

Highlands County Hospital District Board of Commissioners Regular Meeting – May 30, 2024

The Highlands County Hospital District Board of Commissioners met at 1:30pm on Thursday, May 30, 2024, at the Highlands County Commissioner's Board Room. Notice of the Regular Meeting was published in the Highlands News Sun on May 12, 2024. The notice is filed in the Board's meeting file.

COMMISSIONERS PRESENT: Victor Divietro, Dean Gerber, Dusty Johnson, Jeff Roth

COMMISSIONERS ABSENT: Katie Wilson

OTHERS PRESENT: Bert Harris – Swaine, Harris & Wohl, PA; Gail Escobar- Clerk; Leah Sauls – Development Services Director; Commissioner Kevin Roberts; Joe Gleason – HCA Florida Highlands
; Laurie Hurner – County Administrator; Nick Sawyer – Deputy County Administrator, Tessa Hickey – Dept of Health; representatives from Central Florida Health Care, Champion for Children Foundation, Ridge Area ARC, Children's Advocacy Center, County Fire Service, Samaritan's Touch Care Center, and South Florida State College Foundation.

I. MEETING CALLED TO ORDER at 1:30 pm by Chairman Gerber.

II. INVOCATON AND PLEDGE OF ALLEGIANCE

Mr. Roth led the pledge and gave the invocation.

III. CALL COMMENTS FROM THE PUBLIC

There were no public comments.

IV. APPROVAL OF MINUTES

MOTION: Mr. Divietro made a motion seconded by Mr. Johnson to approve the minutes of the regular meeting of February 22, 2024, auditor selection committee meeting of February 22, 2024, and special meeting of March 26, 2024 as presented. Upon roll call, all Members voted aye. The motion carried.

V. ACCOUNTANT'S REPORT

John Davis of Wicks, Brown, Williams & Co., presented the accountant's report which reflected investments updated through April 30, 2024, cashflow through March 31, 2024, financial statements for the second quarter, and check register for the second quarter. Copies of investment statements accounts were also provided for April 2024.

MOTION: Mr. Johnson made a motion seconded by Mr. Divietro to approve the accountants report. Upon roll call, all Members voted aye. The motion carried

VI. APPROVAL OF PAYMENT OF INVOICES

MOTION: Mr. Johnson made a motion seconded by Mr. Divietro to approve payment of invoices as presented by the Clerk for Highlands News Sun – 48.40; Swaine, Harris, & Wohl – 8,882.50; Wicks, Brown, Williams & Co. – 1,000.00 for a total of \$9,930.00. Upon roll call, all Members voted aye. The motion carried.

VII. HRMC REPORT

Joe Gleason, CEO, presented an update of the facility operations and multiple community engagement activities including United Way Day of Caring, Leadership Highlands, hosting a visit with Representative Kaylee Tuck, participation in Nurses Week, EMS Week, and Hospital Week. They have begun the update of the CT and RNF rooms to be completed in September 2024.

VIII. DECLARATION OF SURPLUS FUNDS FOR GRANT PURPOSES

John Davis, accountant with Wicks, Brown, Williams & Co, provided an explanation to the projected surplus handout.

MOTION: Mr. Johnson made a motion seconded by Mr. Roth to declare surplus funds of the Hospital District in the amount of \$343,997 and to transfer those funds to the COUNTY to fund health services in Highlands County per the following two motions. Upon roll call, all Members voted aye. The motion carried.

IX. HEALTH SERVICES GRANT 2024-2025 RECOMMENDATIONS

Mr. Johnson raised the question of Central Florida Health Care not requesting the \$10,000 that was awarded to them for fiscal year 2023.2024 and if CFHC planned to request it. Ann Clausen, CEO, stated that the funds were requested and received and they have submitted the paperwork. The funds have been spent.

Mr. Roth stated that he will abstain from voting on any motions in regard to Ridge Area Arc and South Florida State College Foundation. Mr. Divietro stated that he also will abstain from voting on any motions in regard to Ridge Area Arc.

After a discussion of funding allocation suggestions by the members, three motions were introduced.

MOTION: Mr. Johnson made a motion seconded by Mr. Divietro to the BOCC to expend surplus funds and approve grant funding for the following organizations:

Central Florida Health Care - \$20,836; Champion for Children Foundation Prevention - \$20,000; Champion for Children Foundation Ila & Kinsley Cox LMF - \$8,000; Change of Pace - \$15,000; The Ruth E. Handley Children's Advocacy Center - \$42,688; Samaritan's Touch Care Center - \$131,543. Upon roll call, all Members voted aye. The motion carried.

MOTION: Mr. Johnson made a motion seconded by Mr. Divietro to recommend to the BOCC to expend surplus funds and approve grant funding for **South Florida State**

College Foundation in the amount of \$10,930. Upon roll call, all Members voted aye with Mr. Roth abstaining. The motion carried.

MOTION: Mr. Johnson made a motion seconded by Mr. Gerber to recommend to the BOCC to expend surplus funds and approve grant funding for **Ridge Area Arc** in the amount of **\$95,000**. Upon roll call, all Members voted aye with Mr. Roth and Mr. Divietro abstaining. The motion carried.

X. BUSINESS RELATED TO THE SALE OF THE HOSPITAL

RESOLUTION

Mr. Harris, District Legal Counsel, provided a **SECOND RESOLUTION REGARDING SALE OF THE HIGHLANDS COUNTY HOSPITAL**. This resolution will include the helipad with the hospital. After the last District meeting, and discussions with the County attorney and a review of the City of Sebring land use regulations and the process to separate the helipad, it was decided to keep the helipad with the hospital property for the sale.

MOTION: Mr. Divietro made a motion seconded by Mr. Johnson to accept the resolution **SECOND RESOLUTION REGARDING SALE OF THE HIGHLANDS COUNTY HOSPITAL** as presented by Mr. Harris. Upon roll call, all Members voted aye. The motion carried

STATUS OF RFP

Mr. Harris stated that he has received the RFP from the County and will have them to the Chairman by next week for signature and ready to be noticed.

XI. LEGAL COUNSEL

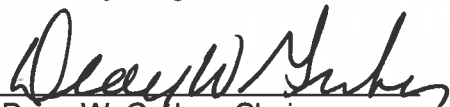
No additional legal business.

XII. OTHER BUSINESS

No other business discussed.

XIII. ADJOURNMENT

Chairman Gerber adjourned the meeting at 1:50pm with the next regular meeting set for Thursday, August 22, 2024.


Dean W. Gerber, Chairman


Gail Escobar, Clerk

**SECOND
RESOLUTION REGARDING SALE OF THE HIGHLANDS
COUNTY HOSPITAL**

THE BOARD OF COMMISSIONERS (“BOARD”) of the Highlands County Hospital District, a Florida Special District created Chapter 1961-2232, Laws of Florida, as amended and restated by Chapter 2004-458, Laws of Florida (the **“HOSPITAL DISTRICT”**) met at 1:30pm on the 30th day of May 2024, in the Board Room of the Highlands County Commission, 600 South Commerce Street, Sebring, Florida. Chairman Dean Gerber presided. A quorum was present. Among other things, the BOARD discussed proceedings compliant with Section 155.40, Florida Statutes, regarding the HOSPITAL. Upon motion duly made and seconded, the following Resolution was adopted by the BOARD, to wit:

IT IS RESOLVED BY THE BOARD:

SECTION 1. INTENT. According to the terms and conditions of the BOARD’S Enabling Act, Chapter 2004-458, Laws of Florida (the **“ACT”**) and Section 155.40, Florida Statutes (the **“SECTION 155.40”**), the BOARD intends to consider the sale and any other options regarding the HOSPITAL as required and allowed by Florida Law.

SECTION 2. HOSPITAL. The HOSPITAL, commonly referred to as Highlands General Hospital, consists of the land and improvements situated on parcel numbers S-04-35-29-010-0000-0020 and S-04-35-29-050-0010-0000 as shown by the Highlands County Property Appraiser, hereinafter the **“HOSPITAL FACILITY.”** The HOSPITAL FACILITY **does not include** the medical building situated on parcel number S-04-35-29-A00-0080-0000 shown by the Highlands County Property Appraiser hereinafter the **“Medical Building”**).

SECTION 3. INDEPENDENT VALUATION. The BOARD shall obtain an independent valuation to determine the fair market value of the HOSPITAL PARCEL in compliance with Section 155.40, Florida Statutes.

SECTION 4. OBJECTIVE OPERATING COMPARISON. The BOARD shall consider an Objective Operating Comparison pursuant to Section 155.40. The BOARD will seek a professional consultant to perform the operating comparison.

SECTION 5. REQUEST FOR PROPOSALS.

A. The BOARD Chairman, Attorney and Clerk are authorized and directed to seek proposals for the valuation of the HOSPITAL FACILITY from a firm qualified in the valuation of hospitals to render an independent valuation of the same. The valuation shall be made in compliance with Section 155.40, Florida Statutes. Proposals shall be due to the Clerk at a time designated by the Chairman. All proposal responses shall be opened by the Clerk in a reasonable amount of time following the due date. The Clerk shall deliver a tabulation (proposer, proposed purchase amount, type of firm, and other relevant information) with a copy of each proposal to the members of the BOARD. The BOARD shall make the final decision regarding the selection of the firm to perform the valuation of the HOSPITAL FACILITY.


B. The BOARD Chairman, Clerk and Attorney are authorized to seek proposals from qualified professionals to perform the Objective Operating Comparison. If proposals are sought in lieu of the information and data being gathered by the BOARD Chairman, Clerk and Attorney, the comparison shall be made in strict compliance with Section 155.40, Florida Statutes. Proposals shall be due to the Clerk at a time designated by the Chairman. All proposal responses shall be opened

by the Clerk in a reasonable amount of time following the due date. The Clerk shall deliver a tabulation (proposer, proposed purchase amount, type of firm, and other relevant information) with a copy of each proposal to the members of the BOARD. The BOARD shall select the consultant to perform the Objective Operating Comparison.

SECTION 6. PUBLIC HEARING TO DETERMINE THE BENEFIT TO THE COMMUNITY. The BOARD shall hold a public hearing, at a time to be called by the Chairman, to consider the valuation of the HOSPITAL FACILITY and the Objective Operation Comparison. At the public hearing, the BOARD shall determine whether to issue a solicitation for the sale of the HOSPITAL FACILITY or whether such other actions are appropriate related to the ownership and operation of the HOSPITAL FACILITY.

RESOLVED this 30th day of May 2024, by the Highlands County Hospital District Board of Commissioners.

**HIGHLANDS COUNTY HOSPITAL
DISTRICT**

By: 
Dean W. Gerber, Chairman

Attest: 
Gail Escobar, Clerk

(SEAL)