

KO-KWEL WELLNESS CENTER PROJECT

Community Meeting Agenda

October 10, 2019

5:15 PM

4:45 Doors Open

5:15 Welcome and Agenda overview
Invocation

Chair Brenda Meade
Chief Don Ivy

5:25 Dinner buffet

5:40 Introduction

Mark Johnston

5:50 Financial update

Mark Gagnon

6:00 Design Presentation

S&B James & Mark Johnston

6:45 Community conversation and feedback

Mark Johnston

7:30 Tribal Council closing comments

Tribal Council

8:00 Adjourn



KO-KWEL WELLNESS CENTER

AREA PLAN

A



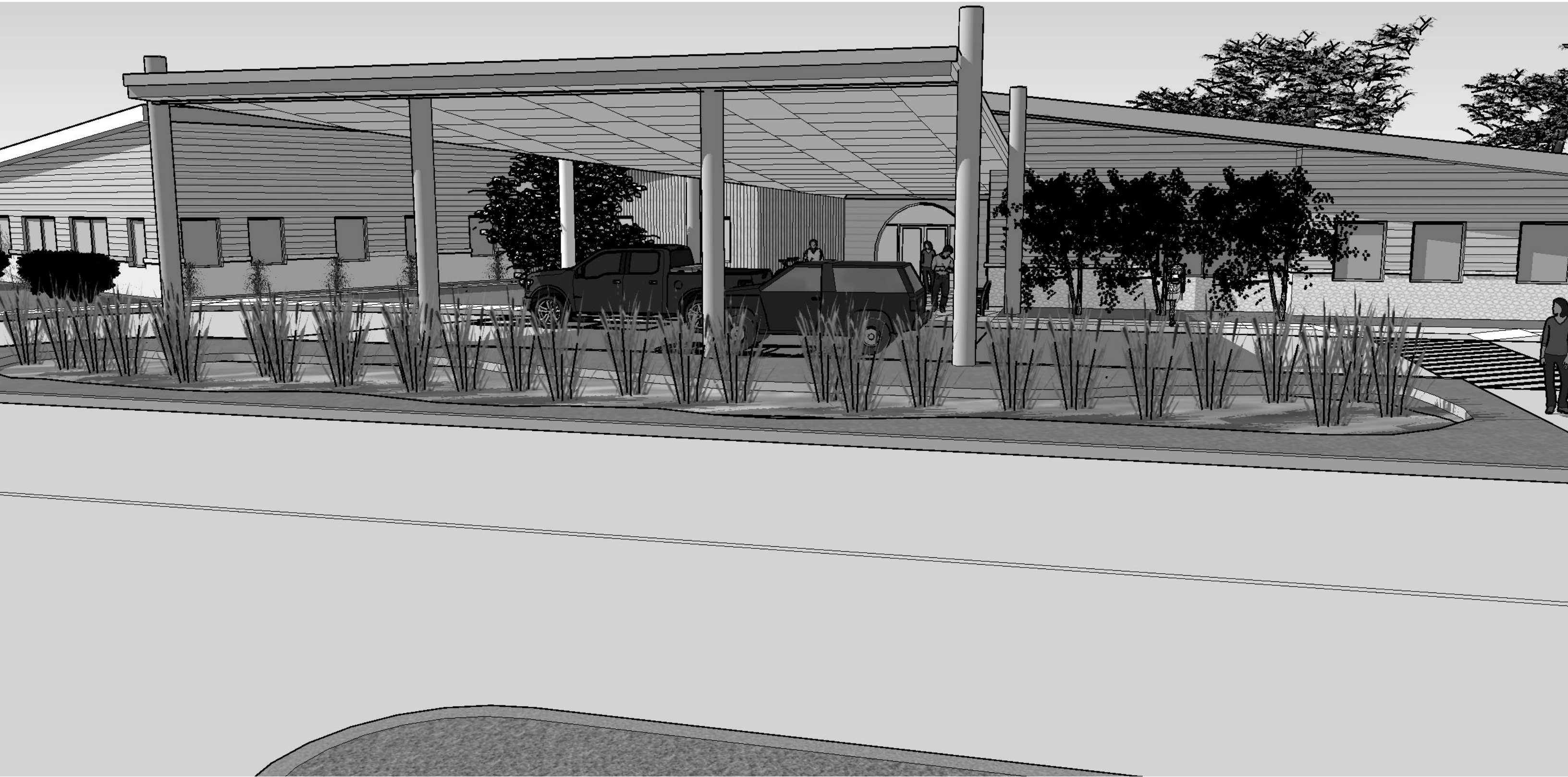
KO-KWEL WELLNESS CENTER

SITE PLAN

B









Port Orford Cedar



Douglas Fir



Shore Pine



Pacific Crabapple



Baked Hazelnut



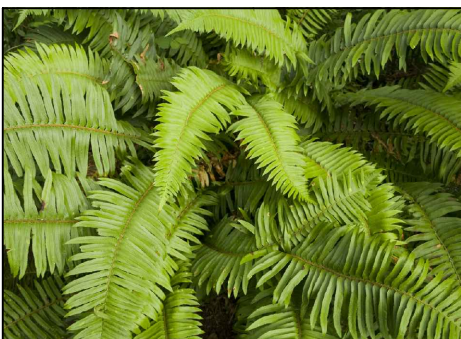
Cattails



Tule - Hard-Stemmed Bulrush



Licorice Fern



Sword Fern



Spruce Tree



Maiden Hair Fern



Licorice Fern

KO-KWEL WELLNESS CENTER

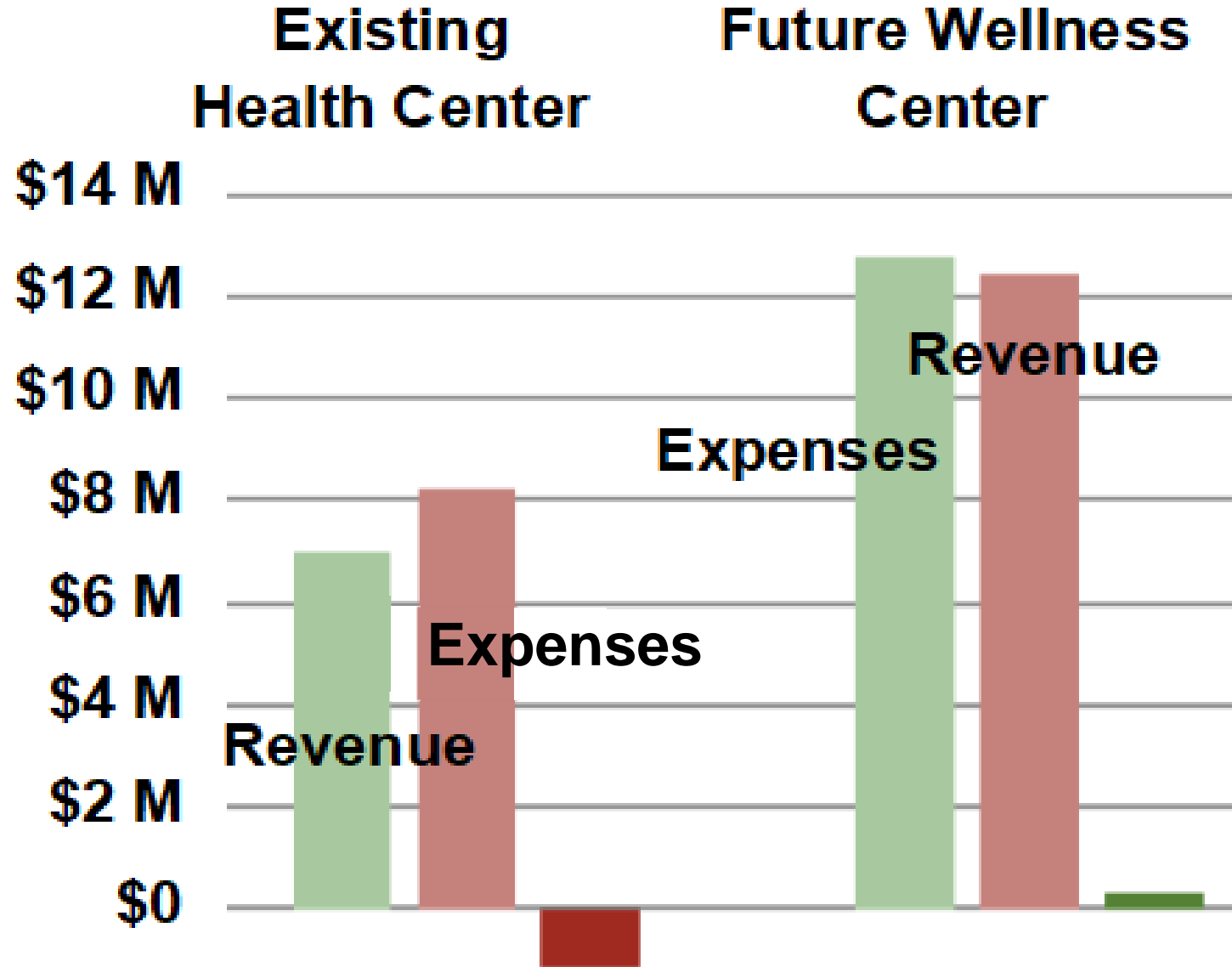
TREE, FERN, CATTAILS & TULE INSPIRATION

Luwai

The heart
of our village

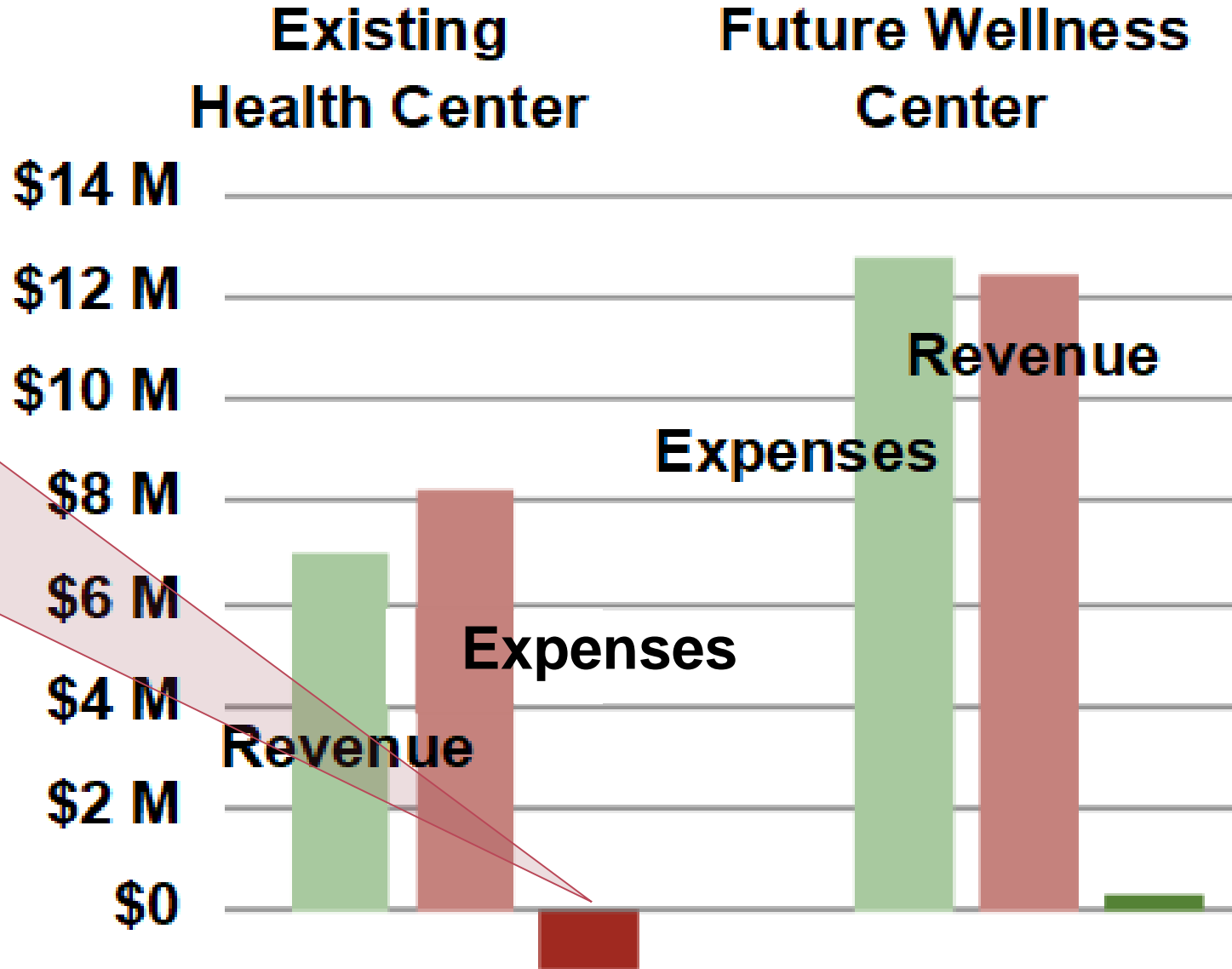


Seeking Sustainability



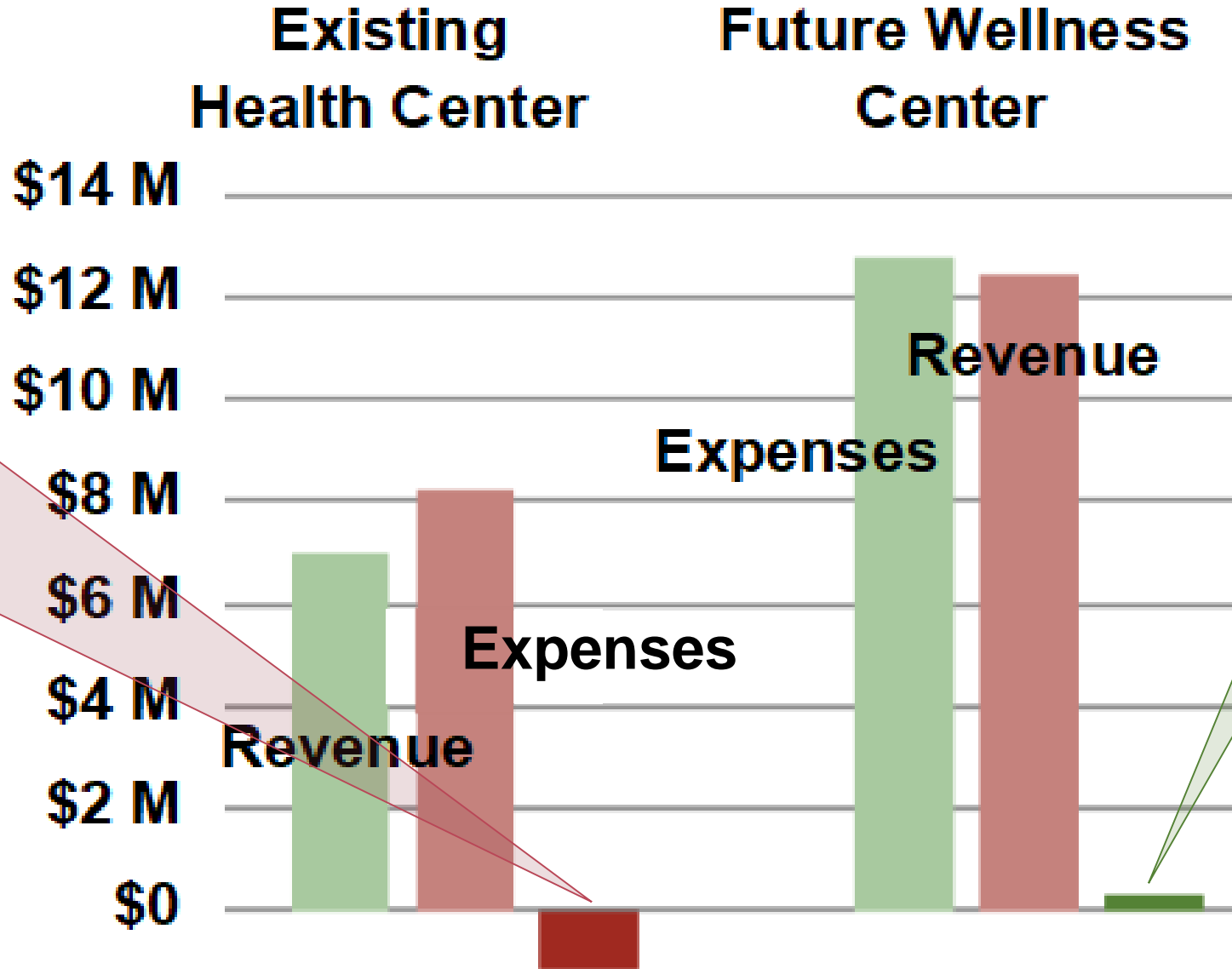
Seeking Sustainability

\$1.2 million in annual support from Tribe



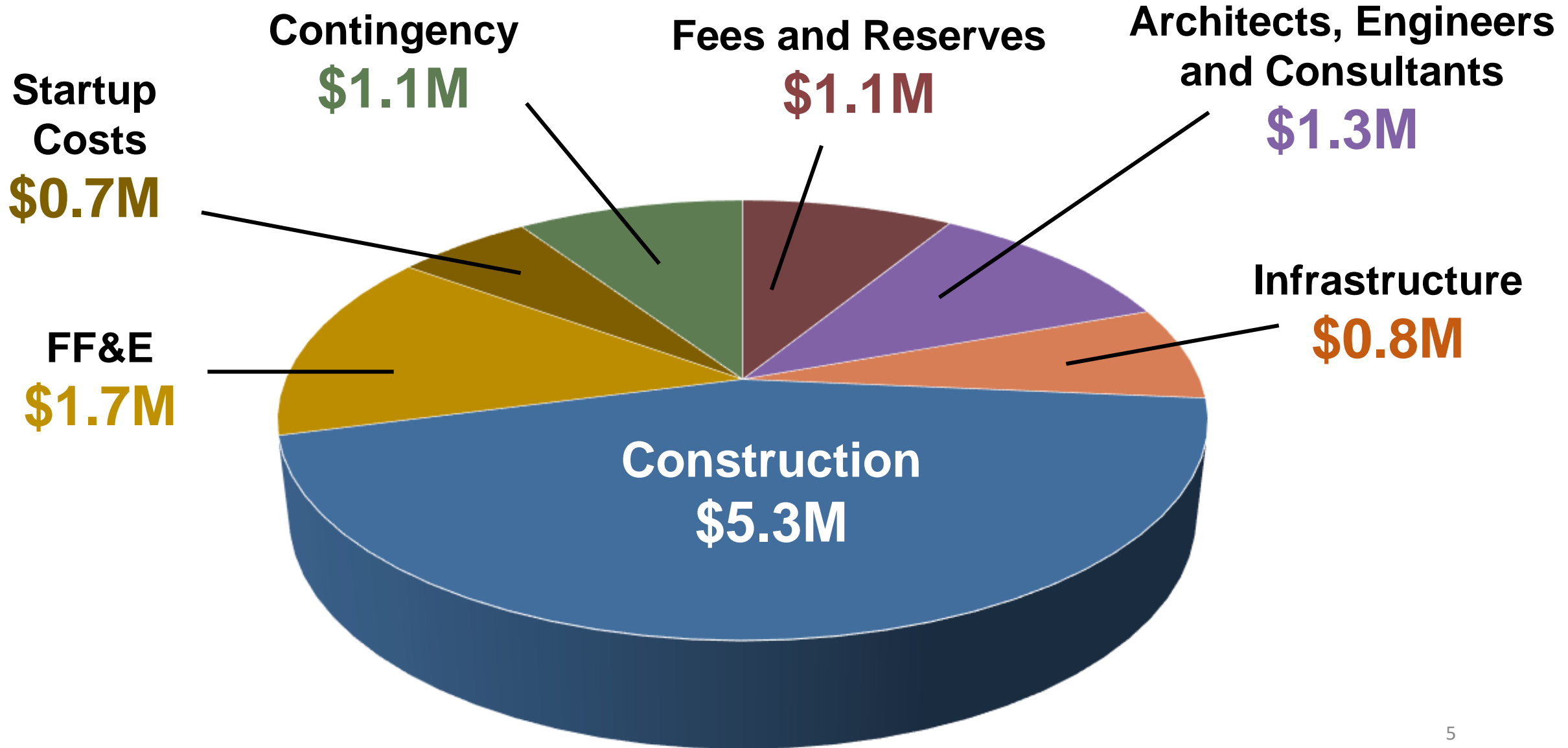
Seeking Sustainability

\$1.2 million in annual support from Tribe



Break even or better

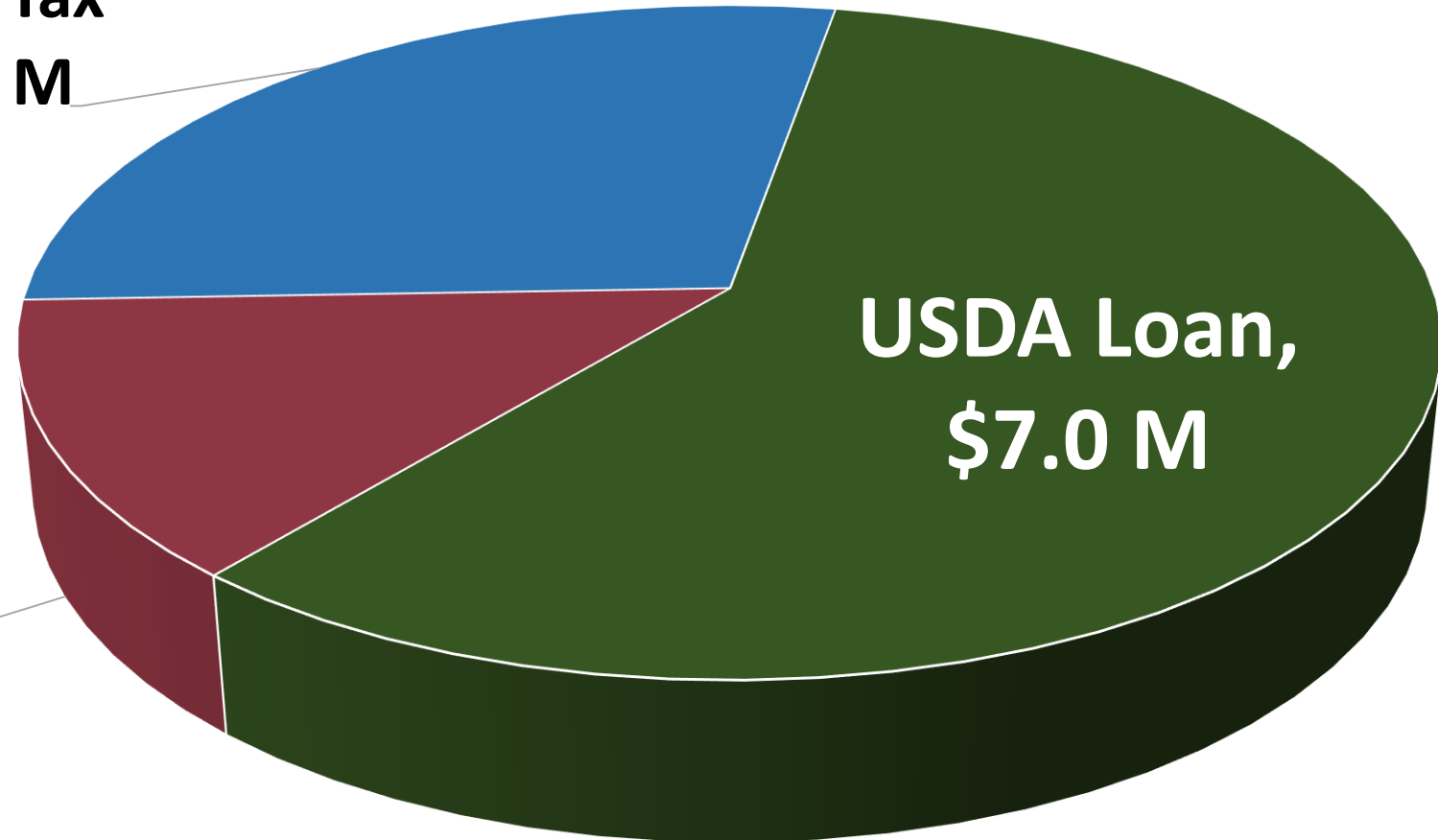
Cost Estimate: \$12 Million



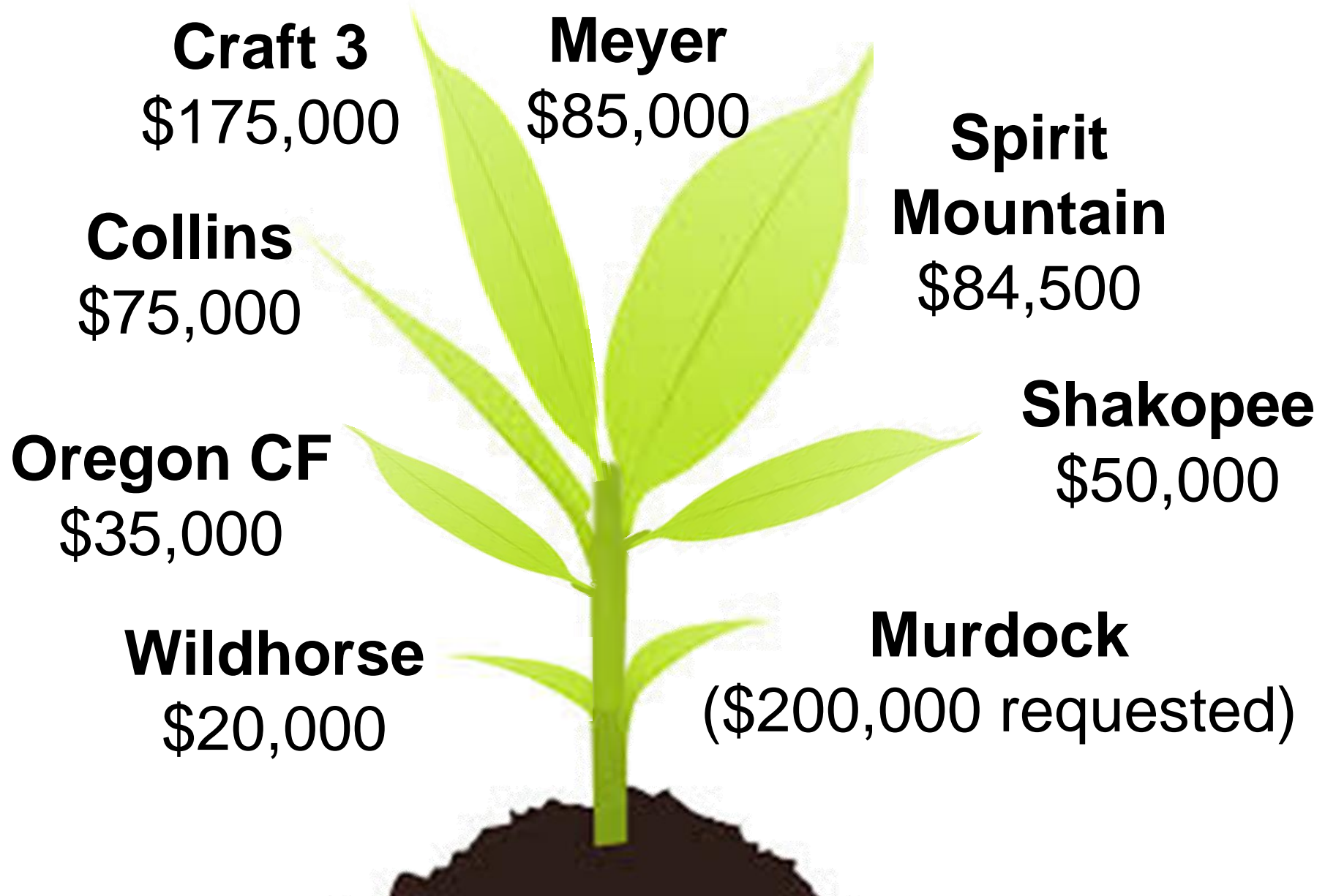
Funding Sources: \$12 Million

**New Markets Tax
Credits, \$3.4 M**

**Grants,
Federal
Payments
and Tribal
Investment,
\$1.6 M**



Building Partnerships



Using Uncle Sam's Money

New Markets Tax Credits

1. Investors lend to Tribe



2.

Tribe pays interest (7 years)



3.

Tax credits compensate investors



Using Uncle Sam's Money

USDA Rural Development Loan



1.

Ag Department lends to Tribe



2.

IHS pays Tribe to Administer health care programs

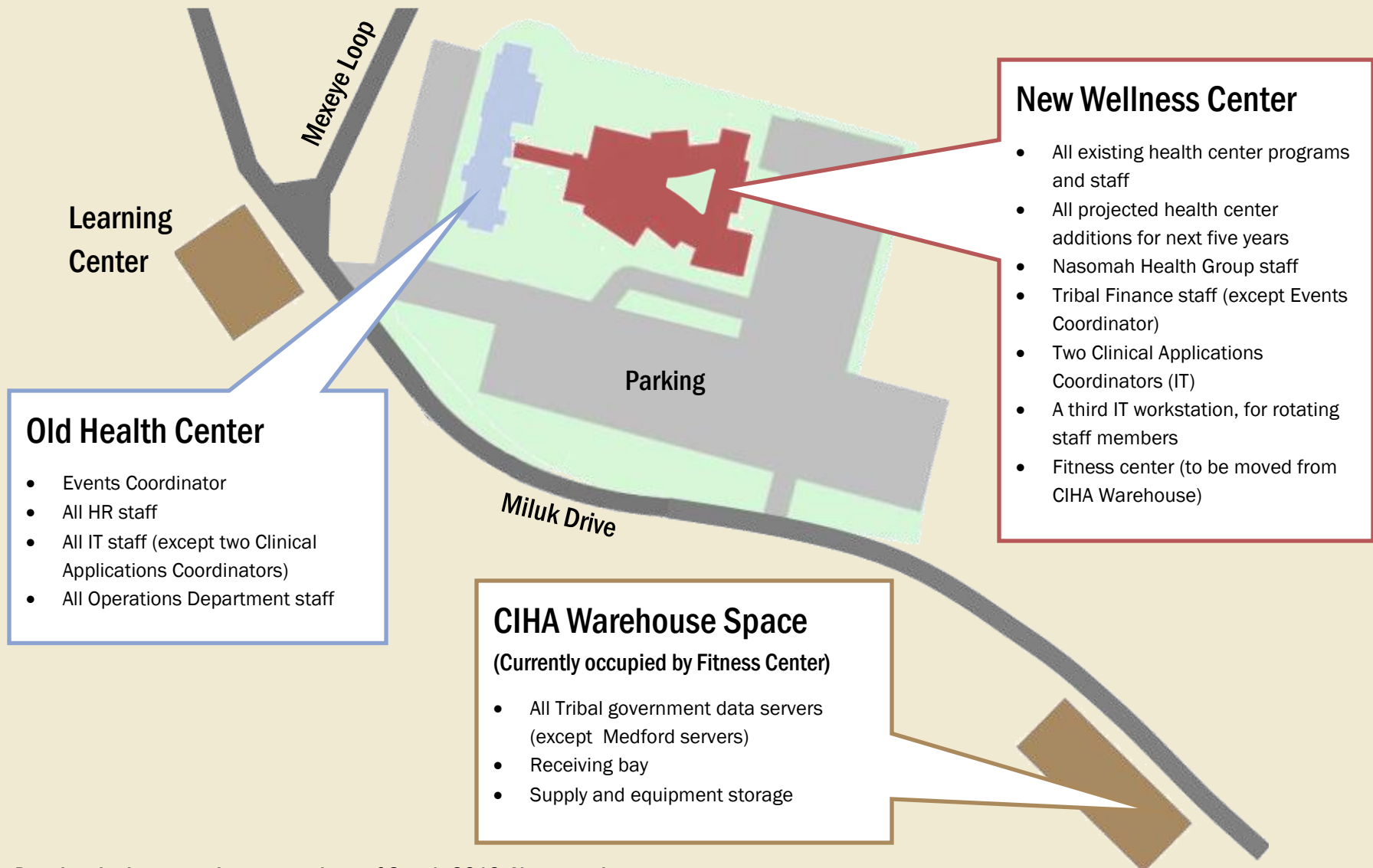


3. Tribe uses IHS funding to help repay USDA loan



What Goes Where?

Site plan assumes relocation of many Tribal functions and offices



Old Health Center

- Events Coordinator
- All HR staff
- All IT staff (except two Clinical Applications Coordinators)
- All Operations Department staff

New Wellness Center

- All existing health center programs and staff
- All projected health center additions for next five years
- Nasomah Health Group staff
- Tribal Finance staff (except Events Coordinator)
- Two Clinical Applications Coordinators (IT)
- A third IT workstation, for rotating staff members
- Fitness center (to be moved from CIHA Warehouse)

CIHA Warehouse Space

(Currently occupied by Fitness Center)

- All Tribal government data servers (except Medford servers)
- Receiving bay
- Supply and equipment storage

Drawing depicts tentative proposals as of Oct. 1, 2019. Not to scale.