

BOARD MINUTES  
OF THE  
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA  
July 30, 2024

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, July 30, 2024. The meeting was held in the conference room at Orchard View on Whitesville Road in Columbus, Georgia, and by Zoom video conference. 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 acting Chairwoman Sarah Banks-Lang, and members Mike Welch, Dr. John Kingsbury, Warner Kennon, Jr., Chuck Hecht, Wayne Joiner, and Tony Floyd. Ernie Smallman was excused.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney, were present at the meeting. Bob Jones was present as a guest.

INVOCATION AND WELCOME

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

DETERMINATION OF QUORUM

It was determined that a quorum was present.

REVIEW OF MINUTES

The Minutes for the June 25, 2024 Board meeting were reviewed. Chuck moved for their approval and Warner seconded the motion. The June 2024 Board Minutes were unanimously approved.

## BOARD BUSINESS

Sarah acknowledged and welcomed Tony Floyd as the newest member of the Board. Bob Jones was acknowledged as having been nominated and approved by City Council, but having not yet received his oath of office from the Mayor, his appointment to the Board has not been completed and he was welcomed as a prospective new member and guest of the Board.

## CFO'S REPORT

Sarah called for the financial report to be given, and Rick Alibozek presented the Financial and Statistical Reports:

**Statistical Report:** Attached to these Minutes is the FY 2024 YTD Statistical Report. Rick reported that HAC's census remains consistent with prior months, despite several deaths of residents at Orchard View, due to an increase in census at Muscogee Manor to 102. Ridgecrest maintains a census of about 40 residents. Britt and Rick commented on the effect of the age of residents in each facility on the changes in census. Facilities with older populations have a more volatile census, according to Britt. Rick reported that Medicare rates have increased above the rates paid by private insurance companies like United Health. According to Rick, this increase may indicate a move towards more long-term residents.

**Financial Report:** Attached to these Minutes is the Hospital Authority of Columbus YTD Consolidated Income Statement through June 30, 2024. Rick reported that the 2024 financial audit began on July 29. Rick further reported that the Employee Retention Credit is now reflected as revenue, but the money has not yet been received. The IRS approved part of the credit and HAC's external auditor, FORVIS, instructed Rick to reflect it as revenue. Rick is hopeful that the payment of \$2,040,000 will be received before the next meeting. The credit was distributed in parts as revenue across all three facilities. Sarah asked Rick to provide additional details about the credit

for the benefit of the new members, and Rick provided additional details about the credit and subsequent audit.

Rick reported that Quality Improvement payments were recently received from the State for Orchard View and Ridgecrest. Muscogee Manor previously received approximately \$70,000 in Quality Improvement payments. The latest payment of about \$350,000 is reflected as revenue for Orchard View and Ridgecrest. Rick also reported that HAC dedicates significant time to collecting on its bills, and Rick was pleased to report that HAC's current uncollected amounts are relatively low at around \$225,000. Britt commented how HAC uses liens to collect on bills, and a lien was recently paid-off through a real estate sale.

#### PRESIDENT'S REPORT

Britt Hayes gave the President's report:

**Silver Quality Award Winners:** Britt was pleased to announce that last month HAC received the Silver National Quality Award by the American Health Care Association for both Orchard View and Muscogee Manor. Britt commented generally on the significance of the award by stating that it generally takes years to achieve. Britt also reported that only 11 nursing homes in Georgia received the Silver Award in 2024, and only 98 in the United States out of 15,000 nursing homes have received the same award, and HAC has two of those facilities. Only 53 nursing homes in the U.S. have scored higher than Orchard View and Muscogee Manor under the criteria for the award. Britt indicated that the Silver Quality Award emblem is being added to all of HAC's marketing materials for the two facilities, including the commercials which are currently being produced. Britt also indicated that he is now setting his sights on the Gold Quality Award. According to Britt, only four nursing homes in Georgia have received the Gold Award. The closest Gold facility to HAC is located in Buena Vista, Georgia, and Britt commented on that facility's low staff turnover

rate, which he attributed to the close community in Buena Vista. Britt stated strong and consistent staffing is a significant contributor to achieving recognition for the Gold Quality Award. Wayne commented on the significance of the Silver Quality Award, and congratulated HAC on the recognition. The Board discussed the award generally and Britt indicated it would be announced at City Council and he plans to be there with the facility administrators to be recognized on behalf of HAC. According to Britt, the Silver Quality Award also raises the Medicare rate for Orchard View and Muscogee Manor by 1%.

**Bibb Mill Property:** Britt summarized the history of HAC's ownership of the former Bibb Mill property, the recent appraisal of the parcel, and the proposed land swap agreement with a Pezold group entity. Britt called on Jack to provide an update on the transaction. Jack indicated that the swap will be finalized and completed if the buyer for the Macon Road property places the purchase funds into escrow. Jack indicated he recently heard from an attorney for the buyer who requested details on the transaction, which Jack perceived as indicating that the buyer intends to move forward with the purchase at this time. Jack said he expects to have another update at the August meeting.

**Nursing Home Minimum Staffing/US Supreme Court ruling in Chevron case:** Britt commented on the recent U.S. Supreme Court ruling overturning the *Chevron* case, which empowered federal agencies to enact regulations, and how the current challengers of the recent minimum staffing mandate will likely use the Supreme Court's decision to argue against the mandate. The Board discussed the mandate generally and the unrealistic requirement for registered nurses. Warner asked if there were any other mandates that could be challenged by the court decision, and Britt responded that the COVID regulations would likely not be repeated now that the court's ruling has been issued.

**New Initiatives:** Britt reported that HAC's quality team is conducting Code Blue drills at all three facilities to improve quality of care under Code Blue scenarios. Britt also reported that new residents have been admitted at Orchard View through referrals Britt connected with during his lunch-and-learn sessions. Britt mentioned new partnerships HAC has entered into to share programming that showcases HAC's facilities, builds referrals, and increases census. According to Britt, he and Rick are meeting with the CFO and Discharge Manager at St. Francis Hospital next week to build a relationship for referrals to HAC from St. Francis. Britt commented on HAC's twenty-year association with the Alzheimer's Association, and HAC's new efforts to use that relationship with the aim to grow census. Britt reported that Home Depot donated a grill to be auctioned-off by HAC and that Orchard View will host a barbeque, all to raise money for the Alzheimer's Association.

Britt announced that HAC received a grant to fully cover the cost of a new UV Robot, which sterilizes rooms to kill drug-resistant organisms. Britt expects the robot to arrive in September, and that using it will improve quality care at HAC.

INCOLR's filming at Orchard View was productive, according to Britt, and the finished product for the commercials are expected to be delivered in August. Britt indicated the products would be shared with the Board during the August meeting if delivery occurs on-time.

**COVID-19 Update:** Britt reported that Orchard View and Muscogee Manor are currently in outbreak with twelve new cases of COVID at each facility.

NEXT MEETING

The next meeting will be Tuesday, August 27, 2024 at Orchard View.

There being no further business the meeting was adjourned.

  
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JACK P. SCHLEY  
Secretary/Attorney

  
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ERNEST SMALLMAN, IV  
Chairman

HOSPITAL AUTHORITY OF COLUMBUS  
CONSOLIDATED SUMMARY REPORT  
MONTH ENDED JUNE 30, 2024

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
<b>BALANCE SHEET</b>									
Cash	\$ 4,726,544	\$ -	\$ 5,845,244	\$ 3,867,258	\$ 14,439,046	\$ 30,891	\$ 313,352	\$ 2,862,493	\$ 17,645,782
Other Current Assets	5,382,537	-	2,102,479	4,171,886	11,656,902	3,817	3,119	-	11,663,838
Intercompany Balances	16,622,698	-	(336,522)	(6,659,191)	9,626,985	(6,386,177)	(2,318,290)	(922,518)	-
Noncurrent Assets	35,834,092	-	34,696,217	9,010,517	79,540,926	150,374	83,642	564,920	80,339,862
<b>Total Assets</b>	<b>\$ 62,565,871</b>	<b>\$ -</b>	<b>\$ 42,307,418</b>	<b>\$ 10,390,570</b>	<b>\$ 115,263,859</b>	<b>\$ (6,201,095)</b>	<b>\$ (1,918,177)</b>	<b>\$ 2,504,895</b>	<b>\$ 109,649,482</b>
Current Liabilities	\$ 1,888,517	\$ -	\$ 852,072	\$ 813,887	\$ 3,554,476	\$ -	\$ 79	\$ 1,666	\$ 3,556,221
Non-current Liabilities (excluding bonds)	10,950,305	-	4,047,178	6,750,787	21,748,270	360,100	450,668	-	22,559,038
Bonds Payable	20,987,513	-	28,965,838	-	49,953,451	-	-	-	49,953,451
<b>Total Liabilities</b>	<b>33,825,435</b>	<b>-</b>	<b>33,865,088</b>	<b>7,564,674</b>	<b>75,256,197</b>	<b>360,100</b>	<b>450,747</b>	<b>1,666</b>	<b>76,068,710</b>
<b>Fund Balance</b>	<b>28,739,436</b>	<b>-</b>	<b>8,442,330</b>	<b>2,825,896</b>	<b>40,007,662</b>	<b>(6,561,195)</b>	<b>(2,368,924)</b>	<b>2,503,229</b>	<b>33,580,772</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 62,565,871</b>	<b>\$ -</b>	<b>\$ 42,307,418</b>	<b>\$ 10,390,570</b>	<b>\$ 115,263,859</b>	<b>\$ (6,201,095)</b>	<b>\$ (1,918,177)</b>	<b>\$ 2,504,895</b>	<b>\$ 109,649,482</b>
<b>INCOME STATEMENT</b>									
Revenue	\$ 2,751,166	\$ 39,333	\$ 869,369	\$ 1,836,120	\$ 5,495,988	\$ 2,000	\$ 17,472	\$ 2,555	\$ 5,518,015
Operating Expenses	1,499,971	196,919	465,869	1,164,937	3,327,696	606	15,713	5,736	3,349,751
Net Profit (Loss) before Noncash expense	1,251,195	(157,586)	403,500	671,183	2,168,292	1,394	1,759	(3,181)	2,168,264
Provision for Bad debts	(175,259)	-	(10,093)	(40,206)	(225,558)	-	-	-	(225,558)
Interest expense	(45,330)	-	(79,664)	-	(124,994)	-	-	-	(124,994)
Depreciation and Amortization	(93,546)	-	(95,663)	(20,301)	(209,512)	(377)	-	-	(209,889)
<b>Current Month Income (Loss)</b>	<b>\$ 937,058</b>	<b>\$ (157,586)</b>	<b>\$ 218,080</b>	<b>\$ 610,676</b>	<b>\$ 1,608,228</b>	<b>\$ 1,017</b>	<b>\$ 1,759</b>	<b>\$ (3,181)</b>	<b>\$ 1,607,823</b>
<b>YTD Income (Loss)</b>	<b>\$ 2,157,495</b>	<b>\$ (1,594,472)</b>	<b>\$ (2,008,573)</b>	<b>\$ 642,021</b>	<b>\$ (803,529)</b>	<b>\$ 19,405</b>	<b>\$ 312,014</b>	<b>\$ (1,756)</b>	<b>\$ (473,866)</b>
YTD Net Income (Loss)	\$ 937,058	\$ (157,586)	\$ 218,080	\$ 610,676	\$ 1,608,228	\$ 1,017	\$ 1,759	\$ (3,181)	\$ 1,607,823
Add: Depreciation	93,548	-	95,663	20,301	209,512	377	-	-	209,889
Add: Interest Expense	45,330	-	79,664	-	124,994	-	-	-	124,994
Less: Monthly bond payment	(245,547)	-	(63,229)	-	(308,776)	-	-	-	(308,776)
Less: Property & Equipment Additions	-	-	-	(7,250)	(7,250)	-	-	-	(7,250)
<b>Net Cash Flow</b>	<b>\$ 830,389</b>	<b>\$ (157,586)</b>	<b>\$ 330,178</b>	<b>\$ 623,727</b>	<b>\$ 1,626,708</b>	<b>\$ 1,394</b>	<b>\$ 1,759</b>	<b>\$ (3,181)</b>	<b>\$ 1,626,680</b>



HOSPITAL AUTHORITY OF COLUMBUS  
12 MONTH MOVING STATISTICAL REPORT

	Jun-24	May-24	Apr-24	Mar-24	Feb-24	Jan-24	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	13 Mth Average	Prior Year Avg
<b>Orchard View</b>															
% Occupancy	63.08%	65.60%	63.97%	64.97%	65.22%	67.16%	65.87%	66.13%	67.41%	69.57%	71.79%	65.69%	66.60%	66.33%	64.63%
Medicare%	77.44%	77.00%	78.06%	75.76%	74.03%	71.64%	73.31%	71.50%	69.63%	69.94%	69.43%	71.15%	66.80%	72.69%	67.89%
Medicare%	6.55%	4.06%	3.88%	4.20%	5.02%	10.66%	6.88%	6.88%	5.39%	9.69%	11.59%	8.11%	8.01%	7.31%	10.33%
Private %	8.90%	9.49%	9.43%	9.78%	7.58%	8.79%	10.81%	10.84%	11.15%	9.85%	10.38%	12.57%	14.11%	10.32%	11.88%
Hospice %	3.41%	4.13%	5.00%	5.41%	6.04%	5.19%	4.86%	5.79%	7.48%	5.71%	4.35%	4.89%	5.51%	5.35%	7.08%
ADV %	11.57	11.54	9.07	11.77	15.90	15.32	15.28	4.99%	6.46%	3.72%	4.35%	2.93%	3.75%	4.33%	2.81%
Daily Medicare and ADV Census	189.00	174.79	173.80	175.72	154.72	182.60	187.28	175.53	176.68	178.19	185.65	167.04	189.93	176.60	175.21
Employment (Full Time Equivalents)															
<b>Ridgecrest</b>															
% Occupancy	41.94%	38.79%	36.90%	36.17%	39.93%	35.79%	32.87%	35.32%	36.41%	32.70%	28.03%	31.64%	32.74%	35.48%	28.76%
Medicare%	60.17%	57.72%	54.73%	54.02%	53.76%	51.22%	54.32%	52.82%	47.05%	43.85%	49.07%	48.18%	50.91%	52.10%	40.10%
Medicare%	10.97%	10.89%	15.48%	21.79%	17.86%	7.51%	12.97%	16.65%	16.46%	17.84%	16.67%	27.67%	23.15%	16.77%	22.81%
Private %	22.52%	21.68%	23.33%	21.98%	24.10%	28.54%	27.57%	22.92%	20.78%	21.84%	24.07%	18.81%	19.30%	22.88%	24.59%
Hospice %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.35%	3.82%	1.87%	3.16%	1.70%	0.00%	1.29%	4.98%
ADV %	6.34%	9.76%	6.45%	3.92%	4.25%	10.73%	5.16%	3.46%	5.92%	1.87%	6.84%	3.64%	6.55%	6.98%	6.90%
Daily Medicare and ADV Census	6.10	6.71	6.80	8.03	7.25	5.49	6.03	6.03	8.68	8.63	5.74	8.32	8.17	7.01	7.07
Employment (Full Time Equivalents)	38.01	35.81	35.77	33.65	31.25	37.42	30.24	31.66	31.45	34.13	34.24	32.69	34.42	34.67	33.59
<b>Mussogee Manor</b>															
% Occupancy	49.73%	48.08%	48.45%	48.16%	51.37%	51.37%	52.24%	52.45%	52.65%	52.21%	50.93%	50.35%	50.61%	50.73%	54.39%
Medicare%	89.60%	90.35%	89.47%	89.55%	90.81%	88.82%	89.58%	89.95%	87.40%	87.07%	87.13%	88.60%	90.48%	89.16%	89.85%
Medicare%	3.18%	2.85%	3.02%	2.22%	0.95%	2.98%	2.74%	2.65%	3.26%	3.35%	4.85%	4.68%	2.65%	3.05%	3.05%
Private %	1.40%	1.06%	1.15%	0.24%	1.02%	1.99%	1.95%	0.97%	1.94%	1.95%	2.01%	1.02%	1.05%	1.27%	1.66%
Hospice %	5.57%	5.77%	6.32%	6.22%	5.64%	5.84%	5.92%	6.10%	7.22%	7.45%	5.58%	5.70%	5.85%	6.18%	5.59%
ADV %	0.24%	0.00%	0.00%	1.39%	1.17%	0.58%	0.00%	0.29%	0.16%	0.00%	0.42%	0.00%	0.00%	0.32%	0.80%
Daily Medicare and ADV Census	3.33	3.33	2.87	2.14	3.58	2.81	3.07	3.07	3.55	3.53	5.23	4.61	2.63	3.25	3.39
Employment (Full Time Equivalents)	139.05	139.51	141.20	131.43	135.56	143.63	150.43	139.29	134.87	136.52	129.69	122.86	119.92	135.24	123.92



HOSPITAL AUTHORITY OF COLUMBUS  
FY 2024 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
<b>Orchard View</b>														
% Occupancy	63.08%	63.60%	63.97%	64.97%	66.57%	67.16%	65.87%	66.13%	67.44%	69.52%	71.79%	65.69%	66.31%	64.75%
Medicaid%	77.44%	77.30%	78.06%	75.74%	74.03%	71.64%	73.31%	71.50%	69.67%	69.94%	68.43%	71.15%	73.18%	67.57%
Medicare%	6.55%	4.08%	3.88%	4.20%	6.97%	10.66%	6.39%	6.88%	5.29%	9.69%	11.59%	9.11%	10.32%	10.32%
Private %	8.90%	9.49%	9.85%	9.78%	7.98%	8.79%	10.31%	10.94%	11.19%	9.95%	10.38%	12.52%	10.00%	12.21%
Hospice %	3.70%	4.13%	5.00%	5.41%	6.04%	5.19%	4.80%	5.70%	7.49%	6.71%	5.23%	4.65%	5.34%	7.05%
ADV %	3.41%	5.00%	3.20%	4.87%	5.09%	3.72%	5.19%	4.99%	6.46%	3.72%	4.36%	2.63%	4.37%	2.87%
Daily Medicare and ADV Census	12.57	11.54	9.07	11.77	15.90	19.32	15.26	15.70	15.84	18.64	22.91	15.29	15.32	17.12
Employment (Full Time Equivalents)	189.00	174.79	173.80	175.72	174.72	182.60	187.28	175.35	176.68	178.19	169.66	167.04	177.07	173.94
<b>Ridgecrest</b>														
% Occupancy	41.94%	38.79%	36.90%	38.17%	38.99%	35.79%	32.87%	35.32%	36.41%	32.70%	29.03%	31.64%	35.71%	28.46%
Medicaid%	60.17%	57.72%	54.73%	53.02%	53.76%	53.22%	54.32%	52.81%	47.05%	42.35%	49.07%	48.18%	52.20%	41.44%
Medicare%	10.97%	10.89%	15.48%	21.73%	17.88%	7.51%	12.97%	16.85%	18.46%	17.84%	16.67%	27.67%	16.24%	22.09%
Private %	22.52%	21.68%	23.33%	21.93%	24.10%	28.54%	27.57%	22.92%	20.78%	21.84%	24.07%	18.81%	23.17%	24.80%
Hospice %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.93%	3.80%	3.64%	3.31%	1.70%	1.37%	4.59%
ADV %	6.34%	9.70%	6.45%	3.32%	4.25%	10.73%	5.14%	3.48%	9.92%	14.32%	6.88%	3.64%	7.01%	7.09%
Daily Medicare and ADV Census	6.10	6.71	6.80	8.03	7.25	5.49	5.00	6.03	8.68	8.83	5.74	8.32	6.92	7.00
Employment (Full Time Equivalents)	38.01	36.81	35.77	35.46	32.35	37.42	38.24	31.66	31.45	34.18	34.24	32.69	34.69	33.48
<b>Muscooke Manor</b>														
% Occupancy	49.73%	49.09%	48.45%	48.16%	51.57%	51.37%	52.24%	52.45%	52.65%	52.21%	50.53%	50.25%	50.73%	54.26%
Medicaid%	89.60%	90.35%	89.47%	89.99%	90.81%	88.82%	89.39%	89.95%	87.40%	87.07%	87.13%	88.60%	89.05%	89.86%
Medicare%	3.18%	2.85%	3.02%	2.22%	0.95%	2.98%	2.74%	2.69%	3.28%	3.55%	4.85%	4.68%	3.08%	1.98%
Private %	1.40%	1.04%	1.19%	1.04%	1.02%	1.99%	1.95%	0.97%	1.94%	1.95%	1.01%	1.02%	1.31%	1.79%
Hospice %	5.57%	5.77%	6.32%	6.22%	6.04%	5.64%	5.92%	6.10%	7.22%	7.43%	6.58%	5.70%	6.21%	5.61%
ADV %	0.24%	0.00%	0.00%	1.33%	1.17%	0.58%	0.00%	0.29%	0.16%	0.00%	0.42%	0.00%	0.35%	0.83%
Daily Medicare and ADV Census	3.33	2.74	2.87	3.36	2.14	3.58	2.81	3.07	3.55	3.63	5.23	4.61	3.41	3.03
Employment (Full Time Equivalents)	139.05	139.91	141.20	131.43	135.56	143.63	150.43	139.29	134.87	136.52	123.69	122.86	136.54	124.26