As one of the nation's largest safety net hospitals, Grady Memorial Hospital ("Grady") in downtown Atlanta, Georgia, delivers a significant level of both health care and other health-related services to the uninsured, Medicaid recipients, and other vulnerable populations. Grady is also nationally recognized for its emergency and trauma services. The 722-bed hospital, opened in 1892, operates the city's only Level 1 trauma center, runs the largest publicly funded infectious disease clinic on the East Coast and trains one in four Georgia doctors. Grady's emergency services are critical to the health of the Atlanta region. The hospital serves as the nerve center for regional disasters and the first responder for major accidents and incidents throughout the area.

Grady's emergency facility was designed in the 1970s to handle only 70,000 visits per year, but today, the hospital handles nearly double that amount. To expand the hospital's capacity to treat low-income populations, Grady recently embarked on a multiphase (four total) expansion and renovation of its Emergency Department with the goal of improving the timeliness of emergency care and reducing wait times. The $76 million project includes a 90,224 square foot emergency department tower, additional treatment areas, ten exam rooms for imaging and procedures, twelve exam rooms for clinical and behavioral health, and additional office space.

Grady Health Foundation, the fundraising arm of the hospital, raised nearly $65 million, but the project still had a substantial financing gap (estimated at $7 million dollars). Construction had begun, and therefore, the project needed immediate funding. To fill the gap, SunTrust Community Development Enterprises, Community Hospitality Healthcare Services (CHHS), and Atlanta Emerging Markets provided NMTC allocation. Without the
NMTC, the foundation would have needed to seek additional philanthropic support to close the gap, which could have significantly delayed the project.

The expanded capacity of the emergency department will allow Grady to serve 20,000 additional patients annually. Grady’s patients are low-income uninsured or underinsured, and only 10 percent have commercial insurance. The project is anticipated to create 50 new full-time jobs and 132 construction jobs.

“The NMTC allocations from SunTrust Community Development Enterprises, Community Hospitality Healthcare Services, and Atlanta Emerging Markets, Inc. make a significant impact on our emergency department expansion,” said Mark Meyer, Chief Financial Officer, Grady Health System.

“As the primary nexus for emergency care, Grady is a key cornerstone of our community and a perfect example of what we look for in using our resources,” said Dale Royal of Atlanta Emerging Markets.

The new state-of-the-art facility is designed to optimize patient care, and at the same time enhance Grady’s role as a leading academic medical center – serving as the primary teaching hospital for the Emory and Morehouse schools of Medicine.

“This project is of significant importance to the Atlanta area and the critical role Grady plays in emergency and trauma care. We are very pleased to be both an NMTC allocator and the investor in this most noteworthy transaction,” commented Eric Rosen of SunTrust Community Capital.

“As a healthcare focused New Markets Tax Credit allocatee, we are very proud to be supporting Grady’s mission and its ability to expand its capacity to serve all patients regardless of their ability to pay,” said Ben Cirka, Executive Director of CHHS.

“Grady Hospital is a world-class medical center that saves lives every day, and a critical institution to the City of Atlanta. By providing the essential gap funding to expand Grady’s Emergency Department, the New Markets Tax Credits program was vital to financing this transformative project for Atlanta,” said Atlanta Mayor Kasim Reed.

Completion of the project is expected in early 2017.