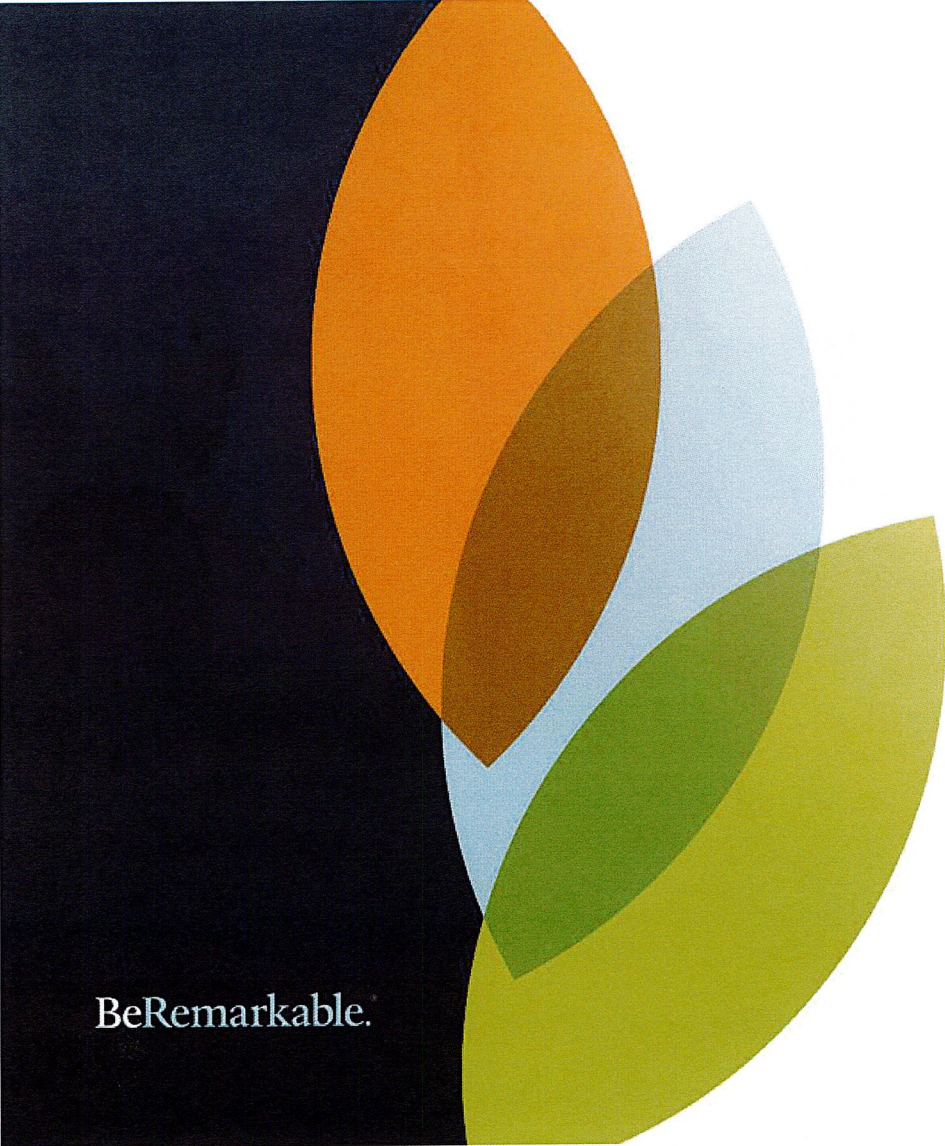


Exhibit 4



BeRemarkable.

Holy Cross Health CRA Development Assistance Funding Request

**Comprehensive Outpatient Center
with Off-Site Emergency Department
and Ambulatory Surgery Center |
200 East Sunrise Boulevard
Fort Lauderdale**

akerman



A Member of Trinity Health



Who Is Holy Cross Health?

Founded 1955

Serving All Residents

Trinity Health

National Resources

Main Campus in FTL

Only NPF CRA Healthcare Provider

Key Employer

Regional Workforce

Satellite Facilities

Across South
Florida



Breitner
Architecture



Who Is Holy Cross Health?

- **Community Anchor**

As Fort Lauderdale's main healthcare provider and the only provider in the Northwest Progresso Flagler Heights Community Redevelopment Area, Holy Cross Health delivers mission-driven care backed by deep community reinvestment and national support.

- **Our Vision**

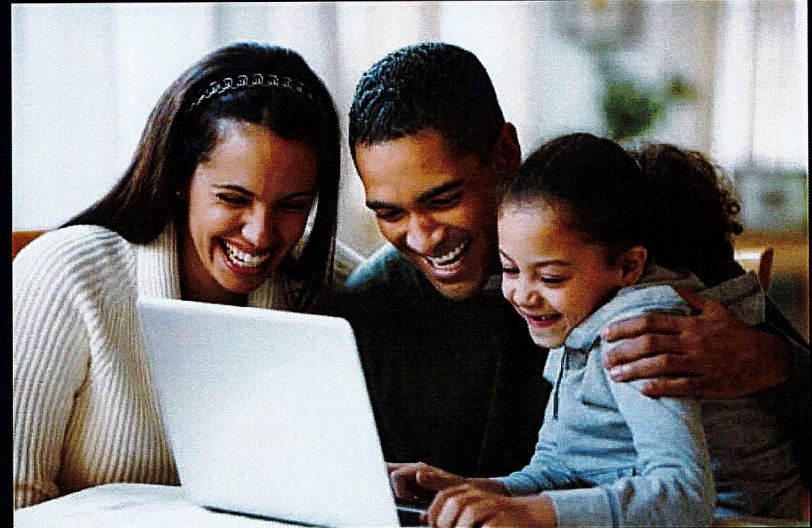
To become the national leader in improving community health and the most trusted health partner for life through mission-driven, innovative care.

- **Core Values**

Guided by Reverence, Justice, Commitment to Those Experiencing Poverty, Safety, Stewardship, and Integrity in all aspects of care and operations.

- **Mission in Action**

Honoring the dignity of every person, standing with the most vulnerable, and holding themselves accountable for the human, financial, and natural resources entrusted to their care.



This is Holy Cross Health.

Healthcare

Care close to home

Jobs

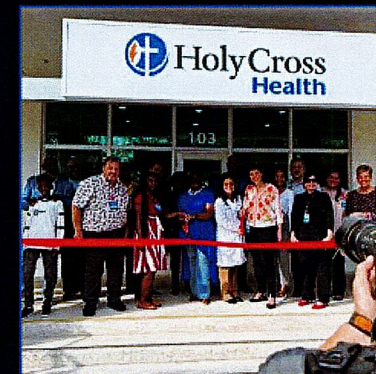
Local career pathways

Quality of Life

Community improvement

Investment

\$80+ Million





Current Presence

Holy Cross Family Health Center at Sistrunk

1409 Sistrunk Blvd | suite 103 | Ft. Lauderdale, FL 33311

Building on Our Sistrunk CRA Presence

Serving CRA Residents
Daily

Existing Sistrunk Health
Center Operational

200+ New Healthcare
Jobs Planned

- Holy Cross Health Center demonstrates our ongoing commitment to providing accessible healthcare within the CRA boundary
- The Sunrise Boulevard project strengthens the community's healthcare infrastructure while addressing critical service gaps in a growing commercial corridor
- Expands access to quality emergency care and specialty services, achieving community growth plans and improving health outcomes for underserved populations

Holy Cross' Mission to Serve the CRA

- Healthcare Services to the CRA — Expands access to quality care close to home.
- \$83M Investment in the CRA — Catalyzes private investment and corridor revitalization.
- Jobs for the CRA — Creates new healthcare, construction, and support-service jobs.
- Quality of Life for CRA Residents — Improves health access, neighborhood stability, and community pride.





 **Breitner**
Architecture



 **Breitner**
Architecture

Alignment with CRA Redevelopment Goals

- **Economic Development**

Creates 180+ high-paying jobs through 80+ million in private investment, stimulating commercial activity along Sunrise Boulevard

- **Public Improvements & Infrastructure**

Demolishes underutilized strip retail, brings site up to NWRAC zoning standards, enhances streetscape and walkability

- **Community Health & Wellness**

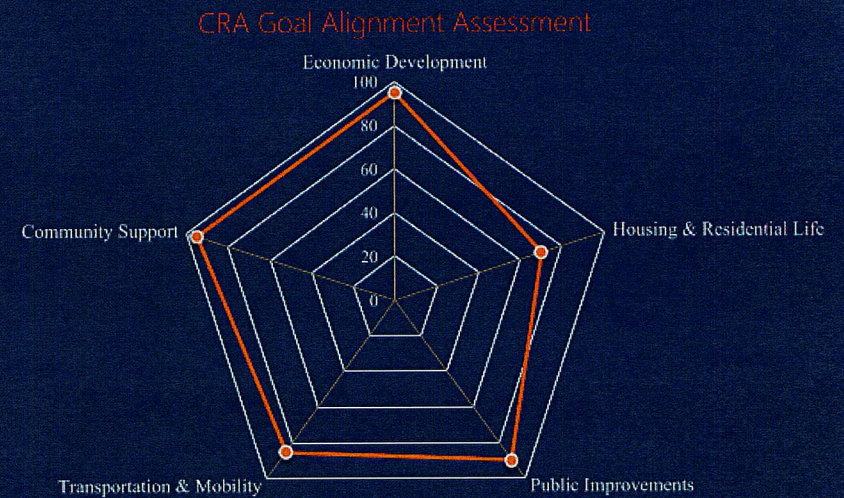
Directly addresses NPF-CRA's 2025 Plan priorities for expanded healthcare access and improved health outcomes

- **Transportation & Mobility**

Located on commercial corridor with dedicated ambulance and patient drop-off ensuring no residential traffic impact

- **Parking Access**

141 additional parking spaces to serve the community





Benefits of CRA Participation

- CRA development assistance of \$2.5 million represents just 4% of total project cost while catalyzing the full \$80+ million private investment
- Improves health, safety, and welfare of the community by providing 24/7 emergency care and specialty services previously unavailable within convenient CRA access
- Creates 180+ permanent high-paying healthcare jobs for CRA residents, supporting workforce development goals outlined in the NPF-CRA Redevelopment Plan
- Supports growth of the community while providing critical healthcare services, aligning with CRA's mission to eliminate blight through strategic private investment partnerships

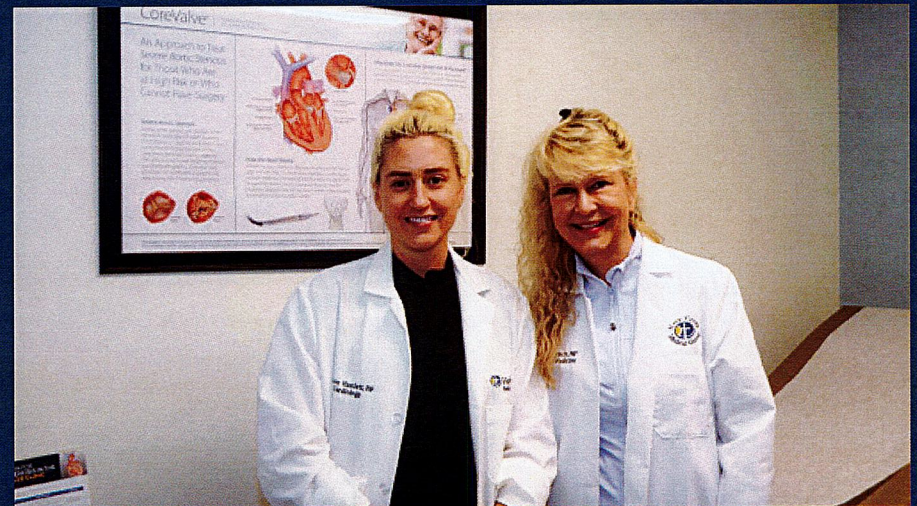
Job Creation in the CRA

- Healthcare Jobs for the CRA — Creates new clinical, administrative, construction, and support-service jobs close to home.
- Local Workforce Opportunities — Connects CRA residents to stable employment, training pathways, and long-term healthcare careers.
- **Phase 1 Job Created**
106 Jobs totaling over \$11,000,000 per year in salary
- **Phase 2 Jobs Created**
80 Jobs totaling over \$8,000,000 per year in salary



Improving Healthcare in the CRA

Service Category	Annual Capacity	Unit
Emergency Department Visits	9,000	Visits
Outpatient Clinic Visits	15,000	Visits
Specialty Clinics	3	Clinics
Clinical Staff	100-200	Staff
Ambulatory Surgery	1	Facility
Cancer Center	1	Facility





Improved Healthcare in the CRA

- 24/7 emergency department with 12 treatment rooms serving 9,000-12,000 visits annually
- Outpatient clinic with 18 exam rooms providing primary care, cardiology, and orthopedics
- Reduces ER overload by absorbing non-admitted cases closer to home for residents
- Phase 2 includes ambulatory surgery center to support surgical backlog with local access

Addressing Critical Community Health Needs in the CRA

- Supports health equity and chronic disease management by providing comprehensive services within the community
- Streamlines continuity of care by housing emergency, imaging, and specialty clinics together for better outcomes
- Targets rising chronic conditions such as cardiac, orthopedic, and metabolic disease common among CRA residents

Emergency Access

Alleviates hospital ER pressure by absorbing non-admitted cases closer to residents' homes

Coordinated Care

Houses emergency imaging and specialty clinics together for integrated follow-up

Strategic Health Equity Focus

Chronic Disease

Targets cardiac, orthopedic, and metabolic conditions in adult populations

Health Equity

Residents gain high-quality care without traveling across town

Critical Investment in the CRA

\$83M+

Total Project Investment

186

High-Paying Healthcare Jobs Created

21,792 SF

New Medical Facility Square Footage

141

Parking Structure Spaces

*Significant **private capital investment** in the CRA with **no ongoing operational subsidy requirements**,
demonstrating long-term **financial sustainability** and **economic catalyst potential***

References

- [2] [Community Redevelopment Agency - City of Fort Lauderdale...](#)
- [3] [Northwest-Progresso-Flagler Heights CRA - City of Fort...](#)
- [4] [Fort Lauderdale CRA | Updated Redevelopment Plan Adopted](#)
- [5] [Transforming Communities Initiative | Trinity Health...](#)