

POLICY CHOICES HAVE MORAL CONSEQUENCES THAT CAN BE EASILY QUANTIFIED

Option A		Option B	
Lakewood Hospital - Charity Care (Public)		One Lakewood Place - Commercial Development (Private)	
Hospital Buildings	\$20,000,000	\$12,000,000	Hospital Land (as cleared)
Value of Charity Care	\$69,000,000	\$72,000,000	Development Investment
Total \$89,000,000		\$84,000,000 Total	
Average of \$6.9M in charity care over 10 year balance of lease term		\$72M private investment for townhomes, offices, apartments and retail	
Significant Community Need		Minimal Community Need	
(All Values Are Approximate)			

Option A would have been supported and facilitated by the Metro Health System Proposal to operate the hospital.

Option B is the public policy choice selected by and supported by most local officials.

Significant Community Need is demonstrated by the Community Health Needs Assessment (2013-Lakewood Hospital) and The 90-Day Lakewood Connectivity Study (2018).

Minimal Community Need is demonstrated by various public documents and public consultant reports.

COMMERCIAL DEVELOPMENT SADDLED UPON THE BACKS OF A VULNERABLE COMMUNITY IS A FAILED PUBLIC POLICY CHOICE.