

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES**

**Minutes – Budget Meeting & Regular Meeting – September 9, 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  
Noah Walker  
Don Rosenthal, City Manager  
Dee Johnson, City of Lake City  
Shawn Holmgren  
Susan Phillips  
Sylvester Warren  
Barbara Lemley  
Ashley Tozier, Meridian Behavioral  
Healthcare  
Marcy McRae  
Dylan Adams  
Cheryl Jacks

Sonja Markham, LSHA Staff  
Karl Plenge, NOC  
Tim Atkinson  
Melissa Olin  
James Olin  
Philip Fowler  
Erica Mayo  
Tim Williams, Hayman Group, LLC  
Lauren Cohn, Meridian Behavioral  
Healthcare  
Don Savoie, Meridian Behavioral  
Healthcare  
Brenda Karr  
Angie Taylor Moore

9 participants participated in the LSHA Virtual Regular Board Meeting.

**CALL TO ORDER**

Chairman Douglas called the in person/virtual September 9, 2024, First Budget Hearing and Regular Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. There were no additions/deletions. Vice-Chair Beil requested Mr. Todd Kennon's report on item #two (2) under unfinished business be moved for discussion and possible action immediately following the Budget Public Hearing. **Motion** by Mr. Brandon Beil to approve the adoption of the agenda with that change. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

**2024-2025 Budget – Public Hearing**

Chairman Douglas called the 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. Public Hearing Opened. Public comments by Mr. Sylvester Warren.

Chairman Douglas called for a Motion to adopt the tentative millage rate. **Motion** by Mrs. Lory Chancy to adopt the tentative millage rate of 0.0001 mills for the 2024-2025 fiscal year, **Second** by Mr. Brandon Beil. All in favor. **Motion carried.**

Chairman Douglas called for a Motion to adopt the tentative 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 tentative budget for the 2024-2025 fiscal year, **Second** by Mr. Mr. Don Kennedy. All in favor. **Motion Carried.**

Public Budget Hearing closed. The Final Budget Hearing will be held Monday, September 23, 2024, at 5:15 pm.

#### **INDIVIDUAL APPEARANCES**

Public Comments by Mr. Sylvester Warren, and Mr. Stew Lilker (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. Brandon Beil. All in favor. **Motion carried.**

#### **Unfinished Business** – Todd Kennon – LSHA attorney

1. **Discussion and possible action –Consideration of Quit Claim Deed and Release and Termination of Rights of Reverter received from the Lake City Lodge Number 27 Free and Accepted Masons as to Block 111 and three (3) additional parcels**

Mr. Todd Kennon gave a history of Masons/LSHA/Block 111. A Quit Claim Deed and Release and Termination of Rights of Reverter was sent to the Masons. The Agreement was not sent back, but the Deed was. Block 111 was deeded to LSHA, however, the three (3) additional parcels included with Block 111 were scratched through, omit was written across the deed, and the deed

initialed. The funds will be held in trust until settled. The Trustees need to decide if they wish to pay \$125,000 on Block 111 only. Discussion.

**Motion** by Mr. Brandon Beil to table Item #1 until Item #2 could be discussed. **Second** by Mr. Don Kennedy. Roll Call vote – Mrs. Lory Chancy – yes, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. All in favor. **Motion carried.**

2. 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 Don Rosenthal, City Manager, who answered Request For Proposal Follow-Up Questions, Ms. Barbara Lemley, Mr. Sylvester Warren, Mr. Dylan Adams, Mr. Tim Williams, and Dr. Erica Mayo.

Mr. Todd Kennon reported that a Draft Agreement was prepared months ago. Meridian Behavioral Healthcare has agreed to changes such as 24/7 security, 24/7 triage, confirmation it will not be turned into a State Hospital as well as other additions. Mr. Kennon will do his best to have a final Agreement by the 23<sup>rd</sup>, but with other parties involved he cannot guarantee a Final Agreement will be ready by the 23<sup>rd</sup>. Discussion. Representatives from Meridian came forward to answer questions from the Trustees. Additional discussion. **Motion** by Mr. Brandon Beil to approve the Agreement for the Purchase and Sale of Real Property between Lake Shore Hospital Authority and Meridian Behavioral Healthcare pending changes/additions discussed this evening and the approval of the Quit Claim Deed for Block 111. Per Todd Kennon the Quit Claim Deed needs to be a separate vote due to them being separate items listed on the meeting Agenda. **Second** by Mr. Don Kennedy. Discussion. Roll Call vote – Mrs. Lory Chancy – no, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion carried 3 to 1.** **Motion** by Mr. Brandon Beil to un-table item #1 regarding the Quit Claim Deed. **Second** by Mr. Don Kennedy. Roll Call vote – Mrs. Lory Chancy – no, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion carried 3 to 1.** **Motion** by Mr. Brandon Beil to accept the Quit Claim Deed and Release and Termination of Rights of Reverter received from the Lake City Lodge #27 Masons as to Block 111 without the three (3) additional parcels. **Second** by Mr. Don Kennedy. Roll Call vote – Mrs. Lory Chancy – no vote, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion carried 3 to 1.**

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

**NEW BUSINESS**

**Request for approval – Renew U.S. Treasury Purchases on an as needed basis**

Mr. Dale Williams asked for direction from the Trustees regarding the timeline of the Treasury Notes and maturity dates for 2025. Public comments by Mr. Sylvester Warren. Discussion. The Trustees will deal with the notes as they come due and attempt to decide the month before the notes come due as to not to have to schedule special meetings to get this accomplished. In addition, we may receive rates on other investment opportunities such as CD's, etc.

**Discussion and approval – BA2024-4 – quarterly amendment (Building Administration Fund)**

Mr. Dale Williams explained the amendment that will be for the month of September 2024, and will be the last amendment for the fiscal year. **Motion** by Mrs. Lory Chancy to accept BA 2024-4 for one month funding for the building fund. **Second** by Mr. Don Kennedy. All in favor.

**Motion carried.**

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

Mr. Dale Williams explained the Rate Change Notice. Public comments by Mr. Sylvester Warren. **Motion** by Mr. Don Kennedy to table this item until the Special Meeting to be held on September 23, 2024. **Second** by Mr. Brandon Beil for discussion. Discussion. All in favor.

**Motion carried.**

**Unfinished Business**

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

Mr. Williams informed the Trustees the lease has been prepared for Columbia EMS approval; however, at this time we have not received a response from Columbia EMS. This item will be tabled until September 23, 2024. If a response is not received by September 23, 2024 it will be placed on the Agenda after we hear back from Columbia EMS. **Motion** by Mr. Don Kennedy to table this item until the Special Meeting to be held on September 23, 2024. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

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

Mr. Dale Williams prepared a memo regarding the update (attached). There were "Request for Proposals" follow up questions sent to FAMU, Life Tree Women Care, Inc, and the City of Lake City. He also informed the Trustees of the Disclosure Notice sent to each of these entities and why. He requested a response time of September 16, 2024, from these entities, if possible. Public comments by Ms. Barbara Lemley, Mr. Sylvester Warren, Mrs. Susan Phillips and Dr. Erica Mayo. Discussion. Comments by all the Trustees. Mr. Beil, Mr. Kennedy, Chairman Douglas and Mr. Bullard are in favor of giving no Authority funds to any of the entities interested in the hospital campus.

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A draft lease has been prepared for Dr. Mayo, but Mr. Williams needs to review, along with Mr. Powell prior to sending to Dr. Mayo.

**BOARD MEMBER COMMENTS**


None.

**STAFF REPORT**

The staff report is in the Trustee packets.

Meeting adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Lory Chancy, Secretary/Treasurer

10-14-24  
\_\_\_\_\_  
Date of Approval

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.) 3<sup>rd</sup> 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.