

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES  
AGENDA  
Special Meeting – January 27, 2025 - 5:15 pm**

**THIS MEETING MAY BE ATTENDED IN-PERSON OR VIRTUALLY. TO ACCESS THIS MEETING VIRTUALLY PLEASE READ THE ACCOMPANYING “NOTICE OF PUBLIC MEETING OF THE LAKE SHORE HOSPITAL AUTHORITY”.**

**Meeting Called to Order**

**Staff or Trustee Additions or Deletions to Agenda**

**Adoption of Agenda**

**Public Comments**

**Unfinished Business – Todd Kennon, LSHA Attorney**

- **Discussion and Possible Action –  
Approve activities performed and recommendations made, if any, regarding conflict resolution procedures initiated with the City of Lake City under Chapter 164, Florida Statutes and authorized by Lake Shore Hospital Authority Resolution No. 2025-001.**
- **Discussion and Possible Action –  
Approve the requirement that all costs necessary to transfer property from the Authority, by gift or sale, will be the responsibility of the receiving party.**

**Lake Shore Hospital –**

- **Discussion and Possible Action – (Attachments A-1 thru A-2)  
Declare the following parcels of land owned by Lake Shore Hospital Authority as surplus property: (32-3S-17-13124-000), (32-3S-17-13123-000), and (32-3S-17-13122-000). \*NOTE\* Parcel No. 00-00-00-11789-000 (which includes the Hospital and Block 111) has previously been declared surplus property. \*NOTE\* The following areas are included in the parcel under consideration for transfer to Meridian Behavioral Healthcare.**
  - 1.) **East ½ of the parking lot north of the 2-Story Women’s Center (south of Franklin Street).**
  - 2.) **The parking lot north of Franklin Street, south of Leon Street, and east of the LSHA Administration Building.**
  - 3.) **The Maintenance Building located on the NE corner of the LSHA Campus (proposed for lease to Columbia EMS).**

**These locations should be excluded from the Meridian transfer agreement.**

- Discussion and Possible Action – **(Attachment B-1 thru B-18)**  
Approval of the “Agreement for the Purchase and Sale of Real Property (Lake Shore Hospital Building) from Lake Shore Hospital Authority to Meridian Behavioral Healthcare.

**Physical Therapy Building (Medical Plaza North) –**

- Todd Kennon, LSHA Attorney-  
Review of proposed contract with Palms Medical Group.
- Discussion and Possible Action – **(Attachment C-1 thru C-14)**  
Approval of the Construction and Operation Agreement with Palms Medical Group. \*NOTE\* A proposal to amend the Lake Shore Hospital Authority Medical Assistance Plan will be presented to the Trustees subject to the opening of Palms at Lake Shore Primary Care Center.
- Discussion and Possible Action –  
Approve an offer for Mayo Pharmacy and Wellness Center to “lease” Suite 101 (LSHA Administrative Building) subject to term negotiations.

**2-Story Women’s Center (Medical Plaza South)-**

- Discussion and Possible Action- **(Attachment D-1)**  
Declare the following parcels of land owned by the Lake Shore Hospital Authority as surplus property: (00-00-00-11789-001) and (00-00-00 -12104-00).
- Discussion and Possible Action – **(Attachment D-1 thru D-2)**  
Approve one of two options pertaining to the 2-Story Women’s Center: 1.) Transfer ownership to Columbia County (3<sup>rd</sup> Circuit Court Administration) or 2.) Transfer ownership to Florida Gateway College (to be used for medical education).
- Discussion and Possible Action –  
Approve an offer of other available LSHA assets to the entity not chosen for the 2-Story Women’s Center.

**LSHA Administrative Building-**

- Discussion and Possible Action – **(Attachment E-1)**  
Approval (if necessary) to declare the Lake Shore Hospital Administrative Building (00-00-00-12071-000) as surplus property.
- Discussion and Possible Action –  
Approval (if necessary) to request “Toys for Tots” and Partnership for Strong Families (requires 30 days written notice) to vacate Suite 101 of the LSHA Administrative Building.

### **LSHA Records Storage Building-**

- **Discussion and Possible Action –**  
**Approve one of two options: 1.) Approve an extension of the current lease with Columbia County (The current lease is for 12 months from the date of occupation, September 2024.) or 2.) Transfer ownership of the property to Columbia County.**
- **Discussion and Possible Action – (Attachment E-1)**  
**Approve (if necessary) to declare parcel No. 00-00-00-12071-002 as surplus property. Please note the parking lot north of the Administrative Office Building and east of the tower site is included in this parcel.**

### **LSHA Maintenance Building (NE Corner of Campus)-**

- **Discussion and Possible Action-**  
**Approve a specific time frame for Columbia EMS to execute the proposed lease or forfeit the lease opportunity.**

### **LSHA Vacant Lots – (Attachments F-1 thru F-2)**

- **Discussion and Possible Action –**  
**Approval (if necessary) to declare any of the following lots as surplus property:**
  - 1.) **Parcels (00-00-00-12016-000), (00-00-00-12017-000), and (00-00-00-12018-000).** Consists of 1 city block located between Marion Street and Hernando Street and north of Franklin Street.
  - 2.) **Parcel (00-00-00-12019-000).** Consists of a partial city block located between Marion Street and Hernando Street and south of Franklin Street.
  - 3.) **Parcels (00-00-00-12032-000), (00-00-00-12033-000), (00-00-00-12034-000), (00-00-00-12035-000), and (00-00-00-12037-000).** Consists of 1 city block located between Hernando Street and Calhoun Street and south of Washington Street.
  - 4.) **Parcels (00-00-00-12027-000), (00-00-00-12028-000), and (00-00-00-12029-000).** Consists of a partial city block located between Hernando Street and Calhoun Street and north of Franklin Street.
  - 5.) **Parcel (00-00-00-12061-000).** Consists of ½ of a city block located between Calhoun Street and Taylor Street and north of Leon.
  - 6.) **Parcels (00-00-00-12072-000) and (00-00-00-12073-000).** Consists of 1 city block located between Taylor Street and Davis Street and north of Leon Street.
  - 7.) **Parcel (00-00-00-12069-000).** Consists of 1/3 of a city block. The parcel is located south of Franklin Street and east of Wilson Park. The parcel is currently marked for parking.
  - 8.) **Parcel (32-3S-17-13120-001).** Consists of 11.2 acres located east of the parcels included in the proposed Meridian lease. The parcel is accessed by NE Lake Drive.

### **Community Health Needs Assistance (CHNA)**

- **Update –**

**Responses to the “Request for Proposals” regarding a Community Health Needs Assessment will be discussed at the February 10, 2025, LSHA Regular Trustee Meeting.**

#### **Board Member Comments**

#### **Adjournment**

**Pursuant to 286.0105, Florida Statutes, the Authority hereby advises the public if a person decides to appeal any decision made by the Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**LAKE SHORE HOSPITAL AUTHORITY**  
**NOTICE OF SPECIAL MEETING**

The Lake Shore Hospital Authority will meet in a Special Meeting on Monday, January 27, 2025. The meeting will be held at the Lake Shore Hospital Authority located at 259 NE Franklin Street, Suite 102, Lake City, FL 32055. The purpose of the special meeting is to discuss and approve the disposition and/or final use of Lake Shore Hospital assets, including, but not limited to the former Lake Shore Hospital, Medical Plaza North (PT Building), Medical Plaza South (2 Story Women's Center), the LSHA Administrative Building and all vacant property owned by the Lake Shore Hospital Authority.

The meeting will begin at 5:15 pm.

The meeting may also be attended remotely by using the following link

<https://zoom.us/j/3864005558?pwd=YjYwMDB4SDR1U3JOU0UzaWF3bzNDZz09>

A copy of the agenda may be obtained by contacting: Lake Shore Hospital Authority at 259 NE Franklin Street, Lake City, FL 32055, telephone 386-755-1090, or visiting the Lake Shore Hospital Authority website at [www.lakeshoreha.org](http://www.lakeshoreha.org).

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**SPECIAL REQUIREMENTS:** If you require special aid or services for the meeting identified above, as addressed in the American Disabilities Act, please contact the Hospital Authority at (386) 755-1090.

SONJA MARKHAM  
Administrative Assistant