From: mail miskra.net
To: Don Wiley
Subject: FW: Checked my facts and I stand by my statement...I still think EMS cost us a hospital
Date: Friday, August 13, 2021 19:45:06
Attachments: image001.png
image002.png

Don,

Gary and I continue the discussion about losing the hospital to Lake County. He is insisting that "indigent reimbursements" is the reason. I have not heard this reasoning before, have you?
Anyway, I want to talk to him about the animal shelter, if he's brave enough to engage with me on that hot potato.

Marilyn

From: mail miskra.net
Sent: Friday, August 13, 2021 7:38 PM
To: Gary Search <searchg05@yahoo.com>
Subject: RE: Checked my facts and I stand by my statement...I still think EMS cost us a hospital

Gary,

When Oren Miller proposed increasing transportation impact fees by 150% Don Magruder (Chairman of the Board for the Commercial Contractor Association of Lake-Sumter) made a case that Miller's massive increase would make Sumter County non-competitive in drawing the hospital and other new businesses to Sumter County. He wrote a one-page paper for the Republican Executive Committee and spoke on this topic during his allotted 5-minutes at one of the BOCC meetings during the public forum. Here is what he had to say in comparing property tax and impact fees in Lake County versus Sumter County:

Lake County Comparison
"The property tax millage rate per thousand dollar of property value in Sumter County is 12.0498 compared to 14.7312 in Lake County. Sumter County property tax rates for 2020 are 19% lower. In addition, the North Central areas of Lake County have gotten extremely aggressive in attracting new jobs and businesses by dramatically lowering their road impact fees. Lake County recognized the expansion of the Villages and Sumter County in 2018, and they decided to go after that business growth. Their commissioners realized that in Northern and Central Lake County the mature road system could handle a lot more business, so they slashed transportation impact fees. Today in the Lake County areas adjacent to Sumter, the impact fee on a 5,000 square-foot medical office is only $15,855 while in Sumter County (if Miller's proposal is adopted) a doctor would pay $75,525. Worse yet, an 8,000 square-foot restaurant is only $27,024 in Lake County compared to a proposed $210,060 in Sumter County. Lake County impact fees for a single-family home is only $1,180 compared to a proposed rate of $6,665 - a $5,485 savings in Lake County. These impact fees would cripple the Sumter County restaurant and medical services business sector and force residents to travel farther for services."

I believe that the hospital would have been built in Sumter County had the commissioners not been focused on excessively raising impact fees.

In everything that has been publicly stated and published about the hospital's location, I have not heard anything about "indigent reimbursements" playing a major role. Even Ed Jimenez, CEO of UF Health Shands, did not mention this when he spoke at the POA meeting that I attended. If indigent reimbursement was the major criteria in deciding where to locate the hospital, I have to believe that the public would have been told this during the time the effect of impact fees on the hospital's location was being discussed. I don't recall indigent reimbursement ever being mentioned by the Sumter commissioners during any of the BOCC meetings, and never in response to resident and business comments at any of the meetings I attended. Did I miss this? Who talked about indigent reimbursements at the BOCC meetings? Also, if the impact fees had been raised by 150% do you really think that adjoining tax paying businesses and workforce housing would locate in Sumter County? Be prepared because Lake County will still aggressively try to lure those businesses to their side of the county line.

Sadly, this topic is over and done. The hospital has been lost to Lake County. I don't know that there is anything more to discuss. However, I would like to meet with you in person to talk about the animal shelter. Are you willing to swap opinions about the current and future state of the shelter with me?

Marilyn

From: Gary Search <searchg05@yahoo.com>
Sent: Friday, August 13, 2021 5:17 PM
To: marilyn miskra.net <marilyn@miskra.net>
Subject: Re: Checked my facts and I stand by my statement...I still think EMS cost us a hospital

Again, thank you for your point of view, but I'm not sure any of the pertinent facts regarding why UF Health's hospital's location is financially better off in Lake County due to indigent reimbursements. These reimbursements are far more critical for a hospitals location decision than impact fees, especially in light of the fact they are going to pay more impact fees in Lake County than they would have in Sumter County, even with the increase.
Understanding the reimbursement issues that hospitals need for financial survival are extremely critical. That's why Lake County has so many hospitals. The attraction was not to have the hospital (non tax paying) in Sumter County but to have the adjoining (tax paying) businesses and workforce housing located in Sumter County.
Again, we can agree to disagree but there are many more factors that went into the decision other than impact fees.
Further discussion on this matter might be better in person than via email…I'm always available to any resident.

Respectfully,
Gary

Sent from Yahoo Mail for iPad
On Thursday, August 12, 2021, 8:41 AM, marilyn miskra. net <marilyn@miskra.net> wrote:

> Gary,
>
> Thanks for the information. However, I was not referring to the *Florida house bill North Lake Hospital District* when I mentioned incentives. I was

talking about Lake County's *Economic Development Grant Program* where The Villages will be paid a percentage of property taxes collected in connection with the hospital project at 5, 10 and 15-year milestones.

When it was announced that the hospital will locate in Lake County, their commissioners did not mention that "reimbursement maximization" played a major role in UF Health's decision to locate the hospital in Lake rather than Sumter County. Here's what one of their commissioners (Josh Blake) did say:

"This is a great day for Lake County and it demonstrates that the formula works. When government is "business friendly," when it simplifies the permitting process and is mindful of the negative impact of overregulation, high taxes and **high fees**, then the private sector can prosper, creating and retaining good jobs. All the taxpayers in the county will reap the benefit of a more vibrant local economy with an expanded tax base."

Please tell me what the Sumter County commissioners did, if anything, to compete for this hospital to locate in Sumter County? I went to all the meetings and I didn't hear anything except raising impact fees.

The map location is an illustration to explain why I don't agree with your statement that "the hospital was NEVER planned for Sumter County." I am amazed that you don't seem to think this is a huge loss for Sumter. You say that "they need housing and staff which is planned for Sumter County and affords us a tax base." But, Sumter County desperately needs to diversify its tax base, not depend on residents to continue shouldering the bulk of the property taxes. I'm sorry. I don't consider this a win-win at all.

Just my thoughts….Which can always be changed, based on additional facts not previously considered!

Marilyn

From: Gary Search <searchg05@yahoo.com>
Sent: Wednesday, August 11, 2021 9:24 PM
To: marilyn miskra.net <marilyn@miskra.net>
Subject: Re: Checked my facts and I stand by my statement...I still think EMS cost us a hospital

Thank you for civil discourse. Your input,research, and conversation is appreciated. However, there was and is much more involved in UF Health's decision to build their hospital in Lake county rather than Sumter County other than impact fees.

I point out hospitals may be nonprofit, but anyone in the hospital business knows, reimbursement maximization is important for a viable hospital function. Reimbursement from Medicare, Medicaid, and other insurance companies varies between counties due to factors such as metropolitan statistical area, population, and labor and wage factors which is set by CMS.gov and the county does not control it. It is something any hospital must incorporate into a decision about location. Ongoing annual reimbursement would need to be a much more important factor than a one time start up impact fee.

You mention incentives by Lake county and that was in development while EMS was focused on impact fees. However, if you are referring to the Florida house bill North Lake Hospital District which reimburses hospitals in the county for indigent care. UF hospital Leesburg has benefitted by that reimbursement, however it is NOT new. It was created in 1990 and it's extension can vary by Lake county political races and candidates.

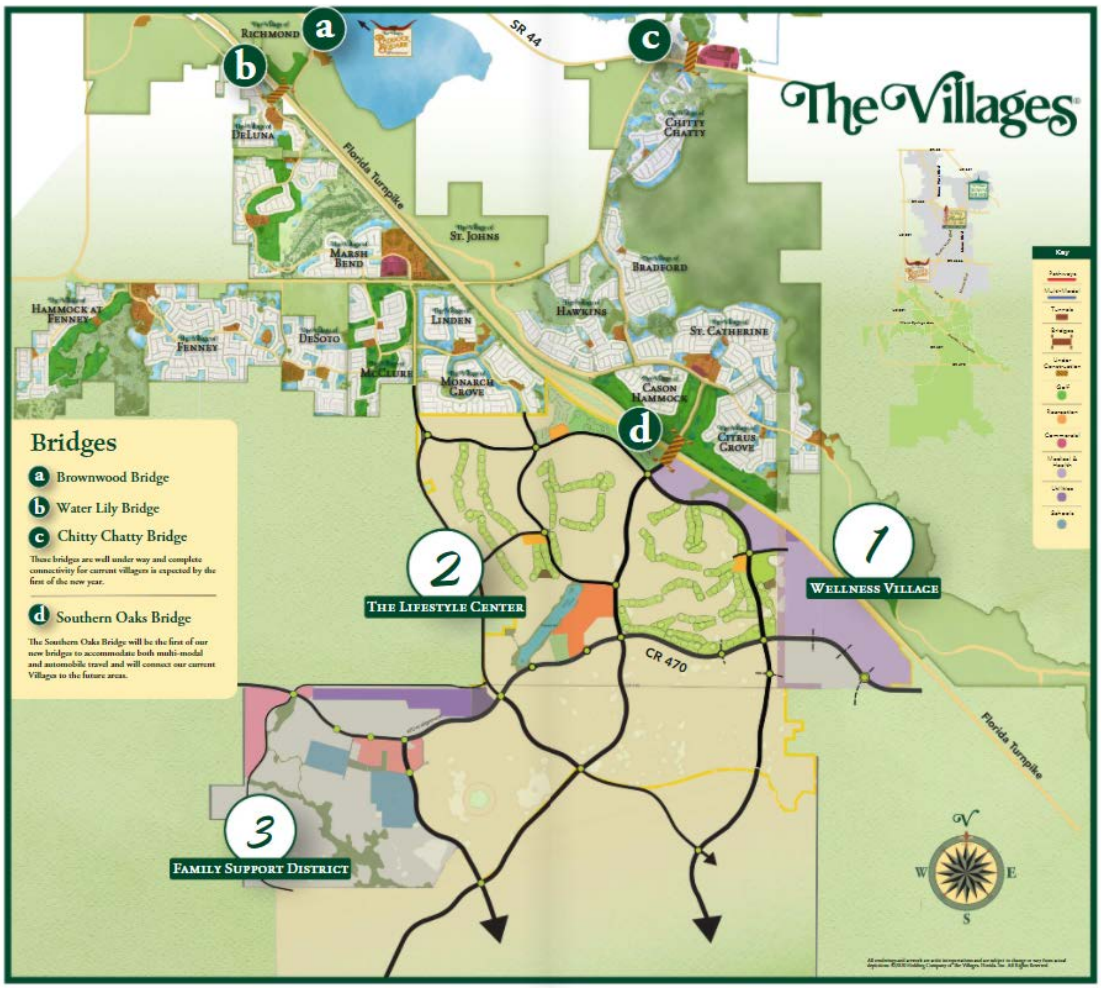
Yes they need housing and staff which is planned for Sumter County and affords a tax base for Sumter county.

Consider thinking of how counties can in fact be in a win win situation and that residents of both can benefit by this new hospital.

Thank you again and I hope you might also consider this type of decision has many factors not just a map location.

Respectfully,
Gary
Sent from Yahoo Mail for iPad
On Wednesday, August 11, 2021, 8:59 AM, marilyn miskra. net <marilyn@miskra.net> wrote:

> Hi Gary,
>
> After we spoke yesterday I checked my facts so that I could further comment on what you said.
>
> Below are two maps. As you can see on the first map, the Wellness Village was originally planned for Sumter County. While EMS was laser-focused on raising impact fees and Lake County was offering incentives, the map changed, and the Wellness Village is no longer in Sumter County. If you have proof that It was NEVER planned for Sumter, I'd love to see it.
>
> Even though the new hospital will be tax-exempt, it would have been an economic engine for Sumter County, bringing direct and indirect growth with high-paying jobs and capital investment. I feel it's a shame that we lost it. The Lake County commissioners have gladly accepted your gift. Through economic incentives they have convinced the hospital to locate in Lake County. Those commissioners have shown that they understand the enormous value that the hospital will bring them. In looking at the new map, the only development that I now see in Sumter County near the Wellness Village is residential which, to me, magnifies the ignorance of the new board's focus on raising impact fees instead of seeking diversification of the tax base.
>
> However, as I said yesterday, I am very encouraged by the board's unanimous approval of the Coleman Ridge development and even though the hospital was lost, I hope that Coleman Ridge is an indication that the board is now unified in its support of growth and prosperity for Sumter County. It would be helpful if the new board would share their long-range vision of economic growth and development and explain how they plan to achieve it.
>
> It's great that we can have this kind of open, honest dialogue. Although we might not always agree, I truly appreciate exchanging thoughts with you!…..Marilyn Iskra
>
> **Original Map:**


The Villages
Bridges
a Brownwood Bridge
b Water Lily Bridge
c Chitty Chatty Bridge
These bridges are well under way and complete connectivity for current villages is expected by the first of the new year.
d Southern Oaks Bridge
The Southern Oaks Bridge will be the first of our new bridges to accommodate both multi-modal and automobile travel and will connect our current Villages to the future areas.
1
Wellness Village
2
The Lifestyle Center
3
Family Support District
SR 44
Florida Turnpike
CR 470
Richmond
DeLuna
Chitty Chatty
St. Johns
Marsh Bend
Bradford
Hammock at Fenney
Fenney
DeSoto
Linden
Hawkins
St. Catherine
McCulloch
Monarch Grove
Cason Hammock
Citrus Grove
Key
N
W
E
S

Current Map:

Brownwood Woodshop
Richmond Recreation
Chenoden Recreation
Lake Okahumpka Rec & Restaurant
DeLuna Recreation
Richmond Pitch & Putt
Magnolia Plaza
St. Johns Recreation
Fenney Recreation
Hummingbird Recreation
Cacon Hammock Recreation
Sawgrass Grove
Homestead Recreation
Southern Oaks Live Oak 9
Citrus Grove Recreation
Southern Oaks Laurel Oak 9
Franklin Recreation
Lake Denham Postal Park
Mickeyles Pitch & Putt
Jakiko Putting Course
Dabney Recreation
TVCS K-8 Campus
TVCS High School
The Villages
Lifestyle Center
Community Support District
Wellness Village
Lake Denham
Lake Deaton
Lake Okahumpka
Orchid Hills
Chitty Chatty
Bradford
St. Catherine
Hawkins
Lynton
McCleod
DeSoto
Fenney
Hammock Ferney
Reader Wildlife Preserve
Monarch Grove
Cacon Hammock
Citrus Grove
Newell
Dabney
Pathways
Multi-Modal
Golf Car
Tunnels
Bridges
Under Construction
Rec & Parks
Championship Golf
Executive Golf
Residential
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