



Alachua County Board of County Commissioners

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Ken Cornell
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Administration
Michele L. Lieberman
County Manager

August 27, 2024

By first class mail

Kristal Shook
Select Specialty Hospital – Gainesville
4714 Gettysburg Road
Mechanicsburg, PA 17055

Re: Notice of Proposed Non-Ad Valorem Special Assessments

To Whom It May Concern:

Notice is hereby given that the Board of County Commissioners of Alachua County, Florida, will conduct a public hearing to consider the approval of the imposition and collection of non-ad valorem special assessments against each private for-profit and not-for-profit hospital that provides inpatient hospital services and that holds a right of possession and right of use to real property in the County through an ownership or leasehold interest (each, an “Assessed Property”).

Hearing details

The hearing will be held on September 24, 2024, at 5:01 p.m., or as soon thereafter as the matter can be heard, at the County Government Center, Jack Durrance Auditorium, located at 12 SE 1st Street, 2nd Floor, in Gainesville, Florida. At that time, the Board will receive public comments on the proposed special assessments.

At that hearing, a Non-Ad Valorem Assessment Roll, which contains the names of the Assessed Properties and the assessment rates and amount of the special assessments to be imposed against each Assessed Property, will be considered for approval. The Non-Ad Valorem Assessment Roll is available for inspection at the Office of Management and Budget, 12 SE 1st St, 2nd Floor, Gainesville, FL 32601.

At the date and time set forth in this notice, the Board of County Commissioners may:
(1) approve the Non-Ad Valorem Assessment Roll, with such amendments as it deems just and right; and (2) adopt a resolution (the “Assessment Resolution”) that describes (a) the Medicaid hospital directed payment program proposed for funding from proceeds of the assessments, (b) the benefits to the Assessed Properties, (c) the methodology for computing the assessed amounts, and (d) the method of collection, including how and when the assessments are to be paid.

All affected or interested parties have a right to appear at the hearing and to file written objections with the Board in advance of the vote. All objections to the Non-Ad Valorem Assessment Roll being considered for approval must be made in writing, and filed with the Assessment Coordinator, at or before the adjourned time of the hearing. Written objections should be sent to the attention of the Office of the Assessment Coordinator at 12 SE 1st St, 2nd Floor, Gainesville, FL 32601.

Purpose of assessments

The assessments are intended to finance intergovernmental transfers provided consistent with federal guidelines that fund the non-federal share of certain supplemental payment programs, thus directly and specially benefitting Assessed Properties and supporting the provision of health care services to Medicaid, indigent, and uninsured members of the County's community.

Rates and unit of measurement

The assessment rates set forth in the Non-Ad Valorem Assessment Roll to be levied as 0.50% of gross patient revenue. Assessments for each Assessed Property will be derived from data contained in cost reports and/or the Florida Hospital Uniform Reporting System, as available from the Florida Agency for Health Care Administration. The proposed assessment for Select Specialty Hospital – Gainesville is \$743,208.00.

Total revenue to be collected

The Board shall set the assessments in amounts that, in the aggregate, will generate sufficient revenue to fund the non-federal share of the Medicaid hospital directed payment program to be funded by the Assessments.

The amount of the assessments required of each Assessed Property may not exceed an amount that, when added to the amount of other required assessments, exceeds the maximum percent of the aggregate net patient revenue of all Assessed Properties in the state permitted by 42 C.F.R. § 433.68(f)(3)(i)(A).

The amount of the assessments is to be collected pursuant an additional and alternative method, as specified in § 197.3631, Fla. Stat., for non-ad valorem special assessments. Details will be included in Assessments Resolution.

Failure to pay

Failure to pay the Assessments will cause a tax certificate to be issued against the property or foreclosure proceedings to be instituted, either of which may result in a loss of title to the property.

Sincerely,



Assessment Coordinator
Alachua County