

PROJECT PROFILE

Project:	United Family Practice Health (UFP)
Location:	St. Paul, Minnesota
Service Area:	City of St. Paul West 7th St. Neighborhoods (primary service area), Greater St. Paul area and surrounding metropolitan areas
Financing Type:	Acquisition and Construction Financing
QEI Amount:	\$13,988,428
Financing Partners:	UFPHC Holdings, Inc. (Leveraged Lender) NCB Capital Impact (New Markets Tax Credit allocations, Underwriting, construction management, loan servicing) US Bancorp Community Development Corporation (Equity Investor)

Projected Impact: United Family Practice Health Center (UFP) is a community health center that has provided primary medical services in St. Paul, Minnesota for over 30 years.

UFP serves mainly the working poor market who are earning minimum wage or slightly better. There is a very limited supply of geographically accessible, private primary care physicians in the UFP service area.

Over the next five years, the new health center will facilitate an increase in clinic visits from 48,000 to 67,000 per year.

The City of St. Paul views the new health center as an anchor and a catalyst for future development along the West 7th commercial corridor.



THE DEAL

This NMTC transaction is unique because the health center served as the leverage lender. UFP provided the leverage loan from the proceeds of a US Bank of Minneapolis bridge loan.

In addition to utilizing sponsor capital for the leverage loan, this transaction made use of an innovative multi-day closing strategy to hold down closing costs.

Even more, McGough Companies, who has been selected as the design/builder for the project, has donated a 120 space parking garage to the facility at a cost of 1.2 million dollars.

THE PATIENTS

The UFP patient population is made up of 56% Caucasian, 18%, African-American, 12% Hispanic/Latino, 3% Asian, and 11% other.

“Our ability to deliver on our mission has been greatly enhanced through New Markets Tax Credit Program and the NMTC financing from NCB Capital Impact. The benefits received from the financing were significant and will enable UFPHC to construct and move into a new clinic building in 2009.”

- Jeanne Bailey, CEO, United Family Practice Health Center