

Improving health. Improving lives.

South Madison Renaissance Joyce & Marshall Erdman Clinic Expansion

March 14, 2024

Ken Loving, MD – Chief Executive Officer Joanne Holland, CPA, MHA – Chief Financial Officer

Agenda

- Access' Project: Expand the Joyce & Marshall Erdman Clinic
- Follow Up Since Fall 2023 CDA Board Meeting
- Anticipated Impact of the Project

 Access' Request: CDA Board extend a Letter of Intent to Access to develop the northwest corner of the Village on Park.

Progress since Fall 2023



- Meetings and Facility Tours with CDA and South Madison Leaders
 - Alder Isadore Knox
 - Commissioner Claude Gilmore
 - Urban League CEO Dr. Reuben Anthony
- Site Plan Reviews by Numerous City of Madison Agencies
- Alignment of Financial and Operational Resources
 - Financing Pathways
 - Project Leadership
 - Hi-Level Timeline Development



Erdman Clinic – Current State

Proposed project will double this capacity



- 12,355 patients served
 - 52% of patients identify as Hispanic or Latino/a
 - 42% of patients best served in a language other than English
 - 31% of patients under age 18
 - 91% of patients at or below 200% of FPL
 - 60% of patients are enrolled in Medicaid/BadgerCare; 20% are uninsured
- **34,349** total encounters/patient visits
- 89 total employees
 - 7 Doctors
 - 4 Advanced Practice Providers
 - 5 Behavioral Health Consultants
 - 4 Dentists and 3 Hygienists
- \$8,193,025 annual payroll
- \$12,325,196 in site expenses



Access' Role as an Employer

Employee Race/Ethnicity

- 55% White
- 25% Hispanic or Latino/a
- 8% Black or African American
- 8% Asian
- 1% American Indian
- 3% Two or More Races or Unknown
- \$20 Minimum Wage
- Training & Growth Opportunities
 - In-house dental assistant training program
 - Medical assistant apprenticeship program
 - Career pathing for leadership roles





Erdman Clinic – Future Potential



Builds on Access' success in South Madison



Complements other South Madison growth plans with additional capacity for wrap-around services



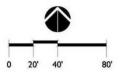


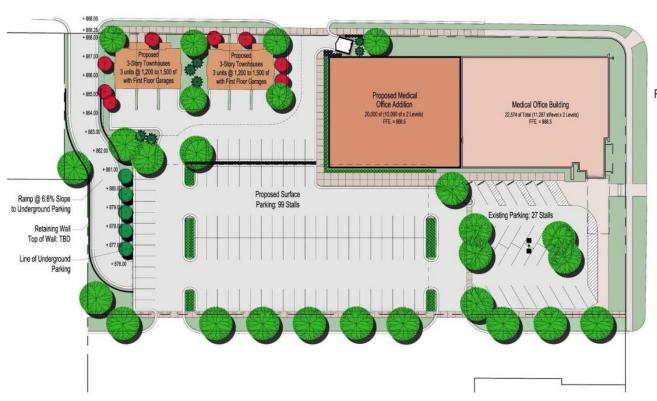
Need more capacity to serve the uninsured



Conceptual Site Plan







Parking Schedule

Medical Office Building

Required Medical Office Building Parking 213 Stalls 42,574 sf Building x 1 Stall/200 sf = 213 Stalls

City of Madison Allowed Parking 143 Stalls 123 Allowed Base 20 Potential Additional Stalls

More than 143 Stalls Require a Conditional Use U/G Parking does not contribute to max allowed

Provided Medical Office Building Parking 99 Proposed Surface Parking Stalls 87 Proposed Structured Parking Stalls 27 Existing Parking Stalls

Residential Townhouses

City of Madison Requested Parking 6 Garage Stalls 6 Townhouses x 1 Garage or Stall/Unit = 6 Garages

Provided Townhouse Parking 12 Garage Stalls



Perspective Sketch – View from South Park Street Looking Northwest



Perspective Sketch – View from South Park Street Looking Southwest



Project Impact & Financing



Expanded access to care in South Madison, leading to better health outcomes and stronger communities.



Estimated to be a project of 20,000 additional square feet.



Additional employment and growth opportunities: 80 new jobs which would total over 160; additional payroll of \$8M annually for an aggregate of more than \$16M.



Project budget of \$15M that will be financed in thirds: capital campaign, New Markets Tax Credits loan forgiveness and long-term debt.

Access' Request

CDA Board extend a Letter of Intent to Access to develop the northwest corner of the Village on Park.

