

# New Medical Campus Raises Standard of Care

## *Introducing Class “A” Economics to a Class “C” MOB Market*

**S**t. Elizabeth Boardman Health Center is the newest health services campus operated by Humility of Mary Health Partners (HMHP) in Northeast Ohio. HMHP, a member of the Catholic Healthcare Partners, owns and operates other campuses in Youngstown and Warren, Ohio.

The vision for this “Greenfield” project emerged to meet a shift of demographics in the southern portion of the St. Elizabeth, Youngstown service area. The vision included the development of an on-campus medical office building (MOB), adjacent to the new hospital facility in order to enhance the patient and physician experience and to create future expansion for ancillary services and related programs.

Initial MOB programs included a multi-specialty joint venture with Akron Children’s Hospital, an HMHP timeshare for employed physicians, pulmonology and a vascular access institute for renal patient care.

The MOB was developed and financed by Frauenshuh under a land lease that affords the hospital with long-term control.



“Frauenshuh’s willingness to introduce a Class “A” medical office building to our community helped us to achieve our facilities vision for the new hospital campus.”

**Robert Shroder, President & CEO**  
Humility of Mary Health Partners



Additionally, as a part of the arrangement, Frauenshuh funded in excess of \$1 million in site costs and infrastructure. A major challenge was the nature of the existing physician facilities in the community; typically smaller, older, Class “B” and “C” medical offices. Specifically, this project created a new market by providing a Class “A” project for physicians at regional versus local rates. Physician equity ownership in the facility was made available as a recruitment tool, as it is with other Frauenshuh facilities.

The development of the St. Elizabeth Boardman Medical Plaza fulfilled a strategy to further HMHP’s mission of providing high quality clinical care together with the sensitivities of a healing environment. Inpatient and ambulatory service areas have been designed incorporating the use of colors, nature, natural light, artwork, water features and classical music providing a calming atmosphere for patients, visitors, and staff.

The campus has been well received by the community and has exceeded its initial volume assumptions.

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To learn how Frauenshuh HealthCare Real Estate Solutions can help you achieve your facility, development, and capital access goals, contact them at 952-829-3480 or [www.Frauenshuh.com](http://www.Frauenshuh.com).



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