



RICK SNYDER  
GOVERNOR

State of Michigan  
DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING



MAURA D. CORRIGAN  
DIRECTOR

August 29, 2014

Brenda Ochmanek  
The Inn at Freedom Village  
145 Columbia Avenue  
Holland, MI 49423

RE: Application #: AH700364503  
The Inn at Freedom Village  
145 Columbia Avenue  
Holland, MI 49423

Dear Mrs. Ochmanek:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 110 is issued.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (616)356-0100.

Sincerely,

Russell B. Misiak, Licensing Staff  
Bureau of Children and Adult Licensing  
Unit 13, 7th Floor  
350 Ottawa, N.W.  
Grand Rapids, MI 49503  
(616) 916-3815

enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

|  |  |
|--|--|
| <b>License #:</b>                                | AH700364503                              |
| <b>Applicant Name:</b>                           | CCRC OpCo-Holland, LLC                   |
| <b>Applicant Address:</b>                        | 145 Columbia Avenue<br>Holland, MI 49423 |
| <b>Applicant Telephone #:</b>                    | (616) 820-7679                           |
| <b>Administrator/ Authorized Representative:</b> | Brenda Ochmanek                          |
| <b>Name of Facility:</b>                         | The Inn at Freedom Village               |
| <b>Facility Address:</b>                         | 145 Columbia Avenue<br>Holland, MI 49423 |
| <b>Facility Telephone #:</b>                     | (616) 820-7679                           |
| <b>Application Date:</b>                         | 08/08/2014                               |
| <b>Capacity:</b>                                 | 110                                      |
| <b>Program Type:</b>                             | Aged<br>Alzheimer's                      |

## II. METHODOLOGY

|            |   |
|------------|---|
| 08/08/2014 | Enrollment  |
| 08/12/2014 | File Transferred To Field Office<br>Lansing   |
| 08/25/2014 | Contact- Document Received<br>Management agreement, policies and procedures, and resident contract. |
| 04/30/2014 | Inspection Completed On-site  |
| 04/30/2014 | Inspection Completed-BCAL full Compliance<br>CHOW   |
| 08/27/2014 | Application Complete/ OFS Needed  |
| 02/11/2014 | Inspection Completed-Fire Safety: B   |
| 02/25/2014 | Inspection Completed-Fire Safety: B<br>Follow up POC approval                                       |

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

The Inn at Freedom Village home for the aged (HFA) has been continually licensed since 5/1/99. This continuing care retirement community is comprised of the HFA that shares a common building with a licensed nursing home and a separate large independent living community located on its campus. The facility is located on the City of Holland shoreline with views of Windmill Island.

The HFA is comprised of two floors. The main entrance lobby has a reception desk staffed to ensure visitors know how to reach their destination within the facility. The facility has three defined areas; Clare Bridge with 19 resident rooms, Point Iroquois with 21 resident rooms, and Copper Harbor with 19 resident rooms. Residents have a choice of a private room with approximately 144 square feet of living space or a shared or unshared semi private room with approximately 240 square feet of living space. Resident rooms within the facility are all handicap accessible and outfitted with their own bathroom containing a toilet, shower, and sink. Emergency pull cords are contained within each resident room and bathroom and allow easy summoning of staff when assistance is needed. Clare Bridge memory care is a distinct area located on the first floor. The memory care unit is comprised of a large open gathering area that contains seating, a television, and tables for recreational or social areas. The memory care area has its own designated dining room with an attached secured serving

kitchenette. The passage ways into and out of the memory care unit are outfitted with magnetic locking mechanism that require code entry for the protection of those memory impaired residents that lack safety awareness. The memory care is outfitted with its own staff work station. Point Iroquois and Copper Harbor on both first and second floor each consist of the general assisted living area of the facility. Each general assisted living floor has its own dining room with kitchenette and resident accessible beverage dispenser counter with available snacks. Point Iroquois offers resident laundry room and the facility beauty salon.

Transportation is provided by the facility. In addition, the City of Holland Max transit system and local taxi services are available. If a resident continues to drive they are able to park in the adjoining parking lot or for a fee rent a covered car port or garage.

I reviewed the facility's Alzheimer's program statement. It is compliant with the requirements of MCL 333.20178.

The facility generator is capable of fully powering the entire building during interruption of municipal power.

The facility is outfitted with approved fire suppression systems throughout the building. The Bureau of Fire Services granted an acceptable annual fire safety certification on 2/11/14.

A review of the Department of Licensing and Regulatory Affairs' Business Entity Search revealed valid registration of CCRC OpCo-Holland, LLC (Applicant).

I have reviewed a management agreement between CCRC OpCo-Holland, LLC (applicant and property owner) and the operating manager known as BKD Twenty-One Management Company, Inc. CCRC OpCo-Holland, LLC remains legally responsible for the home for the aged care provided at The Inn at Freedom Village.

The administrator/ authorized representative has been appointed by an officer of CCRC OpCo-Holland, LLC.

## **B. Program Description**

The Inn at Freedom Village provides services to men and women who are 60 years of age and older. The facility provides room, board, twenty-four hour supervision and assistance with personal care including medication administration. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions.

The facility allows residents to choose their own primary health physician, specialist, licensed health care agency, and/or hospice. The facility does require the use of a contracted pharmacy and does allow residents the use of Veteran Affairs if eligible.

I reviewed the facility's Alzheimer's program statement. It is compliant with the requirements of MCL 333.20178.

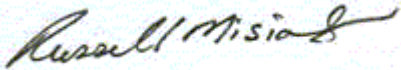
I reviewed the applicants submitted home for the aged policies and procedures and granted approval of the documents on 8/27/14.

**C. Rule/Statutory Violations**

I completed an onsite inspection of the facility on 4/30/14 and the facility was found to be in compliance with the licensing act and applicable administrative rules.


**IV. RECOMMENDATION**

Based upon the findings, I recommend issuance of a temporary license to this home for the aged. The terms of the license will enable the licensee to operate a home for the aged for 110 residents. The term of the license will be for a six month period effective 8/29/2014.

 8/27/2014  

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Russell B. Misiak Date  
Licensing Staff

Approved By:  
 8/28/14  

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Betsy Montgomery Date  
Area Manager