

Marco Island Hospital, Inc.  
NCH Healthcare System, Inc.  
P.O. Box 413029  
Naples, FL 34102

RECEIVED

MAR 30 2021

CITY OF MARCO ISLAND

February 9, 2021

City of Marco Island  
Attn: City Council  
50 Bald Eagle Drive  
Marco Island, FL 34145

**Re: San Marco PUD**

Dear Ladies and Gentlemen:

This letter replaces and supersedes our prior letter dated January 20, 2021. Marco Island Hospital, Inc., a Florida not-for-profit corporation (MIH), is a co-applicant on the pending PUD rezoning request that is expected to be heard on second reading by the Marco Island City Council on April 5, 2021. The Rezoning Petition seeks to rezone the following property from C-1 to PUD: Tract "A" of A REPLAT OF TRACT "L" MARCO BEACH UNIT SIX, A subdivision according to the plat thereof as recorded in Plat Book 12, Pages 55 through 56, inclusive of the Public Records of Collier County, Florida. MIH is the owner of the property.

MIH is under contract to sell a portion of the property to Marco Island Senior Living, LLC and another portion of the property to Kenneth D. Goodman, as Trustee of the Marco Park Trust dated February 10, 2020. The transaction is subject to several contingencies including the rezoning of the property. Closing is contemplated to occur in the second quarter of 2021.

Assuming that the Rezoning Petition is approved and the transaction closes, MIH and its parent company, NCH Healthcare System, Inc. (NCH), have committed to use the net seller proceeds to help pay for costs associated with the design, construction and equipping of a new urgent care facility to replace the existing urgent care center located on the property.

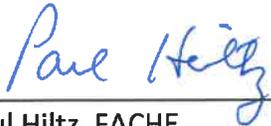
NCH Administration has kept the NCH Board up to date on the progress of this project. Once the sale of the land is finalized, NCH will promptly engage our architect and engineers to develop the detailed construction documents necessary for pricing and permitting the project. The total project cost (including construction and equipment) will be presented to the NCH Board with NCH Administration's strong support for approval at their annual capital budget meeting in September 2021.

On Board approval, NCH will submit the plans for permitting with the building department and commence site development and construction. The existing urgent care center will remain open during the new building construction to avoid any interruption of medical services.

If for some reason the NCH Board does not approve construction of the new urgent care center, NCH is still committed to keep the net sales proceeds of the transaction for use on Marco Island. These funds will be utilized to upgrade and equip our existing urgent care center and medical office facility on the island.

NCH looks forward to continuing to work with the City of Marco Island and provide for the medical needs of its citizens.

Sincerely,



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Paul Hiltz, FACHE  
Chief Executive Officer  
Marco Island Hospital, Inc. &  
NCH Healthcare System, Inc.