

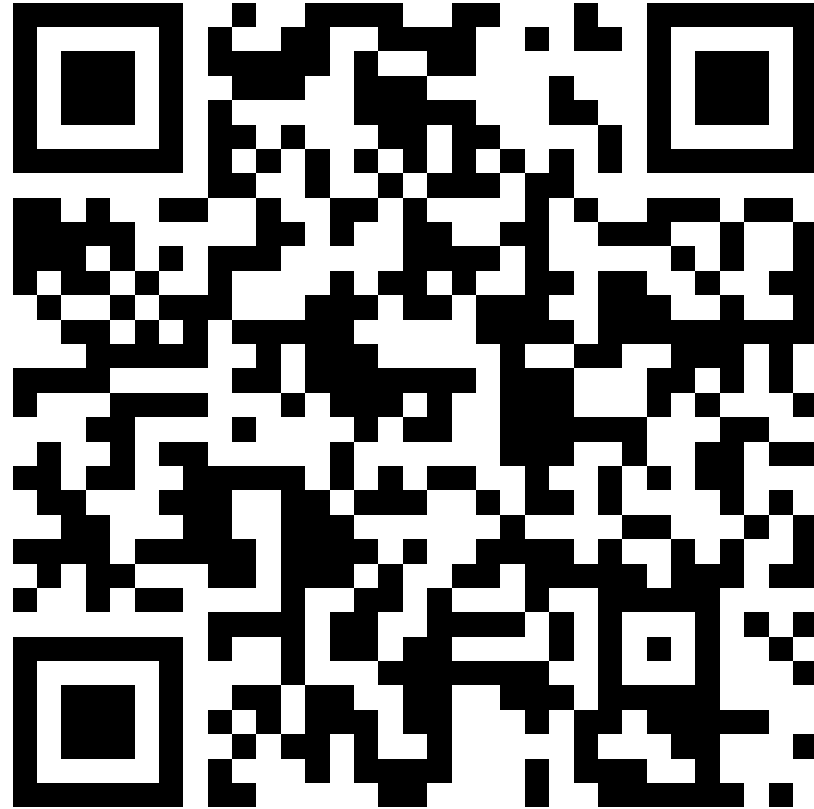
# Oneida Comprehensive Health Division Community Meeting Integrated Campus & Updates

August 9<sup>th</sup>, 2024



**ONEIDA**

# Presentation QR Code



A good mind. A good heart. A strong fire.



# Housekeeping

**Meeting Format**

**Streamed & Recorded**

**Restroom Locations**

**Light Meal**

**Staff Available to Assist**

**Program Leadership Available Post-Meeting**

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**Vision:** A Progressive Sustainable Health System That Promotes Tsi?niyukwalihot^ (Our Ways)

**Mission:** We Provide the Highest Quality Care to Ensure Wellness for OUR Oneida Community

## **Values:**

Responsive Leadership  
Communication  
Trust is the Foundation

Safety  
Culturally Sensitive  
Respect





# Administration

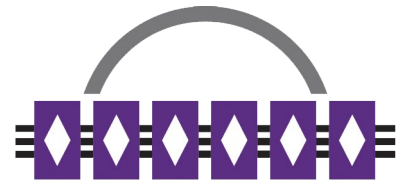
Health Board Recommendation  
Community Meetings  
Patient Feedback

**Sid White, DPT, MPT, MBA**

**Assistant Division Director**

**920.869.6554**

**[swhite1@oneidanation.org](mailto:swhite1@oneidanation.org)**



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# Pharmacy

## Curbside Pick-Up Project

**Dennis Reckelberg, PharmD**

**Pharmacy Director**

**920.869.4878**

**[dreckelb@oneidanation.org](mailto:dreckelb@oneidanation.org)**







# Optical

Workflows

Pre-Test Room

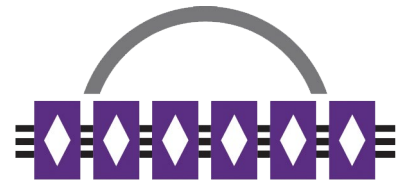
Patient Account Representative

**Lisa Slaby, OD**

**Optometry Director**

**920.869.4948**

**[lslaby@oneidanation.org](mailto:lslaby@oneidanation.org)**



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# Laboratory Remodel

**Carrie Blohowiak, BS, MLS(ASCP)**

**Laboratory Director**

**920.869.4965**

**[cblohowi@oneidanation.org](mailto:cblohowi@oneidanation.org)**







# **Radiology**

## **Remodel**

**Courtney Georgia, BS, RT(R)(M)**  
**Radiology/Mammography Supervisor**  
**920.869.4998**  
**[cgeorgia@oneidanation.org](mailto:cgeorgia@oneidanation.org)**





# Dental Clinic

Scheduling Workflow  
'Immediate Opening' Pilot Project

**Yvonne White, DDS, RDH**

**Dental Director**

**920.869.2711**

**[ywhite@oneidanation.org](mailto:ywhite@oneidanation.org)**







# Community Health

## Home Health Services

**Brenda Haen, BSN, RN**

**Community Health Manager**

**920.869.4897**

**[bhaen@oneidanation.org](mailto:bhaen@oneidanation.org)**





# Medical Provider Recruitment

**Karen Lane, DO, FAAP**

**Medical Director**

**920.869.2711**

**[klane@oneidanation.org](mailto:klane@oneidanation.org)**







# Introduction

**Debra J. Danforth, RN, BSN**

**Division Director**

**920.869.2711, ext. 4807**

**[ddanfort@oneidanation.org](mailto:ddanfort@oneidanation.org)**



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# Summer Intern/Youth Recognition

**McKenna Metoxen**

University of Wisconsin - Madison

**Isaiah Powless**

Juniata College

**Kateri Wheelock**

Marquette University

**Shawneen Risler**

Lakeland University

**Jack Stensloff**

Carroll University

**Kyah Stitman**

Southwest High School

**Katie Schwarzbauer**

University of Wisconsin - Oshkosh

**Matt Cincotta**

University of New England

**Diahanna King**

University of Wisconsin - Stevens Point

**Kevin House, Jr.**

University of Wisconsin - Green Bay

**Taliyah Ninham**

Southwest High School

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# What Are We Asking of the General Tribal Council?

Approval/Consideration of CDC# 09-011 OCHD Integrated Campus Project Financing

- Oneida Comprehensive Health Division Will Pay Over 25-Year Period
- Combination of Insurance Payments & Section 105 (l) Funds
- Funds ALREADY Budgeted & Received Annually
- Formal Action to Accept & Approve the Updated CIP Concept Paper

# Purpose of Integrated Campus

**Meet Overall Health Needs of Community**

**Improve Patient Access to Care**

**Creating Culture of Empathy**

**Enhance Population Outcomes**

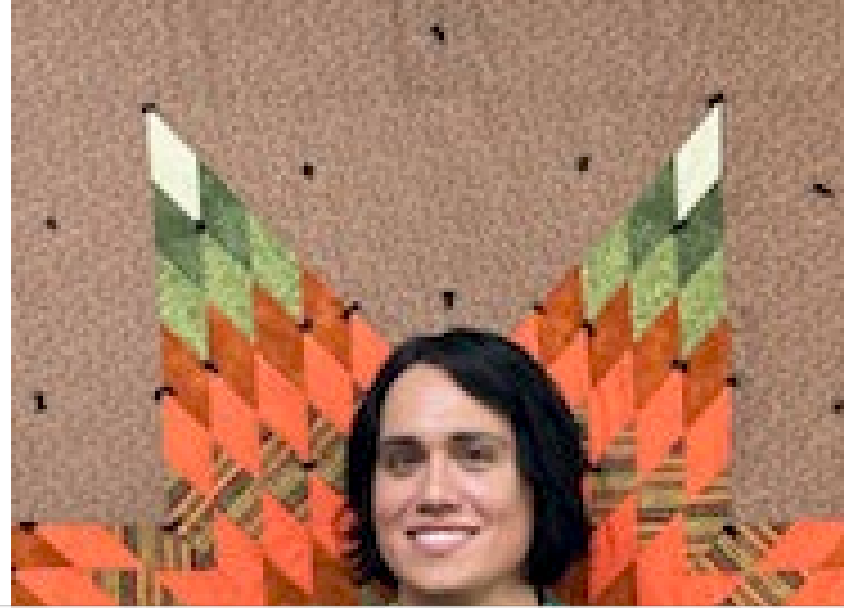
**Diversify Services Offered**



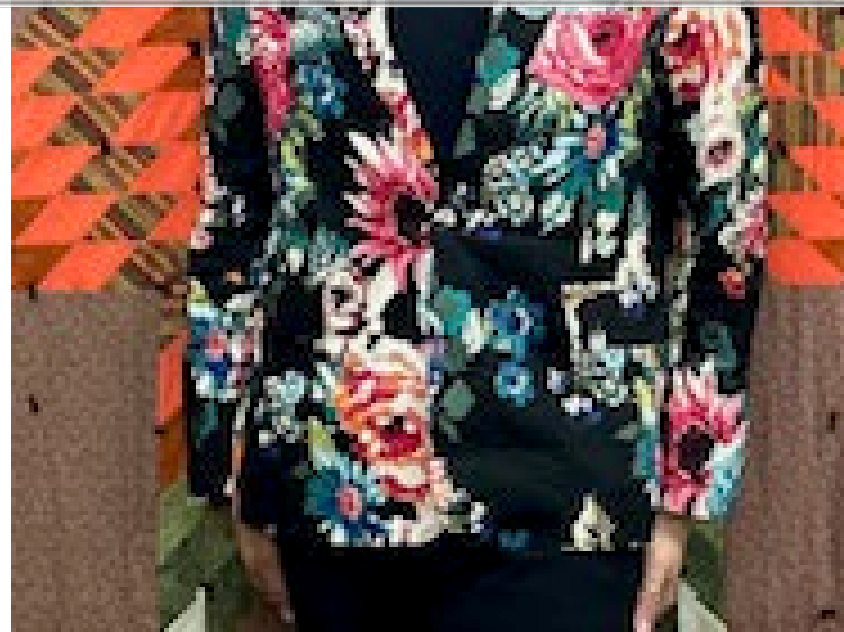
# Purpose of Integrated Campus

**Unify Under One Campus Allows Health System to:**

- **Align Team & Resources**
- **Provide the Best Possible Care**
- **Best Experience for OUR Patients & Community**
- **Continued Provision of State-of-the-Art Care**



**Take Full Advantage of Division Talent,  
Higher Education Fund Graduates & Employee Advancement**







**Dr. Rosa Minoka Hill, Nancy Cornelius RN, Dr. Josiah Powless**





A composite image featuring three women. On the left is Audrey Doxtator, a woman with short brown hair wearing a dark top and a pearl necklace. In the center is Priscilla Manders, a woman with dark hair wearing a light-colored top and a white hat with two dark stripes. On the right is Anna John, an older woman with short grey hair, wearing glasses and a blue floral patterned top. A purple horizontal banner is overlaid across the middle of the image, containing the names of the three women in white text.

**Audrey Doxtator, Priscilla Manders, Anna John**







**Director, Secretary, Four Community Health Reps, RN, & LPN**





**1978 Oneida Health Clinic  
45 Employees**



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2000 Oneida Community Health Center Footprint



**ONEIDA**



An aerial photograph of a rural campus, likely a health center, with a semi-transparent purple overlay. The overlay contains white text. The background shows fields, roads, and some buildings.

**2002 Oneida Community Health Center Campus**  
**180 Employees**  
**175,000 Patient Visits Per Year**



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**2024 Oneida Community Health Center Campus**  
**378 Employees**  
**375,000 Patient Visits Per Year**



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# Project Description

## Proposed Building Expansion:

- 148,500 Square Feet
- Includes 51,000 Square Feet Second Story “White Box” for Future Growth

## Existing Facility

- 44,000 Square Feet Interior Renovations



**Existing OCHC Facility**

Highway 172

S. Overland Rd.

Minoka Hill Dr.



**Existing OCHC Facility**

FACILITY  
SUPPORT  
SPACE

PTG  
3,300 SF

ADMIN  
3,800 SF

MEDICAL CLINIC  
10,000 SF

INDIVIDUAL  
HEALTH  
21,400 SF

EMERGENCY  
6,000 SF

LAB  
3,700 SF

PUBLIC  
TLY  
1,400 SF

PHYSICAL  
THERAPY  
3,000 SF

PHARM  
3,000 SF

PHYSICIAN  
OFFICE  
6,000 SF

DENTAL  
7,700 SF

CCP  
1,400 SF

CCP  
1,400 SF

PUBLIC  
TLY  
1,400 SF

PHYSICAL  
REHAB  
4,400 SF

PHYSICIAN  
OFFICE  
2,000 SF

PHYSICIAN  
OFFICE  
1,400 SF

OPTICAL  
4,000 SF

PHYSICIAN  
OFFICE  
1,400 SF

PHYSICIAN  
OFFICE  
1,400 SF

COMMUNITY  
HEALTH  
4,700 SF

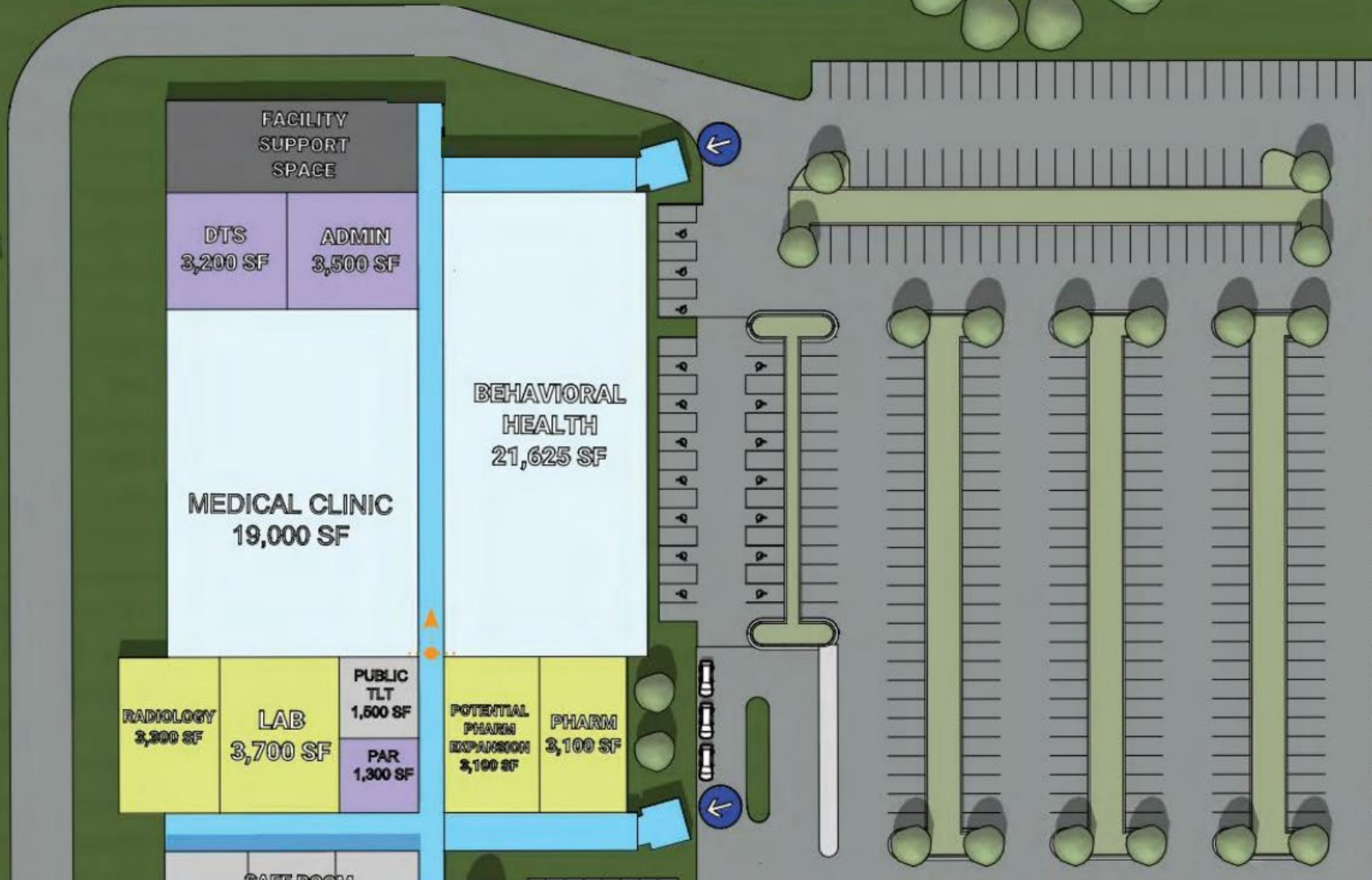
PHYSICIAN  
OFFICE  
1,400 SF

PHYSICIAN  
OFFICE  
1,400 SF

EMPLOYEE  
HEALTH  
4,000 SF



Fire lane to wrap  
perimeter of future  
building if adopted.





HEALTH  
21,625 SF

MEDICAL CLINIC  
19,000 SF

RADIOLOGY  
3,300 SF

LAB  
3,700 SF

PUBLIC  
TLT  
1,500 SF  
  
PAR  
1,300 SF

POTENTIAL  
PHARM  
EXPANSION  
3,100 SF

PHARM  
3,100 SF

SAFE ROOM  
5,000 SF

DENTAL  
7,700 SF

CONF  
1,300 SF

CONF  
1,300 SF

PUBLIC  
TLT  
1,000 SF

PHYSICAL  
REHAB  
5,000 SF

WIC  
2,800 SF

MED RECORDS  
STAFF OFFICES  
4,000 SF

MIS

SUPPORT SERVICES

MAINTENANCE

STAFF  
LOCKERS  
1,200 SF

WORKOUT CTR  
2,800 SF

OPTICAL  
6,000 SF

COMMUNITY  
HEALTH  
6,700 SF

BILLING  
1,300 SF

HEALTH  
PRO  
1,700 SF

EMPLOYEE  
HEALTH  
NURSING  
6,000 SF

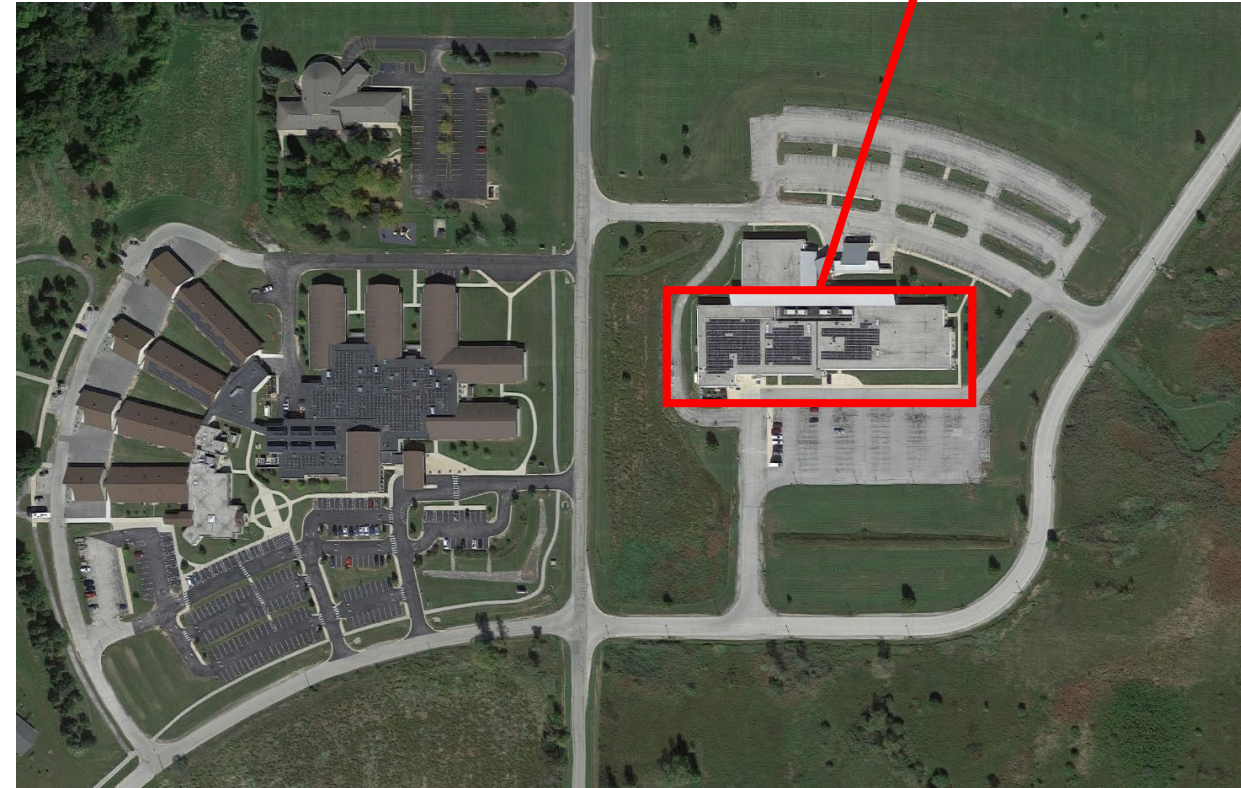


# Proposed Location

Current:

Oneida Community Health Center (OCHC) Campus

525 Airport Drive  
Oneida, WI 54155



Existing OCHC Facility

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# What is a 'White Box'?

A Space Reserved for  
Future Growth That is  
Tailored to Patient Needs



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# **IHS Compacts/Funding Agreements**

**Tribal Nations Assume Funding & Control Over Programs, Services, Functions, and Activities (PSFA)**

**Why Is This Impactful?**

**“Traditional Healing”**

**“Complementary & Alternative Medicine Services”**





# **Economic Sustainability**

**Plan for Zero Dollar Tribal Contribution**

**Use Funds Allocated Exclusively for Health Care**

**IHS Funding Produces the Greatest Nation Flexibility**

**Maintains Funds for GTC Mandated Expenses**

# Social Sustainability

## Needs: Current vs Future

- The Needs are *Now*

## Community Health & Well-Being

- Oneida Nation Membership

## Meet Growth Trajectory & Projections



# Environmental Sustainability

**Renewable Energies – Solar Projects**

**Green Construction**

**Energy Efficient**

**Utilize Existing Structure**

**Nation's Ability to Repurpose Existing Buildings/Space**

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# Funding

**Goal: Zero Dollars of Tribal  
Contribution to Project**



# Funding Plan

**Secure a Loan for Project**

**Use IHS 105(l) Annual Lease Funding**

- **Make Annual Loan Payments**

# What is a Section 105(l) Lease?

Section 105(l) is NOT a Traditional Lease:

Facility Cost Share Agreement

IHS Reimburses Tribal Nation for:

Facility Space Used to Carry Out Programs,  
Services, Functions, or Activities (PSFAs)



# What is a Section 105(l) Lease?

## Statutory Requirement Under Federal Law

- Indian Self Determination & Education Assistance Act (ISDEAA)

## Oneida Nation Entitled to Section 105(l) Through

- IHS Compact & Funding Agreement under ISDEAA

## Nation Receives Section 105(l) Funds Annually

- IHS Lease Agreements

# Section 105(l) to Fund Facilities

## Section 105(l) Funds Can Be Used to Make Loan Payments on New/Expanded Healthcare Facility

- Principal & Interest Payments - *25 C.F.R. §. 900.70 (d)*

## Pairing of Section 105(l) & Public/Commercial Financing

- Allows for Construction & Acquisition of New Facilities
- Reduces or Eliminates Need for Tribal Contribution for Project



# What is a Section 105(l) Lease?

## Statutory Requirement Under Federal Law

- Indian Self Determination & Education Assistance Act (ISDEAA)

## Oneida Nation Entitled to Section 105(l) Through

- IHS Compact & Funding Agreement under ISDEAA

## Nation Receives Section 105(l) Funds Annually

- IHS Lease Agreements

# Section 105(l) Funds Project

**Section 105(l) Funds: Method Use is Based on Square Footage**

**Anticipate Increased Funding with Expansion Project Completed**

- **\$6,910,003 (\$3,318,506 Estimated Increase)**

**Estimated Payment**

- **\$4,980,946 Annual (USDA Loan, 3.70% Interest Rate, 25 years)**



# New Market Tax Credits

**Financed Loans Provide Borrowers with Financing at Below Market Interest Rates and Include Non-Traditional Features Unavailable through Conventional Financing**

**Private Capital into Low-Income Communities by Permitting Individual & Corporate Investors to Receive a Tax Credit Against Their Federal Income Tax in Exchange for Equity Investments into Qualified Community Development Entity**

# **New Market Tax Credits**

**Dollar-for-Dollar Tax-Payer Claims to Reduce Income Tax**

**Provide a 39% Federal Tax Credit to Investors Who Invest in Traditionally Underserved Low-Income Communities**

**Designed to Fill the Gap in Funding Projects and Able to Fund Up to 20-25% of Projects Paired with Capital Campaign**



# New Market Tax Credits

[Red Lake Band of Chippewa Minnesota](#)

[Lac Courte Oreilles](#)

[Pawnee Nation of Oklahoma](#)

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# New Market Tax Credits (NMTC)

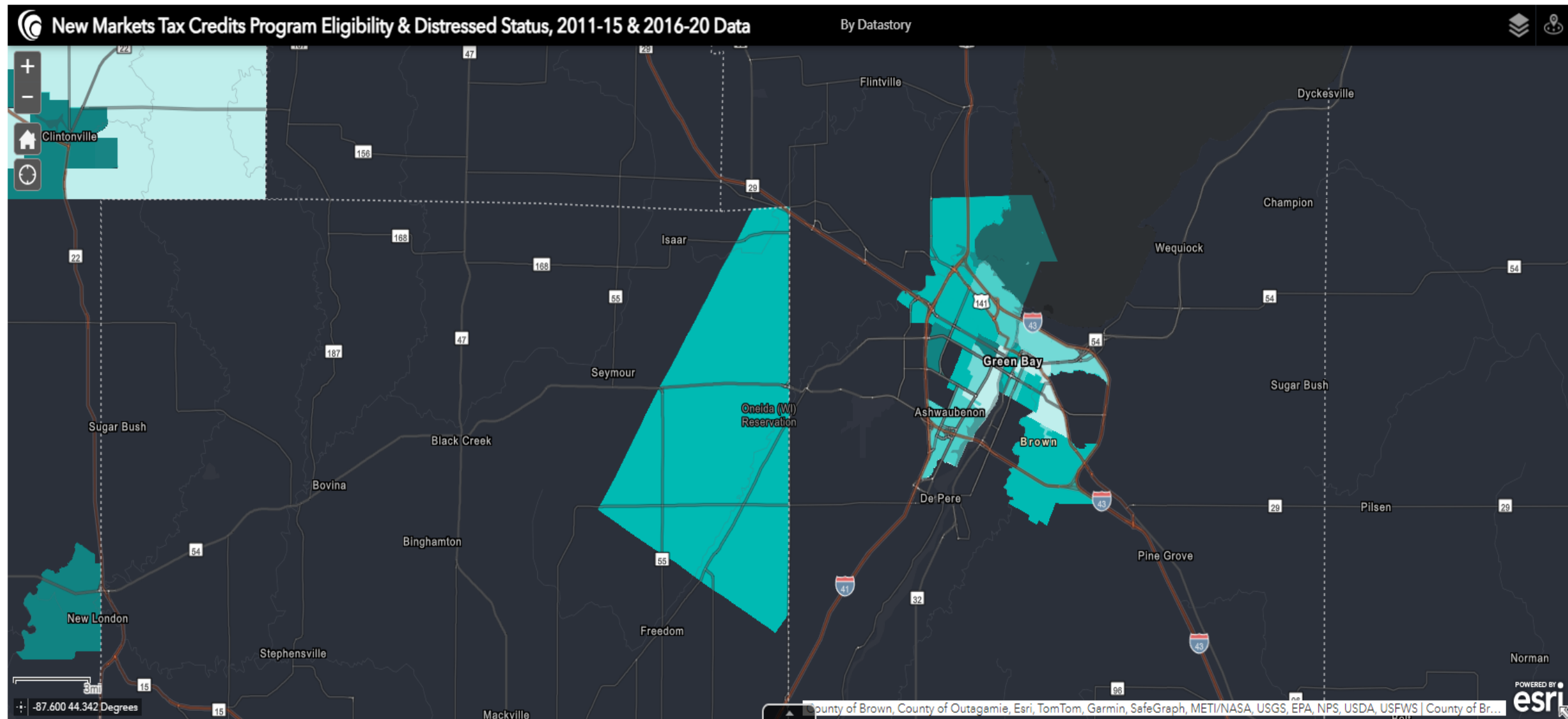
**How Would NMTC Benefit the Oneida Nation Projects?**

**Determine Eligibility of ALL Oneida Nation Proposed Projects**

- **NMTC Eligible – Severely Distressed**
- **NMTC Eligible – Distressed**
- **Eligible for Other Incentives**

NEW: 2016-2020 data now available! Drop a pin or search for an address to see if your project may be eligible for NMTCs under 2011-2015 and/or 2016-2020 census tract data.

Use the form below the map to submit your project to our tax credit specialists for additional qualification analysis.



Disclaimer: The data presented in this map are provided as a reference and the validity cannot be guaranteed. The CDFI Fund is the authority of this data figure and for NMTC eligibility.



# USDA Loans

## **Community Facilities Direct Loan & Grant Program**

- **Wisconsin**

**Market: 4.000% for 4<sup>th</sup> Quarter Fiscal Year 2024**

- **Effective July 1, 2024 – September 30, 2024**



# Power of Section 105(l) + Loans + NMTC Red Lake Band of Chippewa, Minnesota Multiple Projects



**ONEIDA**

**Power of Section 105(l) + Loans**  
**Yukon-Kuskokwim Health Corporation**  
**\$165 Million Project**



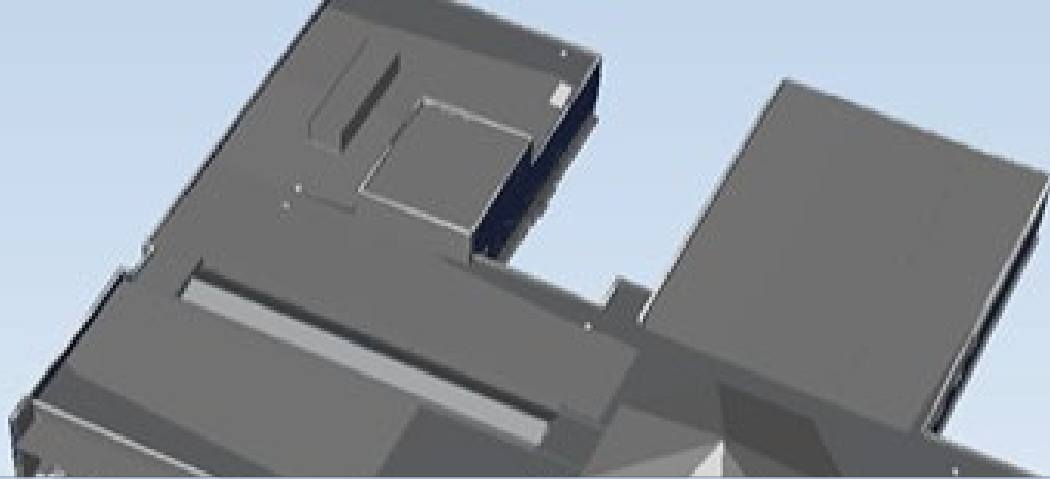
**ONEIDA**



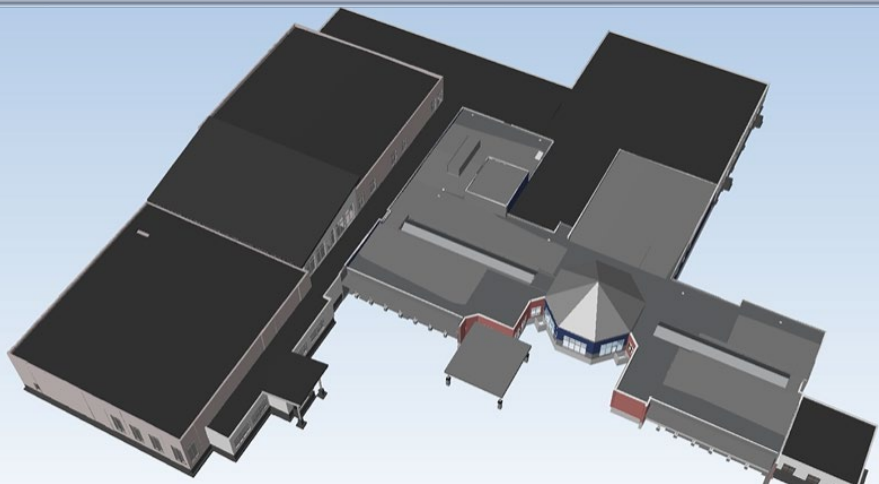
**Power of Section 105(l) + Loans**  
**Pit River – Tribal Health Clinic Expansion**  
**\$8,415,000 Project**



**ONEIDA**



# Power of Section 105(l) + Loans Bad River Health & Wellness Center \$33 Million Project



BAD RIVER HEALTH  
& WELLNESS CENTER



**Power of Section 105(l) + Loans + NMTC**  
**Lac Courte Oreilles Health Center**  
**\$44.3 Million Project**





# Project Impact

**This Project Provides the Most Impact for the Largest Number of Oneida Nation Members with the Least Financial Impact on the Nation's Budget.**

**375,000 Patient Visits Per Year**

# Five Principles Nation Building

**Transformational Leadership**

**Strong Governing Systems**

**Cultural Relevancy**

**Strategic Outlook**

**Sovereignty**

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# **Nation Building Themes**

**Use Relevant Data for Decision-Making**

**Integrate Oneida Values into our Governing Systems**

**Advance Community Engagement**

**Create Sustainable Community Economic Development**

**Strengthen Intergovernmental Strategies**

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# Approving the Project

**Continued Evolution of Nation & Health Shared Legacies**

**Best Prepares Nation for the Future of Health**

**Empowers Employees & Patients for the Future**

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# Our Recommendation

## **Pursue Funding Project:**

- **Section 105 (L) Lease**
- **USDA Community Facilities Direct Loan & Grant Program**
- **OCHD Incremental Savings Plan**
- **Third-Party (Insurance) Reimbursement**
- **Research NMTC All Oneida Proposed Projects**

# What Are We Asking of the General Tribal Council?

Approval/Consideration of CDC# 09-011 OCHD Integrated Campus Project Financing

- Oneida Comprehensive Health Division Will Pay Over 25-Year Period
- Combination of Insurance Payments & Section 105 (l) Funds
- Funds ALREADY Budgeted & Received Annually
- Formal Action to Accept & Approve the Updated CIP Concept Paper





# Yawáko

Questions, Request for Information, Comments:

Oneida Comprehensive Health Division - Administration

[ohc\\_admin@oneidanation.org](mailto:ohc_admin@oneidanation.org)

920.869.2711, ext. 0