



## New Markets Tax Credit Transaction Profile 3-Way Partnership Project Highlights



**Project:**  
University of Pikeville-Kentucky  
College of Osteopathic Medicine

**CDBI Bank Partner:**  
Community Trust Bank

**Large Bank Partner:**  
U.S. Bancorp Community  
Development Corporation

**Location:**  
Pikeville, KY

**QEI Amount:**  
\$10 million from NCIF  
\$37.2 million total



### Project Overview:

The University of Pikeville-Kentucky College of Osteopathic Medicine (UP-KYCOM), formerly the Pikeville College School of Osteopathic Medicine, has embarked on the construction of a \$34 million clinical facilities building which will allow it to meet the needs of its students and further its mission.

Specifically, the new nine-story, 84,000 square foot building will allow KYCOM to expand its current class size and provide space for (i) a much needed Clinical Skills Training and Evaluation Center and the Osteopathic Manipulative Medicine Lab, (ii) two additional lecture halls, (iii) a gross anatomy lab, (iv) two additional research labs, (v) additional offices for faculty, staff and administrative personnel, (vi) small group classrooms and student study space, and (vii) a cafeteria to serve the medical school students as well as the University of Pikeville’s undergraduate students. The result of this new facility will serve to alleviate the physician shortage in Appalachia.

Kentucky is already experiencing a physician shortage. With a population of more than 4,000,000 and less than 9,000 active physicians, the ratio of active physicians is 213.5 per 100,000 people, compared to a nationwide ratio of 267.9 per 100,000. The Kentucky Institute of Medicine estimated in its *Comprehensive Statewide Physician Workforce Study (2007)* that by the year 2020, Kentucky will need more than 13,000 active physicians to guarantee access to health care based on existing standards of need.

The Kentucky Institute of Medicine identified increasing medical school class size as a principal strategy in addressing the projected shortage of physicians, especially in rural and other underserved areas. Moreover, the Kentucky Institute of Medicine reports that physicians trained as Doctors of Osteopathic Medicine are more likely than those with M.D. degrees to select family practice (by 46% to 11%) as well as to practice in rural areas (18.1% to 11.5%).

### Projected Impact:

- Expand annual class size from 75 to 135
- Create 250 construction jobs
- Create 10 new permanent faculty and staff positions
- Increase medical services provided to the community



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"The expansion of the College of Osteopathic Medicine is an exciting and important project for not only Pikeville, but for Central Appalachia. As a bank with a long-standing relationship with the University of Pikeville, we are delighted to have helped in financing this expansion. We truly value the relationship with NCIF and look forward to future projects."

**Mark Gooch**  
President & CEO  
Community Trust Bank

"The University of Pikeville's expansion will be critical in addressing the Commonwealth's shortage of physicians and will improve health care access for Kentuckians, particularly in rural areas of the state. Access to a primary care physician greatly affects individual health status, and this project will help meet the medical needs of our citizens. We would like to thank NCIF and the other partners in this transaction for making this important expansion a reality. "

**Governor Paul Patton**  
President  
Pikeville College

"Partnering with NCIF on the University of Pikeville-Kentucky College of Osteopathic Medicine project illustrates our mutual goals of increasing access to financial services in underserved communities. We look forward to expanding our working relationship on future high-impact transactions."

**Steve Kramer**  
Senior Vice President  
U.S. Bancorp Community Development Corporation

### **CDBI Partner –Community Trust Bank**

Founded in 1903, Community Trust Bank is dedicated to building communities that are built on trust. The communities that CTB serve are where creating possibility and providing opportunity for a better quality of life by building bridges between resources and the low-income community. Currently, CTB has 80 branch locations throughout Kentucky, Tennessee and West Virginia.

CTB works to support, sustain, and grow the towns, cities and counties in which they are located. This includes both financial support through the provision of financial products and services, as well as philanthropic and volunteer support. During 2010, CTB donated approximately \$645,000 to community organizations and the bank's employees served as volunteers and leaders for many non-profit service organizations. Employees volunteer thousands of hours each year to local community organizations.

### **Large Bank – U.S. Bancorp Community Development Corporation**

USBCDC is proud to invest in the communities where we live and work. As one of the nation's largest tax credit investors, USBCDC provides resources and expertise for the generation of commercial economic activity in low income communities, the rehabilitation of historic buildings, the construction of affordable and market-rate homes, and development of renewable energy facilities through the use of New Markets Tax Credits, Historic Tax Credits, Affordable Housing Tax Credits and Investment Tax Credits in Renewable Energy. With more than \$8.6 billion of equity invested nationwide in hundreds of transactions, these investments have provided much needed revitalization and new resources to communities throughout the country.