

UNIVERSITY OF CINCINNATI GARDNER NEUROSCIENCE INSTITUTE

1st Congressional District

New Markets Tax Credit Financing Spurs Construction of New Integrated Center Treating Neurologic and Psychiatric Diseases

University of Cincinnati Gardner Neuroscience Institute (UCGNI) is comprised of a diverse group of world-class physicians and faculty that provide specialized services for complex neurologic and psychiatric disease, illness, and injuries. An international destination for neurologic and psychiatric care, UCGNI's disease-specific, multidisciplinary centers of excellence and premier programs provide comprehensive and compassionate care driven by cutting-edge research.

New Markets Tax Credit (NMTC) financing enabled UCGNI Pathway, LLC, an affiliate of UC Health, LLC, to construct UCGNI's new \$55 million headquarters, which integrate into a single location the three parts of UCGNI's mission: patient-centered clinical care, research, and education. The 113,655 sq. ft. neuroscience center and 78,300 sq. ft. underground parking garage have been specifically designed to promote multidisciplinary interaction between neuroscience patients and teams in clinical care, research, education, rehabilitation, imaging, and pharmacology in order to deliver the best possible service and outcomes for patients. Located in an economically distressed and underserved community with a poverty rate of 42.6% and a median family income equal to 54.62%, the new center will expand services to the area's low-income patients who experience a disproportionately higher rate of neurological and psychiatric disorders compared to the general population.

"I am a proud advocate of UCGNI, as this is the nation's first center that treats patients' neurologic and psychiatric disorders in a single, integrated facility with the challenges of treating complex neurological diseases being best met by utilizing multidisciplinary teams, working together, side-by-side, to reach the best possible outcomes," said Finance Fund's President and CEO, Diana Turoff. *"This project is important to me professionally but more so on a personal level. My mother had a very rare neurological disease. Due to the rare nature of her disease, diagnosis and care was very difficult, often seeing multiple prescribers at varying locations. Many times, a clinician wouldn't have test results from other offices, causing repeat tests, loss of time and additional cost, which left us confused and frustrated. A few years later, I was diagnosed with breast cancer and treated at the comprehensive Stephanie Spielman Center. Being cared for in a transdisciplinary facility made all the difference in the world to me and my family. My team of doctors met on a regular basis and all tests and results were immediately shared. My care was seamless, including nutritional education and support groups. My hope is that one day there will be comprehensive centers for all major diseases across the country allowing for better care and outcomes."*

Finance Fund provided \$8 million of federal NMTC allocation; Cincinnati Development Fund, Inc. provided \$8 million of federal NMTC allocation; Uptown Consortium, Inc. provided \$20 million of federal NMTC allocation; and Capital One Community Renewal Fund, LLC, the investor, provided an additional \$5 million of federal NMTC allocation.



FINANCE FUND INVESTMENT IMPACT:

- Construction of a new integrated neuroscience center that will treat over 107,000 patients annually
- Creation of 67 new full-time jobs and retention of 627 full time jobs with competitive salaries and comprehensive benefits packages
- Creation of 100 full-time construction jobs



UCGNI PATHWAY, LLC

223 Piedmont Avenue
Cincinnati, OH 45219-2226