



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

December 7, 2023

Jairus Jenkins
Jenkins Investment Group LLC
28 Grand River Ave.
Detroit, MI 48226

RE: Application #: AS820415882
Golden Tree Senior Living
18551 Woodland St
Harper Woods, MI 48225

Dear Mr. Jenkins:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial violations of applicable licensing statutes and administrative rules. Therefore, denial of issuance of a license is recommended. You will be notified in writing of the Agency's intention and your options for resolution of this matter.

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 (313) 456-0380.

Sincerely,

A handwritten signature in blue ink that reads "K. Robinson".

Kara Robinson, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Pl. Ste 9-100
3026 W. Grand Blvd
Detroit, MI 48202
(313) 919-0574

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS820415882
Licensee Name:	Jenkins Investment Group LLC
Licensee Address:	28 Grand River Ave. Detroit, MI 48226
Licensee Telephone #:	(832) 331-1112
Administrator/Licensee Designee:	Jairus Jenkins, Designee
Name of Facility:	Golden Tree Senior Living
Facility Address:	18551 Woodland St Harper Woods, MI 48225
Facility Telephone #:	(313) 499-8357
Application Date:	03/14/2023
Capacity:	3
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED

II. METHODOLOGY

03/14/2023	On-Line Enrollment
03/21/2023	PSOR on Address Completed
03/21/2023	Contact - Document Sent forms Sent
04/13/2023	Contact - Document Received Additional app fee \$50.00 Chk#9061527140, Updated app, afc 100, 1326/fps/ri030
04/19/2023	Contact - Telephone call received Call from Mr. Jenkins; he would like to complete Corp.
04/25/2023	Application Incomplete Letter Sent
06/06/2023	Contact - Telephone call made Follow up with licensee regarding supporting documents; licensee requested an extension to submit documents. Extension approved through 6/26/23.
06/23/2023	Contact - Telephone call received Phone message from licensee to report he mailed supporting documents.
06/27/2023	Contact - Document Received Received some supporting documents.
07/06/2023	Contact - Telephone call received Text from licensee to confirm receipt of documents.
07/07/2023	Contact - Telephone call made Text reply to licensee regarding paperwork received. Licensee reported the home is now ready for inspection.
07/24/2023	Contact - Telephone call made Scheduled onsite inspection.
08/01/2023	Inspection Completed On-site Physical plant violations exist, including fire safety issues.
08/25/2023	Contact - Telephone call received Text from licensee; home is ready for re-inspection.
09/11/2023	Contact - Telephone call made Scheduled re-inspection.

09/19/2023	Inspection Completed On-site Physical plant violations exist (smoke detector missing in the dining area).
09/26/2023	Contact - Telephone call received Licensee reported home is ready for re-inspection #3.
10/11/2023	Contact - Telephone call made Left message for licensee that reinspection scheduled for 10/17/23.
10/13/2023	Contact - Telephone call received Text from licensee that he is not available for inspection on 10/17/23.
10/24/2023	Inspection Completed On-site Physical plant in compliance.
11/09/2023	Contact – Document received Email from Mr. Jenkins updating the Administrator appointment.
11/13/2023	Contact -Document sent Email to Mr. Jenkins requesting outstanding supporting documents, including current financial statement.
11/14/2023	Contact – Document received Additional supporting documents from Licensee (corporate documents and organizational chart).
11/16/2023	Contact – Document received Mr. Jenkins sent medical clearance.
11/16/2023	Contact – Document received Email from Mr. Jenkins; financial statement provided.
11/16/2023	Contact – Telephone call made Delaney Fagerlie with Quickdraw Funding
11/16/2023	Contact – Document received Email from Delaney Fagerlie
11/16/2023	Exit Conference Jairus Jenkins

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The Golden Tree Senior Living home is in a residential neighborhood near several local businesses, including restaurants, shops, grocery store, church, and it's within 1 ½ from an elementary school. There is access to major roadways with bus routes for easy travel. This 3-bedroom home sits on a corner lot and is comprised of a living room, dining room, 2 full baths, kitchen, and a nicely finished basement. The furnace and hot water heater are located in the basement. The fire door sits at the top of the basement stairs off from the kitchen. The fire door has an automatic closure installed at the top. There are no wheelchair ramps installed at the entrances, so the home cannot accommodate residents who require the regular use of a wheelchair.

B. Program Description

Golden Tree Senior Living will accept male senior residents (ages 55+) with diagnosis of Alzheimer's and Dementia and the aged populations. Golden tree does not discriminate against any person's based on the age race religion or disability. The program's goal is to provide a secure and safe environment to residents who may require help for a daily living, as well as offer the least restrictive environment possible while helping the resident feel like they are important and still maintain some level of independence. Additional program goals are to prevent wandering of those residents diagnosed with Alzheimer's disease or Dementia. To achieve this goal, the licensee is committed to providing safety alarms throughout the home to alert Staff when residents attempt to leave the premises.

C. Rule/Statutory Violations

MCL 400.722

Denying, suspending, revoking, refusing to renew, or modifying license; grounds; written notice; hearing; decision; protest; receiving or maintaining adults requiring foster care as felony; penalty; relocation services.

(1) The department may deny, suspend, revoke, or refuse to renew a license, or modify a regular license to a provisional license, if the licensee falsifies information on the application for license or willfully and substantially violates this act, the rules promulgated under this act, or the terms of the license.

Mr. Jairus Jenkins signed a corporate application for licensure on 4/20/23. On 4/25/23, I sent Mr. Jenkins an incomplete application letter requesting supporting documents to complete the application. One of the documents requested was a current financial statement. On 11/16/23, Mr. Jenkins submitted a letter indicating he has access to \$20,000. Per Mr. Jenkins, he was authorized a \$20,000 "line of credit" through a "private money lender." However, when I contacted the lender named on the letter (Quickdraw Funding), Ms. Delaney Fagerlie with Quickdraw Funding reported the letter is completely fraudulent. Although the letter is signed by Ms. Fagerlie, she is adamant that she did not author this letter and Mr. Jenkins used her signature to deceive the department.

Based on these findings, the department has determined, Mr. Jenkins lacks the propensity to serve the public in a fair, honest, and open manner.

VIOLATION ESTABLISHED

R 400.14103

Licenses; required information; fee; effect of failure to cooperate with inspection or investigation; posting of license; reporting of changes in information.

(1) An applicant for an adult foster care small group home license shall make available at the facility, or arrange for the department's inspection and copying of all of the following items:

(e) A current financial statement and a proposed biennial budget.

On 4/25/23, I sent Mr. Jenkins an incomplete application letter requesting a current financial statement for his existing corporation. On 11/13/23, I sent Mr. Jenkins a follow up email requesting all outstanding supporting documents, including the previously requested financial statement with examples of what is considered acceptable means of income. In response, Mr. Jenkins contacted me to say his company is a "start-up," so he has minimal income. On 11/15/23, I sent another email to Mr. Jenkins reiterating the licensing requirement for new applicants to provide a current financial statement. On 11/16/23, Mr. Jenkins informed me that he was awaiting his approval letter from a lender to show proof of his available funds.

On 11/16/23, I received an email attachment from Mr. Jenkins. Enclosed in said email was a letter dated 11/16/23 from Ms. Delaney Fagerlie with Quickdraw Funding. The letter reads as follows:

"Upon your request, this letter is to inform you that the Jenkins Investment Group has \$20,000 available through your cash-equivalent credit facility. These funds are currently authorized for release to you and can be made available within 48 hours of your written request. The prerequisites to initiating funding are the following:

- signed Settlement Statement
- confirmation that delinquent taxes have been paid/or will be paid in full”

On 11/16/23, I contacted Ms. Fagerlie to verify the funds. Ms. Fagerlie stated, “They definitely altered this letter,” and that she has no idea who Jenkins Investment Group is. In addition, Ms. Fagerlie reported she never does business in Michigan and that the “proof of funds” letter would never be for \$20,000 or more. She described the loan amount as excessive in comparison to the type of loans she approves. Ms. Fagerlie concluded the conversation adamant that Mr. Jenkins engaged in fraud. She stated, “That’s definitely fraud,” and provided a follow up email in writing to emphasize the fraudulent behavior.

On 11/20/23, I completed an exit conference with Mr. Jenkins. Mr. Jenkins reported he has a \$20,000 “line of credit” with the lender. Mr. Jenkins explained, “They’re a private money lender and I currently have a \$20,000 line of credit with them.” Then, I informed Mr. Jenkins that I had spoken to Ms. Fagerlie with Quickdraw Funding who denied the validity of the letter. Mr. Jenkins explanation is that he applied for the loan with a brokerage firm named New Western. He said New Western brokered the deal with Quickdraw, so he had no idea the letter was fraudulent. I explained to Mr. Jenkins that applicants are solely responsible for authenticating what is sent to the department for review. I also reiterated to Mr. Jenkins that he had several options to use as proof of income to demonstrate financial capability.

Based on these findings, the department has determined Mr. Jenkins failed to provide a valid financial statement, but instead, he submitted a fraudulent document to serve as proof of his available funds. Therefore, it is more likely than not, Mr. Jenkins lacks the propensity to serve the public in a fair, honest, and open manner.

VIOLATION ESTABLISHED

R 400.14201

Qualifications of administrator, direct care staff, licensee, and members of household; provision of names of employee, volunteer, or member of household on parole or probation or convicted of felony; food service staff.

(2) A licensee shall have the financial and administrative capability to operate a home to provide the level of care and program stipulated in the application.

Mr. Jenkins failed to demonstrate that he is financially capable to operate an adult foster care home to care for vulnerable adults. The department initially requested Mr. Jenkins provide a current financial statement on 4/25/23. To date, the department has not received a valid financial statement from Mr. Jenkins. On 11/16/23, Mr. Jenkins provided the department with a financial statement indicating he was approved for a \$20,000 loan with Quickdraw Funding. The loan approval letter is signed and dated 11/16/23 by Delaney Fagerlie. However, Ms. Delaney Fagerlie, Transaction and Quality Control Manager with Quickdraw Funding reported Mr. Jenkins' loan approval letter is fraudulent. Ms. Fagerlie acknowledged the letter contained her correct signature, but she has no idea who Mr. Jenkins is and stated she did not author this letter.

Mr. Jenkins failed to demonstrate his administrative capability during the exit conference completed on 11/20/23. Mr. Jenkins' defense is that he did not know the letter was fraudulent because he applied for the loan with a third party. According to Mr. Jenkins, he used New Western brokerage firm to obtain a line of credit. Mr. Jenkins reasoned he should not be held accountable for the wrongdoing of New Western.

Based on these findings, the department has determined Mr. Jenkins lacks the financial and administrative capability to operate a home to provide the level of care and program stipulated in the application submitted to the department on or around 4/20/23.

VIOLATION ESTABLISHED

IV. RECOMMENDATION

I recommend denial of issuance of this small group home license (1-3).



11/29/23

Kara Robinson
Licensing Consultant

Date

Approved By:



11/30/23

Ardra Hunter
Area Manager

Date