

OFFICE OF THE ATTORNEY GENERAL
STATE OF GEORGIA

IN THE MATTER OF THE SALE
OF MURRAY MEDICAL CENTER
TO ADVENTIST HEALTH SYSTEM
GEORGIA, INC.

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NO. AG 2020-01

REPORT OF FINDINGS

I.

BACKGROUND

MURRAY MEDICAL CENTER

AdventHealth Murray, formerly Murray Medical Center, (“Hospital”) is a general acute care hospital located in Chatsworth, Georgia in Murray County. The Hospital’s primary service area is Murray County, which includes the cities of Cisco, Chatsworth, Crandall, Eton, and Tennega. The Hospital operates an emergency room twenty-four hours per day and has two operating rooms. It is licensed for forty-two beds, but it currently operates only twenty-one in-patient rooms. The Hospital currently provides emergency and urgent care, orthopedic care, primary care, imaging, surgical services, woman’s care, men’s care, senior care, and lab services.

In 2015, the Hospital Authority of Murray County (“Authority”) leased the Hospital to Adventist Health System of Georgia (“Adventist”), a Georgia nonprofit corporation, pursuant to a Lease and Transfer Agreement (“Lease”). The Lease provided Adventist an option to purchase the Hospital and its assets for an amount equal to (i) the greater of the fair market value or the then outstanding balance of the Revenue Anticipation Certificates (“RAC”) to be repaid by the Authority; and (ii) the balance of the account payable incurred by the Authority as of May 1, 2015. The underlying lease transaction was previously reviewed and approved by the Office of the Attorney General in 2014.¹

As proposed, Adventist now seeks to exercise the option under the Lease and purchase the Hospital and its assets, which includes a professional office building and vacant land lots

¹ The option to purchase was not part of our review of the transaction in 2014. Rather, the parties were put on notice that they should contact the Office of the Attorney General prior to the exercise of the option. *See* Report of Findings No. AG 2014-02.

