



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

March 3, 2017

Ellen Byrne  
Harry & Jeanette Weinberg Green Houses at Rivertown Neighborhood  
26200 Lasher Road Ste 300  
Southfield, MI 48033

RE: Application #: AH820378337  
The Harry and Jeanette Weinberg Green Houses at Thome  
Rivertown Neighborhood  
250 McDougall Ste. 4  
Detroit, MI 48207

Dear Ms. Byrne:

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 21 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (248) 975-5053.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(586) 256-1632

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH820378337
<b>Applicant Name:</b>	Harry & Jeanette Weinberg Green Houses at Rivertown Neighborhood
<b>Applicant Address:</b>	26200 Lahser Road Suite 300 Southfield, MI 48033
<b>Applicant Telephone #:</b>	(248) 281-2020
<b>Authorized Representative:</b>	Ellen Byrne
<b>Name of Facility:</b>	The Harry and Jeanette Weinberg Green Houses at Thome Rivertown Neighborhood
<b>Facility Address:</b>	250 McDougall Ave. Ste. 4 Detroit, MI 48207
<b>Facility Telephone #:</b>	(248) 281-2020
<b>Application Date:</b>	06/26/2015
<b>Capacity:</b>	21
<b>Program Type:</b>	AGED

## II. METHODOLOGY

06/26/2015	Enrollment
07/06/2015	Application Incomplete Letter Sent
07/06/2015	Contact - Document Sent Rule & ACT Books
07/24/2015	Contact - Document Received Background check for initial authorized representative
07/30/2015	Contact - Document Sent BCAL1605 sent to applicant
07/31/2015	File Transferred To Field Office Clinton Twp. HFA Licensing Staff
08/11/2015	Application Incomplete Letter Sent
01/31/2017	Inspection Completed-Fire Safety : A Don Christensen State Fire Marshall Inspector
02/21/2017	Contact - Document Received BCAL 1606 form and qualifications received - appointing Yulanda Harris as the administrator effective 1/26/17
02/21/2017	Inspection Completed On-site Awaiting occupancy approval from HFES and confirmation of items by authorized representative Ellen Byrne.
02/23/2017	Contact - Document Received Documentation received from administrator Yulanda Harris confirming staff training.
02/27/2017	Contact - Document Received Documentation received from authorized representative Ellen Byrne confirming exhaust functioning.
02/21/2017	Inspection completed on-site – Conducted on-site with Ellen Byrne
03/01/2017	Occupancy approval – by Riyadh Almuktar, Engineer of MI Dept of Licensing and Regulatory Affairs Bureau of Construction Codes Health Facilities Engineering Section.
03/03/2017	Contact - Document Received Documentation received from authorized representative Ellen Byrne that first floor fire panel will be monitored by staff.

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

The Harry and Jeanette Weinberg Green Houses at Thome Rivertown Neighborhood was constructed in 2016, on the second and third floors of an existing four floor commercial building. The building is located on the corner of Wight Street and McDougall Avenue in Detroit. The property parcel was addressed as 3103 Wight Street, when it was purchased by Presbyterian Villages of Michigan (PVM). However, the building on the property, also owned by PVM, is addressed as 250 McDougall Avenue. The McDougall address posted on the building is used by public works, emergency services, for mailing, and will also be used for this licensure.

The second and third floors and the roof above the fourth floor of the building were purchased in 2014, as a condominium Unit #4 by Harry & Jeanette Weinberg Green Houses at Rivertown Neighborhood. The Warranty Deed between PVM EJNP Real Estate Company, LLC and Harry & Jeanette Weinberg Green Houses at Rivertown Neighborhood, a Michigan non-profit corporation reveals the applicant has a legal right to occupy the areas identified as the facility. The building is served by public water and wastewater systems.

The building is located on the former Park-Davis Campus, in the heart of downtown Detroit, just blocks from the Detroit River. A parking lot adjoins the building and there is on-street parking, as well as two parking lots across the street.

The main entrance to the building is a lobby for several different businesses. Monday through Friday, 7:30am -6pm, the door to the lobby is unlocked by a daytime building receptionist. After business hours and on the weekends, a visitor may request entry by means of an intercom connected to the various businesses. Entrance can be granted remotely by the business contacted. In this manner, a visitor may request entrance from a staff person within the home for the aged facility.

There are two elevators that allow access to the building's four floors; but only one elevator is designated for the facility. Upon exiting the designated elevator to either the second or third floor, visitors enter an elevator lobby. Visitors then use a doorbell to alert staff to their presence and subsequently gain access to the home for the aged. Video cameras are positioned at these doors and may be monitored by staff on-site.

There are two separate staircases designated for the facility. The staircases lead from the first floor to the building to the roof above the 4<sup>th</sup> floor. Doors to the stairwells will remain locked and require either a staff key fob to unlock and disarm an alarm or the activation of the fire suppression system to allow safe passage through. If an exit is attempted without a key fob, the door will sound an alarm and after a brief period of delay, open for passage through. Windows throughout the facility are fixed in place and not designed to be opened.

The licensed home for the aged is comprised of 21 single-occupancy rooms ranging in size from 109 square feet to 168 square feet. All resident rooms are considered to meet barrier free requirements. There are 10 rooms on the second floor and 11 rooms on the third floor. Each resident room has its own attached bathroom containing a toilet, sink, and shower. Each room is outfitted with a ceiling mounted rail with a motorized lift that will carry a resident from their bed directly into their own bathroom for toileting or showering when needed. Residents will wear electronic pendants on their person that can be pressed to alert staff when assistance is needed. Medications will be stored in wall mounted cabinets in each resident room. Only staff will have keys to the medication cabinets. Medications that require refrigeration will be stored in a locked refrigerator located inside the staff office. There is one staff office on each floor.

Each floor has an open concept kitchen/dining/activity space of 616 square feet. Each kitchen has a refrigerator, microwave, commercial grade dishwasher, two ovens, and a stove top with induction type burners. Each kitchen has a freezer and ice machine located inside a locked pantry. The kitchen's cleaning chemicals and the sink's garbage disposal switch are located inside locked cabinets. Only staff with keys will have access to secured areas.

Each floor has a den with a door that can be closed for private functions. There is one janitor closet, one soiled linen/trash room, one laundry processing room, and one clean linen room located on each floor. The second floor has a salon and a walk-in spa tub bathroom for residents of both floors. Each floor has an attached outdoor terrace that is surrounded on three sides by glass walls approximately five feet high. Per the licensee authorized representative Ellen Byrne, residents will only be allowed access to the terrace while accompanied by staff.

The facility is equipped with a fire suppression system and a generator. On 1/31/17, State Fire Marshall Inspector Don Christensen granted full fire safety certification of the facility's fire safety system. State Health Facilities Engineer Section Engineer Riyadh Almukhtar granted occupancy approval on 3/1/17. On 3/3/17, Ms. Byrne submitted a letter to the department attesting that the first-floor fire annunciator panel will be monitored by home for the aged staff 24 hours a day, until installation of the annunciator panels on the 2<sup>nd</sup> and 3<sup>rd</sup> floors within the facility has been completed.

A business entity search of Michigan's Department of Licensing and Regulatory Affairs corporations division website revealed Harry & Jeanette Weinberg Green Houses at Rivertown Neighborhood is a Domestic Nonprofit Corporation with an incorporation/qualification date of 1/09/2014, and the jurisdiction of origin being Michigan. The sole Member of the Corporation is Presbyterian Villages of Michigan, Inc., a Michigan nonprofit corporation.

The facility has a management agreement with Presbyterian Villages of Michigan. As manager of the facility, Presbyterian Villages of Michigan will employ and train the administrator and the employees of the facility.

The authorized representative and administrator have been appointed by an officer/director of Harry & Jeanette Weinberg Green Houses at Rivertown Neighborhood.

## **B. Program Description**

The facility will provide room, board, and supervised personal care to unrelated, nontransient, individuals aged 60 years of age or older, consistent with each resident's service plan.

Per the facility's admission criteria, prospective residents must be participants in the Southeast Michigan Program of All-Inclusive Care for the Elderly (PACE) program before they will be considered for admission. PACE Southeast Michigan uses Medicare, Medicaid and private funds to cover the cost of care and services for residents residing in this home for the aged. As participants of the PACE program, the residents may attend the on-campus adult day program Monday through Friday. There, they connect with health care professionals, therapy and social activities.

The facility will coordinate with an outside vendor for meal planning, dietician consulting and grocery delivery. However, staff will cook meals within the home for the aged kitchens.

Per the facility policy, smoking is prohibited in any resident room, in any part of any building, and on all patios/balconies. The policy also prohibits medical marijuana smoking. Smoking will only be permitted outside the building on the northwest corner of the campus and the area will be designated by signage.

The home does not provide transportation but will coordinate transportation upon request.


The home will hold no resident funds; therefore no surety bond is required.

## **C. Rule/Statutory Violations**

The facility is in compliance with home for the age public health code and administrative rules.

**IV. RECOMMENDATION**

I recommend issuance of a 6-month temporary license that will allow operation of this home for the aged with a licensed bed capacity of 21.



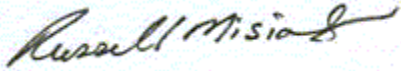
3/3/17

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Andrea Krausmann  
Licensing Staff

Date

Approved By:



3/3/17

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Russell B. Misiak  
Area Manager

Date