

DRAFT

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Special Meeting – March 18, 5:15 p.m.

This meeting was conducted as a public meeting and a virtual meeting.

Present: Stephen Douglas, Chair
Brandon Beil, Vice-Chair
Don Kennedy/ Secretary/Treasurer

Jerry Bullard, Trustee
Lory Chancy, Trustee

Also

Present: Dale Williams, Executive Director
Todd Kennon, Attorney
Barbara Lemley
Cindy Thomas
Richard Powell, Accountant
Mr. Terrell Arline, Special Counsel, LSHA
Ashley Brooks, Meridian Behavioral Healthcare
Lauren Cohn, Meridian Behavioral Healthcare
Tammy Ferris, Columbia County Health Dept
Tommy Ferris, Columbia County Health Dept
Stew Lilker, Columbia County Observer

Sonja Markham, LSHA Staff
Karl Plenge, NOC
Debra Griffin
Anita Rembert, Palms Medical Group

3 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual March 18, 2025, Special Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. There were none. **Motion** by Mrs. Lory Chancy to approve the agenda. **Second** by Mr. Brandon Beil. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Public Comment by Ms. Debra Griffin.

CONSENT AGENDA

Chairman Douglas called for a motion to approve the Consent Agenda. **Motion** by Mr. Brandon Beil to approve adoption of the Consent Agenda. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

UNFINISHED BUSINESS – Mr. Dale Williams, Executive Director

Discussion and Possible Action – Community Health Needs Assessment (CHNA) Update on interest from adjoining counties to participate in the CHNA

Page 2
LSHA - Special Meeting Minutes
March 18, 2025

Mr. Dale Williams reminded the Trustees he was asked to inquire with surrounding counties to see if they would be interested in the CHNA assessment and sharing the expenses. At this time, he has heard back from two (2) counties (Suwannee and Baker Counties), he will reach out to the remaining counties and report back to the Board. No action will be taken at this time.

Discussion and Possible Action – Declare a portion of Columbia County Parcel No. 00-00-00-11789-000 (former maintenance building located in NE corner of parcel and identified as #1 on the attached map) as surplus property

Mr. Dale Williams explained the various parcels to the Trustees. Parcel number 00-00-00-11789-000 is the lot with the metal building on it that we were considering leasing to Columbia EMS. Parcel numbers 00-00-00-11793-000 and 00-00-00-11794-000 are South of the metal building, and to the east of the property line. The most eastern lot owned by the Authority is the 11.2 acres parcel.

Public comments by Mr. Stew Lilker, and Ms. Debra Griffin.

Discussion by the Trustees. **Motion** by Mr. Brandon Beil to declare parcel No. 00-00-00-11789-000 as surplus. **Second** by Mr. Don Kennedy. Additional discussion. Roll call vote – Ms. Lory Chancy – no, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion Carried 3 to 1.**

Transfer by gift the property as described in No. 1 above to Meridian Healthcare and/or authorize the sale of the property

Meridian Health Care has requested this property be included with the parcels to be transferred to Meridian. Discussion by the Trustees. **Motion** by Mrs. Lory Chancy to include parcel No. 00-00-00-11789-000 in the conveyance of the hospital whenever it is transferred. **Second** by Mr. Don Kennedy. Roll call vote – Ms. Lory Chancy – yes, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion Carried.**

Transfer by gift Parcel No's 00-00-00-11793-000 and 00-00-00-11794-000 (previously declared surplus property and identified as No. 3 on the attached map) to Meridian Healthcare and/or authorize the sale of the property

Public Comments by Ms. Barbara Lemley, Mr. Stew Lilker, and Ms. Debra Griffin. Discussion by the Trustees. **Motion** by Mr. Brandon Beil for Parcel No's 00-00-00-11793-000 and 00-00-00-11794-000, previously declared surplus, to be included with the hospital when it is transferred. **Second** by Mrs. Lory Chancy. Roll call vote – Ms. Lory Chancy – yes, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion Carried.**

Declare Parcel No. 32-3S-17-13120 (consisting of 11.2 acres and identified as No. 2 on the attached map) as surplus property and authorize the property to be sold

Page 3
LSHA - Special Meeting Minutes
March 18, 2025

Public Comment by Ms. Barbara Lemley. Discussion. **Motion** by Mr. Brandon Beil to declare parcel No. 32-3S-17-13120, 11.2 acres identified as No. 2 on the attached map as surplus and authorize an appraisal on said parcel. **Second** by Mr. Don Kennedy. Roll call vote – Ms. Lory Chancy – no, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion Carried 3 to 1.**

Mr. Williams asked if a limited summary appraisal report on the 11.2 acres would be sufficient. The Trustees indicated yes.

UNFINISHED BUSINESS – Mr. Todd Kennon, LSHA Attorney
Discussion and Possible Action – City of Lake City Zoning Determination regarding Lake Shore Hospital including settlement proposals from March 12, 2025, Chapter 164 meeting between LSHA and City of Lake City representatives

Mr. Todd Kennon informed the Trustees the Chapter 164 meeting took place on March 12, 2025, with no final resolution. The city would like to have enforcement ability as to what Meridian can or cannot do with the hospital building. Legal counsels are working together for a solution. The hope is that the issue can be resolved by the end of March.

Public Comments by Ms. Debra Griffin and Mr. Stew Lilker. Discussion by the Trustees.

Motion by Mr. Brandon Beil. If Meridian is not comfortable with signing the agreement with the LSHA by April 8th, the Authority move forward with filing for Declaratory Judgment by April 14th regarding the zoning issues. **Second** by Mr. Don Kennedy. Roll call vote – Ms. Lory Chancy – yes, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion Carried.**

Discussion and Possible Action – Approval of the Construction and Operation Agreement with Palms Medical Group

Mr. Todd Kennon reported the last draft Agreement is in the Trustee packets, and has been vetted by Mr. Kennon, Staff and Mr. Powell.

Public Comment by Ms. Barbara Lemley.

Discussion. **Motion** by Mrs. Lory Chancy to approve the Professional Services Agreement with Palms Medical. **Second** by Mr. Don Kennedy. Roll call vote – Ms. Lory Chancy – yes, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion Carried.**

STAFF REPORT

The staff report is in the Trustee packets.

Page 4
LSHA - Special Meeting Minutes
March 18, 2025

BOARD MEMBER COMMENTS

Comment by Mr. Brandon Beil.

Meeting adjourned.

Respectfully submitted,

Donald R. Kennedy, Secretary/Treasurer

Date of Approval

