions, Lessee is entitled to claim a constructive eviction.

13. **RENOVATIONS, REPAIRS, AND MAINTENANCE:** Lessee agrees to obtain the written consent of Lessor prior to the initiation of renovations, upgrades, or repairs, to any degree, to the Premises. Further, Lessee agrees that the interests in the Premises of the Lessor shall not be subject to liens for improvements made by the Lessee, the Lessee shall notify the contractors making any such improvements of this provision, and the knowing or willful failure of the Lessee to provide such notice to the contractors shall render any contracts between the Lessee and the contractors voidable at the option of the contractor. Any renovations, upgrades, or repairs shall be at the Lessee's sole expense and shall not affect the Lessee's obligation to pay the rent as provided in paragraph (3) above.

14. **PREMISES IMPROVEMENTS UPON TERMINATION:** Lessee may, at its own expense and only upon written approval by Lessor, make alterations and improvements to the Premises as necessary for the conduct of its business. Lessee specifically agrees that any and all improvements, except signs, equipment and trade fixtures installed, located upon the said premises shall become the property of the Lessor upon termination of this lease.

15. **ACCUMULATION OF WASTE OR REFUSE:** Lessee shall not permit the accumulation of waste or refuse matter on the leased premises or anywhere in or near the building.

16. **UTILITIES:** Lessee agrees to pay all charges related to telephone, internet

utilities, electricity, water, sewer, and gas utilities.

17. **INSURANCE:** Lessee agrees to insure its property at all times. Lessee agrees that Lessor shall not be held liable for any loss or damage to Lessee's property.

At all times during the term of this Lease, and during any use, occupancy, or possession of the Leased Premises before such term commences, the Lessee shall, at its own expense, provide public liability and property damage insurance with a company approved by the Authority. Such insurance shall provide for coverage of not less than \$1,000,000.00 for injury or death to any one person, and not less than \$2,000,000.00 for injury or death to more than one person as a result of one accident, and not less than \$1,000,000.00 for property damage and shall name the Authority as an additional insured. Such insurance policy shall insure the Lessee against all claims and demands made by any person or persons for injuries to persons and property received in connection with the Lessee's use, occupancy, operation and maintenance of the Leased Premises and improvements located thereon and for any other risk insured by said policies such insurance policy shall be in the form commonly known as "comprehensive general liability". The Lessee shall promptly deliver the original or a duplicate original of each policy or policies to the Authority as they are written, together with adequate evidence of the fact that the premiums are paid.

Further, the Lessee shall procure and maintain Worker's compensation insurance for the benefit of the employees of the Lessee, as required by the laws of the State of Florida.

18. **INDEMNIFICATION OF LESSOR:** Lessee agrees to protect, defend, reimburse, indemnify and hold the Lessor, its agents, employees and officers and each of them forever, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages (including reasonable attorney fees) and causes of action of every kind and character (this is to the extent allowed by law, and except to the extent caused by the Lessor's gross negligence or intentional misconduct) by reason of any damage to property, or the environment, or bodily injury (including death) incurred or sustained by any party hereto, any agent or employee of any party hereto, or any other person whomsoever, or any governmental agency, arising out of or incident to or in connection with the Lessee's performance under this Agreement, the Lessee's use or occupancy of the Premises, the Lessee's acts, omissions or operations hereunder or the performance, non-performance or purported performance of this Agreement. Lessee recognizes the broad nature of this indemnification and hold harmless clause, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the Lessor in support of this indemnification in accordance with the laws of the State of Florida. Compliance with any insurance requirements herein shall not relieve the Lessee of its liability or obligation to indemnify the Lessor as set forth in this Article. Notwithstanding anything to the contrary in the foregoing or within this Agreement, the Authority does not relinquish or waive any rights as a sovereign local government and the Authority reserves all rights and defenses under applicable sovereign immunity law.

19. **ASSIGNMENT AND SUBLETTING:** The Lessee shall not assign nor sublet its right, title, or interest in or to all or any portion of the Premises or the leasehold improvements without first obtaining the prior written consent of the Lessor, provided, however, that such consent shall not be unreasonably withheld; and provided further that the Lessee shall remain directly and primarily liable for the performance of the terms and conditions of this Lease; provided further that no such assignment or subletting shall be made to any person for any purpose other than that set forth in the Lease. The foregoing notwithstanding, Tenant may (a) assign this Lease, in whole or in part, to any entity wholly owned by, owning or under same ownership or control with Tenant without Tenant being released from its obligations hereunder. Lessor will receive written notification within 5 days of such assignment. Tenant is prohibited from making any other Assignment of this lease without approval from the Lessor.

20. **ENVIRONMENTAL ISSUES:** Notwithstanding anything to the contrary in this Lease, Lessor assumes sole and full responsibility for compliance with all applicable federal, state and local environmental statutes, regulations and ordinances related to this commercial office building and the land it resides upon and shall indemnify, defend, save and hold harmless Lessee, its directors, officers, agents and employees from and against any and all claims, demands, losses and liabilities (including reasonable attorney's fees) resulting from any alleged or actual violation thereof. The provisions of this paragraph shall survive the expiration or termination of this Lease.

21. **LESSEE'S DEFAULT; REMEDIES:** The occurrence of anyone or more of the following events shall constitute a default on the part of the Lessee: (1) the Lessee fails to pay when due any rental or any other sum of money payable hereunder on the date due; (2) the conduct of any business or performance of any acts on the Premises not specifically authorized in this Agreement; (3) the Lessee abandons, deserts or vacates the Premises; (4) the Lessee breaches or fails to comply with any other term, provision, covenant or condition of this Agreement and (5) Lessee files or is otherwise subject to any bankruptcy proceeding. Upon the occurrence of any of the above Events of Default, the Lessor shall give written notice of such default to Lessee. If the default is for failure to pay rent or any other sum of money when due, then the Lessee shall have ten (10) days after the effective date of notice to cure. If the default is for any other Event of Default then the Lessee shall have thirty (30) days after the effective date of notice to cure, except that Lessee shall not be allowed an opportunity to cure a re-occurring Event of Default of the same type which has been previously noticed by the Lessor and cured by the Lessee. If the Lessee fails to cure the default within the time allowed, Lessor shall thereafter have the option to exercise any remedy or right permitted by law or in equity.

22. **LESSOR'S DEFAULT; REMEDIES:** In the event Lessor shall default in performing any covenants, conditions or provisions herein binding upon Lessor, the

Lessee shall give written notice of such default. The Lessor shall have thirty (30) days after the effective date of notice to cure. If the Lessor fails to cure the default within the time allowed, Lessee shall thereafter have, in addition to the option to exercise any remedy or right permitted by law or in equity, the right to terminate this Lease.

23. **CLEANLINESS:** Lessee shall at all times keep the leased Premises in a reasonably neat and orderly condition and clean and free from rubbish. Lessee will not store any unsightly materials, junk, garbage or debris of any kind upon the said premises and shall commit or suffer no waste of the said demised premises or maintain any nuisance therein.

24. **OPTION TO TERMINATE LEASE:** Unless otherwise terminated for cause, at any time, the Authority or the Lessee shall have the right to terminate this Lease without cause by giving the other party no less than 90 days prior written notice of its election to terminate. The terms and conditions of this lease including but not limited to paragraph 18, Indemnification of Lessor, intended to survive its termination shall survive termination of this Lease.

25. **LITIGATION VENUE:** If one party defaults in the performance of any of the covenants of this Lease and by reason thereof the other party employs the services of an Attorney to enforce performance of the covenants by the defaulting party to collect monies due or to perform any services based upon said default, then in any of said events the defaulting party does agree to pay reasonable attorney's fees and all expenses and costs incurred by the other party pertaining thereto and in enforcement of any remedy available by law or equity of said other party. The state courts of Columbia County, Florida shall be the sole exclusive jurisdiction and venue for any legal action arising from or through this agreement.

26. **NO EXCLUSIVE REMEDY:** No remedy herein conferred upon or Reserved to the Lessor or Lessee is intended to be exclusive of any other remedy or remedies, but each and every such remedy given under this Lease or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient.

27. **ENTIRE AGREEMENT:** This lease represents the complete understanding between Parties, and any prior agreements or representations, whether written or verbal, and hereby superseded. No agreement to modify this lease will be effective unless in writing and executed by the party against whom the modification is sought to be enforced. Any such modification on the part of the Lessor shall not be effective unless considered at a public meeting and approved by a majority vote of the Board of the Lessor.

IN WITNESS WHEREOF the parties hereto have caused this lease to be executed this _____ day of _____ 2024.

**LESSOR
LAKE SHORE HOSPITAL AUTHORITY**

By: _____
Stephen Douglas, Chairman

Witness: _____
Printed Name: _____
Witness: _____
Printed Name: _____

**LESSEE:
COLUMBIA EMS, INC.**

By: _____
Title: _____

Witness: _____
Printed Name: _____
Witness: _____
Printed Name: _____

This instrument prepared by
And return to:
Thomas J. Kennon, III
582 W. Duval St
Lake City, Florida 32055

**QUIT CLAIM DEED AND RELEASE
AND TERMINATION OF RIGHTS OF REVERTER**

THIS Quit Claim Deed and Release and Termination of Rights of Reverter is made this 6th day of August 2024, by the Lake City Lodge Number 27 of Free and Accepted Masons, a Florida Corporation not for profit, as Grantor, whose address is P.O. Box 223, Lake City, Florida 32056, to the Lake Shore Hospital Authority, a body politic of the State of Florida, as Grantee, whose address is 259 NE Franklin Street Suite 102, Lake City, Florida 32055.

That the Grantor, for and in consideration of the sum of \$125,000.00 and other valuable consideration to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has released and quit-claimed to the Grantee all of the Grantor's right, title, interest and claim of demand which the Grantor may have in the land lying and being in Columbia County, Florida, and more particularly described in Exhibit "A", attached hereto and made a part hereof.

THIS QUIT CLAIM DEED AND RELEASE AND TERMINATION OF RIGHTS OF REVERTER IS BEING RECORDED TO HEREBY RELEASE, TERMINATE, REMISE AND RELINQUISH, UNCONDITIONALLY AND FOREVER, EACH AND EVERY OF THOSE PROPERTY INTERESTS ARISING FROM THE CERTAIN RIGHTS OF REVERTER PREVIOUSLY IMPOSED UPON THE PROPERTY DESCRIBED IN SCHEDULE "A" PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 28 PAGE 215 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 243, PAGE 336 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

[Remainder of this page left blank intentionally.]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by Lake City Lodge Number 27 of Free and Accepted Masons acting by said entity the day and year aforesaid.

Signed, sealed and delivered
In the presence of

**LAKE CITY LODGE NUMBER 27 OF
FREE AND ACCEPTED MASONS**

Morgan K Sedgwick
Witness #1 Signature

By: [Signature]
Title: Master of LC NO: 27
Marty Hudson

Morgan Sedgwick
(Type or print name)

Daniel E. Mangrum
Witness #2 Signature

Dion Cole
Senior Warden
LC NO 27

David E. Mangrum
(Type or print name)

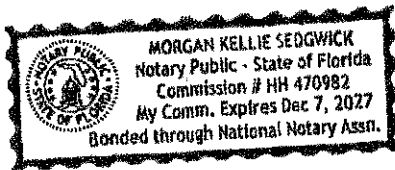
ATTEST:

By: [Signature]
SEC. OF LC NO: 27
Richard M. Tompkins

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of [check one box] physical presence or online notarization, this 6th day of August, 2024, by Marty Hudson, Dion Cole, Richard Tompkins, as representative of Lake City Lodge Number 27 of Free and Accepted Masons, who are either personally known to me or produced FL Drivers License as identification.

[SEAL]



Morgan Kellie Sedgwick
Notary Public - Signature

Morgan Kellie Sedgwick
Notary Name - Printed

EXHIBIT A

All property owned by Lake City Lodge Number 27 of Free and Accepted Masons in Block 111, Northern Division of the City of Lake City, Florida.

PARCEL NO. ONE

All of Block or Lot No. 103 located in the NORTHERN DIVISION of the City of Lake City, Florida, bounded on the North by Franklin Street, East by Church Street, West by Jackson Street, and South by Circle Drive, LESS AND EXCEPT: A parcel thereof in the Southwest Corner described as follows:

Begin 105 feet South of the Northwest corner of Block 103 and run East 60 feet, thence run South 120.96 feet to the South line of Block 103, thence run West to the Southwest corner of Block 103, thence run North 120.35 feet along the West boundary of Block 103 to the POINT OF BEGINNING, said property being a part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 29, Township 3 South, Range 17 East.

Omit

x m...
x D...
x R...

PARCEL NO. TWO

Begin at the Southeast corner of Block 103 of the NORTHERN DIVISION of the City of Lake City, Florida, for a POINT OF BEGINNING, and thence run West 150 feet along the South line of said Block 103. Thence run South to the North edge of Lake DeSoto, thence run East along the North edge of Lake DeSoto 150 feet to a point due South of the Southeast corner of said Block 103, thence run North to the POINT OF BEGINNING.

PARCEL NO. THREE

All that portion of Hillsboro Street lying between Church Street and Jackson Street, LESS AND EXCEPT the West 60 feet thereof, which has heretofore been vacated, abandoned, discontinued and closed by both the City of Lake City, Florida, and the Board of County Commissioners of Columbia County, Florida, by Resolutions properly adopted and recorded in the public Records of Columbia County, Florida.

September 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

**** As directed by the Trustees in the August 12, 2024 LSHA Trustee meeting, a questionnaire was prepared and sent to these RFP respondents.**

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.

LAKE SHORE HOSPITAL AUTHORITY

DISCLOSURE NOTICE

The Lake Shore Hospital Authority, located at 259 NE Franklin Street, Suite 102, Lake City, Florida 32055 wishes to make the following public notice to all parties who currently have a business relationship with the Authority or who are contemplating a business relationship with the Authority.

On August 1, 2024, the Columbia County, Florida Board of County Commissioners voted to place the following question on the November 2024, General Election ballot for Columbia County:

“Do you support the dissolution of the Lake Shore Hospital Authority?
This is a non-binding opinion poll.”

Should the ballot question pass, it is the intent of the Board of County Commissioner to petition the 2025 Florida Legislature to dissolve the Lake Shore Hospital Authority. The 2025 Legislature would have 3 options to consider: 1.) Reject the request, 2.) Agree to the request and develop a plan of action for dissolution, or 3.) Agree to a plan which modifies the current enabling legislation of the Authority. The plan developed for either option 2 or 3 would require a binding referendum to be approved by the electorate of Columbia County. Though not yet determined, the binding referendum would be on a special election ballot in 2025 or on the general election ballot in 2026. Should the ballot measure pass, the Lake Shore Hospital Authority could be impacted in several ways. Impacts could range from complete dissolution to the loss of specific powers.

While no one can predict the future, the Lake Shore Hospital Authority wants to ensure that all parties who are currently doing business with or who plan on doing business with the Authority are aware of this action and understand that it may impact future activities and actions of the Authority.

TO: Florida A&M University

FR: Lake Shore Hospital Authority

RE: Request For Proposal (RFP) Follow-Up Questionnaire

1.) Please identify the specific use and services to be provided at the following Lake Shore Hospital Campus locations that you have expressed an interest in:

- a.) Main Hospital
- b.) Physical Therapy Building
- c.) Women's Center (2 Story Building)
- d.) LSHA Administrative Office Building

2.) The Lake Shore Hospital Authority has previously evaluated the above buildings for necessary repairs (roof repair/replacement and exterior waterproofing) to protect the integrity of the buildings. **These estimates do not include desired interior renovations or additional exterior renovations.** Three of the buildings (a, b, and c) will need significant repairs. Estimates for necessary repairs are as follows:

- a.) Main Hospital - \$12-\$14 million
- b.) Physical Therapy Building - \$750,000 (Includes replacing HVAC units)
- c.) Women's Center - \$500,000 (includes replacing HVAC units)
- d.) LSHA Administrative Building – Occupiable as is

Is Florida A&M University (FAMU) prepared financially to provide the funding necessary to renovate these buildings from either existing or outside funds in a timely manner?

3.) The average monthly cost for Lake Shore Hospital Authority to maintain buildings a, b, and c at the lowest possible level (1 FTE, Utilities, Insurance, Security, and Lawn maintenance) is \$60,000 monthly. Is FAMU financially capable of assuming the operational costs of maintaining these buildings as soon as necessary agreements are signed? If not, what period of time would be needed by FAMU before they assumed full responsibility of the buildings?

Page 2 – FAMU Follow Up Questionnaire

4.) Will the approximate \$20 million in LSHA funds be invested intact for future indigent care, or would some funds be utilized for building renovations and operational costs?

5.) If not fully reserved for future indigent care, what amount of LSHA funds might be used for renovations and operational costs during the time when medical services are not provided?

6.) There has been a change in leadership at FAMU since the original RFP response was received. Does the current leadership continue to fully support the proposal submitted?

7.) Please identify the individual and/or Board and/or governmental entity that has the final authority to approve an agreement between FAMU and the Lake Shore Hospital Authority for the use of the Lake Shore Hospital campus buildings including, but not limited to, the appropriation of funding for building renovations, operational expenses, program creation and expenses, etc.

8.) What would be the proposed timeline for the acquisition, renovations and making operational the proposed medical services at each of the four buildings?

9.) Will FAMU agree to accept a long-term lease at minimal cost for the campus buildings to be utilized or will FAMU require a deed for the properties?

10.) Can you provide projected budgets for the first two years of operations for each of the buildings you intend to utilize?

11.) Does FAMU have or can it obtain all necessary licenses to provide the proposed medical services on the LSHA campus?

12.) For additional information and/or clarification of responses to this questionnaire, who should the LSHA contact?

For additional information or clarification regarding the questions, please contact:

Dale Williams
Executive Director
Lake Shore Hospital Authority
dale@lakeshoreha.org
386-623-3493

LAKE SHORE HOSPITAL AUTHORITY

DISCLOSURE NOTICE

The Lake Shore Hospital Authority, located at 259 NE Franklin Street, Suite 102, Lake City, Florida 32055 wishes to make the following public notice to all parties who currently have a business relationship with the Authority or who are contemplating a business relationship with the Authority.

On August 1, 2024, the Columbia County, Florida Board of County Commissioners voted to place the following question on the November 2024, General Election ballot for Columbia County:

“Do you support the dissolution of the Lake Shore Hospital Authority?
This is a non-binding opinion poll.”

Should the ballot question pass, it is the intent of the Board of County Commissioner to petition the 2025 Florida Legislature to dissolve the Lake Shore Hospital Authority. The 2025 Legislature would have 3 options to consider: 1.) Reject the request, 2.) Agree to the request and develop a plan of action for dissolution, or 3.) Agree to a plan which modifies the current enabling legislation of the Authority. The plan developed for either option 2 or 3 would require a binding referendum to be approved by the electorate of Columbia County. Though not yet determined, the binding referendum would be on a special election ballot in 2025 or on the general election ballot in 2026. Should the ballot measure pass, the Lake Shore Hospital Authority could be impacted in several ways. Impacts could range from complete dissolution to the loss of specific powers.

While no one can predict the future, the Lake Shore Hospital Authority wants to ensure that all parties who are currently doing business with or who plan on doing business with the Authority are aware of this action and understand that it may impact future activities and actions of the Authority.

TO: Life Tree Women Care Inc.

FR: Lake Shore Hospital Authority

RE: Request For Proposal (RFP) Follow-Up Questionnaire

1.) Please identify the specific use and services to be provided at any of the following Lake Shore Hospital Campus locations that you have expressed an interest in:

- a.) Main Hospital
- b.) Physical Therapy Building
- c.) Women's Center (2 Story Building)
- d.) LSHA Administrative Office Building

2.) The Lake Shore Hospital Authority has previously evaluated the above buildings for necessary repairs (roof repair/replacement and exterior waterproofing) to protect the integrity of the buildings. **These estimates do not include desired interior renovations or additional exterior renovations.** Three of the buildings (a, b, and c) will need significant repairs. Estimates for necessary repairs are as follows:

- a.) Main Hospital - \$12-\$14 million
- b.) Physical Therapy Building - \$750,000 (Includes replacing HVAC units)
- c.) Women's Center - \$500,000 (includes replacing HVAC units)
- d.) LSHA Administrative Building – Occupiable as is

Is Life Tree Women Care, Inc. prepared financially to provide the funding necessary to renovate these buildings from either existing or outside funds in a timely manner?

3.) The average monthly cost for Lake Shore Hospital Authority to maintain buildings a, b, and c at the lowest possible level (1 FTE, Utilities, Insurance, Security, and Lawn maintenance) is \$60,000 monthly. Is Life Tree Women Care, Inc. financially capable of assuming the operational costs of maintaining these buildings as soon as necessary agreements are signed? If not, what period of time would be needed by Life Tree before they assumed full responsibility of the buildings?

Page 2 – Life Tree Women Care, Inc. Follow Up Questionnaire

- 4.) What would be the proposed timeline for the acquisition, renovations and making operational the proposed medical services at each of the buildings you have expressed interest in?
- 5.) Will Life Tree Women Center, Inc. agree to accept a long-term lease at minimal cost for the campus buildings to be utilized or will Life Tree Women Center, Inc. require a deed for the properties?
- 6.) Can you provide projected budgets for the first two years of operations for each of the buildings you intend to operate and the services you intend to provide?
- 7.) Does Life Tree Women Center, Inc. have, or can it obtain all necessary licenses to provide the proposed medical services on the LSHA campus?
- 8.) For additional information and/or clarification of responses to this questionnaire, who should the LSHA contact?
- 9.) What form of financial support would Life Tree Women Care, Inc. request from Lake Shore Hospital Authority?

For additional information or for question clarification, please call:

Dale Williams
Executive Director
Lake Shore Hospital Authority
dale@lakeshoreha.org
386-623-3493

LAKE SHORE HOSPITAL AUTHORITY

DISCLOSURE NOTICE

The Lake Shore Hospital Authority, located at 259 NE Franklin Street, Suite 102, Lake City, Florida 32055 wishes to make the following public notice to all parties who currently have a business relationship with the Authority or who are contemplating a business relationship with the Authority.

On August 1, 2024, the Columbia County, Florida Board of County Commissioners voted to place the following question on the November 2024, General Election ballot for Columbia County:

“Do you support the dissolution of the Lake Shore Hospital Authority?
This is a non-binding opinion poll.”

Should the ballot question pass, it is the intent of the Board of County Commissioner to petition the 2025 Florida Legislature to dissolve the Lake Shore Hospital Authority. The 2025 Legislature would have 3 options to consider: 1.) Reject the request, 2.) Agree to the request and develop a plan of action for dissolution, or 3.) Agree to a plan which modifies the current enabling legislation of the Authority. The plan developed for either option 2 or 3 would require a binding referendum to be approved by the electorate of Columbia County. Though not yet determined, the binding referendum would be on a special election ballot in 2025 or on the general election ballot in 2026. Should the ballot measure pass, the Lake Shore Hospital Authority could be impacted in several ways. Impacts could range from complete dissolution to the loss of specific powers.

While no one can predict the future, the Lake Shore Hospital Authority wants to ensure that all parties who are currently doing business with or who plan on doing business with the Authority are aware of this action and understand that it may impact future activities and actions of the Authority.

TO: City of Lake City

FR: Lake Shore Hospital Authority

RE: Request For Proposal (RFP) Follow-Up Questionnaire

1.) Please identify the specific use and services to be provided at any of the following Lake Shore Hospital Campus locations that the city has expressed an interest in:

- a.) Main Hospital
- b.) Physical Therapy Building
- c.) Women's Center (2 Story Building)
- d.) LSHA Administrative Office Building

2.) The Lake Shore Hospital Authority has previously evaluated the above buildings for necessary repairs (roof repair/replacement and exterior waterproofing) to protect the integrity of the buildings. **These estimates do not include desired interior renovations or additional exterior renovations.** Three of the buildings (a, b, and c) will need significant repairs. Estimates for necessary repairs are as follows:

- a.) Main Hospital - \$12-\$14 million
- b.) Physical Therapy Building - \$750,000 (Includes replacing HVAC units)
- c.) Women's Center - \$500,000 (includes replacing HVAC units)
- d.) LSHA Administrative Building – Occupiable as is

Is the City of Lake City prepared financially to provide the funding necessary to renovate these buildings from either existing or outside funds in a timely manner?

3.) The average monthly cost for Lake Shore Hospital Authority to maintain buildings a, b, and c at the lowest possible level (1 FTE, Utilities, Insurance, Security, and Lawn maintenance) is \$60,000 monthly. Is the City of Lake City financially capable of assuming the operational costs of maintaining these buildings as soon as necessary agreements are signed? If not, what period of time would be needed by the City of Lake City before they assumed full responsibility of the buildings?

Page 2 – City of Lake City Follow Up Questionnaire

- 4.) What would be the proposed timeline for the acquisition, renovations and making operational the proposed use at each of the buildings the city has expressed an interest in?
- 5.) Will the City of Lake City agree to accept a long-term lease at minimal cost for the campus buildings to be utilized or will the City of Lake City require a deed for the properties?
- 6.) Can you provide projected budgets for the first two years of operations for each of the buildings you intend to utilize?
- 7.) What form of support would the City of Lake City request from the Lake Shore Hospital Authority?
- 8.) For additional information and/or clarification of responses to this questionnaire, who should the LSHA contact?

For additional information or for question clarification, please call:

Dale Williams
Executive Director
Lake Shore Hospital Authority
dale@lakeshoreha.org
386-623-3493

Staff Report
September 9, 2024 Regular Meeting

NEW	0
RENEW	3
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN AUGUST	3
ACTIVE MEMBERS	18
PUBLIC VISITS	5

PRIMARY CARE VISITS – 2 LOCATIONS

July, 2024	8
YTD (Fiscal year October – Sept)	87

PHARMACY USAGE

July 2024	
PATIENTS SERVED	7
RX'S FILLED	21