

EXHIBIT “A”



A proposal for

Winnie-Stowell Hospital District:

**Submitted to District Administration and Benckenstein & Oxford LLP for
further consideration and evaluation.**

July 2026

**forv/s
mazars**

July 6, 2026,

Winnie-Stowell Hospital District and its Authorized Representatives:

Thank you for the opportunity to propose New Markets Tax Credit (NMTC) Program consulting services for the Winnie-Stowell Hospital District (the District) and its planned construction of a clinic and administrative building in The ~~Woodlands~~, Texas. It is our understanding that Hubert Oxford of Benckenstein & Oxford LLP has been retained by the District as its advisor to evaluate financing options, programs, potential lenders and professional service providers on behalf of the District and make recommendations regarding those options, programs, potential lenders, and professional service providers.

Therefore, Forvis Mazars, LLP, is pleased to provide the proposal below related to NMTC consulting services to both **Mr. Oxford as well as the District for further evaluation.** In the proposal below we hope to strike a balance between your needs and our firm's knowledge and resources as we strive to provide an **Unmatched Client Experience.**™

NMTC Program Scope of Services Overview

I. NMTC Knowledge

Forvis Mazars' (hereinafter "FM" or "We") industry knowledge of the NMTC Program allows us to provide comprehensive NMTC transaction support throughout the NMTC life cycle. This may include consulting, modeling, audit and tax services to projects, developers, investors, Community Development Entities (CDEs), government agencies, and others whose goal is to help communities grow. FM can help structure transactions, identify, and source allocation, communicate with stakeholders, create transaction models, assist with annual audits, perform tax services, complete program compliance.

II. Our NMTC Approach and Methodology

The NMTC Program requires coordination amongst multiple parties. At a minimum, a CDE, an NMTC Investor, a transaction modeling team and in many cases, several attorneys and consultants. Assembling these professionals can be challenging and costly without a comprehensive plan. FM believes in a collaborative, phased approach to NMTC service compliance that informs areas of opportunity and reveals strengths and challenges that **Hilltop may review and consider as the municipal advisor.** We believe establishing a framework to evaluate multiple options is crucial to future success. With your energy and our expertise, we can proceed through a phased framework that builds trust for the future with the goal of supporting your investment. Our approach will be tailored to the District's needs within the NMTC program process but may include the following:

- Collecting and evaluating due diligence regarding the proposed upgrade and renovation
- Performing outreach with CDEs and NMTC Investor(s) to determine NMTC funding interest
- Communicating with CDEs, NMTC Investors and other NMTC affiliated parties to secure NMTC term sheet(s)
- Assisting the Organization in closing the NMTC allocation

III. Our Service Model

A. Phase 1 – Market Feasibility and Readiness Determination

During Phase 1, we shall perform an initial assessment of the Project's fit for NMTC funding. In doing so, we shall provide the following services:

- Review project information to assess NMTC interest and viability.
- Confirm project facts and project narrative.
- Provide an assessment dashboard concerning likelihood of success of receiving NMTC funding.

Upon full review of the project, NMTC eligibility, and discussions with you, and the Organization's management team shall decide, confirmed in writing, regarding moving forward with additional Phases as described below. Unless an agreement is reached, additional Phases will not commence, and fees will not accrue under those additional Phases. Upon receiving your approval to move to Phase 2 we will assist in preparing an NMTC due diligence and marketing package.

B. Phase 2 – NMTC Due Diligence & Marketing

During Phase 2, we shall prepare, with the assistance of the management team, a marketing package that may include, but is not limited to, a one-page project summary, NMTC project budget, and sample intake form. These items, along with others prepared by you or in conjunction with you, serve as the basis for future CDE and NMTC Investor communications. In doing so, we shall provide the following services:

- Compile project due diligence to assess project(s) status and readiness.
- Prepare project marketing materials based on project information.
- Estimate NMTC benefits resulting from NMTC participation.
- Provide an assessment matrix concerning likelihood of success in receiving NMTC funding.

Upon receiving your approval to move to Phase 3 we will assist in seeking an offer of NMTC funding.

C. Phase 3 – CDE Communication

During Phase 3 we shall determine whether the project(s) has potential to receive an offer of NMTC funding from CDEs and NMTC Investors. In doing so we shall provide the following services:

- Coordinate meetings with CDEs and Investors
- Hold information meetings with CDEs and Investors to assess project interest.
- Respond to requests for additional information from CDEs and Investors
- Communicate responses and coordinate responses to stakeholders.
- Update and refine marketing materials with management assistance.
- Assist management with completing CDE applications and intake forms.
- Update NMTC benefits using estimated CDE terms.
- Assist management with evaluating funding opportunities received from CDEs and Investors
- Receive and review NMTC term sheets (offers for funding)

Upon receiving an NMTC term sheet from a CDE and a NMTC Investor and with management approval and acceptance of terms, we shall move into Phase 4. We shall provide the following services:

D. Phase 4 – NMTC Closing

Upon the acceptance of term sheets from CDE(s) and NMTC Investor(s), we shall provide the following services related to an NMTC Closing:

- Assist in identifying professional services providers to perform closing services such as legal representation.
- Assist with NMTC transaction structuring.
- Communicate with members of the NMTC closing group including the CDE(s), NMTC Investor(s) and legal representation.
- Assist with closing due diligence and responses to information requests.
- Review transaction documents.
- Provide an estimated and final closing benefit.

Upon successful closing of an NMTC transaction and with your formal approval in writing we will provide NMTC Program Compliance support. At that time, we will issue addendum to this contract outlining our scope of services. Your approval and acceptance of this contract do not create any obligation to enter an NMTC Compliance support engagement.

Proposed Fees

Our goal is to be candid, timely, answer your questions about fees upfront, and avoid fee surprises. We determine our fees by evaluating a number of variables: the complexity of the work, the project's scope, the time we will spend, and the level of professional staff needed. We can provide 2 (two) fee options for your consideration.

A. Success Based Fee

We will charge a one-time up-front fee to support our efforts to start the engagement process that is due upon signing of the contract. No additional fees shall be invoiced until we successfully close an NMTC transaction. At Closing, we will invoice you a percentage (%) of the NMTC allocation that has been committed by CDE(s) and the participating NMTC Investor.

Assume a \$10,000,000 Allocation	Success Fee Percentage	Estimate
Due upon contract execution	Up front Retainer – one-time fee	\$ 15,000
Due at successful Closing	2.5% Fee upon closing	\$250,000
	Total Upon Successful Closing	\$265,000

Note* - in a success-based fee arrangement we will follow a Phased approach. We will charge a one-time retainer at the execution of the contract. Thereafter, no other fees will be due until and if the project closes successfully.

B. Time and Materials

Time and materials will be billed at our hourly rates and will be invoiced monthly for Phase 1, 2, 3 and 4. However, no invoices shall be sent for any of the Phases below unless we mutual agreement to enter that Phase, as described above. Meaning, no time shall be incurred, and no fees shall be due for Phase 2 should we not mutually agree to enter Phase 2. Please also note that upon entering Phase 4, any time incurred in Phase 4 will be invoiced at NMTC Closing.

		Low End Estimate	High End Estimate
Phases			
1	Feasibility	\$5,000	\$7,000
2	Due Diligence/Marketing Package	\$15,000	\$25,000
3	CDE Communication	\$35,000	\$55,000
4	NMTC Closing	\$125,000	\$175,000

Total if all Phases Completed	\$180,000	\$262,000
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In addition to our quoted fee, you will be billed for expenses we may include any related travel costs as well as an administrative fee of 5%. This fee covers items such as copies, postage and other delivery charges, supplies, technology-related costs, such as computer processing, software licensing, research and library databases, and similar expense items.

Our fees may increase if our duties or responsibilities change because of new rules, regulations, and accounting or auditing standards. We will consult with you should this happen.

Thank you for the opportunity to submit this proposal. FM is a forward-thinking advisor with significant resources and vision; can help you plan for what's next.

Respectfully presented,

Michael Roney

Michael Roney
Director

mike.roney@us.forvismazars.com

Our Team



Michael Roney, J.D.
Director
NMTC National Practice Leader
P: 630.251.8968
michael.roney@us.forvismazars.com

Michael Roney, J.D., is a Director with nearly 10 years' experience in professional services. He sits in Forvis Mazars' federal tax specialty service practice where he focuses exclusively on New Markets Tax Credits. Michael has spent his career helping organizations utilize various tax credit financing sources. Prior to joining Forvis Mazars Michael spent eight years at a Big Four firm focused on assisting clients navigate the complex world of monetizable tax credits, including the New Markets Tax Credit Program. During his time, he evaluated countless projects, helped secure and close nearly \$300M in New Markets Tax Credit financing and assisted clients with all aspects of the NMTC process, including CDE certification, applications, program compliance and mergers & acquisitions. Michael is a frequent speaker on the New Markets Tax Credit Program.

Michael is a 2008 graduate of the Farmer School of Business, Miami University with a B.S. degree in business economics. Michael also holds a Juris Doctor degree from Capital University Law School where he graduated Cum Laude, Order of the Coif and Order of the Barristers. He is licensed to practice law in Ohio.

Michael is based in Cleveland, Ohio and is an avid reader and sports enthusiast. He is a graduate of Miami University (Ohio), with a bachelor's degree in accounting.



Wes Ernst, CPA
Partner
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wes.ernst@us.forvismazars.com

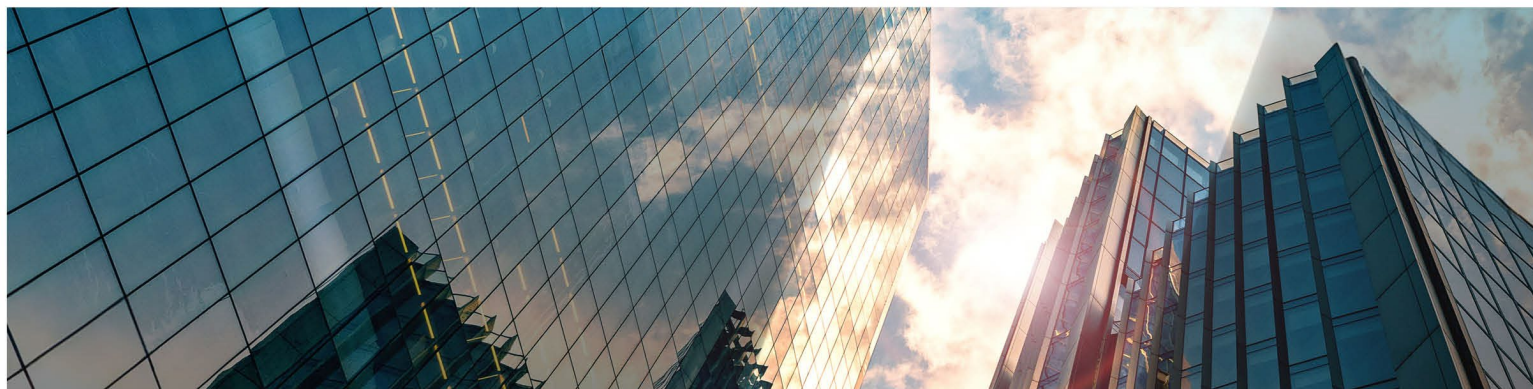
Wes is a Partner in the firm's Healthcare practice, focused on assisting community health centers (CHCs) meet the needs of the communities they serve. He brings over fifteen years of knowledge and experience to the delivery of audit and financial consulting services, advising clients in the areas of accounting, federal grant reporting, tax, and operational issues.

As the firm's Northeast Region CHC leader, Wes oversees client services provided across a market consisting of approximately twenty states and nearly six hundred health centers. He is a frequent speaker on CHC topics for state primary care associations and routinely participates in events or training for the National Association of Community Health Centers (NACHC). Wes also serves as the firm's co-leader for services associated with the New Markets Tax Credit (NMTC) Program. A complex specialty financing program, NMTCs are commonly used by CHCs but available to entities in all industry sectors.

He is a member of the American Institute of CPAs, the Ohio Society of Certified Public Accountants, and the Healthcare Financial Management Association.

He is a graduate of Miami University (Ohio), with a bachelor's degree in accounting.

DRAFT



Forvis Mazars

Overview

With a legacy spanning more than 100 years, Forvis Mazars is committed to providing a different perspective and an unmatched client experience that feels right, personal and natural. We respect and reflect the range of perspectives, knowledge and local understanding of our people and clients. We take the time to listen to deliver consistent audit and assurance, tax, advisory and consulting services worldwide.

We nurture a deep understanding of our clients' industries, delivering greater insight, deeper specialization and tailored solutions through people who listen to understand, are responsive and consult with purpose to deliver value.

Global Industry & Services

Forvis Mazars' deep understanding of industry-specific environments, issues and trends helps us anticipate and address evolving needs to prepare you for strategic opportunities ahead.

Every industry is different, and we put a strong focus on specific industry experience and knowledge of your complex and evolving environment. We provide a range of audit and assurance, tax, advisory and consulting services to help your business by bringing together experienced professionals from all over the globe who understand local contexts and cultures.

We serve global industries including:

- Financial Services
- Manufacturing & Distribution
- Technology, Media & Telecommunications
- Life Sciences
- Private Equity

\$5B

Combined Revenue
(2023)

100+

Combined Countries,
Territories & Markets

400+

Combined Offices
& Locations

1,800+

Combined Partners

40,000+

Combined Team Members

DRAFT

Contacts

Michael Roney
Senior Manager
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mazars

EXHIBIT “B”

Exhibit "B"

**WINNIE STOWELL HOSPITAL DISTRICT
GRANT/SPONSORSHIP COVER SHEET**

(Please return to Winnie Stowell Hospital District,
P. O. Box 1997, Winnie, Texas 77665;
No later than two (2) weeks prior to the funding deadline)

Date: 05/28/2026

Organization/Individual Requesting Grant Funds: RICELAND MEDICAL CENTER
Organization/Individual Address: 538 BROADWAY AVENUE
WINNIE, TX 77665

Contact Person: MO DANISHMUND
Title: CFO
Phone Number: 409-767-1003 Fax Number: 409-730-8055

E-Mail Address: MO@STARCOIMPEX.COM

Name of Project, Program or Event: BUILD OUT SURGICAL SUITE AT WCH
Date of Program or Event: 05/28/2026

Is your organization (check one):

- ☐ Non-profit and classified as tax-exempt under Sections 501(c) (3) or 170(c) of the United States Internal Revenue Code (attach copy of organizations tax and exemption information)
☐ Public Agency
☒ Private Healthcare Provider
☐ None of the above

Dollar Amount or In-kind Services Requested: \$883,670.00

Please provide a comprehensive description of how the District's resources will be used (Please complete below, or you may also attach support material): THE DISTRICT RESOURCES WILL BE USED TO BUILD A SURGICAL SUITE AT WCH THAT WILL BE BENEFITIAL FOR THE COMMUNITY.

Which of the following does the requested sponsorship support (check all that apply):

- ☒ Indigent Care ☐ Economic Development
☒ Community Healthcare ☐ Community Outreach

Please provide a brief description of the request provided how the request will help the District will assist the District in achieving its stated purposes. (Please complete below, or you may also attach support material): IT WILL SERVE THE DISTRICT PURPOSE OF PROVIDING CONTINUED HEALTHCARE TO THE COMMUNITY AND INDIGENT PATIENTS.

Please verify that this grant is a tax free donation in which 100% of the grant proceeds will be spent for the designed purpose and no money donated by the District will be used to offset taxes of any kind.

Signature _____
Name MO DANISHMUND
Title CFO



BUILD-OUT OF A SURGICAL SUITE AT RICELAND MEDICAL CENTER

Project Narrative

- **Organizational Background**
- **Description & Beneficiaries**
- **Evaluation Grant Request**
- **Impact & Sustainability**
- **Funding Request**
- **Timeline**
- **Application Budget**

I. Organizational Background:

Riceland Medical Center (previously Winnie Community Hospital, hereinafter “RMC”) is a privately owned critical access hospital located in Chambers County, Winnie, Texas. Our hospital operates with full adherence to Texas state law and conducts itself with care to meet applicable medical regulations and sets the standard for bridging the urban/rural divide in healthcare capabilities. RMC performs a central role in the integrated network of physicians, hospice, home health, and other services provided by Riceland Healthcare across southeast Texas. Our commitment to our community serves as the foundation of our enterprise. Winnie Community Hospital was on the verge of bankruptcy until it was acquired by our administrative and management leadership in 2014. In doing so, 500+ jobs were protected, preventing a local economic crisis, and securing a crucial source of healthcare for the local and surrounding counties. Since our inception, our goal has remained to continuously improve our technology and equipment, offer cost-effective care, and ensure an outstanding patient care experience. We have always enjoyed a collaborative relationship with the Winnie Stowell Hospital District (hereinafter “WSHD”).

II. Description & Beneficiaries:

Riceland Medical Center is seeking grant funding to support the build-out and equipping of a modern surgical suite designed to expand access to high-quality surgical services for residents of Chambers County and the surrounding communities. The proposed surgical suite



will allow the hospital to provide a broader range of outpatient and inpatient surgical procedures locally, reducing the need for patients to travel long distances for essential surgical care. The project will include construction and renovation of surgical space, acquisition of advanced surgical and monitoring equipment, upgraded sterilization and patient recovery areas, and staff training necessary to safely operate and maintain the new facility.

The beneficiaries of this grant will include patients throughout the region, particularly underserved populations, low-income families, elderly residents, and individuals with limited transportation options who often face barriers to accessing timely surgical care. By expanding local surgical capabilities, Riceland Medical Center will improve healthcare accessibility, enhance patient outcomes, and strengthen the continuity of care within the community.

The addition of a fully equipped surgical suite will provide several important benefits:

- **Improved patient access to care:** Patients will be able to receive needed surgical procedures closer to home, reducing travel burdens, delays in treatment, and disruptions to family and work responsibilities.
- **Enhanced patient safety and outcomes:** A modern surgical environment equipped with advanced technology and highly trained staff will support safer procedures, faster diagnosis and treatment, and improved recovery outcomes.
- **More efficient and coordinated care:** The availability of local surgical services will allow healthcare providers to coordinate pre-operative, surgical, and post-operative care more effectively, improving communication among physicians, specialists, and hospital staff.
- **Reduced healthcare costs and delays:** Providing surgical services locally can help reduce unnecessary emergency room visits, hospital transfers, and delayed procedures that often result in higher healthcare costs and poorer patient outcomes.
- **Improved patient experience:** Access to surgical care within the community allows patients to remain closer to their support systems while receiving treatment, leading to greater patient comfort, satisfaction, and engagement in their care.

Overall, the build-out of the surgical suite at Riceland Medical Center will significantly strengthen the hospital's ability to deliver comprehensive, high-quality healthcare services to Chambers County residents. This investment will improve access to essential surgical care, support better health outcomes, and enhance the overall quality and value of healthcare services available throughout the community.



III. Evaluation Grant Request:

Resources:

- Grant funding for surgical suite construction and renovation
- Surgical equipment and technology
- Medical furnishings and patient care equipment
- Architectural, engineering, and construction services
- Clinical and support staff training
- Regulatory compliance and accreditation support

Activities:

- Design and construct the surgical suite
- Purchase and install surgical and patient monitoring equipment
- Upgrade sterilization, recovery, and support areas
- Recruit and train clinical and support staff as needed
- Develop surgical workflows, safety protocols, and quality assurance procedures
- Obtain all required certifications, inspections, and regulatory approvals

Deliverables:

- Fully constructed and operational surgical suite
- Installation of modern surgical and patient care equipment
- Trained surgical and support staff
- Established clinical, safety, and infection-control protocols
- Operational pre-operative, surgical, and post-operative care processes

Outcomes:

- Increased access to local surgical services
- Improved patient safety and surgical outcomes
- Reduced patient travel time and barriers to care



- Enhanced care coordination and continuity of care
- Increased patient satisfaction and community access to healthcare
- Strengthened healthcare capacity within Chambers County

IV. Impact & Sustainability:

The construction and implementation of a modern surgical suite at Riceland Medical Center will have a significant and lasting impact on healthcare access and quality throughout Chambers County and the surrounding region. By expanding the hospital's capacity to provide surgical services locally, patients will gain access to timely, high-quality care closer to home, reducing the need to travel long distances for procedures and specialty services. This increased accessibility is particularly important for low-income families, elderly residents, individuals with limited transportation options, and those who may otherwise face barriers to receiving necessary surgical care.

The new surgical suite will improve patient outcomes by enabling earlier intervention, reducing delays in treatment, and providing a safe, technologically advanced environment for surgical procedures. Patients will benefit from coordinated care that includes pre-operative evaluation, surgical treatment, and post-operative follow-up within their local healthcare system. In addition, the expanded surgical capabilities will strengthen the hospital's ability to attract and retain qualified physicians and clinical staff, further enhancing the quality and scope of healthcare services available in the community.

The project will also contribute to the long-term sustainability of healthcare services in the region. By providing surgical procedures locally, Riceland Medical Center will reduce patient transfers, improve operational efficiency, and create additional revenue streams that can be reinvested into patient care, facility improvements, and future service expansions. Increased local access to surgical care can also help reduce healthcare costs associated with delayed treatment, emergency interventions, and extended hospitalizations.

Riceland Medical Center is committed to ensuring that the benefits of this project are sustained well beyond the completion of construction. To achieve this, the hospital will implement ongoing performance monitoring and quality improvement initiatives focused on patient outcomes, patient satisfaction, surgical volumes, safety measures, and operational efficiency. Regular equipment maintenance, technology upgrades, staff education, and continuing clinical training will be incorporated into the hospital's operational planning and budgeting processes to ensure the surgical suite remains compliant with industry standards and best practices.



Additionally, Riceland Medical Center will continue collaborating with local healthcare providers, specialists, and community organizations to strengthen referral networks and ensure residents have access to comprehensive, coordinated care. Through these efforts, the surgical suite will serve as a long-term investment in the health and well-being of the community, improving access to essential healthcare services and supporting the continued growth and sustainability of the regional healthcare system.

V. Funding Request:

Riceland Medical Center will submit invoices to WSHD as they are received from vendors and contractors throughout the duration of the project. The total project cost for the build-out and equipping of the new surgical suite is \$1,767,340. A grant in the amount of \$423,854 has already been approved through HHSC, leaving a remaining project balance of \$1,343,486.

As part of its commitment to this important initiative, Riceland Medical Center will contribute approximately 26% of the total project cost. To complete the remaining funding needs, Riceland Medical Center is requesting that WSHD provide funding equal to 50% of the total project cost. This shared investment demonstrates the strong commitment of both organizations to the successful completion of the project and will help ensure expanded access to high-quality surgical services for the community.

VI. Timeline:

Month 1-2:

- Finalize project scope and facility design
- Conduct planning meetings with key stakeholders
- Obtain construction estimates and equipment quotes
- Complete regulatory and permitting requirements
- Select contractors, vendors, and equipment suppliers

Month 3-4:

- Begin construction and renovation of surgical suite space



- Purchase surgical equipment, furnishings, and technology
- Coordinate installation planning with vendors
- Develop staffing, operational, and training plans
- Establish surgical safety and quality assurance protocols

Month 5-6:

- Complete construction and equipment installation
- Conduct equipment testing and facility inspections
- Train surgical, nursing, and support staff
- Finalize operational workflows and emergency procedures
- Address any deficiencies identified during testing and inspections

Month 7-8:

- Obtain final certifications and approvals
- Launch surgical suite operations
- Begin providing surgical services to patients
- Monitor utilization, patient outcomes, and operational performance
- Implement continuous quality improvement measures as needed

Upon project completion, Riceland Medical Center expects to have a fully operational surgical suite that expands access to high-quality surgical care for residents of Chambers County and surrounding communities. The project will increase local healthcare capacity, improve patient outcomes, reduce delays in receiving surgical treatment, and enhance the overall patient experience. The hospital will continuously evaluate performance metrics, patient satisfaction, surgical outcomes, and operational efficiency to ensure the surgical suite meets community needs and delivers the highest standard of care.

VII. Application Budget:

The overall budget for the project is estimated to be \$1.76 million.

EXPANDING SURGICAL CARE IN WINNIE: A PARTNERSHIP PROPOSAL

Riceland Healthcare &
Winnie Stowell Hospital District



May 20, 2026

A FOUNDATION OF PARTNERSHIP



PROOF OF CONCEPT – 2025



COMMUNITY IMPACT & RECOGNITION



Riceland Medical Center Launches Advanced Pain Management with Successful ESI Procedures

Winnie, TX — September 22, 2025 — Riceland Medical Center achieved a significant milestone in expanding its medical services this past week-end with the successful completion of two Epidural Steroid Injection (ESI) procedures. These advanced treatments, aimed at relieving chronic back and nerve pain, were performed by Pain Management specialist Dr. Ryan McHugh.

The procedures, offered to patients suffering from spinal inflammation and nerve compression, provide a non-surgical option for pain relief. ESI involves the injection of corticosteroids into the epidural space of the spine, helping to reduce inflammation and alleviate discomfort caused by conditions such as herniated discs, spinal stenosis, and sciatica.

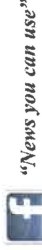
Hospital CEO Saad Javed praised the initiative, stating: "This is a meaningful advancement for our facility and our community. We're committed to bringing high-quality, specialized care to the residents of Winnie and surrounding areas."



Dr. Ryan McHugh, MD

The Seabreeze Beacon

"News you can use"
"News you can trust" 50¢
Covering Chambers County and Beyond...
Wednesday, October 22, 2025
Volume 11, No. 43
admin@theseabreezebeacon.com



L to R: Dr. Ryan McHugh, MD, Justin Smith, Courtney Kluck, Rachel McCall, Camisha Broussard, Jackie Reynolds, Monica Richey, and Mandy Ashworth

PROCEDURAL CAPABILITIES



Via Disc Procedure

A minimally invasive procedure used to treat chronic low back pain caused by damaged spinal discs by delivering biologic material or therapeutic agents directly into the affected disc.

Genicular Nerve Block

An injection procedure used to diagnose or relieve chronic knee pain by blocking pain signals from the genicular nerves surrounding the knee joint.

Cervical Nerve Root Block

A targeted injection of anesthetic and steroid medication around a cervical spinal nerve root to reduce neck pain, inflammation, and arm-related nerve symptoms.

Lumbar Epidural Steroid Injection

An injection of corticosteroid medication into the epidural space of the lower spine to decrease inflammation and relieve low back and leg pain.

Lumbar Facet Joint Block

An injection of anesthetic and/or steroid medication into or around the lumbar facet joints to diagnose or treat lower back pain originating from the facet joints.

Many More...

OUR EXPERT SURGICAL TEAM



Dr. Ryan McHugh

Background

Board-certified anesthesiologist and pain management specialist with 20+ years of experience in Nederland, TX.

Education & Training

MD from Wake Forest, Anesthesiology residency at the Mayo Clinic, and Interventional Pain Medicine fellowship at the University of Pittsburgh.

Clinical Focus

Treats chronic pain, migraines, and spine/nerve disorders, with a strong reputation for safe, attentive, and comfortable patient care.



OUR EXPERT SURGICAL TEAM



Dr. Craig Charleston

Background

Distinguished expert in interventional pain management and anesthesiology with over 20 years of experience.

Clinical Focus

Highly proficient in spinal pain management, specifically utilizing techniques like spinal cord stimulation and radiofrequency ablations.

Current Practice

Practices at Riceland Pain Clinic, serving patients across Beaumont, Mid-County, and Jasper, TX.



OUR EXPERT SURGICAL TEAM



Dr. Benjamin Beckert

Education

BS in Biochemistry and MD from the University of Missouri.

Residency

General and Plastic Surgery training at the University of Missouri.

Specialized Fellowship

Completed additional fellowship focusing on microsurgery and research.

Patient Approach

Committed to surgical excellence and working collaboratively with patients to achieve their specific goals.



OUR EXPERT SURGICAL TEAM



Dr. Christopher Hoyt

Minimally Invasive Laparoscopic Surgery
Surgical procedures performed through small incisions using a laparoscope and specialized instruments. This approach may reduce pain, scarring, blood loss, and recovery time compared to traditional open surgery.

Conditions Treated

- Appendicitis and appendix disorders
- Breast cancer and related conditions
- Colorectal conditions
- Gastrointestinal conditions evaluated through diagnostic endoscopy, EGD, and colonoscopy
- Gallbladder disease
- Hernias
- Intestinal disorders
- Skin and soft tissue lesions or conditions requiring surgical evaluation or treatment.





Scale: 3/32" = 1'

April 24, 2026

538 BROADWAY, PO BOX 1249
WINNIE, TEXAS 77665

Area: 3,740 SF

A-2



**Riceland Medical Center
Mr. Mo Danishmund CFO
85 I-10 North, Suite 111
Beaumont, TX 77707**

May 13, 2026

PROJECT DEVELOPMENT COST ESTIMATE

Project: Development Cost Estimate for a (3,740 SF.) Surgical Suite (1) OR, in an existing Specialty Hospital Building, in Winne Texas.

Dear Mr. Mo,

As in response to our previous conversation, in reference to the above project, the following is the **Cost Estimate** for the complete **Design & Development** of this project.

SOFT COST Building "Arch./Eng" Professional Services (3,740 SF.):

1.	Architectural Design/CD's (\$8.00/Sf.)	\$ 29,220.00	
	MEP Engineering (\$8.00/SF.)	\$ 29,220.00	
	Structural Engineering	<u>\$ 7,500.00</u>	\$ 67,340.00

HARD COST Building "Surgical Suite Construction Cost" (3,740 SF.):

2. Complete Interior Build-Out range between (\$375/SF - \$400/SF.) \$ **1,450,000.00**
(Includes Emergency Systems / Nurse Calls/ Med gas.)

FURNITURE FIXTURE & EQUIP. ESTIMATE "FF&E" (3,740 SF. Suite (1) OR):

3. Beds/OR Lights/OR Beds/Sterile Equip./Warmers/Washers/ \$ 250,000.00

Total Development Cost (All Phases) \$ 1,767,340.00

Sincerely,

Mort Mehdi

**Mort Mehdi
ArchiTECH Design & Development Inc.**

PROJECT FINANCIALS



CATEGORY	DESCRIPTION	AMOUNT
Soft Costs	Architectural & Engineering (3,740 SF)	\$67,340
Hard Costs	Surgical Suite Construction & Interior Build-Out	\$1,450,000
FF&E	Beds, OR Lights, Sterile Equip, Warmers, Washers	\$250,000
Total	Total Development Cost (All Phases)	\$1,767,340

FUNDING SOURCE	AMOUNT
Total Project Cost	\$1,767,340
HHSC Grant (Starts July 2026, 1yr spend)	-\$423,854
Remaining Balance	\$1,343,486

PARTNERSHIP PROPOSAL



\$1.76M TOTAL COST



HHSC Grant

\$423,854 (24%)



Riceland Share

\$459,816 (26%)



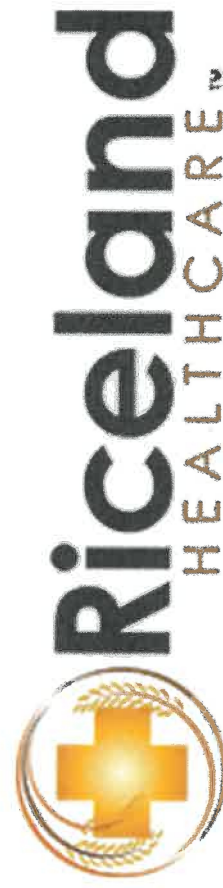
WSHD Ask

\$883,670 (50%)

THANK YOU



WINNIE STOWELL HOSPITAL DISTRICT



EXPANDING SURGICAL CARE IN WINNIE: A PARTNERSHIP PROPOSAL

Riceland Healthcare &
Winnie Stowell Hospital District



May 20, 2026

A FOUNDATION OF PARTNERSHIP



PROOF OF CONCEPT – 2025



COMMUNITY IMPACT & RECOGNITION



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Winnie, TX — September 22, 2025

Riceland Medical Center achieved a significant milestone in expanding its medical services this past weekend with the successful completion of two Epidural Steroid Injection (ESI) procedures. These advanced treatments, aimed at relieving chronic back and nerve pain, were performed by Pain Management specialist Dr. Ryan McHugh.

The procedures, offer patients suffering from spinal inflammation and nerve compression a non-surgical option for pain relief. ESI involves the injection of corticosteroids into the epidu-

ral space of the spine, helping to reduce inflammation and alleviate discomfort caused by conditions such as herniated discs, spinal stenosis, and sciatica.

Hospital CEO Saad Javed praised the initiative, stating:

"This is a meaningful advancement for our facility and our community. We're committed to bringing high-quality, specialized care to the residents of Winnie and surrounding areas."

The introduction of ESI procedures is part of a broader initiative to enhance outpatient services and reduce the need for patients to travel long distances for specialized

care. Riceland Medical Center plans to continue offering these treatments regularly, with future plans to expand its pain management program.

Patients interested in

learning more about ESI or scheduling a consultation can contact the hospital's clinic at (409) 296-6000 or visit ricelandhealthcare.com.



Dr. Ryan McHugh, MD

The Seabreeze Beacon



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50¢

Covering Chambers County and Beyond...

admin@theseabreezebeacon.com

Wednesday, October 22, 2025

Volume 11, No. 43



L to R: Dr. Ryan McHugh, MD, Justin Smith, Courtney Kluck, Rachel McCall, Camisha Broussard, Jackie Reynolds, Monica Richey, and Mandy Ashworth



PROCEDURAL CAPABILITIES

Via Disc Procedure

A minimally invasive procedure used to treat chronic low back pain caused by damaged spinal discs by delivering biologic material or therapeutic agents directly into the affected disc.

Genicular Nerve Block

An injection procedure used to diagnose or relieve chronic knee pain by blocking pain signals from the genicular nerves surrounding the knee joint.

Cervical Nerve Root Block

A targeted injection of anesthetic and steroid medication around a cervical spinal nerve root to reduce neck pain, inflammation, and arm-related nerve symptoms.

Lumbar Epidural Steroid Injection

An injection of corticosteroid medication into the epidural space of the lower spine to decrease inflammation and relieve low back and leg pain.

Lumbar Facet Joint Block

An injection of anesthetic and/or steroid medication into or around the lumbar facet joints to diagnose or treat lower back pain originating from the facet joints.

Many More...



OUR EXPERT SURGICAL TEAM

Dr. Ryan McHugh

Background

Board-certified anesthesiologist and pain management specialist with 20+ years of experience in Nederland, TX.

Education & Training

MD from Wake Forest, Anesthesiology residency at the Mayo Clinic, and Interventional Pain Medicine fellowship at the University of Pittsburgh.

Clinical Focus

Treats chronic pain, migraines, and spine/nerve disorders, with a strong reputation for safe, attentive, and comfortable patient care.





OUR EXPERT SURGICAL TEAM

Dr. Craig Charleston

Background

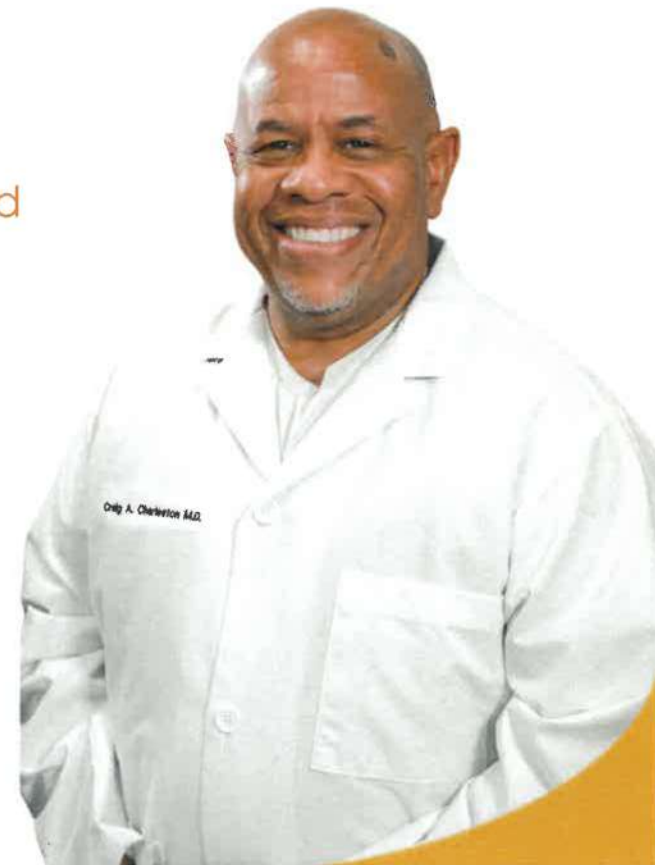
Distinguished expert in interventional pain management and anesthesiology with over 20 years of experience.

Clinical Focus

Highly proficient in spinal pain management, specifically utilizing techniques like spinal cord stimulation and radiofrequency ablations.

Current Practice

Practices at Riceland Pain Clinic, serving patients across Beaumont, Mid-County, and Jasper, TX.





OUR EXPERT SURGICAL TEAM

Dr. Benjamin Beckert

Education

BS in Biochemistry and MD from the University of Missouri.

Residency

General and Plastic Surgery training at the University of Missouri.

Specialized Fellowship

Completed additional fellowship focusing on microsurgery and research.

Patient Approach

Committed to surgical excellence and working collaboratively with patients to achieve their specific goals.





OUR EXPERT SURGICAL TEAM

Dr. Christopher Hoyt

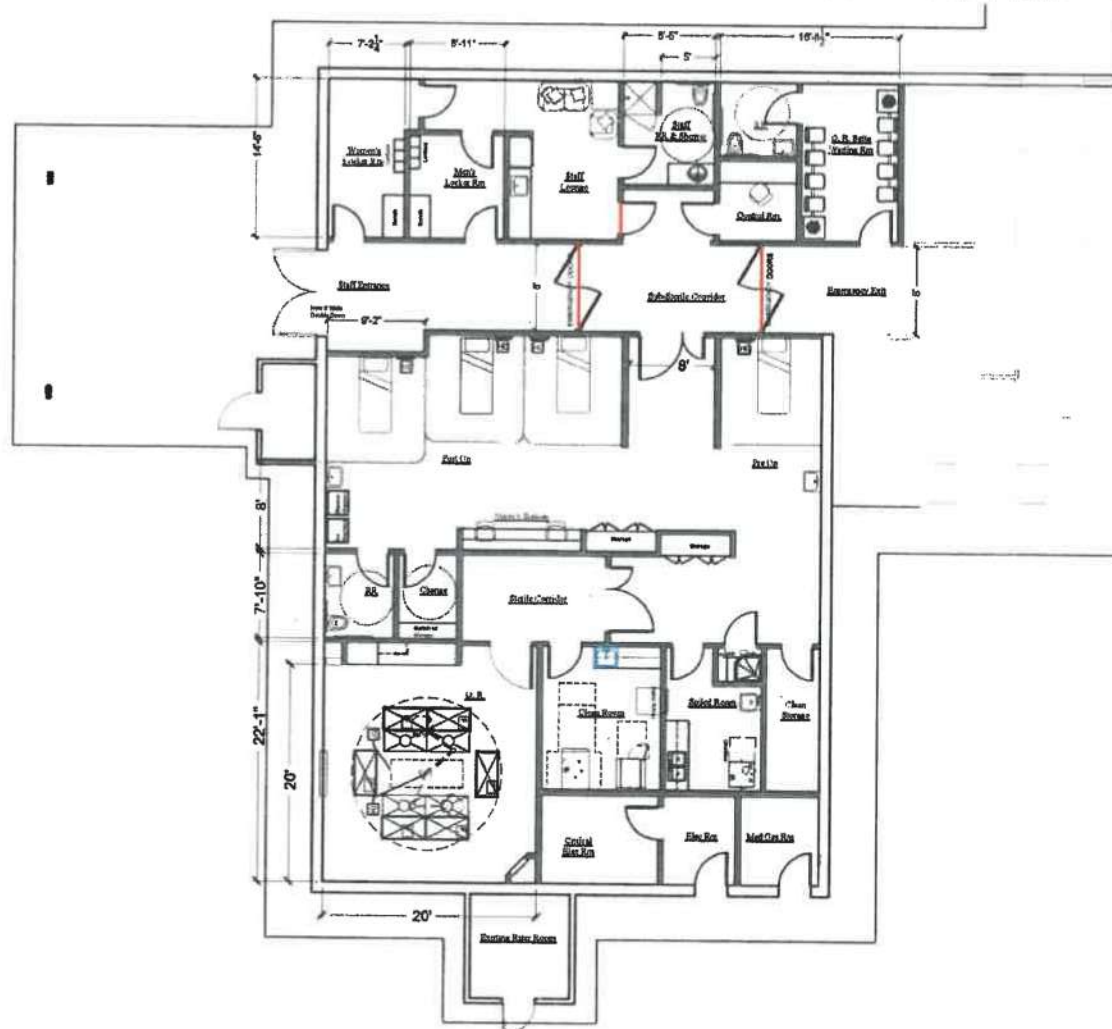
Minimally Invasive Laparoscopic Surgery

Surgical procedures performed through small incisions using a laparoscope and specialized instruments. This approach may reduce pain, scarring, blood loss, and recovery time compared to traditional open surgery.

Conditions Treated

- Appendicitis and appendix disorders
- Breast cancer and related conditions
- Colorectal conditions
- Gastrointestinal conditions evaluated through diagnostic endoscopy, EGD, and colonoscopy
- Gallbladder disease
- Hernias
- Intestinal disorders
- Skin and soft tissue lesions or conditions requiring surgical evaluation or treatment.





Proposed O.R. Suite

Riceland Healthcare

538 BROADWAY, PO BOX 1249
WINNIE, TEXAS 77665

Area: 3,740 SF

A-2

Scale: 3/32" = 1'

April 24, 2026





ARCHITECH
DESIGN & DEVELOPMENT, INC.

Riceland Medical Center
Mr. Mo Danishmund CFO
85 I-10 North, Suite 111
Beaumont, TX 77707

May 13, 2026

PROJECT DEVELOPMENT COST ESTIMATE

Project: Development Cost Estimate for a (3,740 SF.) Surgical Suite (1) OR, in an existing Specialty Hospital Building, in Winne Texas.

Dear Mr. Mo,

As in response to our previous conversation, in reference to the above project, the following is the Cost Estimate for the complete Design & Development of this project.

SOFT COST Building "Arch./Eng" Professional Services (3,740 SF.):

1. Architectural Design/CD's (\$8.00/SF.)	\$ 29,220.00
MEP Engineering (\$8.00/SF.)	\$ 29,220.00
Structural Engineering	<u>\$ 7,500.00</u>
	\$ 67,340.00

HARD COST Building "Surgical Suite Construction Cost" (3,740 SF.):

2. Complete Interior Build-Out range between (\$375/SF - \$400/SF.) **\$ 1,450,000.00**
(Includes Emergency Systems / Nurse Calls/ Med gas.)

FURNITURE FIXTURE & EQUIP. ESTIMATE "FF&E" (3,740 SF. Suite (1) OR):

3. Beds/OR Lights/OR Beds/Sterile Equip./Warmers/Washers/ **\$ 250,000.00**

Total Development Cost (All Phases) **\$ 1,767,340.00**

Sincerely,

Mort Mehdi

Mort Mehdi
Architech Design & Development Inc.



PROJECT FINANCIALS

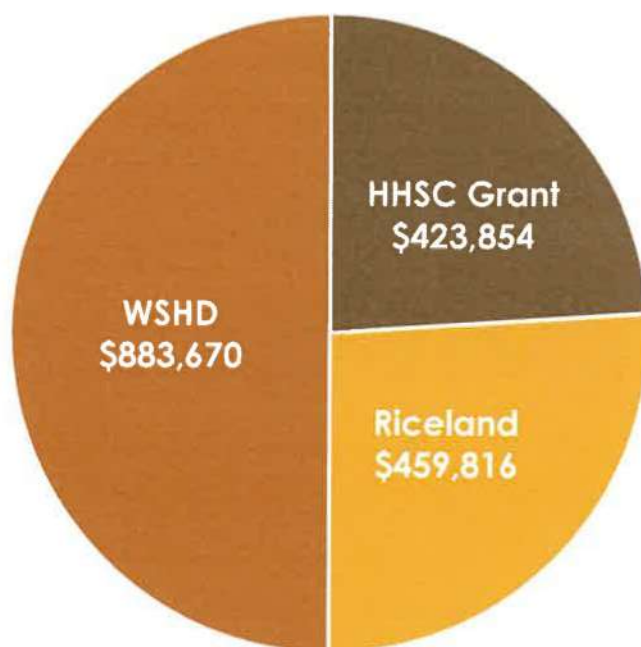
CATEGORY	DESCRIPTION	AMOUNT
Soft Costs	Architectural & Engineering (3,740 SF)	\$67,340
Hard Costs	Surgical Suite Construction & Interior Build-Out	\$1,450,000
FF&E	Beds, OR Lights, Sterile Equip, Warmers, Washers	\$250,000
Total	Total Development Cost (All Phases)	\$1,767,340

FUNDING SOURCE	AMOUNT
Total Project Cost	\$1,767,340
HHSC Grant (Starts July 2026, 1yr spend)	-\$423,854
Remaining Balance	\$1,343,486



PARTNERSHIP PROPOSAL

\$1.76M TOTAL COST



HHSC Grant

\$423,854 (24%)



Riceland Share

\$459,816 (26%)



WSHD Ask

\$883,670 (50%)

THANK YOU

