



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

February 15, 2024

Lori Jordan
Linden Senior Partners, LLC
Suite 800
9300 Shelbyville Rd
Louisville, KY 40222

RE: Application #: AH250409846
Charter Senior Living of Linden
15028 Amelia Earhart Dr
Linden, MI 48451

Dear Ms. Jordan:

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 104 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 (877) 458-2757.

Sincerely,

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

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH250409846
Applicant Name:	Linden Senior Partners, LLC
Applicant Address:	Suite 800 9300 Shelbyville Rd Louisville, KY 40222
Applicant Telephone #:	(502) 423-0662
Authorized Representative:	Lori Jordan
Name of Facility:	Charter Senior Living of Linden
Facility Address:	15028 Amelia Earhart Dr Linden, MI 48451
Facility Telephone #:	(331) 472-2078
Application Date:	08/09/2021
Capacity:	104
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

08/09/2021	Enrollment
08/10/2021	Application Incomplete Letter Sent EIN, LARA Corp info, 1326 & RI030 for Michael
08/10/2021	Contact - Document Sent 1605 sent to applicant
09/20/2021	Contact - Document Received 1326, Tax ID
10/19/2021	Application Incomplete Letter Sent Requested policy and procedures.
06/20/2023	Contact - Document Received Linden Senior Partners LLC Board Manager (and DMK Development Group LLC president) Michael Kitchen approval to communicate with attorney via email.
10/31/2023	Contact - Document Received Surety bond received to cover resident funds held by the facility.
11/15/2023	Inspection Completed-Fire Safety: A Re-check final by BFS inspector.
01/03/2024	Contact - Document Received Food service establishment inspection report approved by Genessee County with certificate expiration date of 10/06/2028.
01/04/2024	Occupancy Approval (AH ONLY) Health Facilities Engineering Section (HFES) engineer initially approved 83 bed capacity for this home: 56 rooms in AL with 2 rooms having double occupancy = 58 AL beds. 23 rooms in MC (2 are two-bed suites) = 25 MC beds.
01/05/2024	Inspection Completed-BCAL Sub. Compliance Met with administrator Shaylynn Klopf. Findings include: 333.20178(1)(e) Memory Care unit (MC) environment design features did not meet facility's MC program statement. MC windows tilted in allowing full access and outdoor furniture was not secured. R325.1964(9) Toilet room in MC common area exhaust vent did not function; R325.1976(8) Not all refrigerators/freezers had thermometers; R325.1976(13)(14) No method to ensure sanitization i.e. No test strips for 3 part sink, nor for dishwasher to ensure sanitization of utensils and eating/drinking articles;

	R325.1976(15) No method to ensure sanitization of the ice machine.
01/05/2024	Contact - Document Sent Emailed the list of findings to AR Lori Jordan cc: admin Shaylynn Klopf. Requested evidence of compliance.
01/12/2024	Contact - Document Received Corrective action plan and photographs from AR Lori Jordan confirming compliance with findings noted during original on-site.
01/16/2024	Contact – Document Sent Returned HFA application requesting 104 beds to AR L. Jordan, as HFES only approved 83 beds. Either revise application or contact HFES for changes.
02/06/2024	Occupancy Approval (AH ONLY) Health Facilities Engineering Section (HFES) engineer revised occupancy approval and room sheets. HFES now approved 104 bed capacity for this home. According to HFES 56 resident rooms are in general aged assisted living (AL) area with 23 rooms having double occupancy = 79 AL beds; and 25 single occupancy rooms in memory care (MC) area = 25 MC beds.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Charter Senior Living of Linden is newly constructed in 2024, single-story residential facility located in the southern area of Genesee County at 15028 Amelia Earhart Dr Linden, MI 48451. The building is a free-standing facility.

The building is south Silver Lake Road, a two-lane road zoned 35 mph in a rural residential area. There is a small airport directly behind the building. Parking is available and the driveway goes completely around the building.

The home has 79 residential units comprised of 81 resident rooms, with the applicant requesting a total capacity of 104 resident beds. The facility's main entrance leads into the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, dining room, library hair salon, staff offices/desk areas, various activity spaces, and a laundry service room.

There are 56 residential units in this assisted living area with 23 units approved by the department's Health Facilities Engineering Section (HFES) engineer for double

occupancy, for a total capacity of 79 assisted living beds. Specially, the rooms approved for double occupancy are numbered as follows:
102,103,104,105,106,107,112,113,116,201,214,
301,304,305,306,307,312,313,314,315,406,407, and 408.

There are various residential units in the assisted living area including studios, one-bedroom and two-bedroom units. Each assisted living unit has a dormitory size refrigerator with freezer, microwave, and thermostat control for HVAC.

The facility's memory care area is the designated area of 500 and 600 hallways located along the east and south side of the building accessible via the assisted living area. There are 23 residential units in the memory care area, with two joint residential units numbered 514 and 608, each with two separate bedrooms and a shared bathroom in-between. These designated rooms are numbered 514 A, 514 B, 608A, and 608 B. All 25 residential rooms in the memory care unit approved by HFES for a single occupancy.

The memory care area is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. For resident safety, exit doors in the memory care area are secured with keypad lock systems that require staff assistance to be opened. Windows in this area are equipped with stop screw to prevent opening for resident safety. Each memory care unit has an attached bathroom with shower, a dorm size refrigerator with freezer and individualized heat/AC thermostat.

The memory care unit has a dining room, a staff office area, a laundry room, and activity space. The facility's kitchen is located between the assisted living and memory care areas so that meals are prepared and served directly to each area.

Emergency pull cords are present in all resident bathrooms and bedrooms to summon assistance from staff. Personal emergency pendants will also be available to summon staff. The home is equipped with video monitoring cameras at the exit doors.

A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

The facility has an exterior courtyard surrounded by the assisted living area of the building that will be accessible to the residents in the assisted living. The memory care area has a separate exterior courtyard enclosed by an approximate 6-foot decorative vinyl fence.

This facility has city water and sewer. The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a home for the aged licensed under Chapter 18 are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents

evacuate the building if/when the building is deemed to be uninhabitable by the fire department/first responders/administration.

The home has a 100 kilowatt emergency generator that meets compliance with MCL333.21335, such that it provides no less than four hours of service and generates enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors.

B. Program Description

On 08/09/2021, Linden Senior Partners, LLC submitted application for a home for the aged license under building fire safety type Chapter 18 New Health Facility with programs for serving aged residents and those with Alzheimer's disease or a related condition.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs Corporations Online Filing System revealed Linden Senior Partners, LLC is a foreign limited liability company in the state of Kentucky with a qualification date in Michigan of 08/11/2021. It has a certificate of assumed name of Charter Senior Living of Linden.

As a licensed home for the aged, Linden Senior Partners, LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Charter Senior Living of Linden. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for those working in the memory care area.

On 10/31/2023, the legal representative of Linden Senior Partners LLC submitted a surety bond to insure the department for the benefit of holding resident funds in trust and/or holding refundable deposits. It is expected that the bond shall continue in an amount equal to not less than 1-1/4 times the average balance of resident funds held during the prior year.

On 01/03/2024, the authorized representative of Linden Senior Partners LLC submitted a Genesee County Health Dept Food Services Establishment inspection report dated 12/22/2023. The report indicates the facility was found to be in compliance with the Michigan Food Law of 2000 Act No. 92 and is approved for operation of this food establishment. A food service establishment license allows the facility to serve food to non-residents such as, residents' family members, employees, vendors, visitors, etc.

C. Rule/Statutory Violations

On 11/15/2023, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector issued fire safety certification approval.

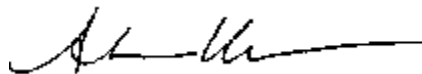
On 01/05/2024, I conducted an on-site inspection of the building, while accompanied by administrator Shalynne Klopff. A few physical plant items were identified to be out of compliance. On 01/12/2024, the applicant's authorized representative Lori Jordan submitted corrective action plan and photographs to demonstrate the items have been brought into compliance.

On 02/06/2024, the Dept. of LARA Health Facilities Engineering Section (HFES) engineer submitted Occupancy Approval transmittal, Room Sheets, and Floor Plan approving 81 resident rooms (79 residential units) with 23 rooms approved for double occupancy for a total capacity of 104 beds. The HFES transmittal indicates the facility is equipped with a 100 KW generator that meets compliance with MCL333.21335.

Therefore, the study has now determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the applicant to operate a home for the aged with a total capacity of 104 licensed beds with programs for aged and Alzheimer's disease or related condition care.



2/06/2024

Andrea Krausmann
Licensing Staff

Date

Approved By:



02/15/2024

Andrea L. Moore, Manager
Long-Term-Care State Licensing Section

Date