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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

March 11, 2019

Lori McLaughlin
North Woods Village At Kalamazoo
6203 Stadium Dr
Kalamazoo, MI 49009

RE: Application #: AH390394454
North Woods Village At Kalamazoo
6203 Stadium Dr
Kalamazoo, MI 49009

Dear Ms. McLaughlin:

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 71 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 (616) 356-0100

Sincerely,

A handwritten signature in black ink that reads "Karen Hodge".

Karen Hodge, Licensing Staff
Bureau of Community and Health Systems
401 Eighth Street
P.O. Box 1407
Benton Harbor, MI 49023
(269) 363-1742

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH390394454
Licensee Name:	MITN, LLC
Licensee Address:	6203 Stadium Dr Kalamazoo, MI 49009
Licensee Telephone #:	(574) 247-1866
Administrator:	Lauren Fitzmaurice
Authorized Representative:	Lori Mclaughlin
Name of Facility:	North Woods Village At Kalamazoo
Facility Address:	6203 Stadium Dr Kalamazoo, MI 49009
Facility Telephone #:	(574) 247-1866
Application Date:	06/04/2018
Capacity:	37
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

06/04/2018	On-Line Enrollment
07/31/2018	Application Incomplete Letter Sent requesting agreements, policies and procedures.
11/15/2018	Contact - Document Received email from L. McLaughlin re: receipt of construction permit, wanting to open Jan. 1, 2019
11/26/2018	Contact - Document Sent re-sent app. incomplete letter and email explaining required documents and inspections. communicated via email w/L. McLaughlin.
12/13/2018	Contact - Document Received HFES permit, mgmt. agreement, admin. appt., resident handbook, fingerprinting forms, program description, disaster plan, service plan
01/18/2019	Contact - Document Received SMBA temp. certificate of occupancy
01/31/2019	Contact - Document Received HFES opening permit - Phase I - 37 beds
02/15/2019	Inspection Completed-Fire Safety: A
02/20/2019	Contact - Document Received Occupancy Approval from HFES
02/28/2019	Inspection Completed On-site
02/28/2019	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

North Woods Village is a newly constructed one-story building at 6203 Stadium Drive, Kalamazoo. The facility is in Oshtemo Township a short distance from the I-94 interchange. It is located in a mixed-purpose area which includes shopping, offices, schools, various businesses and apartments. The building faces north, north-east and is located on a five-lane road with a speed limit of 45 miles per hour. The facility has parking on all sides. The nearby area has five colleges, events and activities. The closest hospital is approximately four miles away.

North Woods Village is designed for individuals with memory impairment, including Alzheimer's Dementia. The facility is designed with three distinct neighborhoods, and each neighborhood has a large common area, kitchenette for serving, and resident apartments. There are several common spaces for small gatherings including a room for video-conferencing with loved ones or other family time, a sensory room with rocking chairs, aromatherapy, and other sensory activities. The facility has a large outdoor courtyard. The courtyard can only be accessed by residents with staff accompaniment. Rooms are designed for individual occupancy with private, barrier free bathrooms, with the exception of one room in each neighborhood which is designed for double occupancy. Bathrooms have low-lighting over the shower which remains on at all times for orientation and safety purposes. Room sizes are 181 square feet (SF) or 212 SF. The double-occupancy rooms are 315SF. Room numbers for double occupancy are 119/121 and 232/233. Resident units provide electrical PTEC units for individual heating and cooling. The facility will provide three locked medication carts for locked resident medication which will be stored in a work station or other locked room when not in use.

The facility is rectangle shaped with the building surrounding the large courtyard. The front entrance is locked and there is a concierge who will be seated nearby from 8am-8pm to allow guests to enter. Families will receive an electronic key fob to enter. Once inside the building, the concierge will allow families into the resident area through a key-pad entry system on the door. Administrative offices are situated to the left of the front door. The hallway from the administrative offices to the resident area also has a key-pad entry that staff must use to access the area. The large area inside the front door will be used at times for outside community activities, such as educational programs. Individuals attending these programs do not have access to resident areas. Resident rooms have a Silver Sphere pull-cord system located in the room and in the bathroom for residents to obtain staff assistance. The alert system when activated notifies staff through a phone application on phones carried by staff. Some residents who maintain the capacity to use a pendant or wrist-fob, will receive one that is wireless and can be worn.

The building is fully fire-suppressed and alarmed, with approvals received from the Bureau of Fire Services. There are five emergency exits from the building which have delayed-egress systems to prevent residents from exiting or eloping unaccompanied, and which automatically unlock when the fire alarm is engaged. The building has a natural gas generator that will provide electricity to the whole building, including all outlets and essential functions, with the exception of the individual PTEC units in resident rooms. The facility is served by municipal water and sewer.

B. Program Description

MITN, LLC, d/b/a Northwoods Village is the owner/licensee of Northwoods Village. According to the Department of Licensing and Regulatory Affairs business entity search, MITN, LLC is a Foreign Limited Liability Company with a qualification date of 9/11/17. It is organized under the laws of the state of Indiana.

MITN, LLC has a management agreement with WestShore Senior Housing Consultants, LLC to provide services and staffing to the home.

Northwoods Village is designed for the memory-care population and will admit residents who are male and female, 62 years of age and older. The facility will provide room, board, and supervised personal care to a total capacity of 37 residents. The facility has a hair salon available to residents at an additional charge, billed directly by a licensed cosmetologist. There is a full time life enrichment coordinator to provide engaging activities. Facility staff are trained according to their job description in accordance with resident service plans. The facility will manage and safeguard all resident medications.

For safety reasons, the facility will not be using hospital beds except in unusual circumstances and will not allow bed rails, bed canes, or other devices attached to the bed except by physician order with reason for use and permission from the resident and authorized representative.

The facility will assist resident with arranging transportation needs. The facility does not hold any resident funds. The facility will not permit smoking on the premises and signs will be posted outside regarding the no-smoking policy.

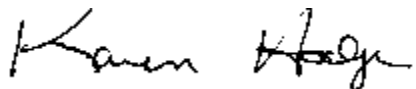
C. Rule/Statutory Violations

Technical assistance was provided to the facility's Authorized Representative, Lori McLaughlin and the facility's administrator Lauren Fitzmaurice, concerning Public Act 368, of 1978 as amended and home for the aged administrative rule requirements related to the home, residents and employees.

The study has determined substantial compliance with applicable home for the aged licensing statutes and administrative rules.

IV. RECOMMENDATION

It is recommended that a 6-month temporary home for the aged license be issued with an aged and Alzheimer's program for a total capacity of 37 beds.

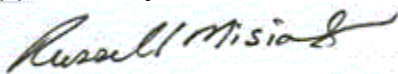


3/3/19

Karen Hodge
Licensing Staff

Date

Approved By:



3/11/19

Russell Misiak
Area Manager

Date