



**WelcomeHealth**  
Northwest Arkansas' Free Health Center

**1100 North Woolsey Avenue  
Fayetteville, AR 72703**

[www.welcomehealthnwa.org](http://www.welcomehealthnwa.org)

**Founded in 1986 by Southeast Fayetteville Community Action Committee (with the help of Jessie Bryant, community volunteers and WRMC).**



**St. James United Methodist Church, 7 N Willow Ave., Fayetteville**

- **Changed name to Northwest Arkansas Free Health Center.**
- **Moved to the basement of the old National Guard Armory building.**
- **County jail was in the basement, State Revenue Office on the first floor.**
- **Added dental extraction services in 1988.**

- **State Revenue Office relocated.**
- **NWA Free Health Center renovated the first floor with CDBG funds, moved to the first floor, expanded hours, staff and services.**
- **The City of Fayetteville leased the first floor from the County. The City allowed NWA Free Health Center to rent the first floor for \$1 for 20-years (1996 -2016).**



**10 South College Avenue, Fayetteville**

- In 2011, NWA Free Health Center inquired with County Judge Marilyn Edwards if the County plans to renew the NWA Free Health Center lease at the end of the 20-year term. Judge Edwards' plan was to take down the old National Guard Armory to build a parking deck.
- Our free health and dental clinic was interested in continuing its services to the community; thus, it explored rental properties in the Fayetteville area that were suitable to house a free clinic and also allowed for expansions in the future.

- **Found 10,000 SF building on the UAMS-NW campus on Woolsey Avenue.**
- **Structure was built for Washington County Health Department.**
- **After it moved, Washington Regional Center for Exercise moved in, stayed for a few years and then relocated with Washington Regional Medical Center in 2002.**
- **The building, which has two stories, had been vacant since 2002.**









- UAMS willing to lease the building to us for 6 years, with option to renew for two 4-year terms.
- Rent per year was \$102,282 (\$8,523.50 per month), utilities and upkeep included. We paid for renovations.
- We agreed to those terms at that time because we did not have another option if we wanted to continue and expand our free clinic.
- We raised \$733,000 for the construction, and an additional \$686,100 for clinic operating expenses.

- **Shortly before the construction began, Washington County decided not to demolish the old National Guard Armory Building.**
- **Our clinic could have stayed in the old 6,000 SF building in which we operated at capacity and had outgrown the space.**
- **After informing our donors that the County's plans to demolish the old Armory National Guard building changed, they allowed us to keep their donations, and we continued the remodeling project.**

- **In December 2012, construction was complete.**
- **Moved into our newly remodeled building on Woolsey Avenue in January 2013.**
- **Cost of renovations amounted to \$733,000. It was a tight budget, and we did lots of value engineering.**















*Northwest  
Arkansas* | **Free Health  
Center**

changed its name to



**WelcomeHealth**  
Northwest Arkansas' Free Health Center

in 2015



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*Despite the name change, our mission remained the same:*

WelcomeHealth provides quality medical care, dental care, and instrumental support services in partnerships with other community resources to low income individuals regardless of their ability to pay.



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**In 2015, the WelcomeHealth building became LEED Certified at the Silver Level.**

**A U of A architectural class compiled and submitted documents to the US Green Building Council for certification, a savings of \$10,000.**





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# Who We Serve

- **Uninsured adult and pediatric patients who are low income.**
- **Underinsured adult patients who cannot afford office copays/deductibles.**
- **Insured adult patients who have Ambetter, Blue Cross Blue Shield, QualChoice, United, Medicaid.**
- **We do not accept ARKids or Medicare.**



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**WelcomeHealth has a paid staff of 12 in addition to 50 professional volunteers and 30 pre-med and pre-dental student volunteers.**

**Clinic is open**

**Monday 8:30 AM – 3:00 PM**

**Tuesday and Wednesday 8:30 AM - 4:30 PM**

**Thursday 3:00 – 8:00 PM**

**Friday 8:30 AM – 3:00 PM**





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## **WelcomeHealth provides services in:**

- **Internal Medicine**
- **Pediatrics (start in 2017)**
- **Pulmonology**
- **Nephrology**
- **Neurology**
- **Gynecology**
- **Mental Health**
- **Diabetes and Nutrition Education**
- **Physical Therapy**
- **Pharmacy**
- **Enrollment in Patient Prescription Assistance Program**
- **Referrals for Continuation of Care**
- **Referrals to Laboratory**





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## **Comprehensive Dental Care for Adults as of 2016 and for Children in 2017**

- **Dental X-Rays**
- **Dental Exams**
- **Oral Cancer Screenings**
- **Fillings**
- **Crowns**
- **Dental Hygiene**
- **Fluoride Treatments**
- **Sealants**
- **Extraction Services**
- **Denture Services**
- **Oral Health Education/Nutrition Education**
- **We also go local pre-K schools in Fayetteville and Greenland and provide oral health screenings and fluoride treatments.**





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**In 2018, WelcomeHealth provided 25,320 services to 2,698 patients.**

**All of our services are free to patients who are low-income.**

**The current waiting list for our medical services is three months and for our comprehensive dental services six months.**



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# Funding

- **Individuals**
- **Corporations**
- **WRMC**
- **Foundations**
- **Civic Clubs**
- **CDBG**
- **Churches**
- **United Way**
- **Arkansas Department of Health**
- **Insurance Reimbursements**



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**Why are we at this  
meeting today?**



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**In 2015,  
WelcomeHealth  
realized the first  
budget shortfall in its  
history of 29 years.**





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**Why:  
Foundations changed  
their funding areas and  
fundraising had  
become more  
competitive in NWA.**



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**We looked at budget  
areas we could reduce  
or eliminate.**



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**We were aware that our rent to UAMS-NW was exorbitant, but when we agreed to the terms with UAMS, we had no other place to go.**

**The rent is especially unreasonable because UAMS-NW pays rent of \$1 per year to Washington County.**



- **Brittney Gulley, our Director of Development, and I reached out to our County Judge, Joseph Wood, for help in 2017.**
- **We met with Judge Wood and Brian Lester, County Attorney, on February 16, 2017 in the morning and discussed our situation.**



- **Mr. Lester had already researched the lease terms with UAMS and stated that the County can reclaim buildings unoccupied by UAMS within 180 day notice.**
- **At that time, the County had taken over the Veterans' Service building on North Street.**
- **Mr. Lester assured us that when the County reclaims our building, we can rent from the County at a reduced rate, the County takes over the maintenance, or we may even have the option to buy the building.**



- **In the afternoon of February 16, 2017, the WelcomeHealth board and administration met with the UAMS-NW administration to renegotiate the lease and also encourage UAMS-NW to return the WelcomeHealth building to Washington County.**
- **UAMS-NW was unwilling to return our building to Washington County and gave us a 10% reduction in rent instead (as of Sept.).**
- **The rent we pay to UAMS-NW is the organization's effort to generate revenue to support its operations.**



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- **Ms. Ann Harbison, as Quorum Court advocate, sided with WelcomeHealth in the fight to reclaim our building from UAMS-NW.**
- **In subsequent meetings with the County Judge, Brian Lester, and Carl Gales, we were informed that the County will continue its efforts to reclaim our building from UAMS-NW.**



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- **The discussion between UAMS-NW and the County regarding the repossession of our building has been going on for over two years. Thus far, UAMS-NW released several vacant lots to Washington County but neither the Veterans' Services building on North Street nor WelcomeHealth on Woolsey Avenue.**
- **Bottom floor of our building remains vacant.**





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- **Since renting from UAMS-NW in 2013, WelcomeHealth has provided 114,265 FREE medical and dental services to 11,369 low-income adults and children, and has paid \$607,504.10 (\$8,209.51 average per month) to UAMS-NW to support its operations.**
- **Rent is the second highest item (11%) on our budget.**

**UAMS-NW is very interested in our LEED certified remodeled building:**

**Original lease with UAMS-NW was for six years, with option to renew two four-year terms.**

**UAMS-NW renewed for only one year.**

**(WelcomeHealth did not waive its right to renew the full four-year term and subsequent second four-year term.)**



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- **WelcomeHealth requests Quorum Court's assistance.**
- **We are a non-profit organization that provides free health and dental care to our neighbors in need (there are 32,015 residents in Washington County who are living in poverty, 28,535 do not have health insurance.)**



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**We respectfully request that the Washington Quorum Court proposes and votes on a resolution to be sent to UAMS-NW, requesting that:**

- 1. UAMS-NW return the building on Woolsey Avenue which houses WelcomeHealth to Washington County before or at the end of 2019, or**
- 2. UAMS-NW reduce the rent for WelcomeHealth to \$24,000 per year, with Washington County paying the maintenance and WelcomeHealth paying the rent and utilities.**



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**If UAMS-NW returns our building to Washington County, we propose that**

- WelcomeHealth pays Washington County a reasonable rent,**
- WelcomeHealth pays utility expenses,**
- Washington County will take over the maintenance of the building.**



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**Thank you for your support of our efforts to serve those who are less fortunate in our community.**