

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
February 25, 2025

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, February 25, 2025. The meeting was held in the conference room at Orchard View on Whitesville Road in Columbus, Georgia. A notice was emailed to each member of the Board more than 48 hours prior to the meeting. A copy of the notice was posted more than 24 hours before the meeting on the door of the building in which the meeting was held.

Present at the meeting were Chairman Chuck Hecht, Vice Chairwoman Sarah Banks-Lang, and members Dr. John Kingsbury, Warner Kennon, Jr., Wayne Joiner, and Tony Floyd. Bob Jones was absent and excused.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney, were present at the meeting. Kyle Fisette and Terri Roland were in attendance as guests.

WELCOME AND INVOCATION

The meeting was called to order and Britt opened the meeting with a prayer.

DETERMINATION OF QUORUM

It was determined that a quorum was present.

REVIEW OF MINUTES

The Minutes for the January 28, 2025, Board meeting were reviewed. Dr. Kingsbury moved for their approval and Sarah seconded the motion. The January 2025 Board Minutes were unanimously approved.

BOARD BUSINESS

Jack reminded the Board that two Board seats are open for nominations. Chuck asked that nominations be submitted as soon as possible to fill the two vacant seats.

CFO'S REPORT

Rick presented the Statistical and Financial Reports:

Statistical Report: Attached to these Minutes is the FY 2025 YTD Statistical Report. Rick reported that the average daily census in January 2025 was 261, which is less than the average annual census of 265. There were 39 new admissions in January 2025, of which 30 were admitted to Orchard View, 8 to Ridge Crest, and 1 to Muscogee Manor.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus Consolidated Income Statement and Summary Report through January 31, 2025. Rick valued HAC's cash position, including Repurchase Agreements, at \$25,129,325. According to Rick, HAC's hearing on the Employee Retention Credit appeal has been set for March 6. Rick summarized his financial report by stating there were no unusual or large transactions in January 2025, except that about \$25,000 was expended on double-pay for front-line staff that worked through the snow days in January. Rick commented that staffing and pay scales continued to be reviewed to fill vacant positions.

Rick and Britt announced that Sarah attended the Georgia Health Care Association Annual Convention and Trade Show. Sarah commented that the workshops at the convention were informative and that she enjoyed being immersed in the industry while interacting with vendors and HAC staff. Sarah encouraged the members of the Board to make an effort to attend the Winter Convention next year. Britt and Chuck thanked Sarah for taking the time to represent the Board at the convention. Britt and Rick commented further on the convention by stating that more strict

guidelines for involuntary discharges of patients were announced, and that no negative impacts to HAC are expected from the Trump Administration's new policies relating to Medicaid. Rick announced that HAC is working with an immigration attorney to hire nurses from the Philippines to fill vacant nursing positions. So far, there are nine participants that HAC is considering hiring. Rick also announced that a tort reform bill (SB 68) passed in the Georgia Senate and commented how the terms of the bill may affect future litigation against HAC.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Muscogee Manor Management Team: Britt introduced Kyle Fisette and Terri Roland to the Board. Terri is the Director of Nursing at Muscogee Manor, and provided a brief description to the Board of her past experience and current duties. According to Terri, she has worked as a nurse for 38 years, with 30 years spent in local hospitals and the last 8 years as the Director of Nursing at Muscogee Manor where she supervises the nurses and ensures they collaborate with all the other departments to improve the quality of care provided at Muscogee Manor. Dr. Kingsbury asked Terri about Gradual Dose Reduction at Muscogee Manor as well as policies and procedures used for labs, wound care, and treatment (specifically ulcers, urinary tract infections, and STDs). Terri, Kyle, and Britt responded to the questions. Britt added that he was not aware of any reports of STDs at HAC occurring during the time he has been employed. Kyle has served as the Administrator at Muscogee Manor since January 1, 2025. His background is in occupational therapy and his prior position was as Director of Rehab at Orchard View. Kyle commented further on his past experience and his new role as Administrator. The Board thanked Terri and Kyle for attending the meeting. Britt commented on the value added to the quality of care at Muscogee Manor through Terri and Kyle's respective talents and experiences.

Britt and Chuck emphasized that Terri and Kyle are examples to the Board that HAC provides quality care through good, talented people.

Awards – Former Board Members: Britt showed the Board two plaques to be presented to Ernie Smallman and Mike Welch to recognize their years of service to the HAC Board. The Board asked that Ernie and Mike be invited to the next Board meeting to be recognize and presented with the plaques.

Strategic Plan Consultants: Britt shared with the Board copies of the 2023 SWOT analysis completed by Columbus State University. Chuck announced that HAC intends to have a full strategic plan created to guide the Board over the next few years, and that the strategic plan will be a topic of discussion in future Board meetings. Britt reported that he has identified and contacted two potential consultants to help with the strategic plan: Greg Nielson of Neilson Consulting and Jeff Call of Focus & Execute out of Salt Lake City, Utah. Britt discussed his research into each consultant and that he has requested price proposals which will be shared with the Board at a future meeting. Chuck mentioned that part of the strategic plan will be to sell HAC's excess land holdings to return those properties to the tax rolls and re-focus HAC's attention to future projects. Sarah asked for details on the excess properties, to which Britt responded there are two tracts: 20 acres that front Williams Road and nearly 15 acres in Brookstone Centre. Britt commented that the Williams Road property should be sold after the current TSPLOST projects are completed in that area, and reminded the Board that the former Bibb Mill property was sold last year. According to Britt, the Brookstone parcel is ready to be sold and Ernie Smallman, as a commercial realtor, approached Britt after rolling off the Board about assisting HAC by listing that property. Chuck asked for a motion to authorize Britt to engage in discussions with Ernie for listing the Brookstone parcel. Dr. Kingsbury made the motion and Sarah seconded it. Dr.

Kingsbury asked if the parcel will be independently appraised and if Ernie's commission is negotiable. Britt stated he would discuss those questions with Ernie if the Board approves of moving forward. Following this discussion, the Board unanimously authorized Britt to discuss listing the Brookstone property with Ernie.

Verkada Security Systems: Britt stated that Orchard View's security system is 12 years old, and the parts for the current system are no longer available. Britt has researched options for updating the security system and found Verkada Security Systems. Britt will request a price proposal and report back to the Board.

New Initiatives: Britt announced that Georgia Training CTR clinicals are taking place at Muscogee Manor and plans have been made for Orchard View to also host clinicals. HAC will attend a senior care exposition at the Trade Center on March 15, at which Kyle Fisette is to be a key speaker. Britt announced that positive responses are being received to HAC's recent commercials, which played 16 times on the day of the Superbowl. Tony indicated that he saw one of the ads on YouTube. Britt reported that an HAC video has received 47,000 views on Google. When asked, Rick reported the Superbowl ads were purchased at a cost of \$12,000. Britt also announced that ads are currently displayed under 6-month contracts on billboards on Williams Road and Macon Road.

COVID-19 Update: Britt reported that none of HAC's facilities are currently in outbreak, and only a few new cases of Covid have been detected recently.

Accolades: Britt announced that Evette Derrickson was named Activity Director of the Year by Georgia Health Care Association. Britt, Chuck, and the Board commented positively on the recognition.

NEXT MEETING

The next meeting will be Tuesday, March 25, 2025 at Orchard View.

There being no further business the meeting was adjourned.

JACK P. SCHLEY
Secretary/Attorney

CHARLES K. HECHT, III
Chairman

HOSPITAL AUTHORITY OF COLUMBUS
YTD CONSOLIDATED INCOME STATEMENT
THROUGH JANUARY 31, 2025

INCOME STATEMENT	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
Revenue	\$ 11,750,512	\$ 771,162	\$ 3,610,691	\$ 8,624,797	\$ 24,757,162	\$ 14,000	\$ 78,374	\$ 279,789	\$ 25,129,325
Operating Expenses	10,185,081	1,274,959	2,952,034	7,872,461	22,294,535	4,471	7,226	4,897	22,311,129
Net Profit (Loss) before Noncash expense	1,565,431	(503,797)	648,657	752,336	2,462,627	9,529	71,148	274,892	2,818,196
Provision for Bad debts	2,585	-	-	-	2,585	-	-	-	2,585
Interest expense	(280,712)	-	(545,076)	-	(825,788)	-	-	-	(825,788)
Depreciation and Amortization	(532,597)	-	(667,618)	(76,335)	(1,276,550)	(2,513)	-	-	(1,279,063)
YTD Income (loss)	\$ 754,707	\$ (503,797)	\$ (564,037)	\$ 676,001	\$ 362,874	\$ 7,016	\$ 71,148	\$ 274,892	\$ 715,930
					\$ -	\$ -	\$ -	\$ -	\$ -

**HOSPITAL AUTHORITY OF COLUMBIUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED JANUARY 31, 2025**

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 4,996,755	\$ -	\$ 5,799,721	\$ 4,037,022	\$ 14,833,498	\$ 44,673	\$ 386,304	\$ 3,700,712	\$ 18,965,187
Other Current Assets	4,774,651	-	1,800,881	4,287,853	10,863,285	3,351	1,705	-	10,868,441
Intercompany Balances	15,918,083	-	(132,502)	(6,154,402)	9,631,179	(6,389,957)	(2,318,703)	(922,519)	-
Noncurrent Assets	32,051,013	-	32,310,649	7,549,470	71,911,132	147,861	83,642	-	72,142,635
Total Assets	\$ 57,740,502	\$ -	\$ 39,778,749	\$ 9,719,943	\$ 107,239,194	\$ (6,194,072)	\$ (1,847,052)	\$ 2,778,193	\$ 101,976,263
Current Liabilities	\$ 1,368,729	\$ -	\$ 397,116	\$ 898,655	\$ 2,664,500	\$ 7	\$ 55	\$ 71	\$ 2,664,633
Non-current Liabilities (excluding bonds)	10,054,770	-	3,445,775	5,535,770	19,036,315	360,100	450,668	-	19,847,083
Bonds Payable	19,312,679	-	28,200,155	-	47,512,834	-	-	-	47,512,834
Total Liabilities	30,736,178	-	32,043,046	6,434,425	69,213,649	360,107	450,723	71	70,024,550
Fund Balance	27,004,324	-	7,735,703	3,285,518	38,025,545	(6,554,179)	(2,297,775)	2,778,122	31,951,713
Total Liabilities and Fund Balance	\$ 57,740,502	\$ -	\$ 39,778,749	\$ 9,719,943	\$ 107,239,194	\$ (6,194,072)	\$ (1,847,052)	\$ 2,778,193	\$ 101,976,263
INCOME STATEMENT									
Revenue	\$ 1,529,873	\$ 110,166	\$ 595,667	\$ 1,128,073	\$ 3,363,779	\$ 2,000	\$ 11,243	\$ 8,007	\$ 3,385,029
Operating Expenses	1,511,646	152,025	449,802	1,154,991	3,268,264	607	577	141	3,269,589
Net Profit (Loss) before Noncash expense	18,227	(41,859)	146,055	(26,918)	95,515	1,393	10,666	7,866	115,440
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(32,905)	-	(77,868)	-	(110,773)	-	-	-	(110,773)
Depreciation and Amortization	(83,282)	-	(95,374)	(10,905)	(189,561)	(359)	-	-	(189,920)
Current Month Income (loss)	\$ (97,960)	\$ (41,859)	\$ (27,177)	\$ (37,823)	\$ (204,819)	\$ 1,034	\$ 10,666	\$ 7,866	\$ (185,253)
YTD Income (loss)	\$ 754,707	\$ (503,797)	\$ (564,037)	\$ 676,001	\$ 362,874	\$ 7,016	\$ 71,148	\$ 274,892	\$ 715,930
Monthly Net Income (loss)	\$ (97,960)	\$ (41,859)	\$ (27,177)	\$ (37,823)	\$ (204,819)	\$ 1,034	\$ 10,666	\$ 7,866	\$ (185,253)
Add: Depreciation	83,282	-	95,374	10,905	189,561	359	-	-	189,920
Add: Interest Expense	32,905	-	77,868	-	110,773	-	-	-	110,773
Less: Monthly bond payment	(183,370)	-	(60,343)	-	(243,713)	-	-	-	(243,713)
Less: Property & Equipment Additions	-	-	-	-	-	-	-	(2,200)	(2,200)
Net Cash Flow	\$ (165,143)	\$ (41,859)	\$ 85,722	\$ (26,918)	\$ (148,198)	\$ 1,393	\$ 10,666	\$ 5,666	\$ (130,473)

HOSPITAL AUTHORITY OF COLUMBUS
FY 2025 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy	63.37%					67.61%	64.52%	77.11%	74.34%	65.00%	55.78%	65.81%	61.69%	64.83%
Medicaid%	76.94%					74.74%	77.11%	8.32%	6.90%	74.16%	73.16%	73.16%	76.52%	75.28%
Medicare%	6.72%					8.06%	8.32%	8.19%	8.26%	6.13%	7.99%	7.99%	4.26%	6.91%
Private %	9.47%					8.25%	8.19%	8.19%	8.26%	10.26%	10.42%	10.42%	9.46%	9.19%
Hospice %	2.49%					2.70%	2.48%	3.13%	3.13%	3.85%	3.28%	4.63%	3.22%	3.22%
ADV %	4.38%					6.25%	3.90%	7.37%	7.37%	5.60%	5.15%	5.12%	5.40%	5.40%
Daily Medicare and ADV Census	14.06					19.35	15.76	18.55	18.55	15.43	17.29	11.58	16.00	15.32
Employment (Full Time Equivalents)	194.86					187.00	182.49	185.45	185.45	182.05	170.56	174.57	182.43	177.07
Ridgecrest														
% Occupancy	45.43%					43.01%	43.29%	53.80%	61.03%	43.16%	42.78%	45.05%	45.28%	44.00%
Medicaid%	57.40%					53.84%	53.80%	7.70%	8.01%	61.03%	66.05%	63.43%	61.66%	59.60%
Medicare%	9.21%					10.98%	7.70%	23.74%	24.82%	8.01%	3.43%	8.10%	11.03%	8.35%
Private %	20.12%					21.16%	23.74%	11.82%	4.72%	2.32%	2.32%	25.40%	23.66%	23.45%
Hospice %	7.86%					9.38%	11.82%	2.93%	1.42%	2.97%	3.07%	0.00%	0.00%	5.16%
ADV %	5.41%					4.64%	2.93%	3.87	3.42	2.30	4.22	5.58	3.65%	3.44%
Daily Medicare and ADV Census	5.58					5.65	3.87	40.20	39.52	41.21	39.01	38.83	4.37	6.92
Employment (Full Time Equivalents)	48.44					49.45	40.20	128.49	128.49	136.42	133.74	142.35	42.38	34.69
Muscogee Manor														
% Occupancy	48.91%					49.06%	49.32%	89.31%	91.03%	49.70%	50.41%	51.27%	51.40%	50.01%
Medicaid%	92.33%					91.11%	89.31%	3.28%	1.42%	91.03%	89.57%	88.12%	88.22%	89.96%
Medicare%	0.00%					1.61%	1.61%	1.04%	1.03%	1.42%	0.88%	1.77%	2.08%	1.58%
Private %	1.04%					1.04%	1.03%	6.38%	6.26%	1.03%	2.33%	4.75%	2.98%	2.03%
Hospice %	6.63%					6.24%	6.38%	0.00%	0.26%	6.26%	6.78%	5.36%	6.18%	6.26%
ADV %	0.00%					0.00%	0.00%	1.55	1.65	1.30	1.77	2.65	0.54%	0.18%
Daily Medicare and ADV Census	-					1.55	3.17	135.27	128.49	136.42	133.74	142.35	1.75	3.41
Employment (Full Time Equivalents)	146.61					153.48	135.27	128.49	128.49	136.42	133.74	142.35	139.48	136.54

HOSPITAL AUTHORITY OF COLUMBUS
12 MONTH MOVING STATISTICAL REPORT

	Jan-25	Dec-24	Nov-24	Oct-24	Sep-24	Aug-24	Jul-24	Jun-24	May-24	Apr-24	Mar-24	Feb-24	Jan-24	13 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	63.37%	67.61%	64.52%	65.00%	65.78%	65.81%	61.69%	63.08%	63.60%	63.97%	64.97%	66.52%	67.16%	64.65%	66.33%
Medicaid%	76.94%	74.74%	77.11%	74.34%	74.18%	73.16%	76.52%	77.44%	77.30%	78.06%	75.74%	74.03%	71.64%	75.48%	72.69%
Medicare%	6.72%	8.06%	8.32%	6.90%	6.13%	7.99%	4.26%	6.55%	4.08%	3.88%	4.20%	6.32%	10.66%	6.51%	7.31%
Private %	9.47%	8.26%	8.19%	8.26%	10.26%	10.42%	9.46%	8.90%	9.49%	9.85%	9.78%	7.98%	8.79%	9.18%	10.32%
Hospice %	2.49%	2.70%	2.48%	3.13%	3.85%	3.28%	4.63%	3.70%	4.13%	5.41%	5.41%	6.04%	5.13%	4.09%	5.35%
ADV %	4.38%	6.25%	3.90%	7.57%	5.60%	5.15%	5.12%	3.41%	5.00%	3.20%	4.87%	5.03%	3.72%	4.85%	4.33%
Daily Medicare and ADV Census	14.05	19.35	15.76	18.55	15.43	17.23	11.58	12.57	11.54	9.07	11.77	13.50	19.32	14.78	15.53
Employment (Full Time Equivalents)	194.85	187.00	182.49	185.45	182.05	170.56	174.57	189.00	174.79	173.80	175.72	174.72	182.60	186.59	176.40
Ridgmont															
% Occupancy	45.43%	43.01%	43.23%	43.68%	42.78%	45.05%	45.28%	41.94%	38.79%	36.90%	38.17%	38.99%	35.79%	41.43%	35.48%
Medicaid%	57.40%	53.84%	53.80%	61.03%	66.05%	63.43%	61.66%	60.17%	57.72%	54.73%	53.02%	53.76%	53.22%	57.68%	52.10%
Medicare%	9.21%	10.98%	7.70%	8.01%	3.43%	8.10%	11.03%	10.97%	10.89%	15.48%	21.73%	17.88%	7.51%	10.99%	16.77%
Private %	20.12%	21.16%	23.74%	24.82%	25.23%	25.40%	23.66%	22.57%	21.68%	23.33%	21.93%	24.10%	28.54%	23.56%	22.88%
Hospice %	7.85%	9.38%	11.82%	4.72%	2.32%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.78%	1.26%
ADV %	5.41%	4.54%	2.93%	1.42%	2.97%	3.07%	3.65%	6.34%	9.70%	6.45%	3.32%	4.25%	10.73%	4.99%	6.98%
Daily Medicare and ADV Census	5.58	5.65	3.87	3.42	2.30	4.22	5.58	6.10	6.71	6.80	8.03	7.25	5.49	5.46	7.01
Employment (Full Time Equivalents)	48.44	49.45	40.20	39.52	41.21	39.01	38.83	38.01	35.81	35.77	33.46	32.35	37.42	39.27	34.67
Muscoogee Manor															
% Occupancy	48.91%	49.06%	49.32%	49.70%	50.41%	51.27%	51.40%	49.73%	49.09%	48.45%	48.16%	51.57%	51.37%	49.88%	50.77%
Medicaid%	92.33%	91.11%	89.31%	91.03%	89.57%	88.12%	88.22%	89.60%	90.35%	89.47%	89.99%	90.31%	88.83%	89.90%	89.16%
Medicare%	0.00%	1.61%	3.28%	1.42%	0.85%	1.77%	2.08%	3.18%	2.85%	3.02%	2.22%	0.95%	2.98%	3.05%	3.05%
Private %	2.04%	1.04%	1.03%	1.03%	2.33%	4.75%	2.98%	1.40%	1.19%	1.19%	0.24%	1.03%	1.99%	2.02%	1.29%
Hospice %	6.63%	6.24%	6.38%	6.36%	6.78%	5.86%	6.18%	5.57%	5.77%	6.32%	6.22%	6.64%	5.64%	6.11%	6.13%
ADV %	0.00%	0.00%	0.00%	0.35%	0.44%	0.00%	0.54%	0.24%	0.00%	0.00%	1.33%	1.17%	0.58%	0.53%	0.32%
Daily Medicare and ADV Census	1.55	1.65	3.17	1.65	1.30	1.77	2.65	3.33	2.74	2.87	3.56	2.14	3.58	2.32	3.35
Employment (Full Time Equivalents)	246.61	153.48	135.27	128.49	136.42	133.74	142.35	139.05	139.91	141.20	131.43	155.56	143.63	139.01	135.24