



SUMMARY

ESTES PARK HEALTH – UCHEALTH LETTER OF INTENT

- Transaction: The assets and operations of Estes Park Health (EPH) will be transferred to a UCHealth affiliate, which will operate the Hospital after the closing of the transaction.
 - The transaction is anticipated to close in the late spring or early summer of 2025.
- Term: The term of the Operating Lease will be at least fifty (50) years, subject to ten (10) year automatic renewal periods.
- Hospital Board: Post-closing, the hospital board will include representation from both the District and the community.
- District Debt: UCHealth will assume the Park Hospital District's existing debt, which is currently approximately \$11 million.
- Mill Levy: Proceeds from the District's mill levy and assessments will be assigned to UCHealth and will continue to be used to support Hospital and/or ambulance operations and patient care in the Park Hospital District consistent with historical practice and as authorized by Ballot Issue 8A, which passed with 80.3% support by district voters on May 3, 2023.
- EPH Employees: UCHealth intends to offer employment to all Hospital employees, with total compensation not less than current amounts, subject to standard pre-employment screening.
- Post-closing Commitments: UCHealth will make certain ongoing commitments related to the Hospital's operations and facilities, including:
 - \$20 million for strategic and routine capital over 10 years;
 - Evaluating the provision of new services for Behavioral Health, Behavioral Telehealth, Telehealth, and Outpatient-based urology and surgery;
 - Maintaining the "Critical Access Hospital" status of the Hospital under the Medicare program or other similar status that meets community health care needs;
 - Continuing the operation of ambulance services in Estes Park consistent with community need; and
 - Making available to the District annually a summary of UCHealth's use of its assigned District's tax revenues for the benefit of the Hospital.
- Name: The Hospital's name may change to UCHealth Estes Valley Medical Center.