

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Special Meeting – January 27, 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
Don Kennedy/ Secretary/Treasurer

Absent: Lory Chancy – Trustee

Also

Present: Dale Williams, Executive Director
Todd Kennon, LSHA Attorney
Anita Rembert, Palms Medical
Morgan McMullen, Reporter
Rocky Ford, County Commissioner
Philip Fowler
Nicholas Albrecht
Garrett Morrison
Sonja Markham, LSHA Staff
Karl Plenge, NOC
Joel Foreman, Columbia County Attorney
Barbara Lemley
David Kraus, County Manager
Richard Powell, LSHA Consultant
Mr. Terrell Arline, Special Counsel, LSHA
Ms. Anita Rembert, Palms Medical Group
Dr. Lawrence Barrett, Florida Gateway College
Stew Lilker, Columbia Cty. Observer
Lauren Cohn, Meridian Behavioral Healthcare
Ashley Brooks, Meridian Behavioral Healthcare

9 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual January 27, 2025, Special Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. There were none. **Motion** by Mr. Don Kennedy to approve adoption of the agenda. **Second** by Mr. Brandon Beil. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Public Comments by Ms. Barbara Lemley.

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.

Mr. Todd Kennon introduced Mr. Terrell Arline, a Real Estate and Land Use Attorney with Ansbacher Law in Tallahassee, who is representing LSHA in matters pertaining to zoning issues with the City of Lake City

Mr. Arline gave an update of the events to date regarding resolving zoning issues with the City of Lake City including the status of the Chapter 164 meeting requested with the City of Lake City, Florida. Mr. Terrell Arline provided handouts to the Trustees and stated in his opinion there was no intent of the Authority to abandon the hospital. Mr. Todd Kennon advised that a member of the Trustees, Mr. Dale Williams, Mr. Terrell Arline, and himself need to be appointed to attend the Chapter 164 meeting and negotiate on behalf of the Authority.

Public Comments by Mr. Stew Lilker.

Discussion by the Board. **Motion** by Mr. Brandon Beil to appoint Trustee Kennedy, Mr. Dale Williams, Mr. Terrell Arline and Mr. Todd Kennon to meet with the City of Lake City. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.** After the Motion there was additional discussion by the Trustees regarding the benefit of preparing a written settlement for presentation to the City of Lake City prior to the Chapter 164 meeting. LSHA Attorneys will consider this request.

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. Mr. Todd Kennon recommends the Authority adopt uniform language to be included in all contracts entered by the Authority for the conveyance of property, by gift or sale, from the Authority to a third party.

Public comments by Mr. Joel Foreman.

Discussion by the Board. **Motion** by Mr. Brandon Beil to approve a requirement that all costs to transfer property from the Authority will be the responsibility of the receiving party. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

UNFINISHED BUSINESS – Mr. Dale Williams

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).

Mr. Dale Williams explained the properties being transferred with the Meridian agreement and the reasons 1-3 above should be excluded from the transfer.

Public comments by Dr. Lawrence Barrett.

Discussion by the Board. **Motion** by Mr. Brandon Beil to declare parcel no's: 32-3S-17-13124-000, 32-3S-17-13123-000, and 32-3S-17-13122-000 as surplus property. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

Motion by Mr. Brandon Beil that the following areas be excluded from parcel No. 00-00-00-11789-000:

- 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)

Second by Mr. Don Kennedy. All in favor. **Motion carried.**

Discussion and Possible Action – 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.

Mr. Dale Williams and Mr. Todd Kennon reviewed final changes to and explained the Meridian Agreement.

Public comments by Mr. Stew Lilker. Discussion.

Motion by Mr. Don Kennedy to approve the Agreement for the Conveyance of Real Property (Lake Shore Hospital Building) from Lake Shore Hospital Authority to Meridian Behavioral Healthcare subject to a resolution of the zoning issues with the City of Lake City and authorizing attorneys to make minor amendments, if needed, to this agreement. **Second** by Mr. Brandon Beil. Roll call vote: Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. All in favor. **Motion carried.**

Physical Therapy Building (Medical Plaza North) – Todd Kennon, LSHA Attorney- Review of proposed contract with Palms Medical Group.

Mr. Todd Kennon reviewed the red line version of the agreement with the Trustees.

Approval of the Construction and Operation Agreement with Palms Medical Group.

Ms. Anita Rembert, CEO, Palms Medical Group was at the meeting to answer any questions and to inform the Trustees she is good with the Agreement aside from the renewal period. Ms. Rembert advised that a six-month renewal period was needed due to staff and contractual obligations.

Public comments by Ms. Barbara Lemley and Mr. Stew Lilker. Discussion by the Board.

Mr. Brandon Beil questioned if future “profits” could be reinvested into the Authority’s Primary Care Clinic either through increased maintenance responsibility or reductions in the Authority’s Medical Assistance Plan contributions. In addition, Trustee Beil would like for the Attorney’s to clarify the contractual language regarding liability coverage.

Mr. Todd Kennon will bring a revised version back to the Board at the February 10th regular meeting. Ms. Anita Rembert stated she could not be in attendance at this meeting due to a prior obligation; however, she would try to send a representative.

Discussion and Possible Action – Approve an offer for Mayo Pharmacy and Wellness Center to “lease” Suite 101 (LSHA Administrative Building) subject to term negotiations.

Mr. Dale Williams explained Mayo Pharmacy negotiations were never resolved. As the Authority continues to make decisions regarding buildings on the Lake Shore Hospital Campus, they may wish to consider an offer to Mayo Pharmacy and Wellness Center if an opportunity arises.

Public comments by Mr. Stew Lilker, Ms. Barbara Lemley and Mr. Garrett Morrison.
Discussion by the Board.

2-Story Women’s Center (Medical Plaza South)- Discussion and Possible Action-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).

Mr. Dale Williams reported to the Trustees that 2 parties have expressed interest in the 2-Story Women’s Center. The 2 parties are Columbia County (on behalf of 3rd Circuit Court Administration) and Florida Gateway College.

Public comments by Ms. Barbara Lemley.

Motion by Mr. Don Kennedy to declare the 2-Story Women’s Center as surplus property. Mr. Brandon Beil said he would be willing to Second this Motion, if Mr. Kennedy would include the 2 other parcels numbers listed on the agenda as well. **Motion** by Mr. Don Kennedy to declare the 2-Story Women’s Center as surplus property including parcel no’s: 00-00-00 -12104-00 and 00-00-00-11789-001. **Second** by Mr. Brandon Beil. All in favor. **Motion carried.**

Discussion and Possible Action – Approve one of two options pertaining to the 2-Story Women’s Center: 1.) Transfer ownership to Columbia County (3rd Circuit Court Administration) or 2.) Transfer ownership to Florida Gateway College (to be used for medical education).

Mr. Dale Williams informed the Trustees they would have to make a decision who would best suit the 2-Story Women’s Center between Court Administration and Florida Gateway College. The Lake Shore Hospital Authority Administration building is a consideration for both interested parties as well.

Public comments by Ms. Barbara Lemley, Mr. Stew Lilker, Mr. Joel Foreman, Mr. Philip Fowler, Mr. David Kraus and Dr. Lawrence Barrett. Discussion by the Board.

Dr. Lawrence Barrett suggested a meeting between Mr. David Kraus and himself to discuss each of their needs regarding the campus and see if they can come to an agreement prior to the February 10th meeting. They both agreed to meet. This item will be placed on the February 10th meeting Agenda.

LSHA Administrative Building - Discussion and Possible Action – Approval (if necessary) to declare the Lake Shore Hospital Administrative Building (00-00-00-12071-000) as surplus property.

Public comments by Ms. Barbara Lemley and Mr. David Kraus.

Motion by Mr. Brandon Beil to declare the LSHA Administrative Building, parcel no. 00-00-00-12071-000, as surplus property. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

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.

Mr. Dale Williams explained to the Trustees once the Administrative Building was declared surplus, instructions were given as to Suite 101. Notice will be given to the entities utilizing Suite 101 and to The Tobacco Partnership Group.

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.

Mr. Dale Williams clarified that after the previous discussion, the Record Storage Building will be included for discussion with Court Administration and Florida Gateway College when they meet to discuss LSH campus space opportunities.

Discussion and Possible Action – 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.

Motion by Mr. Brandon Beil to declare parcel No. 00-00-00-12071-002, including the parking lot as surplus property. **Second** by Mr. Jerry Bullard. All in favor. **Motion carried.**

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.

Mr. Dale Williams reminded the Board this was the building EMS was going to lease. He attempted to contact Mr. Toby Witt for an update; however, they have not had the opportunity to speak.

Public comments by Ms. Barbara Lemley.

The Trustees have requested an answer on Columbia EMS's intent to lease this building by February 10th. The item will be placed on the February 10th agenda.

LSHA Vacant Lots - 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). It consists of 1 city block located between Marion Street and Hernando Street and north of Franklin Street.
- 2.) Parcel (00-00-00-12019-000). It 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). It 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). It consists of 1 city block located between Taylor Street and Davis Street and north of Leon Street.

- 7.) Parcel (00-00-00-12069-000). It 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). It consists of 11.2 acres located east of the parcels included in the proposed Meridian lease. The parcel is accessed by NE Lake Drive.

Mr. Dale Williams advised these parcels will be discussed as part of the Chapter 164 process with the City of Lake City. Mr. Dale Williams also stated Item 8, consisting of 11.2 acres, has received no interest. Discussion by the Board.

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.

Mr. Dale Williams reported we received six (6) responses to the CHNA RFP. Two (2) responses appear to be proposal compliant. This item will be placed on the February 10th meeting agenda.

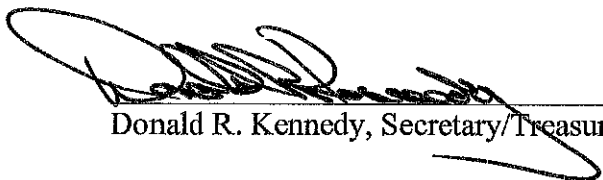
Public comments by Ms. Barbara Lemley and Mr. Stew Lilker.


BOARD MEMBER COMMENTS

Comments by Mr. Stephen Douglas.

Meeting adjourned.

Respectfully submitted,


Donald R. Kennedy, Secretary/Treasurer


Date of Approval