

HART COUNTY HOSPITAL AUTHORITY
Quarterly Meeting

January 17, 2012
5:00 PM
Classroom

MEMBERS: Tony Hilton, Chairman
Alice Glenn, Vice Chair
Pudge Smith, Treasurer
Jim Spencer
Larry Fouch
Scott Hardigree
Robert Clark
Gordon Irwin, DO
Robert Hummer, MD

TCHS STAFF: Chuck Adams, CEO
Steve Barber, CFO
David Seagraves, Hospital CEO
Jerry Wise, Hospital COO
Marsha Beck, Adm. HHCC
Kimberly Massey, Controller

AGENDA

1. CALL TO ORDER
2. ACCEPTANCE OF MINUTES – October 18, 2011
3. FINANCE COMMITTEE REPORT – Pudge Smith
4. ELECTION OF AUTHORITY MEMBERS – Jim Spencer
 - A. Scott Hardigree, Dr. Gordon Irwin and Pudge Smith to serve 3 year terms beginning January 1, 2012 and ending December 31, 2014.
5. NEW BUSINESS – Tony Hilton
 - A. Hospital Authority Oath
 - B. Cade Street MOB
 - C. Next quarterly meeting – April 17, 2012 at 5:00PM
6. ADJOURNMENT

MINUTES

HART COUNTY HOSPITAL AUTHORITY

Quarterly Meeting

January 17, 2012
Hart County Hospital Class Room
5:00 p.m.

Members Present:

Tony Hilton, Chairman
Alice Glenn, Vice Chair
Pudge Smith, Treasurer
Scott Hardigree
Robert Clark
Gordon Irwin, DO
James E. Spencer
Larry Fouch

Robert Ridgway, HCH Authority Attorney

Members Absent:

Cobb Foundation BOD:

Fort Oglesby
Jack Edmunds
Greg Hearn

TCHS Staff:

Chuck Adams, TCHS CEO
Steve Barber, TCHS CFO
David Seagraves, Acute Care CEO
Jerry Wise, Acute Care COO

Tony Hilton, Chairman, called the meeting to order.

The minutes of the October 18, 2011 meeting were presented and approved.

HCHA NEW BUSINESS

- Cade Street Medical Office Building (MOB)
 - There was a review of the existing MOB tenants which includes:
 - Suite A – Athens Hearing Clinic, Dr. Thomas
Occupies 1 day per week (Wednesday)
Rent: \$700/mo; Landlord pays utilities
Lease is month to month
 - Suite B – Unoccupied
 - Suite C – Richard Davis, MD
Occupies Monday & Friday PM
Rent: \$1,050/mo; Tenant pays electric; Landlord pays water/sewer
and garbage
Lease expires 5/2012

Suite D – Lake Hartwell Family Medicine – Dr. Wayne Scott
Rent: \$1,087.50/mo; Tenant pays electric; Landlord pays water/sewer
gas and garbage
Lease expires 10/2013

Current monthly rents:	\$2,695.50
Average monthly utilities expenses	755.00

Insurance is currently listed under the TCHS Property & Public Liability coverage

The Authority put together a committee to investigate options for the MOB. Alice Glenn will head this committee up and includes Larry Fouch, Jim Spencer, Pudge Smith and Dr. Gordon Irwin.

- After Hour Urgent Care Center
 - MedLink of Georgia presented a proposal that stated they would do an afterhour's clinic in their existing building and asked for around \$30,000 for marketing and start-up expenses. The Authority has not yet responded to this proposal.
 - Hartwell Family Practice (HFP) has expressed an interest in starting an organization to operate an Urgent Care Center in the existing ER. Dr. Wayne Scott has also expressed an interest in partnering with HFP in this endeavor.
 - Dr. Reddy with The Reddy Group has mentioned if the opportunity is presented for him to open an Urgent Care Center in the existing ER, he would consider it. He currently has Urgent Care Centers in Royston, Danielsville and Athens.

The Authority put together a committee which includes Tony Hilton, Bob Clark and Scott Hardigree, to meet with HFP and Dr. Scott to discuss their interest in pursuing the Urgent Care Center before pursuing other options.

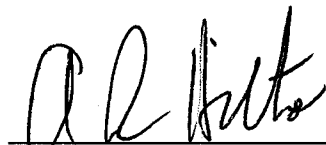
HCHA FINANCE COMMITTEE REPORT

Pudge Smith presented the Treasurer's Report. The balance as of January 17, 2012 was \$193,664.22. The Financial Summary is attached.

HCHA ELECTION OF AUTHORITY MEMBERS

Jim Spencer presented the nominations of the new members to serve a three-year term beginning January 1, 2012 and ending December 31, 2014. Those nominated were Scott Hardigree, Dr. Gordon Irwin, and Mildred (Pudge) Smith. Ballots were distributed to each member and the nominees listed were re-elected for a new three-year term. Bob Ridgway, HCH Authority Attorney, administered the Oath of Office to the new members along with Tony Hilton, Authority Chairman.

There being no further business the meeting was adjourned. The next quarterly meeting will be held in conjunction with the Cobb Foundation Board on April 17, 2012 at 5:00PM in the Hart County Hospital Class Room.



Tony Hilton, Chairman

jhs

The following reports were presented at the Cobb Foundation Board meeting held prior to the Authority meeting.

HOSPITAL ADMINISTRATIVE REPORT

- Ty Cobb Regional Medical Center (TCRMC) Update – Jerry Wise/David Seagraves
 - The project is on schedule. The contractors are scheduled to turn the keys over May 14th and we are anticipating an opening date of July 1st.
 - The interior is about 75% complete and the exterior is about 97% complete. Clear Creek Parkway and Ross Place Extension are graded. The gas, water, electrical and sewer lines are all going in beside these roads.
 - The Medical Office Building (MOB) is all leased except one suite. The individual suites are being designed and these plans should be complete within 10 days. TCRMC has leased one of the suites that will have a sleep lab including 2 sleep rooms. There will also be medical office space available within the suite for sub-lease to physicians who are looking for a part-time presence in Lavonia..
 - The Marketing Department will run an ad soliciting local art starting this week through the end of February. It will also run in the next issues of Country Roads and HomeTown Neighbors.
 - We had the signal strength in the facility tested for cell phones and UHF radios. It was concluded the signal strength was strong enough that we will not have to install a distributed antenna system. This will result in savings of up to \$300,000.
 - We anticipate the closure of Hart County Hospital to be the end of May. This was part of the plan negotiated with The Joint Commission (TJC) and also our 90 days under the Meaningful Use strategy we are employing to capture some of the available incentive funds. This also gives us an opportunity to combine our staff from Hart and Cobb to get moved in and settled in the new facility before opening July 1st.
- Medical Staff Development Updates – David Seagraves
 - The Kidney Care Center of Georgia from Gainesville started office hours on January 3rd in Hartwell. We anticipate they will increase their presence in the community as their business grows.
 - Dr. Lykins with Gainesville Urology is scheduled to open an office in Hartwell on January 23rd in the Specialty Clinic.
 - We recently met with Dr. Hugh Jenkins with Athens Pulmonary and Allergy. They plan to have office hours in Lavonia 2-3 days a week. We are working on an arrangement where they would be in the new hospital half day each week day to manage critical care patients and provide medical directorship services for intensive care and respiratory/cardiopulmonary areas.
 - There was a recent discussion with Dr. Wesley Head who is with a pulmonary group in Gainesville. They also have an interest in a presence at the new facility.
 - We met with a General Surgeon last Friday along with the Toccoa Clinic. He had a tour of the new facility in Lavonia and was able to meet several of the physicians from Hartwell Family Practice along with Dr. Wayne Scott. We are looking forward to a second visit with him and his wife very soon.
 - We met with a plastic surgeon last Friday who is from Lavonia. He is currently practicing south of St. Louis, MO. There may be an opportunity in the future for this type of service.
 - The base of operations for the Hospitalists has moved from Hart to Cobb. This is due to the Reddy Group admitting patients through the Hospitalists.
 - We are interviewing for a physician to replace Dr. Sharpton in Carnesville.
- There is a Health Fair scheduled at the Fitness Firm in Lavonia on March 3rd. Further details will be announced.

- We will be putting up a new billboard between Carnesville and Lavonia on Hwy 59 and also replacing those around the counties with updated photos.

HCH FINANCIAL REPORT

Kimberly Massey presented the Statistical Report through December 2011. A copy of the report is attached.

HHCC ADMINISTRATOR'S REPORT

In the absence of Marsha Beck, Steve Barber presented the Nursing Home Report.

- There were 7 discharges in the month of December with an Occupancy Rate of 97.8%
- There are three vacancies, one part-time CNA and one part-time Dietary Aid positions and one full-time position in Environmental Services.
- The nursing home has gone 28 days with no lost time accidents.
- There are currently 5 empty beds with a possibility of 2 admissions later this week.

FINANCIAL REPORT

Kimberly Massey presented the Financial Report through December 2011. A copy of the report is attached.

NEW BUSINESS

Chuck Adams presented a brief update.

- Physician strategy is a huge factor in getting the right physicians here that will utilize the services as well as market and sell the services to both the referring physicians and the public.
- We will start media tours in the new facility next week. There will be a newspaper day and radio day where we have invited all the local and surrounding area newspapers and radio stations to meet at the site for a tour. The municipality tours will be in the next 3-4 weeks. We are inviting all the City Council, County Commission, Building Authorities, etc. for a tour. In the months of May and June, tours will be offered to other groups such as Educators, Rotary, Kiwanis, etc.
- The State Budget looks good. Governor Deal did a good job presenting his budget for the Department of Community Health and Health and Human Services. There are no cuts this year.



Current Tenants @ Cade St. Medical Bldg.:

Suite A: Athens Hearing Clinic, Dr. Thomas
Occupies 1 day (Wed.) per week.

Rent: \$700 per. month
Landlord pays utilities
Lease month to month

Suite B Unoccupied

Suite C: Richard Davis MD
Occupies Mon. & Fri. PM

Rent: \$1050 per month
tenant pays electric
landlord pays water/sewer
and garbage
Lease expires 5-2012

Suite D: Lake Hartwell Family Medicine
Wayne Scott MD

Rent : \$942.50; telecom: \$145 per.
month; tenant pays electric,
landlord pays water/sewer
gas and garbage.
Lease expires 10-2013

Current monthly rents: \$2695.50
Average monthly utility expenses: 755.00

Insurance: Currently listed under TCHS Property &
Public liability coverage.

Future repairs and upgrades:

Estimated cost:

Roof work: a) flat roof replacement
b) shingle roof replacement
HVAC work: suites B,C,D
Exterior renovation, painting, etc.

\$25,000 - \$35,000
10,000 - 12,000
11,000 - 12,000
4,500 - 6,500

Ty Cobb Healthcare System, Inc.

HART COUNTY HOSPITAL AUTHORITY
Financial Summary
January 17, 2012

SAVINGS ACCOUNT

Bank of America	
Balance September 30, 2011	\$ 5,654.67
Interest October 1 through 24	<u> .18</u>
Closing Balance October 24, 2011	5,654.85

CHECKING ACCOUNT

Pinnacle Bank - opened 10/24/2011	5,654.85
Wire transfer from Cobb Foundation 10/28	113,923.00
Wire transfer to Ga. Dept. of Community	
Health 10/31	113,923.00
Interest 10/24 through 12/31	.79
Wire transfer fees - 2 @ \$18	36.00
Balance December 31, 2011	\$ 5,619.64

CERTIFICATES OF DEPOSIT

First Citizens	\$105,856.60
18 month maturing 5/2/2012 APY 1.4%	
Athens First Bank and Trust	\$ 82,187.98
14 month maturing 2/5/2012 APY 1.0%	
Total	\$193,664.22

TO WHOM IT MAY CONCERN:

I, TONY HILTON, citizen of Hart County, Georgia, do solemnly swear that I will, to the best of my ability, without favor or affection to any person and without any unauthorized financial gain or compensation to myself, faithfully and fairly discharge all of the duties and responsibilities that devolve upon me as a member of Hospital Authority, during the term of my service as such member.

AR Hilton

Signature

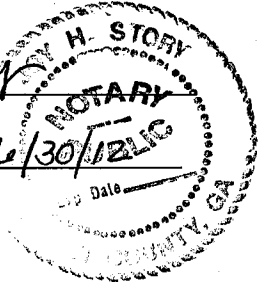
Sworn to and subscribed before me this 17th day of January, 2012.

Jay H. Story

Notary Public.

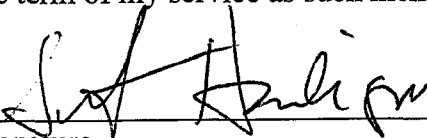
My Commission Expires:

6/30/2016

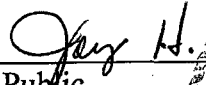

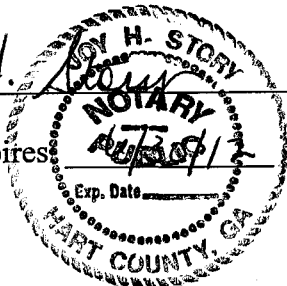


TO WHOM IT MAY CONCERN:

I, SCOTT HARDIGREE, citizen of Hart County, Georgia, do solemnly swear that I will, to the best of my ability, without favor or affection to any person and without any unauthorized financial gain or compensation to myself, faithfully and fairly discharge all of the duties and responsibilities that devolve upon me as a member of Hospital Authority, during the term of my service as such member.


Signature

Sworn to and subscribed before me this 17th day of January, 2012.


Notary Public.
My Commission Expires: 


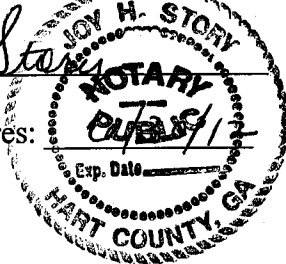
TO WHOM IT MAY CONCERN:

I, GORDON IRWIN, citizen of Hart County, Georgia, do solemnly swear that I will, to the best of my ability, without favor or affection to any person and without any unauthorized financial gain or compensation to myself, faithfully and fairly discharge all of the duties and responsibilities that devolve upon me as a member of Hospital Authority, during the term of my service as such member.

Gordon Irwin
Signature

Sworn to and subscribed before me this 17th day of January, 2012.

Joy H. Story
Notary Public.
My Commission Expires: 01/25/12



TO WHOM IT MAY CONCERN:

I, MILDRED SMITH, citizen of Hart County, Georgia, do solemnly swear that I will, to the best of my ability, without favor or affection to any person and without any unauthorized financial gain or compensation to myself, faithfully and fairly discharge all of the duties and responsibilities that devolve upon me as a member of Hospital Authority, during the term of my service as such member.

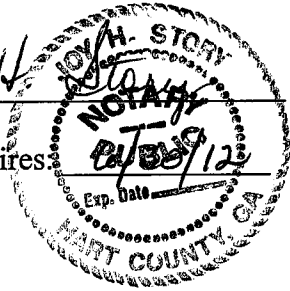
M.S. Smith

Signature

Sworn to and subscribed before me this 17th day of January, 2012.

Jerry H. Story
Notary Public.

My Commission Expires: 1/15/12



**HART COUNTY HOSPITAL AUTHORITY
HARTWELL, GEORGIA**

BALLOT

For terms beginning January 1, 2012 and ending December 31, 2014

VOTE FOR ONE PERSON FOR EACH POSITION

POSITION 1:

For the expiring term of **SCOTT HARDIGREE**

SCOTT HARDIGREE

POSITION 2:

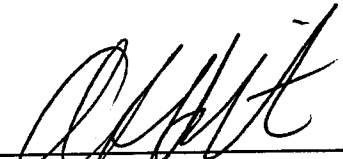
For the expiring term of **DR. GORDON IRWIN**

DR. GORDON IRWIN

POSITION 3:

For the expiring term of **MILDRED (PUDGE) SMITH**

MILDRED SMITH



Signature

11/7/12
Date

**HART COUNTY HOSPITAL AUTHORITY
HARTWELL, GEORGIA**

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VOTE FOR ONE PERSON FOR EACH POSITION

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SCOTT HARDIGREE

POSITION 2: For the expiring term of **DR. GORDON IRWIN**

DR. GORDON IRWIN

POSITION 3: For the expiring term of **MILDRED (PUDGE) SMITH**

MILDRED SMITH

Larry Fouch
Signature

1/17/12
Date

**HART COUNTY HOSPITAL AUTHORITY
HARTWELL, GEORGIA**

BALLOT

For terms beginning January 1, 2012 and ending December 31, 2014

VOTE FOR ONE PERSON FOR EACH POSITION

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SCOTT HARDIGREE

POSITION 2: For the expiring term of **DR. GORDON IRWIN**

DR. GORDON IRWIN

POSITION 3: For the expiring term of **MILDRED (PUDGE) SMITH**

MILDRED SMITH

Alice Glenn
Signature

1/17/2012
Date

**HART COUNTY HOSPITAL AUTHORITY
HARTWELL, GEORGIA**

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SCOTT HARDIGREE

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DR. GORDON IRWIN

POSITION 3: For the expiring term of **MILDRED (PUDGE) SMITH**

MILDRED SMITH



Signature

1/17/12

Date

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HARTWELL, GEORGIA**

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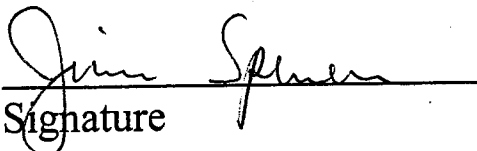
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MILDRED SMITH


Signature

1-17-12
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HARTWELL, GEORGIA**

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✓ **SCOTT HARDIGREE**

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✓ **DR. GORDON IRWIN**

POSITION 3: For the expiring term of **MILDRED (PUDGE) SMITH**

✓ **MILDRED SMITH**


Signature

1-17-12
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HARTWELL, GEORGIA**

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DR. GORDON IRWIN

POSITION 3:

For the expiring term of **MILDRED (PUDGE) SMITH**

MILDRED SMITH

M. Smith

Signature

1-17-12

Date

**HART COUNTY HOSPITAL AUTHORITY
HARTWELL, GEORGIA**

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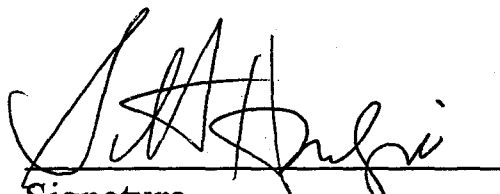
SCOTT HARDIGREE

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MILDRED SMITH


Signature

1-17-12
Date