



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

March 30, 2017

Michael Torres  
My Doctors Inn  
8384 Metropolitan Parkway  
Sterling Heights, MI 48032

RE: Application #: AH500386237  
My Doctors Inn  
8384 Metropolitan Parkway  
Sterling Heights, MI 48032

Dear Mr. Torres:

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 101 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 cursive script that reads "Linda Denniston".

Linda Denniston, Licensing Staff  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(517) 899-5620

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH500386237
<b>Licensee Name:</b>	MDI Sterling Heights, LLC
<b>Licensee Address:</b>	4000 Town Center Southfield, MI 48075
<b>Licensee Telephone #:</b>	(248) 262-2357
<b>Administrator:</b>	Aida Moussa
<b>Name of Facility:</b>	My Doctors Inn
<b>Facility Address:</b>	8384 Metropolitan Parkway Sterling Heights, MI 48032
<b>Facility Telephone #:</b>	(586) 838-5900
<b>Application Date:</b>	01/04/2017
<b>Capacity:</b>	101
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

01/04/2017	On-Line Enrollment
01/05/2017	Contact - Document Sent Rule & Act booklets
01/05/2017	Contact - Document Sent 1605 sent to applicant
01/05/2017	Application Incomplete Letter Sent
01/20/2017	Contact - Document Received Certificate of Appointment for Michael Torres
02/14/2017	Application Incomplete Letter Sent Sent to Michael Torres address, by email to Mr. Torres
02/13/2017	Contact – Documents Received Policies, procedures and contract
03/27/2017	Application Complete – Inspection needed
03/27/2017	Inspection Completed BCAL Full Compliance
03/30/2017	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

A management service agreement is made as of 4/1/17 by and between MDI Sterling Heights, LLC, doing business as “My Doctor’s Inn”, and University Management Company LLC, “Manager”.

My Doctor’s Inn was constructed in 2012-2013, as a home for the aged located in Sterling Heights, an urban area of Macomb County, MI. The home has a total capacity of 101 beds with 63 beds (55 units) in the assisted living general population and 38 beds (35 units) in the memory care unit. The facility is situated within the parking area of commercial retail and office buildings, at the intersection of two major thoroughfares, state highway M-53, commonly called Van Dyke Freeway, and Metropolitan Parkway, also known as 16-Mile Road or Big Beaver Road. The speed limit in this area is 45-50 mph. Behind the building is a county drainage area with open water within approximately 500 feet of the building.

My Doctor’s Inn is an L-shaped building with the main entrance facing Metropolitan Parkway. The main entrance leads into the front lobby that includes a receptionist desk, a conference room, and administrative offices. Beyond the lobby is the main

dining room, the main kitchen, and to the right is “Main Street” – an expanded hallway of various activity rooms including a library, a hair salon, and a koi fountain with design features to mimic the outdoors. “Main Street” is the first floor of the three story “assisted living” section for the general population. An elevator services all three floors. Resident rooms adjacent to “Main Street” on all three floors do not have windows to the outdoors but instead their windows view inside to the “Main Street” which is covered by an atrium ceiling that allows in natural light from above. Resident rooms in the assisted living area are available in studio, one-bedroom, and two bedroom styles. Each resident room has its own attached bathroom. Of the 55 resident rooms in the assisted living section, room numbers 108, 115, 208, 217, 308, 311, 313, 314 and 315, are approved for double occupancy. Therefore, capacity in the general area is 63 total beds.

Traversing the main lobby in an alternate direction beyond the main kitchen is the facility’s two story memory care program. The building also has a side entrance that leads directly into memory care. A separate elevator services these two floors. All resident rooms in this section are studio style each with an attached bathroom. Of the 35 resident rooms in memory care, room numbers 133, 144, and 147 are approved for two-person occupancy. Therefore, capacity in the memory care section is 38 total beds.

Pull cords are present in all resident rooms and bathrooms. The pull cords will alert staff of where a resident needs care via in-house portable telephones. Staff also communicate with one another via walkie-talkies.

Apart from the main entrance door which is unlocked during the day while a receptionist greets visitors, most exit doors are magnetically locked but can be unlocked with magnetic key fobs or upon response of the fire suppression system. These magnetically controlled doors include the doors leading into the six stairwells of the facility. However, once inside a stairwell, one could exit the facility without a key fob.

The facility has a fire suppression system that was inspected on 03/24/2017 by the Department of Licensing and Regulatory Affairs, Bureau of Fire Services and has been approved. The facility has public water and sewage and it is equipped with a generator in the event of a power outage. The facility does not manage resident funds.

## **B. Program Description**

Upon issuance of a license, MDI Sterling Heights, LLC will be the owner/licensee for My Doctor’s Inn. A business entity search of the Department of Licensing and Regulatory Affairs website revealed MDI Sterling Heights, LLC a domestic limited liability corporation with the formation/qualification date of 07/18/16, with the jurisdiction of origin being the state of Michigan. Michael Torres has been

appointed as the Authorized Representative for the home and Aida Moussa has been appointed as Administrator.

My Doctor's Inn is a home for the aged that provides room, board, and supervised personal care to unrelated, nontransient, individuals aged 60 years of age or older. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training is provided to all staff including specialized training for those working in the memory care unit.

The facility allows residents to choose their own physician and pharmacy, provided the pharmacy meets the home's requirements for medication packaging. The home has an aging in place philosophy that may allow residents to remain in the facility as their care needs increase. My Doctor's Inn staff will work along with the resident and their choices for home health care and/or hospice services. Additionally, My Doctor's Inn has transportation available.

**C. Rule/Statutory Violations**

The study has determined substantial compliance with applicable licensing statutes and administrative rules.

**D. RECOMMENDATION**

Issuance of a six-month temporary home for the aged license is recommended.



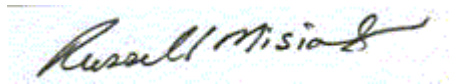
3/30/17

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Linda Denniston  
Licensing Staff

Date

Approved By:



3/30/17

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Russell B. Misiak  
Area Manager

Date