

NEWS RELEASE – FOR IMMEDIATE RELEASE

Community plan in the works to establish medical arts building on hospital land

NORTHUMBERLAND COUNTY, Wednesday, November 26th, 2014—An innovative community plan is in the works to realize a long-standing vision to establish a medical arts building on Northumberland Hills Hospital (NHH) land.

The short- and long-term health system benefits such a building will bring to the region have been understood since the 11-year-old hospital was constructed on an 8-hectare site on the north-east corner of Burnham Street and De Palma Drive in Cobourg. These benefits include:

- an opportunity to concentrate health services, including primary care and specialty care, to improve access and minimize travel for local patients and their families;
- a recruitment and retention draw for physicians and other health professionals;
- improved proximity to the hospital for primary care physicians and, as such, a greater likelihood that they will retain hospital privileges and be available to care for their patients when hospitalized; and
- a new (rental) revenue stream to support hospital operations.

The hospital is not able to undertake the project itself. The innovative concept developed in recent months is, instead, a community-led development on land leased to the project by the hospital.

Spearheaded by a group of community members and physicians, the concept currently contemplates a two-storey building—possibly attached to NHH—with a minimum of 40,000 square-feet of rentable space. Full accessibility would be a priority in the building's design and construction.

A commitment in principle has been secured from the Northumberland Family Health Team (NFHT), to occupy the second floor space. The NFHT is a doctor-led team currently made up of 21 local family doctors who work together with other health care professionals to provide primary and preventative health care services to more than 26,000 patients in the community.

Lease opportunities remain available on the first floor. Potential tenants include any health and wellness practitioners or services.

At this early stage the cost of construction is estimated at approximately \$10 million. Pending necessary approvals, construction could begin by late summer, 2015. Before detailed drawings and construction costing can be completed, and a final business model established, the group requires:

- A) a mortgage commitment for approximately \$8 million; and
- B) loan commitments from interested community investors for a further \$2 million.

A small number of community investors will be invited to lend \$25,000 each (or multiples thereof) secured by Promissory Notes, to be repaid, with interest, through the rental income generated.

Financial support, rental commitments and mortgage financing are all prerequisites to the project's advancement.

For more information, or to express an interest in being part of this project, please contact: Doug Mann (dmann@northumberlandlaw.com) or Jack Russell (jack.russell@eagle.ca).

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