

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Minutes – Final Budget Hearing & Special Meeting – September 23, 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
Todd Kennon, Attorney
Philip Fowler
Sylvester Warren
Barbara Lemley

Sonja Markham, LSHA Staff
Karl Plenge, NOC
Erica Mayo
Johnathan Jewell
Simmie Hiers

7 participants participated in the LSHA Virtual Regular Board Meeting.

2024-2025 Final Budget Hearing

Chairman Douglas opened the Final Budget Hearing to order at 5:15 pm. Chairman Douglas announced 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. Mr. Dale Williams reviewed the Budget for FY 2024-2025. **Motion** by Mr. Brandon Beil to adopt the millage rate of 0.0001 mills for the 2024-2025 fiscal year. (Resolution 2024-002). **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

Chairman Douglas called for a Motion to adopt the Final Budget 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 | <u>9,350,500</u> |
| Total | <u>\$18,200,907</u> |

Motion by Mr. Brandon Beil to adopt the budgets for the 2024-2025 fiscal year totaling \$18,200,907 in appropriations and reserves. (Resolution 2024-003). **Second** by Mrs. Lory Chancy. All in favor. **Motion Carried.**

Public Budget Hearing closed.

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Lake Shore Hospital Authority
September 23, 2024

CALL TO ORDER

Chairman Douglas called the in person/virtual September 23, 2024, Special Meeting to order at 5:30 P.M. Chairman Douglas called for additions/deletions to the agenda. There were no additions/deletions. **Motion** by Mrs. Lory Chancy to approve the adoption of the agenda. **Second** by Mr. Brandon Beil. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Public Comments by Mrs. Barbara Lemley and Mr. Sylvester Warren.

Unfinished Business

Dale Williams, Executive Director

Discussion and Approval – Final selection of Vendor/Entity to Provide Medical Services and/or utilize Buildings on the Lake Shore Hospital Campus including the Physical Therapy Building, Women’s Center and LSHA Administrative Office

Public Comments by Mrs. Barbara Lemley and Dr. Erica Mayo.

Mr. Dale Williams prepared a memo regarding the update on the status of the Lake Shore Hospital Campus utilization. (attached). Discussion by the Trustees. There was a consensus of the Board for Mr. Williams to explore the opportunities for an Authority owned healthcare facility. Mr. Todd Kennon will make contact with Joel Foreman, County Attorney, and Court Administration to see if they continue to have interest in the 2-story Women’s Center building. Mr. Brandon Beil would like to see if Court Administration would have an interest in the Authority Administration building. In addition, Mr. Beil would like to contract with an entity to prepare a medical needs assessment for Columbia County citizens to determine unmet or underserved medical needs of the county. He would not want hospitals, or special interest groups to provide this report.

Public Comments by Mrs. Barbara Lemley and Mr. Stew Lilker (zoom).

Mr. Dale Williams, Discussion and action – Lease with Columbia EMS Inc.

Mr. Williams informed the Trustees Columbia EMS, Inc. has advised that due to the initial start date for providing countywide EMS services and the time necessary for renovations on the building to be leased, the company decided to concentrate on the “start-up” of the business to meet the time constraints. Columbia EMS, Inc. still has interest in leasing the building and will complete the lease ASAP.

Public comments by Mr. Johnathan Jewell.

Discussion and action – DSI (security service) Rate Change Notice

As requested by the Trustees, Mr. Williams did meet with Mr. Lucas Barber regarding the security needs and schedule for the Lake Shore Hospital Campus. Mr. Barber was given a copy

of the current security agreement and the proposal from DSI to increase the contractual rate. Discussion. Mr. Williams needs to contact Meridian Behavioral Healthcare regarding their security needs for the hospital building. In addition, Mr. Williams needs to prepare a breakdown between the two companies regarding their proposals for the most efficient cost for the Authority. This will be placed on the October 14, 2024, meeting agenda.

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

Discussion and possible action – Disposition of real property owned by the Lake Shore Hospital Authority to third parties, including but not limited to the Lake Shore Hospital Building pursuant to the “Agreement for the Purchase and Sale of Real Property” from the Lake Shore Hospital Authority to Meridian Behavioral Healthcare.

Public Comments by Ms. Barbara Lemley and Mr. Stew Likler (zoom).

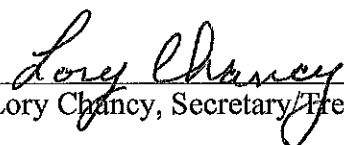
Mr. Todd Kennon reported he prepared a letter to Mr. Harbert, the Meridian Attorney (attached). One more item needs to be added regarding the helipad. The changes made were items that were in Meridian’s presentation regarding their proposal for use of the hospital building. Discussion. As soon as the final agreement is received it will be distributed to the Authority staff, and the Trustees. A clean deed was delivered to Mr. Deas regarding the Quit Claim Deed.

BOARD MEMBER COMMENTS

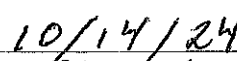
None.

Meeting adjourned.

Respectfully submitted,



Lory Chancy, Secretary/Treasurer



Date of Approval

September 17, 2024

TO: LSHA Trustees

FR: Dale Williams

RE: Lake Shore Hospital Campus Utilization

As requested by the Lake Shore Hospital Board of Trustees, all respondents to the 3rd "Request for Proposals" regarding the Lake Shore Hospital Campus were notified of decisions made at the September 9, 2024, LSHA meeting. These respondents included Florida A&M University, Life Tree Women Care, Inc. and the City of Lake City. Each respondent was advised of the following:

- 1.) The Lake Shore Hospital was no longer available as an option. The hospital had been approved for transfer to Meridian Behavioral Healthcare.
- 2.) No responses that required the transfer of cash assets from the Lake Shore Hospital Authority would be considered. The Authority would consider "payment for service" proposals only.
- 3.) Responses to the questionnaire received by each respondent were to be returned on or before September 16, 2024.

As of this date, no response was received from Life Tree Women Care, Inc. or the City of Lake City (the city was asked if they had further interest in any of the campus buildings excluding the hospital). Florida A&M University advised "we have decided to explore other alternatives for securing student clinical and fieldwork rotations".

Based on the above, our current Lake Shore Hospital Campus plan/options is as follows:

Lake Shore Hospital -

- 1.) Meridian Behavioral Healthcare

Women's Center -

- 1.) 3rd Judicial Courts

Physical Therapy Building -

- 1.) Mayo Pharmacy

Records Storage Building -

- 1.) Columbia County Clerk of Courts (lease has been executed, inventory has been removed, building is available for occupancy).

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. This option has not been vetted by the Authority.

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



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THOMAS J. KENNON††
JOHN J. KENDRON
STEPHEN P. MERCER

September 23, 2024

Tom Harbert
Sent via email

Re: Lake Shore Hospital Authority & Meridian

Dear Mr. Harbert:

The following are the proposed modifications to the last draft of the *Agreement for the Purchase and Sale of Real Property* proposed by the Authority (I have utilized existing paragraphs and sections for reference):

2. Change Mateer & Harbert, P.A. to Dinsmore & Shohl, LLP.
12. Change Mateer & Harbert, P.A. to Dismore & Shohl, LLP.

Add Section (d) to read as follows:

- i. Purchaser shall not operate a State Hospital on the Property.
- ii. Purchaser shall not provide the following services on the Property:
 - a. Medication Assisted Treatment;
 - b. Youth Residential Treatment;
 - c. Adult Residential facility; and
 - d. Outpatient treatment.
- iii. Purchaser shall provide for twenty-four (24) hour, seven (7) days per week (24/7) security on the Property.
- iv. Purchaser shall provide for twenty-four (24) hour, seven (7) days per week (24/7) triage and screening walk in assessments for efficient access to care.
- v. Provide for coordinated discharge for individuals receiving care by Purchaser, to include transportation to home or permanent living when needed, providing for discharge planners to assist in securing placement and

step down services and collaboration with caregivers and patient family members on transition plan(s).

- vi. All of the representations and conditions of this Section shall survive the closing of this transaction and shall at all times be enforceable by Seller.

Proposed changes as to Exhibit B.

Section I. b., add the following to end of sentence "referred to above in Section 1.a."

Section II. There is no Item V, I believe it should be Item IV.

Section IV. Add the following as clarification, "As clarification, the Deed restrictions, use requirements, and reverter clause set forth above shall not expire in twenty-one (21) years from the date of the deed.

Proposed changes as to Exhibit C.

Section VI. Change word "success" to "successor."

As an aside, I have one Trustee who requests that the title of the Agreement be changed to delete the words "purchase" and "sale" since the property is not actually being sold. I would propose, "Agreement for Conveyance of Real Property".

Thank you for your consideration. Once you have had the opportunity to discuss these issues with your client, please contact Alysha at my office to schedule a telephone/zoom conference.

Sincerely,



Thomas J. Kennon, III
For the Firm

TJK/alj

Cc: Dale Williams
Sonja Markham