

PUBLIC INPUT SIGN UP SHEET

9-7-10

**PUBLIC INPUT SHALL BE LIMITED TO
THREE (3) MINUTES PER PERSON.**

EACH PERSON SHOULD:

- (1) STATE YOUR NAME**
- (2) IN WHAT AREA OF THE COUNTY YOU LIVE**
- (3) SPEAK IN A CLEAR AND COURTEOUS MANNER.**

Please print:

NAME

ADDRESS

ISSUE

1.	_____	_____	_____
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REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 7 September 2010

SUBJECT: Settlement of Henderson County Hospital suit brought by NC
Department of Transportation

ATTACHMENT(S): Proposed Consent Judgment

SUMMARY OF REQUEST:

Consistent with the Board's previous direction, a settlement has been reached with the North Carolina Department of Transportation in its suit against the County and Henderson County Hospital Corporation regarding the condemnation of certain land for the widening of Sixth Avenue within the City of Hendersonville. Under this settlement, the Hospital Corporation would receive an increase of \$61,475.00 over the \$146,025 initially offered and deposited by the Department of Transportation.

(NOTE: the original Request for Board Action was in error in stating the amounts of initial deposit and increase which results in this settlement.)

County staff will be present and prepared if requested to give further information on this matter.

BOARD ACTION REQUESTED:

Approval of the Consent Judgment.

If the Board is so inclined, the following motion is suggested:

I move that the Board approve the settlement with the North Carolina Department of Transportation, and authorize the Chairman and staff to execute the Consent Judgment reflecting the same.

Pardee/Mission Health Campus

Henderson County Commissioners Presentation
September 2010

#Pardee

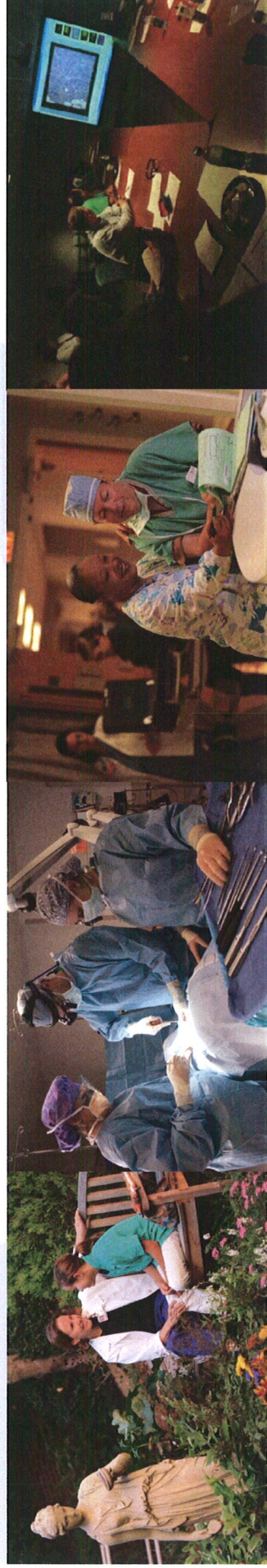
- Henderson County Hospital Corporation d/b/a

- Margaret R. Pardee Memorial Hospital



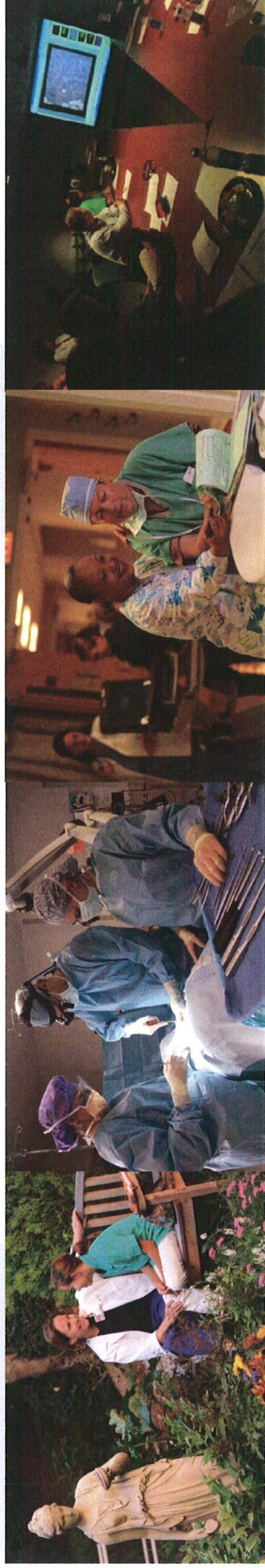
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- Henderson County has had its own community hospital since
 - 1913 Patton Memorial Hospital
 - 1953 Margaret R. Pardee Memorial Hospital
- Lease agreement established in 1998 and amended in 2001



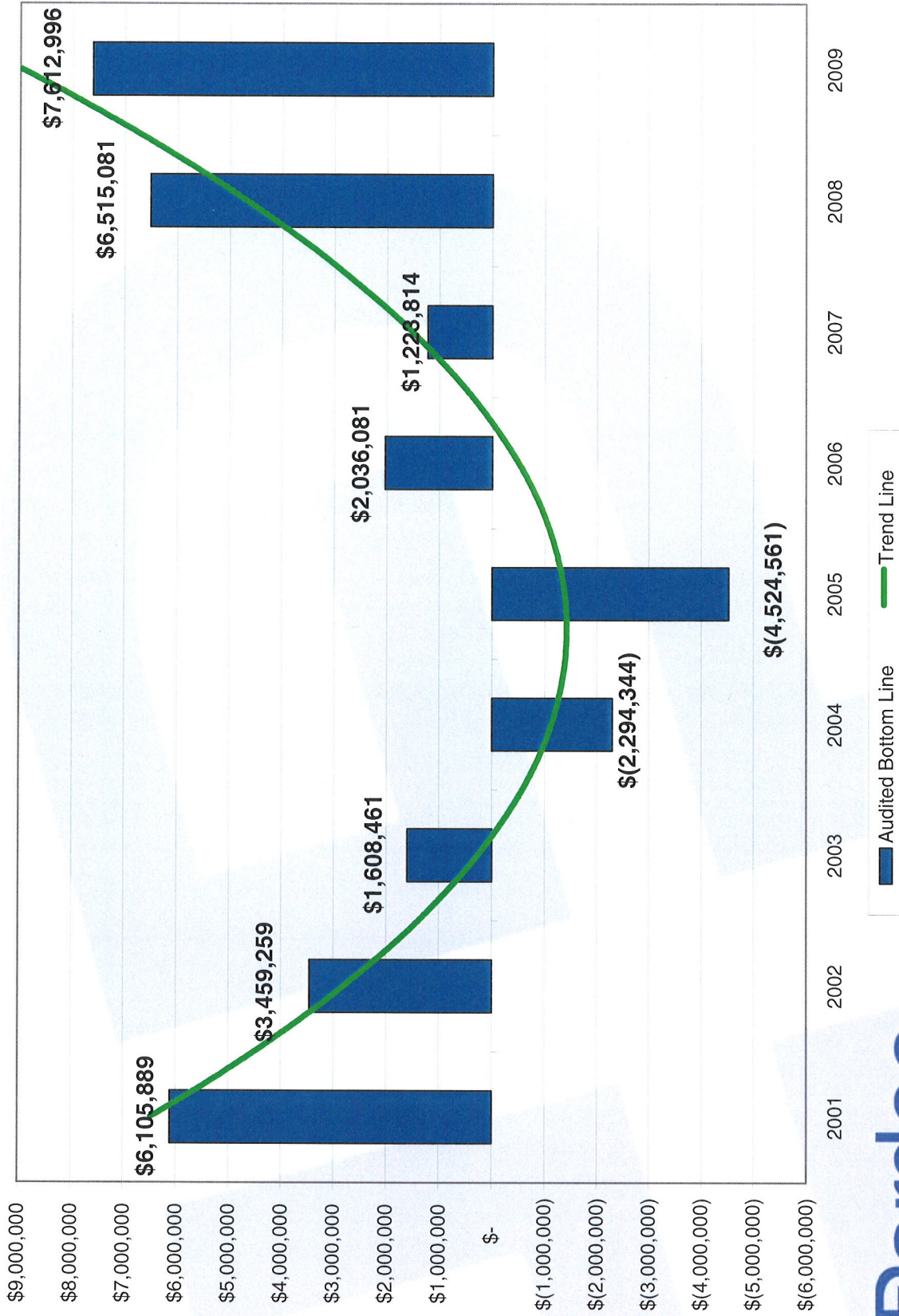
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- Board of County Commissioners leases the hospital assets to the Henderson County Hospital Corporation.
- Pardee Hospital is self supporting and has never required nor received taxpayer funding.
- Henderson County Hospital Corporation Board of Directors are appointed by the Board of County Commissioners.

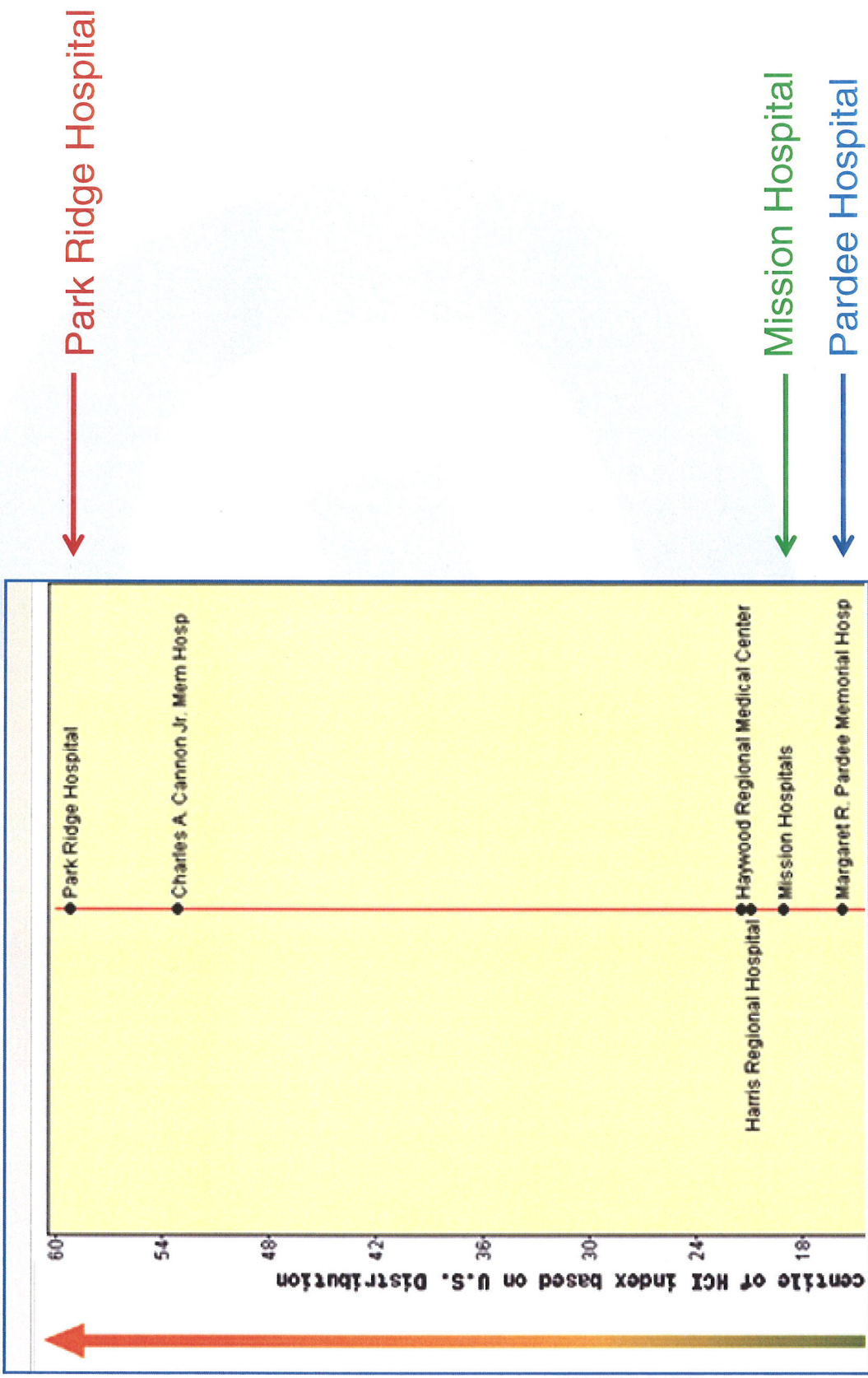


Pardee

Audited Consolidated Bottom Lines By Year



Dartmouth Atlas of Healthcare



#Pardee

Strategic Plan - 2007

- Clinical Services
- Operational Excellence
- Physician Alignment
- Quality Services
- Human Resources
- Financial Strength
- Facilities & Technology

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- Focus on hospital services & physician alignment.
- Pardee Care Center transition to private sector.
- Partner with community owned hospitals to
 - Gain economics of scale
 - Collaborate to avoid duplication of services



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Why is Pardee doing this project?

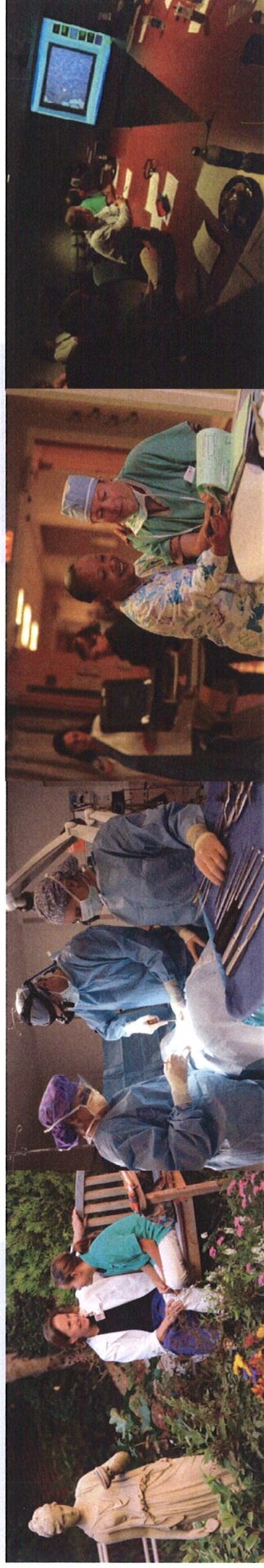
- We have a culture of forward thinking – Healthcare reform will create thousands more insured people in need of services.
- Pardee was built by this community and is recognized by the nation.
- The community needs better access to outpatient services of this level.
- We will continue to be the champions of delivering the lowest cost, highest quality healthcare.



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What is healthcare reform?

- The Patient Protection and Affordability Act
- Expanded Coverage – 32 Million (Estimated at 17-20 thousand in Henderson County)
- Payments for care being aligned with *quality outcomes*
- Evidenced-based care



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Healthcare Reform – Provider Success

- Brand Identification
- Effective Services Distribution Strategy = Ease of Access and “System” of Care
- Integration and Alignment with Physicians
- Sophisticated IT and EHR Capabilities
- Readiness and Ability to Measure and Manage Cost and Quality Performance
- A care, cost and quality management culture



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Project Vision

The vision for the Mission Pardee Health Campus is to create a wellness focused outpatient facility that offers **high quality, affordable** patient care in a location that is convenient and easily **accessible**.

This concept has proven to be very successfully in other healthcare systems in the region. A few examples of these facilities are:

- WakeMed North Healthplex, Raleigh, NC
- Moses Cone MedCenter High Point, High Point, NC
- Moses Cone MedCenter Kernersville, Kernersville, NC
- Sentara Princess Anne, Virginia Beach, VA
- Bon Secours Harbour View, Suffolk, VA



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Market Study Summary

In order to determine whether this type of facility would be welcomed in the community, two focus group sessions were held to learn more about consumer needs and requirements from an outpatient facility.

- Area consumers' overall reaction to the concept was very positive.
- Local residents who have not experienced outpatient care delivered in this manner were delighted with the concept.
- Location outside of congested downtown environment is optimal.
- Some responders mentioned that they would like a gym on site. They emphasized that a facility like this should have services to promote wellness.
- 24/7 care was listed as an important characteristic of this type of facility.
- Quotes from area consumers
 1. "It seems like it's an all inclusive healthcare resort. It's convenient...it's kind of like an inclusive resort."
 2. "It's kinda like healthcare should be."

Site Location



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Site Plan



Clinical Services

- Outpatient Surgery
- Radiology
- Endoscopy
- Physical Therapy & Wellness
- Laboratory Services
- Pharmacy
- Physician Services/Offices
- Urgent Care/Emergency Services

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Project Approach

- General design of project has been reviewed with the Fletcher Planning Board.
- Demolition of existing buildings
- Phased, multi-building approach – clinical services will be added based on need and support of physicians and community
- Engage an equity based developer
- Physician commitment

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Governance Review

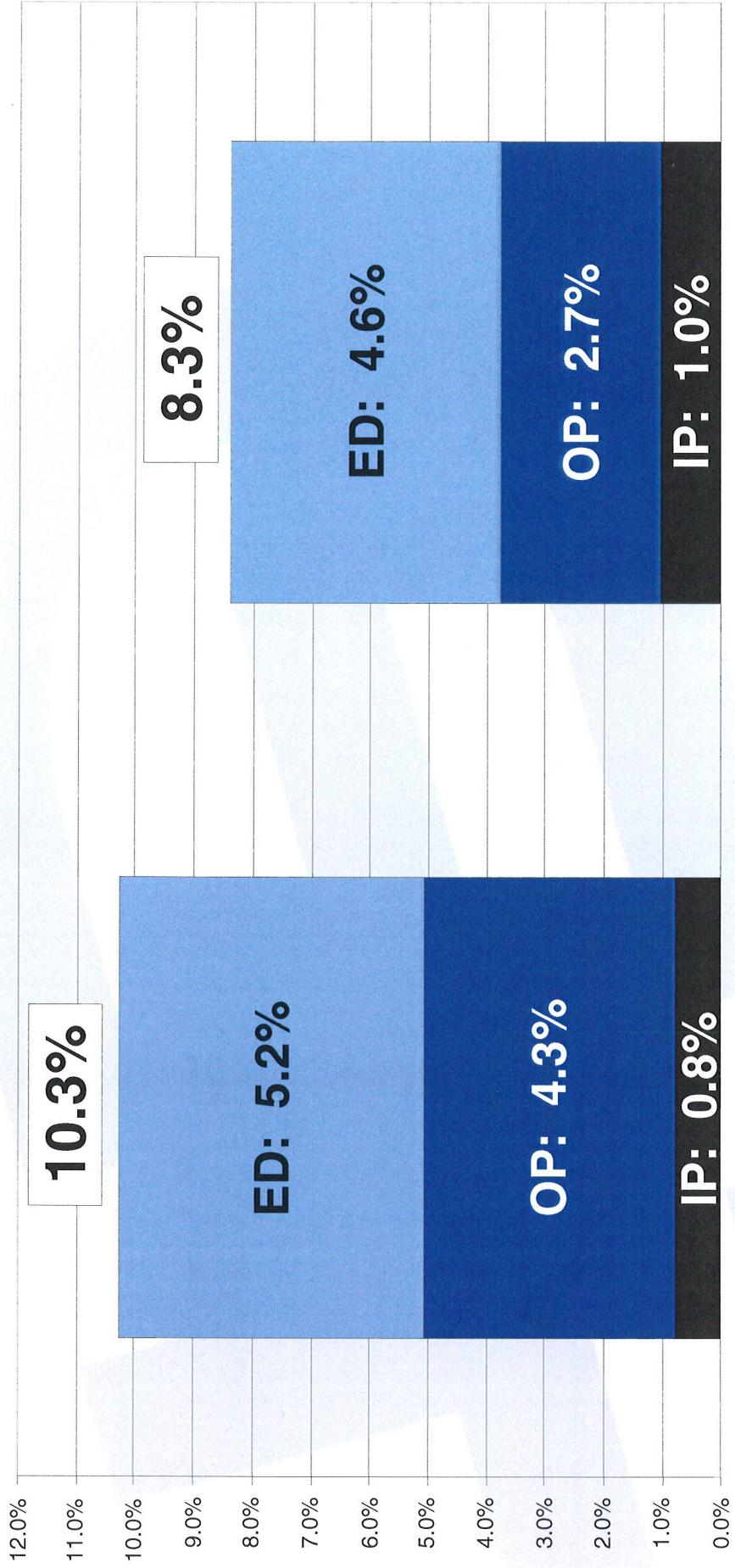
- Board of Directors has been diligent in planning for the last 18 months.
- Healthcare reform is projected to increase the number of insured consumers. ED and primary care will be needed to care for this population.
- Extensive financial review and analysis has been completed on this project by the Pardee team and Griffin Consulting Group Inc.
- Pardee and Mission will provide equal capital and receive equal equity.
- This project will not go forward unless it meets the financial returns that the Pardee Board has established for similar clinical programs and projects.

Can Pardee afford this project?

- Yes.
- Pardee has been working diligently over the past number of years to continue to strengthen and grow Pardee's financial resources.
- To improve the health of our community our hospital needs to be financially sound.
- Our financial results are benchmarked against national standards.
- We've performed along with the best hospitals in the country at our size and structure. Pardee has extremely low debt and a very strong balance sheet.

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Uncompensated Care Patients: Percentage to Total



Adventist Health System
Park Ridge Hospital

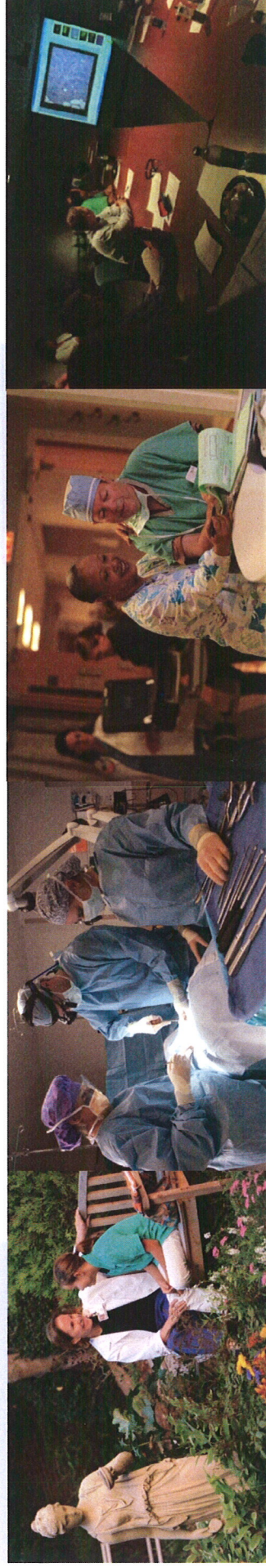
Pardee Hospital



Source: State of North Carolina - 2010 Hospital License Renewal Applications

Board of Directors

- Operation of your community hospital.
- Joint Venture projects are allowable under the terms of the lease agreement established in 1998 and amended in 2001.
- Strategic plan will lead to continued successful business enterprise.



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Is Mission taking over Pardee?

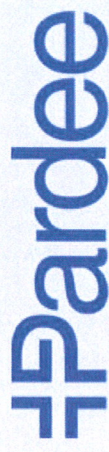
- No – this is a joint venture project – each hospital will have equal equity in the facilities constructed and the operation.
- The legal structure and documents for this project will provide for equal voting rights, detail the independence of both parties, and protect the assets and control of Pardee.
- If Pardee does not participate in this project, Mission will proceed on its own & attract existing and future Pardee patients.

The Pardee logo consists of a blue hash symbol (#) followed by the word "Pardee" in a blue, sans-serif font. The logo is positioned in the bottom right corner of the slide, with a large, faint, light blue number "4" in the background behind it.

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Healthcare Competition

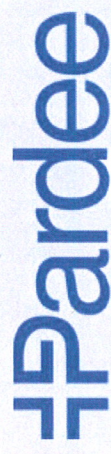
- Pardee is the only community hospital in WNC with a private hospital competing for its patients and physicians.
- Pardee has competed directly with the Adventist Health System since 1985.
- Park Ridge Hospital is an affiliate of the Adventist Health System – a \$6.1 billion business.
- Adventist Health System is actively acquiring community hospitals across the southeast.

The Pardee logo features a stylized blue hash symbol (#) to the left of the word "Pardee" in a bold, blue, sans-serif font. The logo is positioned in the bottom right corner of the slide, with a large, faint blue number "4" in the background behind it.

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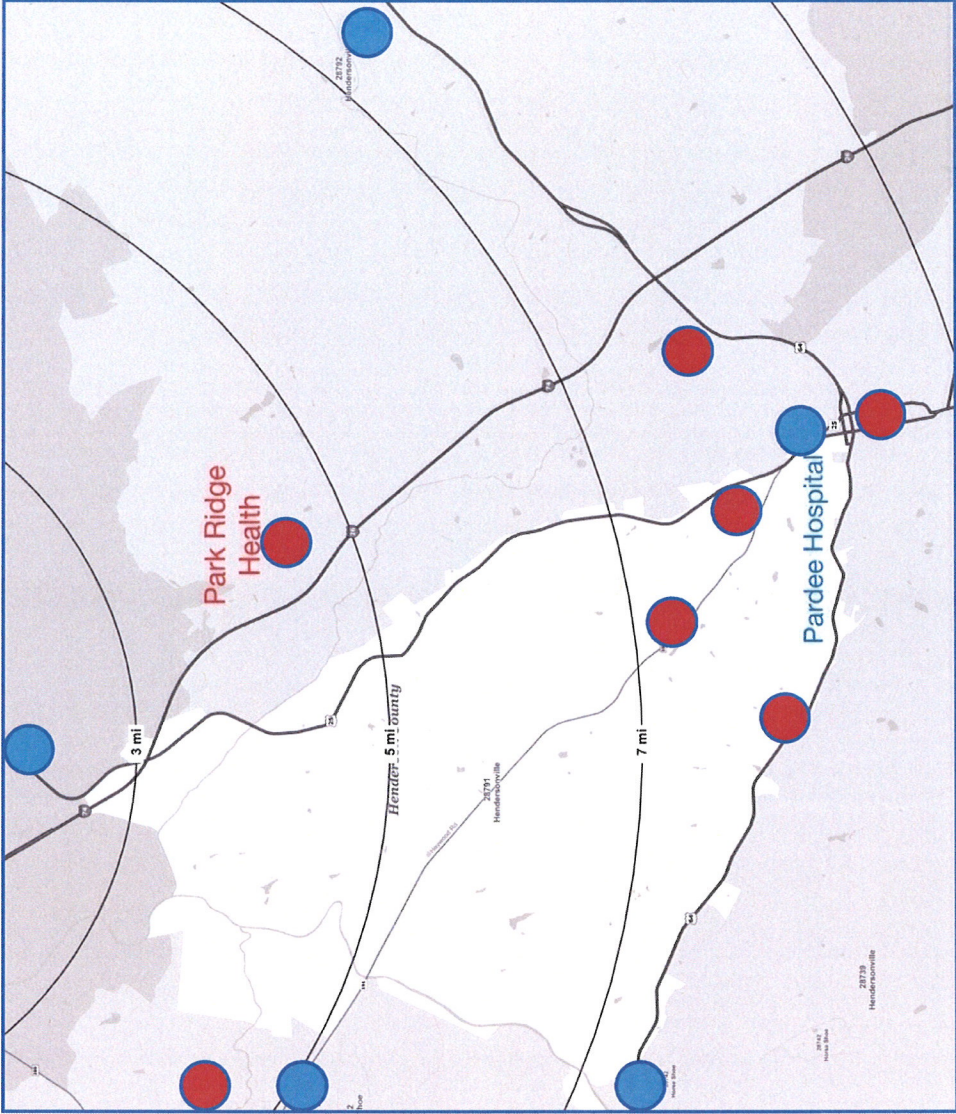
Healthcare Competition

- Adventist Health System is 42.8 times larger than Pardee and 6.6 times larger than Mission Hospital.
- Adventist Health System will continue to come after Pardee and its patients to try and reach its goal of controlling healthcare in Henderson County.
- Decisions related to the strategy and direction of Park Ridge are made in Florida.
- Pardee is committed to keeping all of the healthcare decisions right here in Henderson County.

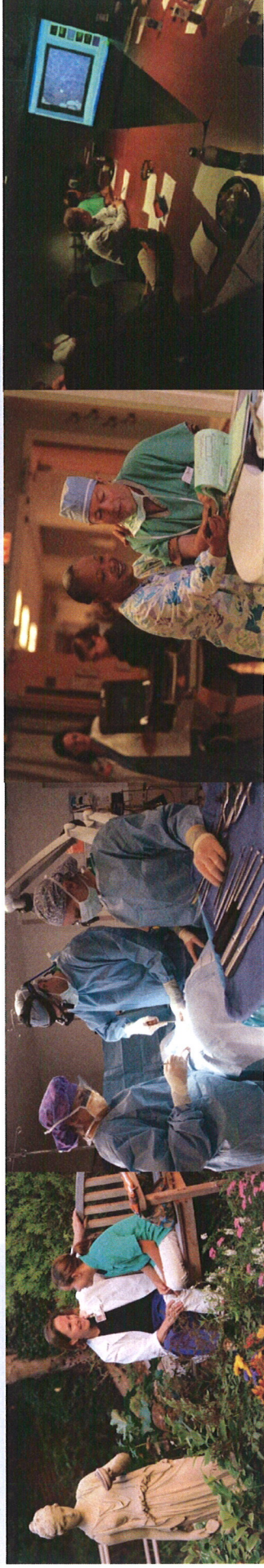
The Pardee logo features a stylized blue outline of the state of Florida in the background. The word "Pardee" is written in a bold, blue, sans-serif font, with a small blue hash symbol (#) positioned to the left of the letter 'P'.

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Healthcare Competition



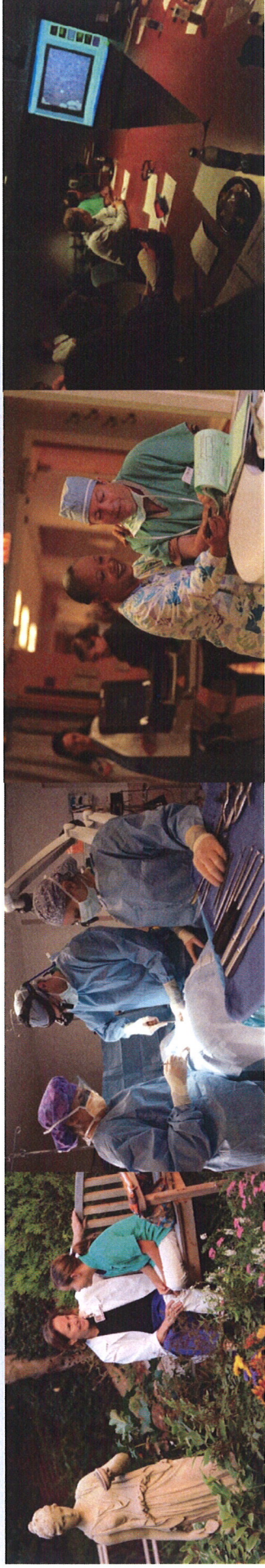
- Adventist Health System (Park Ridge Hospital) wants to take over Pardee Hospital.
- Board of Directors of Pardee has no interest in affiliating, merging, or selling your community hospital to any private organization.



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What's next?

- Pardee and Mission Hospital Boards vote to approve project.
- Finalizing plans and schematics.
- Boards will continue to be open and transparent in all decisions related to this proposed project.
- Our plan is to keep an open dialogue with the community as this project progresses.



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