

BOARD MINUTES  
OF THE  
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA  
October 29, 2024

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, October 29, 2024. 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 Ernie Smallman, Vice Chairwoman Sarah Banks-Lang, and members Dr. John Kingsbury, Warner Kennon, Jr., Chuck Hecht, Wayne Joiner, Tony Floyd, and Bob Jones. Mike Welch absent and excused.

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

INVOCATION AND WELCOME

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 September 24, 2024, Board meeting were reviewed. Bob moved for their approval and Wayne seconded the motion. The September 2024 Board Minutes were unanimously approved.

## BOARD BUSINESS

Jack informed the Board that the current terms for Ernie, Dr. Kingsbury, and Mike will expire in November, and City Council nominated Ernie and Dr. Kingsbury to succeed themselves. Both Ernie and Dr. Kingsbury indicated willingness to accept another term. Wayne moved to nominate Ernie and Dr. Kingsbury to succeed themselves, and Bob seconded the motion. Ernie and Dr. Kingsbury were unanimously chosen to succeed themselves for another term on the Board. Jack indicated that Mike has served on the Board for nine consecutive years, which is the limit under the By-Laws, making Mike ineligible for another term. The Board discussed generally Mike's time on the Board and expressed gratitude for his many years of service.

Jack announced to the Board that Britt's employment contract was set to renew in January which triggers the time for review of Britt's compensation pursuant to the contract. Britt was temporarily excused from the meeting. Jack read to the Board the term of Britt's contract pertaining to the Board's discretion to raise and issue bonuses to Britt upon considering census and profitability data for HAC. Dr. Kingsbury moved to consider an increase to Britt's compensation, and Chuck seconded the motion. Jack called on Rick, who presented his schedule for 2023-2024 census and profitability. According to Rick, HAC's census increased by 25% with a daily average of 262 residents. Rick's profitability schedule was limited to operational items like income and expenses, which showed an operational loss for 2023-2024. Dr. Kingsbury asked if any new nursing home beds were added in the region creating competition for census, and Rick replied stating no new beds have been created in 2023-2024. Dr. Kingsbury then asked about staff turnover, to which Rick replied that most turnover occurs within the first six months of employment with the highest rate being for CNAs. Rick also reported that HAC's turnover was average-to-below-average for the industry. Ernie asked about regular increases to staff wages for

cost of living. Rick indicated staff will receive a 4% increase, which will not be applied to Britt. Dr. Kingsbury moved for a 4% annual raise for Britt's next term under the contract, and Wayne seconded the motion. The 4% annual raise was unanimously approved. Then, Dr. Kingsbury moved for a discretionary bonus to be awarded in the amount of \$15,000, and Tony seconded the motion. Following a brief discussion, the Board unanimously approved a bonus to Britt of \$15,000. Rick indicated he would share the raise and bonus approvals with payroll. Britt was called back into the meeting and informed of the Board's actions. Britt expressed his gratitude and thanked the Board.

### CFO'S REPORT

Ernie called for the financial report to be given, and Rick Alibozek introduced Megan Knight from FORVIS to present the annual audit:

Megan shared a draft of the Independent Auditor's Report and Financial Statements and Supplementary Information for June 30, 2024 and 2023 prepared by FORV/S. In summary, the auditor's opinion indicated that HAC's internal financial statements "present fairly, in all material respects, the financial position of the Authority as of June 30, 2024 and 2023 and the changes in its net position and its cash flows for the years then ended in accordance with accounting and principles generally accepted in the United States." After Megan discussed the report, Rick indicated the Board would have one week to review and provide comments and questions before the report is finalized. According to Rick, the final audit report will be received by Thanksgiving, and then shared with the City by December 1, 2024.

Rick also presented the Statistical and Financial Reports:

**Statistical Report:** Attached to these Minutes is the FY 2024 YTD Statistical Report.

**Financial Report:** Attached to these Minutes is the Hospital Authority of Columbus YTD Consolidated Income Statement through September 30, 2024.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

**MHH Building:** Britt informed the Board that the current tenant of the former Muscogee Home Health building is requesting to purchase the property from HAC. According to Britt, the current lease is for \$60,000/year with scheduled increases annually. Following discussion, the Board agreed to consider offers on the property.

**Insurance Renewals:** HAC's worker's compensation and healthcare insurance policies will renew on December 31. According to Rick, HAC's worker's compensation premium is low for the industry. Although HAC does not subsidize the cost of each policy, the premium for Dental will increase, but there will be no increase to Vision.

**New Initiatives:** According to Britt, he is looking for better prices for briefs and tested McKesson briefs at Orchard View. The briefs were not well received so no changes will be made at this time. Britt is in the process of receiving a quote from Voyce Medical Translation for interpretation services, which would benefit patients who speak languages other than English. Britt is looking into a back-up fiber connection for Orchard View and received a quote from Media Com which was favorable. Ernie recommended getting a quote from Unity Fiber, and Rick indicated he contacted Unity Fiber and they would not provide a quote. According to Britt, the city government recently housed a mobile command center from Homeland Security and the city asked for it to be temporarily parked at Ridgecrest. City leaders visited Ridgecrest to inspect the vehicle, which provided an opportunity for the leaders to see Ridgecrest. Britt reported that HAC was the

leading donor from the city teams for the Alzheimer’s Walk, and Britt commented on the benefits of that exposure for HAC and its relationship with the Alzheimer’s Association.

**COVID-19 Update:** Britt reported that currently there is not an outbreak status at any of HAC’s facilities. HAC resident booster percentages exceed national booster rates.

**Miscellaneous:** Britt shared comments from recent discussions with Medpro and Alliant ICAR for quality improvements. Also, there will be no changes to HAC’s designation as a representative payee for Social Security.

NEXT MEETING

The next meeting will be Tuesday, January 28, 2025 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  
FY 2025 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
<b>Orchard View</b>														
% Occupancy										65.78%	65.81%	61.69%	64.43%	66.31%
Medicaid%										74.16%	73.16%	76.52%	74.61%	73.18%
Medicare%										6.13%	7.99%	4.26%	6.13%	7.10%
Private %										10.26%	10.42%	9.46%	10.05%	10.00%
Hospice %										3.85%	3.28%	4.63%	3.92%	5.34%
ADV %										5.60%	5.15%	5.12%	5.29%	4.37%
Daily Medicare and ADV Census										15.43	17.29	11.58	14.77	15.32
Employment (Full Time Equivalents)										182.05	170.56	174.57	175.73	177.07
<b>Ridgecrest</b>														
% Occupancy										42.78%	45.05%	45.28%	44.37%	35.71%
Medicaid%										65.05%	63.43%	61.66%	63.71%	52.20%
Medicare%										3.43%	8.10%	11.03%	7.52%	16.24%
Private %										25.23%	25.40%	23.66%	24.76%	23.17%
Hospice %										2.32%	0.00%	0.00%	0.77%	1.37%
ADV %										2.97%	3.07%	3.65%	3.23%	7.01%
Daily Medicare and ADV Census										2.30	4.22	5.58	4.03	6.92
Employment (Full Time Equivalents)										41.21	39.01	38.83	39.68	34.69
<b>Muscooke Manor</b>														
% Occupancy										50.41%	51.27%	51.40%	51.03%	50.73%
Medicaid%										89.57%	88.12%	88.22%	88.64%	89.05%
Medicare%										0.88%	1.77%	2.08%	1.58%	3.08%
Private %										2.33%	4.75%	2.98%	3.35%	1.31%
Hospice %										6.78%	5.36%	6.18%	6.11%	6.21%
ADV %										0.44%	0.00%	0.54%	0.33%	0.35%
Daily Medicare and ADV Census										1.30	1.77	2.65	1.91	3.41
Employment (Full Time Equivalents)										136.42	133.74	142.35	137.50	136.54

HOSPITAL AUTHORITY OF COLUMBUS  
12 MONTH MOVING STATISTICAL REPORT

	Sep-24	Aug-24	Jul-24	Jun-24	May-24	Apr-24	Mar-24	Feb-24	Jan-24	Dec-23	Nov-23	Oct-23	Sep-23	13 Mth Average	Prior Year Avg
<b>Orchard View</b>															
% Occupancy	65.78%	65.81%	61.69%	63.08%	63.60%	63.97%	64.97%	65.57%	67.16%	65.87%	66.13%	67.44%	69.52%	65.50%	68.33%
Medicaid%	74.10%	73.16%	76.52%	77.44%	77.50%	78.06%	75.74%	74.03%	71.65%	73.31%	71.50%	69.62%	69.62%	74.63%	71.69%
Medicare%	6.13%	7.98%	4.26%	6.55%	4.08%	3.88%	4.20%	6.92%	10.66%	6.35%	6.88%	5.39%	9.69%	6.98%	7.31%
Private %	10.26%	10.47%	9.46%	8.90%	9.49%	9.85%	9.73%	7.36%	8.75%	10.31%	10.94%	11.15%	9.95%	9.70%	10.32%
Hospice %	3.85%	3.28%	4.63%	3.70%	4.13%	5.00%	5.41%	6.04%	5.19%	4.80%	5.70%	7.43%	6.71%	5.07%	5.35%
ADV %	5.60%	5.15%	5.12%	3.41%	5.00%	3.20%	4.87%	5.03%	3.72%	5.19%	4.99%	6.46%	3.72%	4.73%	4.35%
Daily Medicare and ADV Census	15.43	17.29	11.58	12.57	11.54	9.07	11.77	15.99	19.32	15.26	15.70	15.84	18.64	14.61	15.53
Employment (Full Time Equivalents)	182.05	170.56	174.57	189.00	174.79	173.63	175.72	174.72	182.60	187.28	175.35	176.68	178.19	178.10	176.40
<b>Blakewest</b>															
% Occupancy	42.76%	45.05%	45.28%	41.94%	38.79%	36.90%	38.17%	38.99%	35.79%	32.87%	35.32%	36.41%	32.70%	38.54%	35.48%
Medicaid%	66.05%	63.43%	61.66%	60.17%	57.72%	54.75%	53.42%	53.76%	53.22%	54.32%	52.81%	47.05%	42.95%	55.41%	52.10%
Medicare%	3.43%	8.40%	11.03%	10.97%	10.89%	15.48%	21.73%	17.86%	7.51%	12.97%	16.85%	18.46%	17.84%	13.32%	16.77%
Private %	25.23%	25.40%	23.66%	22.57%	21.66%	23.33%	21.93%	24.10%	28.54%	27.57%	22.57%	20.76%	21.84%	23.81%	22.88%
Hospice %	2.97%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.53%	3.80%	3.69%	1.05%	1.26%
ADV %	2.30	4.22	5.58	6.10	9.76%	6.45%	3.73%	4.25%	10.73%	5.14%	3.46%	9.52%	14.32%	6.41%	6.92%
Daily Medicare and ADV Census	41.21	39.01	38.83	38.01	31.81	35.77	32.46	32.35	37.47	38.24	31.56	31.45	34.18	36.03	34.57
Employment (Full Time Equivalents)															
<b>Murphy's Manor</b>															
% Occupancy	50.41%	51.77%	51.40%	49.73%	49.08%	49.45%	49.18%	51.57%	51.27%	52.24%	52.45%	52.65%	52.21%	50.85%	50.72%
Medicaid%	89.57%	86.12%	88.72%	89.60%	90.35%	89.47%	89.89%	90.81%	88.83%	89.38%	89.95%	87.40%	87.07%	89.13%	89.16%
Medicare%	0.88%	1.77%	2.06%	3.13%	2.85%	3.02%	2.22%	0.95%	2.58%	2.74%	2.69%	3.98%	3.55%	2.48%	3.05%
Private %	2.33%	4.75%	2.96%	1.40%	1.68%	1.19%	0.24%	1.02%	1.95%	1.95%	0.97%	1.94%	1.95%	1.93%	1.29%
Hospice %	6.28%	5.36%	6.18%	5.57%	5.77%	6.32%	6.22%	6.04%	5.64%	5.92%	6.16%	7.23%	7.43%	6.70%	6.18%
ADV %	0.44%	0.00%	0.54%	0.24%	0.00%	0.00%	1.33%	1.17%	0.58%	0.00%	0.29%	0.16%	0.00%	0.17%	0.32%
Daily Medicare and ADV Census	1.30	1.77	2.65	3.33	2.74	2.87	3.36	2.14	3.58	3.07	3.07	2.55	3.65	2.43	3.35
Employment (Full Time Equivalents)	136.42	133.74	142.35	139.05	139.91	141.20	135.56	135.56	143.63	150.33	139.29	134.57	136.52	138.90	135.24





**HOSPITAL AUTHORITY OF COLUMBIUS  
CONSOLIDATED SUMMARY REPORT  
MONTH ENDED SEPTEMBER 30, 2024**

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
<b>BALANCE SHEET</b>									
Cash	\$ 7,377,909	\$ -	\$ 5,332,246	\$ 4,635,156	\$ 17,345,311	\$ 32,673	\$ 344,294	\$ 3,654,484	\$ 21,376,762
Other Current Assets	3,466,108	-	1,492,108	2,817,141	7,775,357	6,000	2,337	-	7,783,694
Intercompany Balances	14,863,289	-	692,413	(5,928,716)	9,626,986	(6,386,177)	(2,318,291)	(922,518)	-
Noncurrent Assets	32,023,585	-	32,804,128	7,583,975	72,411,688	149,297	83,642	-	72,644,627
<b>Total Assets</b>	<b>\$ 57,730,891</b>	<b>\$ -</b>	<b>\$ 40,320,895</b>	<b>\$ 9,107,556</b>	<b>\$ 107,159,342</b>	<b>\$ (6,198,207)</b>	<b>\$ (1,888,018)</b>	<b>\$ 2,731,966</b>	<b>\$ 101,805,083</b>
Current Liabilities	\$ 1,450,948	\$ -	\$ 542,535	\$ 655,599	\$ 2,649,082	\$ 7	\$ 76	\$ -	\$ 2,649,165
Non-current Liabilities (excluding bonds)	10,093,186	-	3,445,775	5,535,770	19,074,731	360,100	450,668	-	19,885,499
Bonds Payable	19,432,641	-	28,211,974	-	47,644,615	-	-	-	47,644,615
<b>Total Liabilities</b>	<b>30,976,775</b>	<b>-</b>	<b>32,200,284</b>	<b>6,191,369</b>	<b>69,368,428</b>	<b>360,107</b>	<b>450,744</b>	<b>-</b>	<b>70,179,279</b>
<b>Fund Balance</b>	<b>26,754,116</b>	<b>-</b>	<b>8,120,611</b>	<b>2,916,187</b>	<b>37,790,914</b>	<b>(6,558,314)</b>	<b>(2,338,762)</b>	<b>2,731,966</b>	<b>31,625,804</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 57,730,891</b>	<b>\$ -</b>	<b>\$ 40,320,895</b>	<b>\$ 9,107,556</b>	<b>\$ 107,159,342</b>	<b>\$ (6,198,207)</b>	<b>\$ (1,888,018)</b>	<b>\$ 2,731,966</b>	<b>\$ 101,805,083</b>
<b>INCOME STATEMENT</b>									
Revenue	\$ 1,769,542	\$ 110,166	\$ 486,789	\$ 1,263,545	\$ 3,630,042	\$ 2,000	\$ 10,064	\$ 6,635	\$ 3,648,741
Operating Expenses	1,436,144	166,459	412,257	1,056,862	3,071,722	606	664	4,472	3,077,464
Net Profit (loss) before Noncash expense	333,398	(56,293)	74,532	206,683	558,320	1,394	9,400	2,163	571,277
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(13,697)	-	(77,868)	-	(91,565)	-	-	-	(91,565)
Depreciation and Amortization	(83,282)	-	(95,374)	(10,905)	(189,561)	(359)	-	-	(189,920)
Current Month Income (loss)	\$ 236,419	\$ (56,293)	\$ (98,710)	\$ 195,778	\$ 277,194	\$ 1,035	\$ 9,400	\$ 2,163	\$ 289,792
YTD Income (loss)	\$ 258,468	\$ (257,762)	\$ (179,131)	\$ 306,668	\$ 128,243	\$ 2,880	\$ 30,161	\$ 228,736	\$ 390,020
Monthly Net Income (loss)	\$ 236,419	\$ (56,293)	\$ (98,710)	\$ 195,778	\$ 277,194	\$ 1,035	\$ 9,400	\$ 2,163	\$ 289,792
Add: Depreciation	83,282	-	95,374	10,905	189,561	359	-	-	189,920
Add: Interest Expense	13,697	-	77,868	-	91,565	-	-	-	91,565
Less: Monthly bond payment	(187,127)	-	(61,332)	-	(248,459)	-	-	-	(248,459)
Less: Property & Equipment Additions	-	-	-	-	-	-	-	-	-
<b>Net Cash Flow</b>	<b>\$ 146,271</b>	<b>\$ (56,293)</b>	<b>\$ 13,200</b>	<b>\$ 206,683</b>	<b>\$ 309,861</b>	<b>\$ 1,394</b>	<b>\$ 9,400</b>	<b>\$ 2,163</b>	<b>\$ 322,818</b>