

LFKHD PERFORMANCE MEASURES

In accordance with Section 189.0694, Florida Statutes, the Lower Florida Keys Hospital District adopts the following goals and objectives for each program and activity of the District for the upcoming year, as well as the performance measures and standards to determine if the objectives are being achieved:

1. Goal: To confirm the Hospital Lessee (Community Health Systems, or its successor in interest) is complying with the terms of the Ground Lease between the District and Key West HMA, dated May 1, 1999 or any subsequent lease (hereinafter “Ground Lease”).

Performance Measures/Standards:

- To receive not less than quarterly reports from the Hospital operator, concurrent with the District quarterly regular Board meetings, evidencing the performance of the Hospital for the prior quarter.
 - To receive and investigate, if any, complaints from District residents regarding the Hospital.
 - To receive and review reports on Hospital physical improvements
2. Goal: To confirm the Nursing Home Ground Lessee operator (Palm Vista Health and Rehabilitation Center, or any successor in interest) is complying with the terms of the Ground Lease between the District and Palm Vista Propco dated December 16, 1982 as amended on December 18, 1985, June 24, 2002, February 24, 2010, October 15, 2020 and November 1, 2022, or any subsequent lease.

Performance Measures/Standards:

- To receive not less than quarterly reports from the Nursing Home operator, concurrent with the District quarterly regular Board meetings, evidencing the performance of the Nursing Home for the prior quarter.
 - To receive and investigate, if any, complaints from District residents regarding the Nursing Home
 - To review and investigate, if any, inspection citations received by the Nursing Home from AHCA or CMS, and to confirm acceptance by the issuing Agency of a Plan of Corrections.
 - To receive and review reports on Nursing Home physical improvements
3. Goal: To conform to the timeline previously established by the Board in moving toward the identification and selection of a hospital operator and entering into a new lease agreement with such hospital operator as the tenant, upon the expiration of the current Ground Lease in April 2029, or its earlier termination, including but not limited to the engagement of outside transaction counsel, and the preparation of a RFP or similar solicitation of proposals for hospital operators to respond to.

Performance Measures/Standards:

- To ascertain the status of progress against the District Board adopted timeline
- To receive and review monthly updates from the outside engaged transaction counsel.
- To receive and review monthly updates from any authorized consultant.