



ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

## **Dr. C.B. McIntosh Community Achievement Center Summary December 30, 2022**

### **Company:**

Kappa Alpha Psi Jacksonville Foundation, Inc.

### **Background:**

The Jacksonville Alumni Chapter of Kappa Alpha Psi Fraternity (Chapter) was founded on February 27, 1925 and holds the distinction of being the first Greek lettered organization to be chartered in the State of Florida. The Chapter incorporated the Kappa Alpha Psi Jacksonville Foundation (Foundation) on December 29, 1997 which serves as the philanthropic arm of the Chapter.

The Dr. C.B. McIntosh Community Achievement Center (Center) is a collaborative initiative between the Kappa Alpha Psi Jacksonville Foundation, Inc. and Wolfson's Children's Hospital of Jacksonville (WCH). The Foundation, together with WCH, seek to establish a state-of-the-art healthcare facility to serve the Northwest Jacksonville community at the proposed location of 3717 Moncrief Road, Jacksonville, FL 32209, which is located in a Level 1 Economically Distressed Area (EDA). As part of the project, the existing building on the site needs to be demolished, water and sewer need to be connected, and the property needs to be properly graded.

Three clinics within the Northwest Jacksonville Economic Development Fund boundary area have recently closed, creating a large gap in medical care for the area. The site for this project is located in Health Zone 1, which is deemed to have the highest level of health disparities in Duval County. Sulzbacher Health Center (Sulzbacher) is committed to the project and has agreed to manage the clinic. Sulzbacher has committed to maintain their sliding fee discount schedule, which is reviewed annually, to ensure that patients will not be refused medical/health services due to inability to pay, assuring that any fees or payments required by the Center for such services may be reduced or waived.

Projections for the new facility estimate 3,300 primary care visits and 1,100 unique patients will be served annually once the clinic is established, specifically pediatric patients that live in surrounding areas. The proposed location for the achievement center is accessible to the community as it is located on a fixed bus route of the Jacksonville Transportation Authority (JTA). Additionally, the JTA offers Youth Passes to minors to ensure continued mobility access to the center.

### **Project Rationale & Benefits:**

1. Supporting the Dr. C.B. McIntosh Community Achievement Center will add approximately \$8.3 million in private capital investment, redeveloping an economically distressed area.

2. The community impact of a healthcare facility in an area with large health disparities would benefit the citizens of Jacksonville specifically those that live within the area of the project site.
  
3. Health and Wellness across all areas of Jacksonville are stated priorities of Mayor Curry. Research supports that the health and well-being of residents is a key indicator to the vitality and health of a community. With several clinics closing in close proximity to the proposed site, the community is in need of an accessible and affordable healthcare facility to serve its citizens. The clinic will specialize in pediatric medicine to promote the proper development of youth from the surrounding areas.

**Project Incentives:**

**The City of Jacksonville proposes to provide:**

A Large-Scale Economic Development fund grant of \$500,000 based on the capital investment of \$8.3 million within a Level 1 Economically Distressed Area of Northwest Jacksonville.

A waiver of the job creation requirements outlined in the City's Public Investment Policy (PIP) guidelines is needed in order for the project to qualify for a Large-Scale Economic Development Fund (LSEDF) Grant.

**The total amount of City incentives would be up to: \$500,000.**