

# Community Economic Development Grant 2023-24

Row 7

<b>Name of Applicant (Organization)</b>	North Lincoln Hospital Foundation
<b>Mailing Address</b>	3010 NE 28th Street Lincoln City, OR 97367
<b>Name of Contact Person</b>	Kennedy Stentz
<b>Contact Phone</b>	541-557-6433
<b>Contact Email Address</b>	kcourtney@samhealth.org
<b>Name of Project</b>	Coastal Samaritan Treatment and Recovery Services
<b>Total Project Budget</b>	\$11,862,181.00
<b>Amount Requested from this Program</b>	\$60k for Impact
<b>Project Description</b>	<p>We respectfully request support for constructing a 16 bed inpatient and outpatient substance use disorder (SUD) treatment facility for adults in Newport. Oregon is in the midst of a SUD crisis. The state has the second highest rate of SUD in the country and is seeing a steep rise in drug overdose. From 2019 to 2020, drug overdoses in Oregon increased by 39%. In Lincoln County, opioid overdoses have doubled in three years, and fentanyl deaths are on the rise. Further, Oregon has the fifth highest rate of alcohol-related deaths, with five Oregonians dying per day on average, and the rate of alcohol-related deaths in Lincoln County is 55% higher. Despite this overwhelming need, Oregon ranks 50th in the nation for treatment availability. For Lincoln County residents with SUD the situation is especially dire: there are no inpatient treatment centers - critical for recovery - and the availability of outpatient services is limited. The results are high rates of preventable mortality among community members, as well as disrupted lives for their family members and friends. Together, Pacific Communities Health District, Samaritan Pacific Communities Hospital, and Samaritan North Lincoln Hospital are working to meet this need. Scheduled to open in March 2025, Coastal Samaritan Treatment and Recovery Services (STARS) will feature a 16-bed inpatient unit and intensive outpatient services for adults 18+ with SUD. The center will provide a broad spectrum of evidence-based services to support successful recovery, including individual and group therapy, medication-assisted treatment, educational programs, and peer support. The Pacific Communities Health District has acquired a building for Coastal STARS, which Samaritan is</p>

expanding by 8,000 square feet. We opted to repurpose an existing structure to minimize our environmental impact and cut construction costs. We're meeting energy code standards and preparing for future installation of EV charging infrastructure. The facility will include inpatient rooms, a commercial kitchen, offices, therapy and medical spaces, and welcoming shared and outdoor areas. The STARS recovery center will profoundly benefit our community, saving lives and stimulating the economy. By hiring local vendors, and sourcing materials locally, we ensure that the center's construction supports local businesses and keeps economic benefits within the community. Coastal STARS will create about 32 new, long-term jobs, diversifying the local economy as the recovery center of its kind in the county. Job roles will vary from clinical supervision and addiction counseling to nursing and administration. Particularly noteworthy is the role of peer support, where individuals in recovery themselves provide vital assistance to others with SUD, offering both meaningful employment and the chance to positively impact others' healing journeys. Additionally, the Lincoln County Homelessness Strategic Plan found that homelessness, often exacerbated by substance use disorders, significantly strains the community economically. By providing treatment, we'll help reduce homelessness and facilitate the reintegration of individuals into society and in a position to join the local workforce. This not only benefits them personally but also contributes to the economic stability. A 2019 report estimated Oregon's cost of excessive alcohol use at around \$4.8 billion, factoring in lost work, car accidents, legal, and healthcare costs. Investing in substance abuse treatment is economically efficient: every dollar spent on treatment saves \$7 in law enforcement and criminal justice costs, and \$4 in healthcare. Treating a patient with substance use disorder, costing about \$1,583, yields an \$11,487 cost offset, a benefit-to-cost ratio of over 7 to 1. By improving lives and providing employment, we're strengthening the local economy and helping individuals with SUD contribute positively to the community.

---

### Funding

In the 'Budget and Support Letters' section, we have attached a PDF file that outlines our project budget. This comprehensive document includes a detailed breakdown of all project funding sources. Total committed funding is \$10,412,062 and planned funding total \$410,000 against an estimated need of \$11,862,181, or a \$1,450,119 funding deficit. By supporting this project, the Economic Development Alliance of Lincoln County will be joining a powerful coalition committed to bridging the gap in SUD treatment in Lincoln County and Oregon more broadly. The shared conviction of our partners is testament to the urgency and community-wide resolve to tackle this crisis. Help us make these essential services a reality, reflecting our combined dedication to heal our community and provide the compassion and care our neighbors desperately need.

---

### Collaboration

Collaborators include Samaritan North Lincoln Hospital (SNLH), Samaritan Pacific Communities Hospital (SPCH), the Pacific Communities Health District Foundation (PCHDF), Pacific Communities Health District (PCHD). These partnerships enhance our fundraising capabilities and long-term community outreach. Dr. Lesley Ogden, the CEO of both SNLH and SPCH, is key to our project. Her leadership over both hospitals helps us work together efficiently and effectively. Dr. Ogden is also crucial in advocating for funding that supports Samaritan's mission to meet the health needs of our community. Pacific Communities Health District has significantly invested in this project, contributing \$2,954,125. This investment not only shows their strong financial support but also brings critical healthcare expertise to enhance our project's impact. Similarly, North Lincoln Health District has provided a substantial contribution of \$1,000,000, underlining the project's value to local healthcare services. Their experience in healthcare management

and involvement in community health initiatives is a major asset to our efforts. The PCHDF, an integral part of the Pacific Communities Hospital network, has played a pivotal role in our fundraising efforts. Their dynamic approach, which encompasses securing grants, organizing events, and engaging both individual and corporate donors, has been instrumental in raising a substantial portion of our total funds. This collaborative partnership with PCHDF not only boosts our fundraising capacity but also significantly extends our reach and impact within the community. Furthermore, we're actively engaged with diverse community groups, including the Confederated Tribes of Siletz Indians, and members of the Latina/o and LGBTQ+ communities, to ensure the facility is culturally responsive to and meets the needs of community members within these groups. For instance, we're innovatively designing sleeping accommodations to respect all gender identities and creating private outdoor spaces for residents to heal in comfort and safety. Our aim is to create an environment where individuals can confidently reclaim their lives. We have also partnered with various substance use disorder organizations throughout the county to evaluate local needs and align our services. This collaboration ensures that we are providing meaningful and effective resources within the county.

---

**Viability**

Immediate project success will be determined by successful completion of the renovation and new construction of the Coastal STARS facility by March 2025, resulting in provision of services by April 2025. The project has made significant headway since its inception on December 6, 2022. Renovation to the existing building began in May 2023. The bidding process and preconstruction phase were completed in October 2023 and December 2023, respectively. With necessary permits secured, we've moved past the design phase and are starting construction of the 8000 square foot addition. We expect to complete construction by March 3, 2025. We are on track for the final inspections and move-in by March 2025. As the center's opening date nears, hiring efforts are steadily progressing. In 2023, significant strides were made in staffing critical leadership positions, with the recruitment for the Business Director and Clinical Director advancing. Filling these key roles is vital for laying a strong operational foundation for the center's successful launch. Each phase of the hiring process reflects a collaborative effort between leadership and the talent acquisition team, emphasizing a strategic partnership to identify and recruit local talent, ensuring the facility is staffed with skilled professionals ready to serve their community. The most critical outcome will be the preservation and transformation of lives deeply impacted by substance use disorders. The tangible results will include the rehabilitation of individuals - who often arrive in critical conditions suffering from overdose, severe malnutrition, and extreme physical debilitation – and their re-engagement with their families and community. We anticipate results similar to those of the STARS center currently in operation in Lebanon, where they have seen profound and visible changes in their patients; individuals regain their health, stand taller, and transition from the brink of despair to a place of hope and ambition. We have set quantifiable goals for our services: providing inpatient and residential services 24/7 to 200 adults annually and offering outpatient services on weekdays and evenings to 600 adults each year. The success of our initiative will be judged on our ability to meet these service delivery targets, with the improved health, well-being, and renewed optimism of our participants as key indicators of our impact. This project is designed to be financially sustainable. We are currently fundraising for the construction phase. Once the center is operational, it will be managed by Samaritan as a new service line. We are following the successful model of the STARS center in Lebanon which demonstrated that such facilities can operate without the need for ongoing external funding. This approach ensures long-term sustainability and eliminates the need for continuous financial

support, allowing the center to efficiently provide services while managing its own financial viability.

---

<b>Desired Start Date</b>	12/06/22
---------------------------	----------

---

<b>Desired Completion Date</b>	03/31/25
--------------------------------	----------

---

<b>Name of Chief Executive</b>	Dr. Lesley Ogden
--------------------------------	------------------

---

<b>Position Title</b>	Vice President of Samaritan Health Services / Chief Executive Officer of Samaritan North Lincoln Hospital & Samaritan Pacific Communities Hospital
-----------------------	--

---

<b>Chief Executive Email</b>	logden@samhealth.org
------------------------------	----------------------

---

<b>Tax ID#</b>	93-0867677
----------------	------------

---

<b>Type of Applicant</b>	501(c)(3) Nonprofit
--------------------------	---------------------

---

<b>Grant Pool</b>	Impact Grant (\$60,000)
-------------------	-------------------------

---

<b>Date Submitted</b>	12/15/23 11:16 AM
-----------------------	-------------------

---

## Project Budget

Building Acquisition	\$950,000
Closing & Title Insurance	\$4,125
Construction (Gerding Builders)	\$9,350,642
3 Phase Power	\$115,902
Permits & Fees	\$5,000
Architectural & Engineering	\$538,742
FF&E	\$847,770
Exterior Signage	\$17,000
Indoor Wayfinding Signage	\$13,000
Network Infrastructure	\$20,000
<b>Total:</b>	<b>\$11,862,181</b>

**Building Acquisition: \$950,000.** This investment marks the first step of our project, securing a central location for development.

**Closing & Title Insurance: \$4,125.** This is a necessary expenditure for securing legal ownership and protecting the investment.

**Construction (Gerding Builders): \$9,350,642.** This expense covers the extensive renovation and construction work, including site improvement, HVAC installation, and crafting built-in furniture and casings, to develop a state-of-the-art facility. This cost is secured through a Guaranteed Maximum Price (GMP) contract with Gerding Builders and will not change unless Samaritan makes adjustments.

**3-Phase Power Installation: \$115,902.** This line item refers to the installation of 3-phase power, which the site currently lacks. Our contractors, Gerding Builders, is prepared to assist with this task, it is not included in their contracted budget. Therefore, this expense is separately listed in the budget spreadsheet.

**Permits & Fees: \$5,000.** This covers all regulatory costs to ensure compliance with local construction and zoning laws.

**Architectural & Engineering: \$538,742.** This fixed cost from the architects' Request for Proposal (RFP) helps us avoid unforeseen increases, ensuring the architectural aspects are covered within our planned budget.

**FF&E (Furniture, Fixtures, and Equipment): \$847,770.** This estimate covers essentials to furnishing the facility such as furniture, kitchen and IT equipment, and decorative elements. We have selected the styles and quantities of furniture, but with the center's remodeling still underway, we are not yet at the point of purchasing. It is important to note that the final costs might differ from our current estimates, as furniture companies cannot guarantee prices until we are closer to the actual acquisition stage.

**Exterior Signage: \$18,000.** This budget covers creating durable, compliant exterior signs that enhance the facility's visibility and align with our branding. The signage will include our logo and necessary information, aiding easy identification and accessibility for patients and visitors.

**Indoor Wayfinding Signage: \$13,000.** This enhances the navigability and user experience within the facility.

**Network Infrastructure (estimated): \$20,000.** This cost covers critical components like racks, cable managers, UPS, ATS, and power cables, with a strategic plan to integrate some existing equipment to minimize spending.

Total Estimated Cost: \$11,862,181. This total reflects planning and commitment to staying within budget while being prepared for unexpected changes that might arise during the project's progression.

### Funding Table

Source	Amount	Status	Recipient
American Rescue Plan Act (granted by Lincoln County)	\$500,000	Committed	PCHDF
City of Lincoln City	\$100,000	Committed	NLHF
City of Newport	\$86,915	Committed	PCHD
City of Toledo	\$17,500	Committed	PCHDF
City of Waldport	\$2,351	Committed	PCHDF
Corporate donors -- NLHF	\$22,100	Committed	NLHF
Corporate donors -- PCHDF	\$84,000	Committed	PCHDF
Federal Appropriations in Omnibus Bill	\$1,000,000	Committed	SPCH
Ford Family Foundation	\$25,000	Committed	PCHDF
Individual donors -- NLHF	\$124,867	Committed	NLHF
Individual donors -- PCHDF	\$316,287	Committed	PCHDF
InterCommunity HealthNetwork-Coordinated Care Organization Grant (Health-Related Services)	\$100,000	Committed	PCHDF
Marie Lamfrom Charitable Foundation	\$250,000	Committed	PCHDF
North Lincoln Health District	\$1,000,000	Committed	NLHF
NLH Foundation Gala Fundraiser	\$127,000	Committed	NLHF
North Lincoln Hospital Foundation Unrestricted Fund	\$275,000	Committed	NLHF
William Swindells, Sr. Memorial Fund of Oregon Community Foundation	\$100,000	Committed	PCHDF
Pacific Communities Health District	\$2,954,125	Committed	PCHD
PCHD Foundation Employee Committee	\$10,000	Committed	PCHDF
PCHD Foundation Gala Fundraiser December 2022	\$78,000	Committed	PCHDF
Roundhouse Foundation	\$100,000	Committed	PCHDF
Samaritan North Lincoln Hospital Auxiliary	\$15,000	Committed	NLHF
Samaritan Pacific Communities Hospital Auxiliary	\$25,000	Committed	PCHDF
Siletz Tribal Charitable Contribution Fund	\$50,000	Committed	PCHDF
Spirit Mountain Community Fund	\$100,000	Committed	PCHDF
State of Oregon	\$2,948,917	Committed	SPCH
City of Lincoln City	\$100,000	Planned	NLHF
Lincoln County Economic Development	\$60,000	Pending	NLHF
Good Samaritan Hospital Foundation	\$100,000	Planned	PCHDF
PCHD Foundation Gala Fundraiser, December 2024	\$100,000	Planned	PCHDF
Roundhouse Foundation, 2024	\$50,000	Planned	NLHF or PCHDF
<b>Total Committed</b>	\$10,412,062		
<b>Total Pending</b>	\$0		
<b>Total Planned</b>	\$410,000		
<b>Total</b>	\$10,822,062		

<b>Total Estimated Need</b>	\$11,862,181		
Deficit from Total Commitments	\$1,450,119		

December 12, 2023

Lincoln County Board of Commissioners  
Via Economic Development Alliance of Lincoln County  
Re: Lincoln County Community & Economic Development Grant Program

To Whom It May Concern:

I am writing in support of the North Lincoln Hospital Foundation's grant application to the Lincoln County Community & Economic Development Grant Program for an Impact Grant to support the coastal Samaritan Treatment and Recovery Services (STARS) inpatient & outpatient substance use disorder treatment center.

If awarded, the \$60,000 Impact Grant will be used to support the rising costs of construction of the ONLY inpatient alcohol and drug treatment facility in our County as well as furniture, fixtures and equipment that are experiencing supply chain and inflationary stressors and both are adversely impacting the project budget.

This grant will be supportive of this much needed facility in a setting of locally increasing opioid overdoses and increased substance abuse and mental health disorders that often coexist. In addition, Lincoln County Community and Economic Development funding will join many other organizations that have been financially supportive including Pacific Communities Health District, North Lincoln Health District, Confederated Tribes of Siletz Indians, Confederated Tribes of Grande Ronde, federal government, State of Oregon, Lincoln County Health & Human Services, multiple municipalities, individuals, businesses, and foundations all united to make sure this much-needed resource is realized.

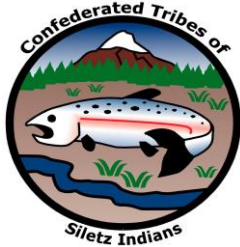
This temporary housing facility will be built specifically to treat substance use disorder of all kinds, but it will also provide a warm, welcoming home for residents for months at the time. This facility will be one of the most important parts of the puzzle in solving our substance use disorder epidemic, our housing crisis, and our mental health disaster across Lincoln County.

Sincerely,



Lesley J. Ogden, MD, MBA  
Chief Executive Officer





## Confederated Tribes of Siletz Indians Siletz Behavioral Health Department

P.O. Box 549 Siletz, Oregon 97380  
(541) 444-8286 • 1-800-922-1399 • FAX: (541) 444-2307

November 14<sup>th</sup>, 2022

Ursula Marinelli  
Pacific Communities Health District Foundation  
P.O. Box 945  
Newport OR 97365

The Siletz Behavioral Health Department commits to participating in and supporting the substance use disorder residential recovery center in Newport, Oregon. Siletz Behavioral Health is committed to providing services to improve the overall quality of care and needs of the local community. The local needs of our tribal membership are dire for residential care:

- Tribal Members have a higher risk of Suicidal Ideation;
- Tribal Members have co-occurring disorders and there are limited facilities to address this need OR the facilities only accept local Coordinated Care Organizations (CCO);
- This would be the first and only residential facility in Lincoln County creating less strain on struggling families to help their loved ones heal from substance use disorders.

Siletz Behavioral Health agrees to work collaboratively with the Pacific Communities Health District Foundation, the Samaritan Pacific Health Services team, the Oregon Health Authority, the local CCOs, regional partners and other collaborative partners to help meet the goals of the proposed project. Siletz Behavioral Health is committed to improving access to high quality healthcare for substance use disorders and believe this project will support that mission.

If you have any comments, questions, or concerns please feel free to contact Jeramie Martin, CTSI Behavioral Health Administrator at [Jeramie@ctsi.nsn.us](mailto:Jeramie@ctsi.nsn.us) or 541-444-8286

Sincerely,

Mike Kennedy  
Interim General Manager



# Lincoln County Health & Human Services

November 4, 2022

Ursula Marinelli  
Pacific Communities Health District Foundation  
PO Box 945  
Newport OR 97365

Dear Ursula:

The Lincoln County Health and Human Services (LCHHS) Department wholeheartedly supports the creation of a Substance Use Disorder residential treatment center in Lincoln County.

Substance Use Disorder has become a national public health crisis and our county has been increasingly impacted. Substance Use Disorder can lead to teen pregnancy, transmission of infection such as HIV, homelessness, and chronic conditions resulting from neglect of basic needs. A recent rash of fentanyl overdoses, in some cases fatal overdoses, has added a new level of urgency to this crisis.

Data gathered by our Regional Mental Health/Substance Use Coalition shows that between March and August 2021, 12,225 Lincoln County residents were screened for substance use disorder, with 1,297 individuals screening positive for drugs, including alcohol, and 886 people were diagnosed with substance use disorder. LCHHS actively participates on this coalition of community partners to identify gaps in services and help to implement solutions. The lack of local residential treatment is an identified gap.

While not everyone needs residential treatment, those who do travel long distances and suffer lengthy waitlists before receiving the help they need. Transportation can be a barrier and when someone is ready to receive help, any amount time on a waitlist is too long.

LCHHS outpatient Substance Use Disorder counselors and those working in the private sector are stretched beyond capacity. The creation of a center in Lincoln County that improves access to evidence-based residential and outpatient treatment services, including group and individual therapy and medication-assisted treatment, can help to alleviate this public health crisis.

This important project is greatly needed in Lincoln County.

A handwritten signature in blue ink that reads "Jayne Romero".

Jayne Romero, Director  
Lincoln County Health and Human Services



# Lincoln County Sheriff's Office

Sheriff Curtis L. Landers

November 8, 2022

Re: Grant application submitted by the Pacific Communities Health District Foundation

Dear Grant Review Committee:

Please accept this letter as a formal support for the substance use disorder residential and intensive outpatient recovery center in Lincoln County.

Funding this project will help establish a 16-bed residential treatment facility, including intensive outpatient programs for group and individual therapy, medication-assisted treatment and peer-delivered services.

Lincoln County is in critical need of these services. Currently, there are no inpatient facilities in Lincoln County and limited outpatient services. Many patients suffering from substance use disorder cycle repeatedly through our criminal justice system and the Lincoln County Jail which is costly and does not effectively address the root cause of their disorder. This facility will decrease the jail beds these individuals are currently occupying and help them on their way to recovery.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Landers".

Curtis L. Landers, Sheriff

**Administration**  
251 W. Olive Street  
Newport, OR 97365  
541-265-4277

**Jail**  
251 W. Olive Street  
Newport, OR 97365  
541-265-4277

**Patrol**  
225 W. Olive Street  
Newport, OR 97365  
541-265-4277

**Support Services**  
225 W. Olive Street  
Newport, OR 97365  
541-265-4912

**Animal Shelter**  
510 N.E Harney Street  
Newport, OR 97365  
541-265-6610