

HART COUNTY HOSPITAL AUTHORITY  
Called Special Meeting

May 29, 2012; 3:30 PM  
Hart County Learning Center  
Upstairs Meeting Room

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

Joy Story, Recording Secretary

AGENDA

1. CALL TO ORDER
2. ACCEPTANCE OF MINUTES – April 17, 2012
3. OLD BUSINESS – Tony Hilton
4. NEW BUSINESS
  - a. Consideration of the Lease Termination Agreement with Cobb Foundation, Inc.
  - b. Acceptance of deed of real property and improvements from Hart County to Authority
  - c. Approval of deed of conveyance of real property and improvements from Authority to Ty Cobb Health Care System, Inc.
  - d. Report from real estate (Cade Street Offices) Committee
    - i. Utilities and maintenance
    - ii. Casualty insurance
    - iii. Existing tenant issues
  - e. Report from Urgent Care Clinic Committee

# HART COUNTY HOSPITAL AUTHORITY

## Called Meeting Minutes

May 29, 2012 – 3:30 PM  
Hart County Learning Center – Upstairs Meeting Room

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

Robert Ridgway, HCH Authority Attorney  
Joy Story, Recording Secretary

Guests: Vivian Morgan, Hartwell Sun

Tony Hilton, Chairman, called the meeting to order.

The minutes of the April 17, 2012 regular quarterly meeting were presented and approved.

### OLD BUSINESS – Tony Hilton

#### A. HCHA MEETING SCHEDULE

1. It was proposed in the April meeting that the HCHA meet monthly through the transition period with Hart County Hospital. It was determined this was not necessary and the HCHA would meet on their regular quarterly schedule which is July 17<sup>th</sup>, October 16<sup>th</sup>, and January 22<sup>nd</sup> at 5:00 PM. Should a need arise to meet, a meeting would be called.

### HCHA NEW BUSINESS

#### A. LEASE TERMINATION AGREEMENT – THE COBB FOUNDATION, INC.

In accordance with the 3<sup>rd</sup> Amendment of the Lease between Hart County Hospital Authority (Lessor), The Cobb Foundation, Inc., (Lessee), and Ty Cobb Healthcare System, Inc., (TCHS), it was agreed that the Lease would terminate effective June 1, 2012. The Lessee and TCHS have both signed the Lease Termination Agreement and is now being presented to HCHA for consideration and approval. A motion to accept the execution of said Lease was presented. Bob Clark approved the motion and Jim Spencer seconded.

#### B. ACCEPTANCE OF DEED FROM HART COUNTY TO HCHA

A motion was made to accept the Deed of real property from Hart County to the HCHA. Scott Hardigree approved the motion and Pudge Smith seconded.

C. APPROVAL OF DEED OF CONVEYANCE FROM HCHA TO TCHS

A proposal to authorize the execution of the Limited Warranty Deed was presented to the HCHA to give the Chairperson the authority to sign and be attested by the Vice Chair between the HCHA (Grantor) and Ty Cobb Healthcare System, Inc (Grantee) was presented. A motion was made to approve the Deed of Conveyance from HCHA to TCHS. Scott Hardigree approved the motion and Larry Fouch seconded.

D. CADE STREET OFFICES

Alice Glenn, Pudge Smith, Gordon Irwin, Larry Fouch and Jim Spencer

1. Existing Tenant Update –

- a) Dr. Scott plans to stay where he is. He is not interested in owning the building and understands the Authority does not intend to do any improvements to the building. The lease will be assigned to the Authority effective June 1<sup>st</sup> and the terms will remain the same.
- b) Dr. Davis' lease will continue until further notice. Bob Ridgway will discuss with Dr. Davis his intent and interest for his office space going forward.

2. Casualty Insurance –

- a) A motion was made for the Cade Street Medical Office Building Committee to enter into a Casualty Insurance Agreement effective with the termination of the lease agreement with Cobb. Scott Hardigree approved the motion and Jim Spencer seconded.

3. Utilities and Maintenance –

- a) According to the existing leases, the landlord pays water, sewer, gas and garbage. Bills need to be transferred to the Authority effective June 1<sup>st</sup>.

E. URGENT CARE CLINIC (UCC)

Tony Hilton, Bob Clark, Scott Hardigree and Bob Ridgway (Advisor)

1. The HCHA authorized the UCC Committee to negotiate for an Urgent Care. The HCHA turns over the Deed to the hospital to TCHS upon closing. TCHS will then lease back to the HCHA the existing portion of the Emergency Room which will then be leased from the HCHA to Dr. Ram Reddy to open an Urgent Care Clinic.
2. The agreement between the HCHA and Dr. Reddy is that the HCHA will provide the rent for the first 12 months. The HCHA will help with the start-up costs for the first year which is documented up to \$10,000. The HCHA will pay half of the utility costs for the first six months.
3. This is a three year lease with a three year renewal. There is a clause that should a tenant want the entire building, Cobb has the ability to terminate the lease with the Authority with a six months notice which cannot be given during the first six months of the lease.
4. The UCC will be open 80 hours a week from 8:00 AM to 8:00 PM Monday thru Saturday and 10:00 AM to 6:00 PM on Sunday. Medicare/Medicaid will be accepted as well as all insurance. There will be a \$25 discount if paid at the time of service. Medical Records will be provided to the family physician within 24 hours of service.
5. A motion was made to approve the Lease Agreement between TCHS and HCHA for the existing ER. Bob Clark approved the motion and Pudge Smith seconded.
6. A motion was made to sub-lease the existing ER to Reddy Urgent Care Hartwell, LLC. Dr. Irwin Gordon approved the motion and Larry Fouch seconded.

F. EMS – GPS

1. Dr. Gordon Irwin proposed that HCHA offer to supply funds to EMS sufficient to place GPS devices in each of the ambulances. Scott Hardigree and Dr. Gordon Irwin will speak with Terrell Partain, Director of EMS regarding this and will report back at the next meeting.

G. HCHA RECORDS

1. The existing records for the HCHA that were originally kept at Hart County Hospital are being transferred to the law office of Bob Ridgway until further notice.

There being no further business, the meeting was adjourned. The next meeting will be on July 17<sup>th</sup> at 5:00 PM at the Hart County Learning Center.

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Tony Hilton, Chairman

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