

Dear Mayor and City Council,

My name is Heidi Sanborn and I am the President of the Arizona Nurses Association (AzNA). We are the oldest and largest nursing association in Arizona, and our more than 3,700 members represent the full spectrum of the nursing practice and provide care in every corner of Arizona.

As nurses, our focus is always to provide the best possible care to our patients. That is why I write today in support of a new hospital and ambulatory care center sought by Northern Arizona Healthcare (NAH) as part of its proposed Health and Wellness Village in Flagstaff.

Though Flagstaff Medical Center has been a cornerstone of medical care in northern Arizona for 50 years, this facility is showing its age and cannot be further expanded to handle the kind of increased patient demand projected as Flagstaff and northern Arizona continue to grow. NAH's proposed hospital and ambulatory care center – including a Level 1 trauma facility – will be built with the needs of modern healthcare in mind. That means state-of-the-art facilities and the latest treatment options to help nurses, doctors and other healthcare professionals focus on what they do best: Care for patients.

As healthcare providers, we're pleased the proposed Health and Wellness Village will centralize inpatient treatment. The hospital's design will also allow for increased bed count under one roof and provide room for future expansion and improvements in patient care. Additionally:

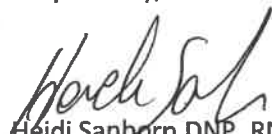
- Patient care areas are being designed to ensure optimal nurse-to-patient ratios.
- Nurses and doctors will have appropriate storage for equipment and supplies without infringing on clinical space.
- The facility will include modern, suite-style rooms for improved patient care and privacy, as well as an expanded Emergency Department.
- Healthcare providers will have expanded clinical options and specialty treatments at their fingertips – comprehensive oncology services, additional therapy and rehabilitation, a wound-healing program with hyperbaric chambers, convenient outpatient imaging and more.

All of this means better access to care for patients – and all without having to make the trip to Phoenix!

It's important to remember Flagstaff Medical Center is a regional facility relied upon by all of northern Arizona. A new location immediately adjacent to I-17 and I-40 will provide improved accessibility to Flagstaff residents and the entire region.

Now is the time to ensure Flagstaff has a hospital built for the future with the amenities and services healthcare providers need and patients deserve. On behalf of the Arizona Nurses Association, I ask that you support the proposed NAH Health and Wellness Village.

Respectfully,



Heidi Sanborn DNP, RN, CNE
President, Board of Directors
Arizona Nurses Association



Dawna Cato PhD., RN, NPD-BC
CEO
Arizona Nurses Association



Town of Camp Verde

◆ 473 S. Main Street, Suite 102 ◆ Camp Verde, Arizona 86322 ◆
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June 22, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Az 86001

Dear Flagstaff Development Staff, Mayor and Council,

The Town of Camp Verde's Economic Development Department wishes to express its enthusiastic support for Northern Arizona Healthcare's proposed new Health and Welfare Village off of Interstate 17. Quality healthcare is a basic necessity for any community hoping to attract better jobs and the class of companies that can fundamentally change the quality of life. From Camp Verde's point of view, such a facility will only strengthen Camp Verde's ability to bring in new businesses and strengthen the Northern Arizona region's economy, well into the future. We feel fortunate that NAH is willing to make the sort of investment it is planning to make.

As proposed, the new NAH Health and Wellness Village will also provide Verde Valley residents access to the most state-of-the-art healthcare available outside of the Phoenix Metro area. There is little doubt that a modern hospital, ambulatory care center and all the associated services, will be welcomed by all it serves. Additionally, the current location of the NAH Flagstaff campus is difficult for Camp Verde, as well as Verde Valley, residents to access, given Flagstaff's traffic issues. The proposed location of the new facility will cut drive times from the Verde Valley by 30 minutes or more.

We ask the Flagstaff Development Department staff as well as the Mayor and Council, as the custodians of the region's largest municipality, to allow this project to move forward.

Sincerely,

Steve Ayers
Economic Development Director
Town of Camp Verde



Handicap Relay: 711 or Voice: 1-800-842-4681 TTD: 1-800-367-8939





RICHARD H. CARMONA, M.D., M.P.H., FACS
17th Surgeon General of the United States

September 28, 2022

Northern Arizona Healthcare
Health and Wellness Village

Dear Mayor Deasy and Flagstaff City Council:

My name is Richard Carmona and I had the privilege to serve as the 17th Surgeon General of the United States. I am also currently a Distinguished Laureate Professor at the University of Arizona.

I write this letter in my personal capacity to express my support for Northern Arizona Healthcare's plan to construct a new hospital and ambulatory care center to replace Flagstaff Medical Center as part of their proposed Health and Wellness Village.

Throughout my medical career, I've seen firsthand the importance and value of having a modern hospital that leverages state-of-the-art health care technologies available to a diverse community. NAH serves a large segment of our state's indigenous and tribal communities as well as communities across Flagstaff and northern Arizona, who all deserve access to modern, quality care.

NAH also has worked closely with regional partners to ensure patients have convenient access to health care. This effort will be improved by moving their Level 1 trauma center from their current Flagstaff campus to the proposed Fort Tuthill location that is accessible via I-17 and I-40.

NAH's effort to expand access to medical, surgical, emergency, ambulatory and other health care services for patients and clinicians is exactly the type of development needed for the northern Arizona region.

Improved access for better outcomes will make us stronger and healthier.

I respectfully ask that you support Northern Arizona Healthcare's proposed Health and Wellness Village.

Sincerely,

Richard Carmona, M.D., M.P.H., FACS
17th Surgeon General of the United States

KYRSTEN SINEMA
ARIZONA

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United States Senate

COMMITTEES

BANKING, HOUSING, AND
URBAN AFFAIRS

COMMERCE, SCIENCE, AND
TRANSPORTATION

HOMELAND SECURITY AND
GOVERNMENTAL AFFAIRS

VETERANS' AFFAIRS

September 29, 2022

Dear Mayor Deasy and members of the Flagstaff City Council:

I write in support of Northern Arizona Healthcare (NAH)'s proposed construction of a new hospital and ambulatory care center in Flagstaff. On a recent tour of NAH's existing hospital facilities, I saw firsthand how critical medical services provided in the ICU could be modernized and improved for residents of Flagstaff and surrounding communities. In meeting with local health care, tribal, and community leaders, it was clear that NAH's new hospital facilities and their larger plans for a Health and Wellness Village would expand access to the highest level of care in northern Arizona and create a new health care destination.


During the pandemic, NAH served as a critical hub for northern Arizonans seeking care, including the most vulnerable patients from our tribal communities and medically underserved areas. New hospital facilities, including an upgraded Level 1 trauma center, will strengthen northern Arizona's preparedness for future pandemics and disasters by creating spaces that can be used for normal hospital operations and quickly adapted to meet emergency needs.

The new facilities will permit NAH to offer expanded clinical care options locally so patients, caregivers, and their families can receive state-of-the-art care right here in Flagstaff, rather than seeking care hours away. For example, members of my staff are working with congressional appropriators to secure federal resources to build an advanced wound care and hyperbaric clinic. Medically underserved communities in northern Arizona, especially Native American tribes, face disproportionately higher rates of diabetes and cardiovascular disease, which can lead to untreated wounds becoming severely infected and necessitating amputations. This new clinic aims to serve thousands of wound patients a year, closer to where patients live in northern Arizona and the Navajo Nation.

I also support NAH's plans to build a new Health and Wellness Village that integrates a holistic approach to health care, housing, business, and recreation to meet the growing needs of the region. Adjacent to I-17 and I-40, the new development will be convenient and accessible to all of northern Arizona, serving as a destination focused on wellness. The Health and Wellness Village is expected to become an important economic engine. At a privately financed cost of \$800 million, the project represents NAH's largest investment in the region's future. Upon its completion in 2045, it is estimated the village will generate \$389 million per year in economic benefit for Flagstaff, including an additional \$4.5 million per year in local tax revenues to fund entities like the Flagstaff Unified School District and Coconino Community College.

I am committed to working with the city to engage federal and state officials to help develop Flagstaff's ability to meet the growing health, transportation, and infrastructure needs of the region. I look forward to working with you to support this important project.

Sincerely,



Kyrsten Sinema
United States Senator

August 5, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a resident and a leader of an organization that is deeply immersed in the community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

- The proposed Health and Wellness Village will feature a new hospital and ambulatory care – ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.
- Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.
- The development is poised to generate millions in tax revenue, which can be used to enhance our schools, roads, public entities and more.

If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Michael A. Penca
Superintendent

June 21, 2022

Dear Mayor and City Council,

As the state's leading economic development organization, our priority at the ACA is to enhance our state's operating environment so that Arizona will remain competitive among the world markets. Recent economic development wins in Flagstaff include attracting electric vehicle parts-maker UACJ Whitehall, the largest new employer to Flagstaff since W.L Gore in the 70's. Thanks in part to Northern Arizona University and Coconino Community College, Flagstaff's highly educated workforce was a key factor that helped recruit this topflight employer to the market.

In addition to bringing state-of-the-art health care to patients, the construction of the Health and Wellness Village will be a tremendous economic engine for the region. According to an economic-impact analysis conducted by Applied Economics, NAH's planned capital investment of more than \$800 million in this complex will directly support over 8,800 construction jobs and nearly 2,8000 additional indirect jobs in Flagstaff and Coconino County until the project reaches full buildout. In total, economic benefit to the region is estimated at \$1.34 billion, with over two-thirds of the impact occurring in the first eight years of construction.

Once the development is complete in 2045, the project is projected to generate an annual economic impact of \$389 million/year, as well as off-site visitor spending related to future development that includes: housing, clinical partnerships, research and development, a small-business incubator, a hotel with a conference center, restaurants, and retail. The entirety of the project is designed to support patients, families and the community.

Northern Arizona is a fast-growing region. From the ACA's perspective, the NAH Health and Wellness Village will not only be a community asset, it also will be a generator of quality jobs and investment. This is exactly the kind of quality development Flagstaff and its region need.

On behalf of the Arizona Commerce Authority, we ask that the Flagstaff City Council support the NAH Health & Wellness Village.



Keith Watkins
Senior Vice President of Rural Economic Development
Arizona Commerce Authority





Dear Council and Mayor,

August 10, 2022

Northern Arizona Building Association (NABA) supports the new NAH Wellness Village at Fort Tuthill.

Northern Arizona Healthcare (NAH) has always been committed to delivering high-quality healthcare close to home for all communities it has the honor to serve. NABA believes that the current Hospital has limited capability, or no remaining capability, to further healthcare in our community based on the limited ability to expand into additional health care services that are needed for a modern Hospital. Many of our members have worked at the old Hospital site and echo the concern for a new state of the art Hospital, with room to expand services needed for our community.

We should act with quickly to obtain the necessary entitlements for the site as this may be the last chance to acquire a site of this size that is necessary to accommodate a new hospital. The Fort Tuthill site has many advantages: easy access for most of NAH's users, reduces traffic on Milton Road, many opportunities to re-purpose the old site for community benefits, less helicopter traffic/noise to the center of town, and most important is additional healthcare benefits and services the new site will provide.

Thank you for your consideration.

Yours,

A handwritten signature in black ink, appearing to read "Alvin Hanson", is written over a light blue horizontal line.

Northern Arizona Building Association Board of Directors

August 18, 2022

Mayor Paul Deasy
Flagstaff City Council
211 W Aspen Avenue
Flagstaff, AZ 86001

Dear Mayor Deasy and Flagstaff City Council:

The Arizona Health Care Cost Containment System (AHCCCS), Arizona's Medicaid agency, enthusiastically expresses its support for Northern Arizona Healthcare's (NAH's) proposal to construct a new hospital and ambulatory care center to replace Flagstaff Medical Center.

Flagstaff and northern Arizona have grown quickly in recent decades and are virtually certain to continue drawing new residents in the years ahead. Flagstaff Medical Center is not well-suited to meet these increased needs in its current downtown location. NAH has wisely proposed constructing a new hospital, ambulatory care facility and Level 1 trauma center, which will be accessible via I-17 and I-40 and convenient to patients across Flagstaff and throughout the region, including tribal communities.

This new complex will ensure patients and clinicians have access to a state-of-the-art facility that integrates under one roof the medical, surgical, emergency, ambulatory and other healthcare services northern Arizona deserves. It will be a great relief to Flagstaff and regional patients to have local access to specialty services and treatments that currently require travel to Phoenix. This is especially true for low-income Arizonans, such as AHCCCS members, who may face financial hardship if they need to stay multiple nights in a hotel while caring for a loved one undergoing a medical procedure.

Better access to care means improved health outcomes for patients. That's a win for all of us.

On behalf of AHCCCS, I respectfully ask that you support the Northern Arizona Healthcare hospital proposal.

Sincerely,



Jami Snyder
Director



VIA EMAIL

July 28, 2022

Dear Mayor Deasy and Flagstaff City Council,

First let me take this opportunity to thank you for your dedication and continued service to the citizens of Flagstaff, especially during these difficult times of post-fire floodings.

As the largest association representing osteopathic physicians in the state, the Arizona Osteopathic Medical Association (AOMA) writes this letter in support of Northern Arizona Healthcare and its plan to construct a new hospital and ambulatory care center to replace the current Flagstaff Medical Center (FMC).

FMC has been a pillar of Flagstaff and northern Arizona for over five decades. However, in that time medical practices and healthcare delivery have changed significantly, and the community served by FMC has grown tremendously. It is critical that Flagstaff has a hospital built to accommodate not only advances in healthcare but also the changing needs of physicians, associated medical practitioners, patients and their family members.

NAH is wise to plan for its future with a new hospital and ambulatory care center, including a Level 1 trauma center. More than just a hospital, the proposed Health & Wellness Village will ensure patients and clinicians have access to a state-of-the-art facility that integrates under one roof the medical, surgical, emergency, ambulatory, and other healthcare services patients need and deserve.

The new hospital will be located near I-17 and I-40, making the complex easily accessible to patients across Flagstaff and throughout the region, including tribal communities. Planned amenities include:

- Private, suite-style patient rooms
- An expanded emergency department with faster service
- Expanded clinical, therapy and rehabilitation services, and outpatient imaging
- Increased bed count that centralizes patient treatment
- Optimal nurse-to-patient ratios to ensure a quality patient experience

AOMA believes the Health & Wellness Village will give physicians and healthcare providers the facility and tools they need to provide the best possible care to patients, and we wholeheartedly support this plan.

We respectfully ask that you support NAH and its proposed Health & Wellness Village.

Sincerely,

A handwritten signature in cursive script that reads "Josephine Zammuto".

Josephine Zammuto
Executive Director

Tiffany Antol

From: Sue Miller <sueberkmil@gmail.com>
Sent: Monday, January 24, 2022 9:31 AM
To: Paul Deasy; Becky Daggett; Adam Shimoni; Regina Salas; Austin Aslan; Miranda Sweet; Jim McCarthy; Daniel Folke; Michelle J. McNulty; Tiffany Antol; Alaxandra Pucciarelli; Greg Clifton
Subject: NAH

Some people who received this message don't often get email from sueberkmil@gmail.com. [Learn why this is important](#)

Dear City Council and City Staff,

I am writing today in support of the new Health Village at Ft. Tuthill. I have watched both neighborhood meetings via zoom and have read all the material provided via NAH's website.

The presentation and additional materials provided are a compelling argument for this project. We have had the occasion to use the current hospital over the years and see the need for a new state of the art wellness village as described by NAH.

We have seen, over the years, some in our community that do not support anything for anyone. This project is for everyone in our community, we should all support quality healthcare, especially during the age of Covid.

Please support this much needed project for our community.

Sue Miller

TO: Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

DATE: June 28, 2022

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Fellow Community Members at the City of Flagstaff:

I am a proud local resident of the great city of Flagstaff and today I write to you to share my view and support of the new Northern Arizona Healthcare (NAH) Health and Wellness Village.

As a longstanding resident, I'm fortunate to say I have friends and acquaintances in all walks of life in our community. I feel like I'm decently connected to many people and to many local topics. I do hear from fellow residents that are either in favor of the village or that may also be opposed to the village. I do take it as an opportunity to be curious and ask reasons for both levels of support. For those that are in favor of the village, I hear them reflect that what we need in the future is a fair chance at continuing to host and receive top notch healthcare right here from within our community. These people, and I, are accustomed to great healthcare without having to go to Phoenix to receive it. For those that are opposed, I hear them mainly speak to change in general, or that the site is too far from the current site. I understand the angle that the distance to the new site could be considered far, yet it's far from the current site, and isn't necessarily far from our community, in my opinion. It makes me think about the airport in the city of Denver, where the airport use to be located downtown, and then it moved outside of the city. Immediately, yes, the impact could be seen as substantial, and the distance to their new airport felt far away. Fast forward to today, and you simply don't hear Denver residents talk about distance to the airport. The move allowed the city to create an efficient footprint that easily flows travelers through flying while the traveler's needs are well met, and they have created room for expansion and scalability. Change isn't easy for many people. I understand that.

I see NAH's objective as creating a footprint that allows for total healthcare. A move that allows for scalability and that allows for inclusion of the family unit that promotes the health of a patient each and every day. If creating the ability to plan and create the facilities and environment necessary to keep up with providing top notch healthcare is important to you, then you'll join me in considering this proposed move as a step in the right direction. The current site is convenient of course, however that's not enough to make up for literally not having the space to be able to add or upgrade service lines that will be capable of hosting medical equipment or capable of efficiently and effectively allowing the flow of care to occur, where compared to current facilities, a patient may have to travel an additional 900 feet between care stages. Don't just think of travel and travel time, but also consider risks encountered each time these inefficient patient moves must happen.

My ask of you is to think bigger than what we see today in and from NAH. Think about where we need to be from a care standpoint in ten or twenty years and ask yourselves if you believe the current facilities and 26 acres can meet your needs and the needs of our beautiful community. I will make myself available if you have questions for me, or if you'd like to discuss any of this further. I appreciate you accepting my input and I trust you will make a decision that sets this unique community up to win together.

Sincerely,

Steve Vargas
Flagstaff Community Member since 1983

Tiffany Antol

From: Ken Berkhoff <kenberkhoff@gmail.com>
Sent: Friday, June 10, 2022 8:31 PM
To: Paul Deasy; Adam Shimoni; Regina Salas; Austin Aslan; Miranda Sweet; Jim McCarthy; Daniel Folke; Michelle J. McNulty; Tiffany Antol; Alaxandra Pucciarelli; Greg Clifton; Whitney Cunningham; Steven Eiss
Subject: New Wellness Village at Fort Tuthill

Mr. Mayor and Council Members,

I am writing to express my sincere support and desire for the new Wellness Village at Fort Tuthill proposed by Northern Arizona Healthcare.

We have the opportunity to create better health care for our community.

A simple question everyone needs to ask is if not here, (Fort Tuthill) at this site now, then where would be a future site and when would that happen. My answer is that land opportunities in our community are not only limited but nonexistent. If we do not act now we will not have a chance to improve healthcare in the future.

I have had the occasion to discuss the new Wellness Village with the NAH leadership and have found them to be honest, ethical, sincere and knowledgeable.

The time to act is now or we will lose the opportunity, please support this very important project.

Ken

--

Ken Berkhoff, Owner/Broker
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Tiffany Antol

From: Nicholas Christifulli <nick@christifulli.com>
Sent: Tuesday, June 28, 2022 6:15 PM
To: Tiffany Antol
Subject: Northern Arizona Healthcare - Wellness Village at For Tuthill

Dear Ms. Antol,

Two weeks ago this past Monday evening, I took my wife **Tamera** to NAH for treatment of a kidney infection, which she has experienced on and off since her childhood growing up in Flagstaff. The Emergency Room wait was 8+ hours. After 3.5 hours, she did not care, all she wanted to do was take her medication, Tylenol, and go to bed. Tuesday, she became sicker and in need of an IV of fluids. The only place to get IV treatment in Flagstaff is the hospital. We went back to NAH, where the wait was 5+ hours. Fortunately, she was quite sick and only had to wait for 2.5 hours to receive an IV.

As much as Northern Arizona Healthcare is committed to serving high-quality healthcare to our growing community, it just is not feasible at the present location! The Flagstaff community has dramatically increased in size, thus causing NAH to outgrow their facility. As sad as it is, NAH's building is out of space and there is no longer land to expand at their present location. Plain and simple, the present facility is too small. Thus, I am writing to you today to share my support of Northern Arizona Healthcare's planned Expansion Plan.

As I am certain you are aware or will be made aware of the Expansion Plan, therefore I won't dive into what is planned. However, if you or your family member are like my wife, sick and in need of care with a shorter time then 8+ or 5+ hours, please move NAH's Expansion Plan forward for our community.

Thank you,
Nicholas Christifulli



Nicholas Christifulli
Managing Partner

5141 N. 40th Street, Suite 200
Phoenix, AZ 85018

nick@christifulli.com

480 585 2150 Direct
602 725 7799 Cell

www.christifulli.com

June 14, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.
- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Maraka Oltrogge

Vice President, Philanthropy
Northern Arizona Healthcare
Maraka.oltrogge@nahealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH) and long-time resident of Flagstaff, I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

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- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Kathryn Butler

June 15, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Application

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

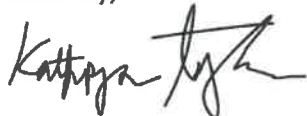
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- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.
- Our strategic location of the Health and Wellness Village will improve timely access to urgent care for patients travelling from surrounding rural areas.
- As a nonprofit health care system, our new state-of-the-art facility will promote health equity in the community by allowing us to keep up with medical advances in order to provide high level, essential care to those in need for decades to come.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Kathryn Taylor
Donor Relations, Stewardship & Special Projects
Northern Arizona Healthcare
Kathryn.Taylor@nahealth.com
Cell: (713) 203-7291

June 15, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

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- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Mike Mills
Manager, IT Field Services and AV Services
Northern Arizona Healthcare

June 17, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a resident who is deeply immersed in the community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

- The proposed Health and Wellness Village will feature a new hospital and ambulatory care – ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.
- Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.
- The development is poised to generate millions in tax revenue, which can be used to enhance our schools, roads, public entities and more.

If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Cooper Elliott
High School Teacher
Flagstaff Unified School District- Coconino High School
Head Coach, Coconino Boys Basketball

July 18, 2022
Flagstaff, AZ

Tantol
Via Email: tantol@flagstaffaz.gov

Dear Mr. Tantol,

I am writing to express our support for the new Wellness Center concept being considered by the Planning and Zoning Commission and City Council, next month. The major expansion of services being contemplated by Northern Arizona Healthcare (NAH) will include ambulatory services, a new state-of-the-art hospital, and a future Health and Wellness Village.

Northern Arizona Healthcare is committed to delivering high quality healthcare close to home for all the communities they serve. To continue providing excellent services, improvements and expansions are necessary in services and campuses. The concept contemplated by NAH brings onto one site hospital-based healthcare, outpatient surgery, imaging, rehabilitation, and clinic space. These along with other amenities such as spas, gyms, health food stores, restaurants, patient, or provider housing, as well as a mix of other practitioner services may be offered, all in a central location.

Building the new facilities will not directly impact healthcare costs. This is a budget-neutral development plan and will be funded through capital investment and the work of NAH's new Office of Philanthropy that is tasked with fundraising initiatives. The funding mechanism will be approximately \$450M in bonds and \$300M in cash. NAH will be the funding source for this work and the community will not participate financially. NAH does not anticipate the project will impact taxes of property values negatively.

Finally,

- The proposed location for the new Health Village will reduce the number of emergency vehicles that must travel through the downtown area.
- New jobs and revenues will be generated through the construction phases over the course of 5 years.
- Despite the increase in physical size there is an estimated reduction in energy consumption of up to 30%.

Please consider supporting this very important project for the health and welfare of the Flagstaff community.

Sincerely,

The image shows two handwritten signatures in black ink. The top signature is 'Lynn Loving' and the bottom signature is 'Gary Loving'. Both are written in a cursive, flowing style.

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.
- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,
Jacob Lansburg

A handwritten signature in black ink, appearing to read 'JLansburg', enclosed within a circular scribble.

June 15th, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,

Austin Rockstroh

Austin Rockstroh
IT Field Service Technician
Northern Arizona Healthcare
Austin.Rockstroh@nahealth.com
(928) 213-6633

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Emily Rugo
IT Security-Information Security Analyst
NAH IT Department

June 17, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Dear Flagstaff Development Staff and City Council:

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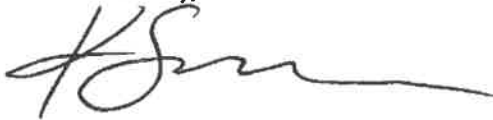
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Sincerely,



Kate Sommer
Assistant Director, Philanthropy
Northern Arizona Healthcare
Kate.sommer@nahealth.com



Mountain Line

3773 N. Kaspar Drive · Flagstaff, AZ 86004 · 928-679-8900 · FAX 928-779-6868 · www.mountainline.az.gov

January 18, 2023

Dear Mayor and Council,

This letter is a follow up in regard to the conversations over the last several months about the potential relocation of Northern Arizona Healthcare (NAH) facilities near Fort Tuthill and the identified need for transit services.

As a reminder, Mountain Line submitted a letter in December of 2021 stating that we have modeled a public transit route to the proposed new facility in our financial plan and we cannot implement the new route using the existing transit tax. The direction of the Mountain Line Board of Directors was for staff to develop a clear plan for transit and identify necessary funding. The letter to Council requested that Council require a transit plan as a condition of the rezoning needed for NAH's relocation.

Mountain Line and NAH have reached an agreement that public transit to the new facility is an appropriate necessity. Our organizations have been engaged in conversations over the last three years about funding options, routing, and alternatives. Mountain Line determined we could cover the required capital costs such as new buses and bus stop construction, along with a portion of the operating costs by reprioritizing funds from streamlining duplicative routes. This funding can be achieved without any new funding. NAH has confirmed that they do not have funding to commit to provide the remaining share of the cost to operate transit and because there is also not enough capacity within the current transit tax, the necessary funding will be sought from an expansion of the transit tax through the City of Flagstaff.

Mountain Line is in the process of completing a new Five-Year Plan that includes many unfunded transit priorities identified by the community, several of which could also be potential ballot measures. The decision to place funding questions on the ballot is ultimately up to City Council and subject to voter approval. We will include expansion of service to serve the new NAH location in these questions. We feel like we now have the required transit plan we requested of NAH as a condition of the rezoning.

Please let us know if we can assist in any way.

Sincerely,

Tony Williams,
Chair, Mountain Line Board
of Directors

Heather Dalmolin
CEO and General Manager,
Mountain Line

Getting you where you want to go



Tiffany Antol

From: Torey Botti <tpbotti@gmail.com>
Sent: Thursday, August 12, 2021 9:34 PM
To: Tiffany Antol
Subject: NAH FMC Campus
Attachments: Outlook-2gujg04f.jpg

Greetings Tiffany,

I understand that you are involved in the NAH development plan for their new campus. It has come to my attention that NAH seeks a restrictive permit to prevent the existing FMC hospital from being developed by another hospital system. Our community has many needs, but certainly another hospital system is high among that list. NAH is amongst the most expensive hospital systems in the state and they do not provide all necessary services as one would expect in a city the size of Flagstaff. We, the citizens of Flagstaff and Northern Arizona, deserve the services and improved care that would be brought to Flagstaff through the competition with a second health care system. If, in fact, the city is facilitating the restrictive permit, this should be shared with the community to allow residents to weigh in on the matter.

Thank you for your time and consideration.

Torey Botti, M.D.

Orthopedic Surgeon
Flagstaff Bone and Joint

President
Flagstaff Sports Institute

Medical Director
Northern Arizona University
Athletic Training Education Program



To NAH

Questions about new hospital:

What is the estimated electrical use-how will this be provided?

What is the estimated waste generated-how will this be disposed of?

Will the water and sewage be linked to the new line that has been put in through the area?

Will the forest service road linking Purple Sage (Beulah) to Woody Mountain Road be paved and a major connector to the hospital?

We are a small, old, county island surrounded by the city and will be majorly impacted by this construction. How will this impact our access to our neighborhood, our water supply and noise pollution from construction?

I am unable to attend the meeting but hope that it will be recorded and I can access it later.

Thank you,

Kay Bordwell

1427 W. Cochran Ave

Flagstaff 86005

928-606-5672

Tiffany Antol

From: m. carol Curtis <mcarolanew42@gmail.com>
Sent: Saturday, June 25, 2022 7:11 PM
To: Tiffany Antol
Subject: Hospital move No but by

[You don't often get email from mcarolanew42@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Am

Hello I want to share my dismay that the " Community " Hospital is planning to move from its location in the heart of Flagstaff I our community invested in building that hospital and there is land connected to it that could be used for expansion for appropriate facilities for community members rather than moving our hospital out of town to "accommodate their " out of town " customers in not a cost that our community should bear there are multiple health facilities located adjacent to our existing hospital and that is a convenience for local business and local residents . Hospital staff must live close to the hospital to facilitate a speedy arrival in case of accidents or emergencies. Several doctors have already sold their homes and moved away rather than commute to a new location that would involve driving on the dreaded Milton road Sent from my iPhone finally , the hospital is. Private not for Profit business some of their expansion plans would create space for new business that already exist in Flagship, let's support sustainability in Flagstaff by supporting facilities that are easily assessable by local residents by walking or or with by cycling

Tiffany Antol

From: Kathy Fraser <kthfrsr@gmail.com>
Sent: Tuesday, December 13, 2022 6:20 AM
To: Mayor and Council
Subject: Future Medical Center Campus

[Some people who received this message don't often get email from kthfrsr@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Mayor and Council,

Now that the new campus plans have been moving forward I am wondering what kind of wildfire mitigation has been planned. I try to watch council meetings live and when I do miss one I usually am able to watch the recorded video and I don't remember hearing a plan to address wildfire, although I certainly could have missed it.

Thank you,

Kathy Fraser

Sent from my iPad