



Gilliam County Capital Investment Grant Application FY 2026-27

I. General Information

Project Title: South Gilliam Health Center Expansion

Organization: South Gilliam Health District

Contact Person: Lisa Bettencourt

Title: Clinic Administrator

Address: 422 N Main St., PO Box 597

Condon, OR 97823

Daytime Phone: 541-626-7081

Email: lisa@sgilliamhealth.org

Tax ID #: 93-0805223

County Funds Requested: \$ 300,000

Total Project Cost: \$ 400,000

Applications windows are open

Round 1: Sept 14 to Nov 1, 2026

Round 2: Jan 18 to Feb 28, 2027

Via Email:

brooklynn.griffith@gilliamcountyor.gov

Via Mail: PO Box 427, Condon, OR 97823

Brief Project Description: The South Gilliam Health Center expansion will add a third exam room and two offices to increase patient access, revenue, and operational capacity.

Compliance

I have carefully read the eligibility requirements in the [Capital Investment Grant Guidelines](#). I attest that my organization is in compliance with all relevant federal, state, and local laws and regulations and will remain so throughout the Grant Agreement period. I understand that failure to comply with these requirements may affect my organization's eligibility to receive future grant funds from Gilliam County.

Initial:
LB

***Note:** Eligibility for Capital Investment Grants is limited to projects that address ongoing barriers to community growth and vitality identified in Goal #2 of the [2021-2026 Gilliam County Strategic Plan](#). Specifically, projects that help improve livability and address barriers to growth in our communities, and projects where the applicant has already **secured** needed funding from Federal, State and/or other philanthropic sources and can demonstrate that Gilliam County support is necessary to complete the project.

Additional information and guidance for filling out this application can be found in the **Capital Investment Grant Guidelines**.



Gilliam County Capital Investment Grant Application FY 2025-2026

II. Program Narrative *(Attach to this form, Limit 3 Pages)*

Please provide a detailed summary description of your request for grant funding for your proposed project. The summary should include a description of the project; project timeline; how grant funds will be utilized; and how your project addresses ongoing barriers to community growth and vitality identified in Goal #2 of the [2021-2026 Gilliam County Strategic Plan](#).

III. Program Information *(Attach to this form, Limit 2 pages)*

Please answer the following questions in essay format.

1. Is your project proposed to be implemented in phases over time? If so, describe future implementation of your project and outline any future funding requests the County may be asked to consider.
2. What other funding sources has your organization sought out prior to making your request to the County Court? Describe how you were successful in obtaining other project funding support or why you were not?
3. Describe your long-term plan for operating and maintaining your project after construction? For housing projects, please include a business plan and/or post-construction property management plan, which includes projected rental rates (not counted in page limit).

IV. Budget

Please fill out the attached Proposed Budget Form (Attachment A).

V. Match Funding

Please fill out the attached Match Funding Form (Attachment B).

VI. Additional Information

Please attach the following items to your application:

- Balance Sheet for Current Fiscal Year
- Proof of Incorporation for Non-Profit Organizations

AUTHORIZATION

The undersigned certifies that they are an official officer and authorized to represent the organization applying for a grant and that the information contained in this application is accurate. The undersigned agrees that if a grant is awarded to the organization: (1) the grant will be used for the purpose outlined in the grant agreement and may not be expended for any other purpose without prior written approval from Gilliam County; (2) information about the organization and the grant may be used by the County in any published materials.

Authorized Signature and Title

10/14/26

Date

II. Program Narrative: South Gilliam Health Center Expansion (up to 3 pages)

South Gilliam Health District is seeking a Gilliam County Capital Investment Grant toward the expansion of South Gilliam Health Center in Condon. The project will add one exam room and two onsite offices, strengthening the Health Center's economic, workforce, and operational capacity while expanding access to essential healthcare services.

South Gilliam Health Center is a highly utilized rural healthcare provider with a growing patient base and an extensive range of primary, acute, preventive, and specialty services. During FY 2025–26, the clinic provided 4,166 patient encounters to 973 unique patients. Over the preceding two years, the number of patients served increased by 5.9%, including a 10.2% increase among children and youth. Patients age 65 and older accounted for nearly half of all encounters.

The Health Center also connects residents with essential wraparound services, including pediatric wellness, urgent and same-day care, eye care, dental care, dermatology, behavioral health, public health, and wellness and prevention. These services are especially valuable in a rural region where accessing specialty care often requires considerable travel.

The Health Center's space needs have grown alongside its services. Since assuming responsibility for Gilliam County Public Health in 2022, the District has expanded partnerships with visiting healthcare providers, bringing additional specialty services directly to rural residents. Although the clinic completed its most recent remodel in 2025, its growing range of services has created new demands on limited clinical space.

The clinic's skilled team has successfully delivered this breadth and volume of care despite having only two exam rooms. Through careful scheduling and coordination of provider availability and specialty services, staff have maintained effective operations and quality patient care. However, limited clinical space forces the clinic to make difficult trade-offs between services. For example, when visiting eye care providers use the facility, staff and equipment may occupy the x-ray or urgent care room, limiting the clinic's ability to provide those services on the same day. These competing demands constrain appointment availability, require additional coordination, and limit opportunities to expand specialty care. The challenge is not a lack of services or capable providers, but insufficient space to accommodate them concurrently.

For a small rural healthcare organization operating with limited staffing and financial resources, these inefficiencies carry a disproportionate burden. The challenge is not the team's ability to deliver care; it is the building's capacity to support that care efficiently and sustainably.

These constraints carry economic and workforce consequences. Time spent coordinating services around limited space is time the Clinic Administrator cannot devote to higher-value responsibilities, such as financial growth strategies. Limited exam-room availability restricts potential billable encounters. The proposed expansion will unlock greater value from the Health District's existing workforce, services, and facilities.

Although located in Condon, the Health Center serves a broader rural population, including residents of Fossil, Arlington, and other surrounding communities. This project represents a thoughtful, targeted expansion of an existing, highly utilized facility to better accommodate current demand while strengthening its capacity to serve the region into the future and grow.

Use of Grant Funds

Gilliam County grant funds will support the addition of one flexible exam room and two onsite offices.

Third Exam Room — Expanding Patient Access and Revenue Potential

Expanding from two to three exam rooms will allow primary care and specialty services to operate concurrently, increasing appointment availability and making more productive use of provider time. This additional capacity creates opportunities for more billable patient encounters and increased revenue while improving access to care for rural residents.

The additional room will also provide appropriately equipped clinical space, reducing the need for providers to move between rooms for supplies and equipment. This will improve clinical efficiency and allow more time to be devoted directly to patient care.

Greater appointment flexibility will also support preventive services, including wellness visits, screenings, immunizations, and chronic disease management. Improving access to routine and preventive care has a cascading effect as it can help residents address health concerns earlier, reducing avoidable emergency visits, hospitalizations, and the need to travel outside the community for more intensive care.

Onsite Administrator Office — Strengthening Workforce and Leadership Capacity

Relocating the Clinic Administrator from the District's Wellness Center into the main clinic will provide immediate support to a small rural team. Although the current arrangement has been managed successfully, physical separation requires additional communication and coordination to address daily operations. The Administrator will be able to step in when front-office staff need assistance with patient volume or unexpected operational demands, strengthening workforce flexibility without requiring additional staffing. Being onsite will also provide greater visibility into daily clinical operations and opportunities for improvement.

The third exam room will also reduce the administrative time required to coordinate services around limited clinical space. While scheduling will remain an important responsibility, reducing the coordination required will allow the Administrator to devote more time and attention to the Heath District's long-term vision and strategic priorities.

Second Onsite Office — Supporting Patient Services & Future Growth

The second office will provide dedicated workspace for administrative and patient-support functions, reducing competition for existing space. It will also position the District to add a future Community Health Worker who would assist patients with referrals, follow-up care, and connections to healthcare and community resources.

Relocating the Clinic Administrator will also free existing Wellness Center space for potential expanded services, creating another opportunity to generate revenue while broadening wellness offerings.

Proposed Project Timeline

South Gilliam Health District anticipates confirming project funding by late spring 2027, at which point it will finalize the project scope, design, and construction schedule. Following applicable procurement requirements, the District anticipates completing construction, inspections, and occupancy within approximately 12–18 months of securing funding.

The Health District will oversee implementation and work to maintain essential patient services throughout construction.

Addressing Barriers to Community Growth and Vitality

The South Gilliam Health Center Expansion supports Goal #2 of the 2021–2026 Gilliam County Strategic Plan by addressing barriers to community growth and vitality and improving livability in rural communities.

Access to essential healthcare is fundamental to community livability and economic stability. In a geographically remote region, limited healthcare options can mean additional travel and time away from work, which create additional costs for patients and employers. Maintaining local healthcare capacity helps reduce these burdens and supports residents' ability to remain in their communities as their healthcare needs change.

The importance of this access is particularly evident among older adults, who account for nearly half of the clinic's annual patient encounters, and among children and youth, whose numbers have increased in recent years. These populations depend on consistent access to care, making the continued strength of the Health Center especially important to families and aging residents.

The Health Center also contributes directly to regional economic vitality. Access to dependable healthcare helps support workforce stability and makes rural communities more viable places to live, work, raise families, and age. Providing healthcare locally also helps retain economic activity within the community. When residents can receive care close to home, more healthcare spending can remain in the local economy rather than flowing to providers outside the area.

Equally important is the sustainability of the Health Center itself. Rural healthcare providers face ongoing financial pressures, limited staffing resources, and the challenge of maintaining essential services across small populations. In this environment, inefficient use of staff time and facility space can place additional strain on already limited operating resources.

The South Gilliam Health Center Expansion is a targeted investment in economic and workforce capacity building. By increasing opportunities for billable patient services, improving clinical efficiency, strengthening administrative leadership, and creating potential for new wellness revenue, the project will help the Health District make more productive use of its existing resources. These improvements will strengthen the financial sustainability of an essential rural healthcare provider while expanding access to high-quality care and supporting the long-term economic vitality of Gilliam County.

III. Program Information: South Gilliam Health Center Expansion (up to 2 pages)

1. Project Phasing and Future Funding Requests

The South Gilliam Health Center Expansion is planned as a single capital improvement project rather than a phased development. The project includes construction of one additional flexible exam room and two onsite offices, along with associated building improvements and room furnishings.

South Gilliam Health District anticipates confirming project funding by late spring 2027, after which it will finalize design, procurement, and construction scheduling. The District anticipates completing the expansion within approximately 12–18 months of securing funding.

Clinical and administrative staff will participate in planning the expanded space to ensure the design supports patient care and efficient daily operations. During construction, the Clinic Administrator will coordinate with the contractor to monitor progress, address emerging needs, and minimize disruption to essential healthcare services.

The District does not currently anticipate requesting additional Gilliam County funding for subsequent phases of this project. The proposed improvements are intended to be completed within the established \$400,000 project budget.

2. Other Funding Sources Pursued

South Gilliam Health District has actively pursued funding opportunities to support the \$400,000 expansion. The District previously applied for federal funding through the Rural Health Transformation grant program for this project. Although the application was not selected for funding, the program was highly competitive, and no specific explanation for the decision was provided.

The District continues to pursue a combination of its own resources, philanthropic grants, and Gilliam County funding to complete the project. Current funding sources include:

- **South Gilliam Health District:** The Health District is committed to contributing its own financial resources toward the project and has the capacity to provide a cash match of up to 25% of total project costs (\$100,000), if needed. The final contribution will depend on funding secured from other sources.
- **The Ford Family Foundation:** A \$20,000 grant request for submission by November 6, 2026.
- **The Roundhouse Foundation:** A \$50,000 grant request anticipated in early 2027, following further preliminary discussions with the Foundation in November 2026.
- **City of Condon:** The City has expressed preliminary interest in contributing approximately \$20,000, subject to City Council approval, with funds potentially available after July 1, 2027.
- **EDP:** EDP indicated that funding may be available after the beginning of 2027.
- **Gilliam County Capital Investment Grant:** County funding is being requested to help complete the project's financing.

At the time of this application, these outside funding opportunities remain prospective, and no awards or formal commitments have been confirmed. The Health District anticipates greater clarity on its funding package by late spring 2027, although the timing of individual contributions may vary.

By pursuing multiple funding sources, the District aims to leverage outside investment, demonstrate its own financial commitment, and reduce the amount of County funding required to complete the expansion.

3. Long-Term Operations and Maintenance

South Gilliam Health District will retain ownership of the expanded facility and incorporate the additional exam room and offices into its existing clinical operations. The improvements will be operated and maintained through the District's established administrative, staffing, and facility management practices.

The project is designed to expand the productive capacity of the Health Center without requiring significant additional staffing or the creation of a separate operating program. The third exam room will provide greater flexibility for existing providers and specialty services, while the onsite offices will support current administrative functions and potential future service development.

Ongoing operating and maintenance expenses will be incorporated into the Health District's annual budgeting and facility maintenance processes. The District will remain responsible for utilities, routine maintenance, repairs, and the long-term upkeep of the expanded space.

The expansion will also position the Health District to pursue longer-term financial sustainability strategies, including potential growth in billable services and future clinical staffing. The District is exploring Patient-Centered Primary Care Home recognition through the Oregon Health Authority, which may create opportunities for enhanced Medicaid reimbursement. Together, these strategies could help strengthen the revenue base supporting ongoing healthcare operations and facility maintenance.

**Capital Investment Grant Program
Budget Form- Attachement "A"**

Organization Name: South Gilliam Health District
Project Name: South Gilliam Health Center Expansion
Total Project Budget: \$400,000

(Use this form as a template, use categories listed)

Revenue	Gilliam County Funds	Project Budget	Total
Funds Requested from Gilliam County	\$ 300,000		
Grants from Other Organizations (Ford Family, OCF, etc.)		\$ 90,000	
Government Grants and Contracts		\$ -	
Earned Revenue (Accounts Receivable, Investment Income, etc.)		\$ -	
Donations from businesses		\$ -	
Donations from individuals		\$ -	
Special events		\$ -	
In-Kind		\$ -	
Other: South Gilliam Health District Cash Match		\$ 10,000	
Other: [Add source of revenue]		\$ -	
Other: [Add source of revenue]		\$ -	
Total Revenue =	\$ 300,000	\$ 100,000	\$ 400,000

Expenses	Gilliam County Funds	Project Budget	Total
Salaries, Wages and Benefits	\$ -	\$ -	\$ -
Consultants and Contracted Services	\$ -	\$ 370,000	\$ 370,000
Operating Expenses (Rent, Utilities, Supplies, etc.)	\$ -	\$ -	\$ -
Finance, Legal, Administration (Insurance, Taxes, etc.)	\$ -	\$ -	\$ -
Repairs, Maintenance, Upgrades	\$ -	\$ -	\$ -
Equipment and Software	\$ -	\$ 30,000	\$ 30,000
Meetings, Trainings, Travel	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Total Expenses =	\$ -	\$ 400,000	\$ 400,000



Capital Investment Grant Program Secured Match Funding Form

Document the match funding shown in Attachment A.

This form must be submitted with the project application.

Applicant Name: South Gilliam Health District Amount Requested from County: \$ 300,000

Matching Funds

To maximize the public benefit provided through this program, applicants are expected to seek out and secure alternate funding from other sources prior to applying for this grant program.

For Capital Projects, applications must show a minimum of 25% "match funding."

Matching funds may come from other grants, cash donations, donated labor or services, and donated supplies or materials. Volunteer hourly in-kind rate is Oregon's non-urban minimum wage. Volunteers using professional skills, may use their professional rates.

An applicant may **not** use other County derived funding as match.

Identify whether the match has been secured or is still pending.

If you have questions about whether your proposed match is eligible or not, contact the County Court's Office.

Match Funding Source	Cash/In-Kind	Dollar Value	Secured/Pending/Denied
The Ford Family Foundation	\$20,000	\$20,000	Pending
The Roundhouse Foundation	\$50,000	\$50,000	Pending
City of Condon	\$20,000	\$20,000	Pending
South Gilliam Health District	\$10,000	\$10,000	Secured
Total Match Funding:	\$100,000	\$100,000	Some pending & some secured