



STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

GRETCHEN WHITMER
GOVERNOR

MARLON I. BROWN, DPA
ACTING DIRECTOR

March 8, 2024

Kehinde Ogundipe
Eden Prairie Residential Care, LLC
G 15 B
405 W Greenlawn
Lansing, MI 48910

RE: License #:	AS250413135
Investigation #:	2024A1039015
	Palm Home

Dear Kehinde Ogundipe:

Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames for each violation as to when the correction will be completed or implemented.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the responsible party and a date.

If you desire technical assistance in addressing these issues, please feel free to contact me. In any event, the corrective action plan is due within 15 days. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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 (517) 643-7960.

Sincerely,

A handwritten signature in cursive script, appearing to read "Martin Gonzales".

Martin Gonzales, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS250413135
Investigation #:	2024A1039015
Complaint Receipt Date:	01/10/2024
Investigation Initiation Date:	01/10/2024
Report Due Date:	03/10/2024
Licensee Name:	Eden Prairie Residential Care, LLC
Licensee Address:	G 15 B 405 W Greenlawn Lansing, MI 48910
Licensee Telephone #:	(214) 250-6576
Administrator:	Kehinde Ogundipe
Licensee Designee:	Kehinde Ogundipe
Name of Facility:	Palm Home
Facility Address:	1629 Seminole Ave. Flint, MI 48503
Facility Telephone #:	(214) 250-6576
Original Issuance Date:	02/08/2023
License Status:	1ST PROVISIONAL
Effective Date:	08/08/2023
Expiration Date:	02/07/2024
Capacity:	6
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL / AGED

II. ALLEGATION(S)

	Violation Established?
It is alleged that a staff member took a resident's check, forged a signature, and cashed the check and kept the resident's money.	Yes

III. METHODOLOGY

01/10/2024	Special Investigation Intake 2024A1039015
01/10/2024	Special Investigation Initiated - Letter Contacted GHS ORR Michelle McCormick regarding allegations.
01/12/2024	APS Referral APS referral sent in via email.
02/08/2024	Contact - Telephone call received Spoke with GHS ORR Michelle McCormick.
02/08/2024	Inspection Completed On-site Interviewed Home Manager Jessica Ortiz, Staff Tomell Bridges and Executive Director Sonia McKeown.
02/08/2024	Contact - Telephone call made Attempted phone call with Staff Raven Nash. No success.
02/14/2024	Inspection Completed-BCAL Sub. Compliance
02/14/2024	Contact - Telephone call made Spoke with Home Manager Jessica Ortiz requesting police report information.
02/19/2024	Contact - Telephone call made attempted phone contact with Flint Police Department Detective Michael Bard. No answer.
02/20/2024	Contact - Telephone call made Attempted phone call with Staff Raven Nash. No success.
02/20/2024	Inspection Completed On-site completed secondary onsite interview to speak with Resident A.

02/22/2024	Contact - Telephone call made attempted phone contact with Flint Police Department Detective Michael Bard. No answer.
02/27/2024	Contact - Telephone call made attempted phone contact with Flint Police Department Detective Michael Bard. No answer.
02/27/2024	Exit Conference Completed exit conference with Licensee Designee.

ALLEGATION:

It is alleged that a staff member took a resident's check, forged a signature, and cashed the check and kept the resident's money.

INVESTIGATION:

On 01/10/2024, the Bureau of Community and Health Systems (BCSH) received the above allegation, via the BCHS online complaint system. It was alleged that on 01/02/2024, Resident A found an empty envelope that had contained his social security check. When Resident A asked why the envelope was empty, Resident B stated that he knew why the envelope was empty. Resident B stated that on 12/30/2023, that Staff Raven Nash took him to a party store and had him sign the social security check and it was then cashed. Resident B stated that Staff Nash gave him \$20 and kept the rest of the money for himself. The Home Manager completed an incident report and terminated Staff Nash immediately.

On 01/10/2024, I completed an interview with Oakland County Office of Recipient Rights (ORR) Michele McCormick regarding the allegations. ORR McCormick stated that she was familiar with the allegations and that she was working on her own investigation. ORR McCormick stated that Staff Nash and Resident B signed and cashed the check together. ORR McCormick stated that it was unclear who actually cashed the check the Staff or the Resident. ORR McCormick stated that she still had to complete interviews and get additional information on the police report as she did not have the police report number.

On 02/08/2024, I spoke with ORR McCormick, and she stated that she would be substantiating her case as that it met their definition of exploitation.

On 02/08/2024, I completed an unannounced onsite investigation at Palm Home in regard to the allegations involving Resident A. The following people were interviewed: Executive Director (ED) Sonia McKeown, Assistant Manager (AM) Tomell Bridges,

Home Manager Jessica Ortiz, and Resident B. Resident A was not available to be interviewed as he was at school.

On 02/08/2024, I completed an interview with Executive Director (ED) McKeown regarding the allegations concerning Resident A. ED McKeown stated that she was new to this job and only knows what staff has told her and what was in the incident report. ED McKeown stated that she started on 01/03/2024 and the incident was already addressed by Home Manager Jessica Ortiz before she started. ED McKeown stated that as far as she was aware the staff was terminated immediately, and the money was refunded to Resident A.

On 02/08/2024, I completed an interview with Home Manager (HM) Jessica Ortiz regarding the allegations concerning Resident A. HM Ortiz stated that she was aware of the allegations as Resident A came to her and let her know that he found his social security check envelope empty. HM Ortiz stated that Resident B overheard what they were talking about and told HM Ortiz he knew what happened to the social security check because he signed the check for Staff Raven Nash and they cashed it at a party store. HM Ortiz stated that she filed a police report with the Flint Police Department, completed an incident report and contacted Resident A's case manager and guardian. HM Ortiz stated that she then helped Resident A open a bank account so he could have his social security check direct deposited. HM Ortiz stated that Resident A had just been approved for social security so they had not been able to set up an account for him to that point. HM Ortiz stated that they have not had any issues with staff or residents stealing money in the past and have not had any since. HM Ortiz stated that they investigated the incident the day that it was report and that Staff Raven Nash was terminated immediately.

On 02/08/2024, I completed an interview with Assistant Manager (AM) Tomell Bridges regarding the allegations concerning Resident A. AM Bridges stated that all of the staff were aware of the allegations. AM Bridges stated that he was working the day that Resident A found his empty social security check envelope. AM Bridges stated that he contacted Home Manager Jessica Ortiz immediately and told her what had happened with Resident A finding his social security check envelop empty. AM Bridges stated that the accused staff was not working that day and that he has not been back since and was terminated. AM Bridges stated that this has never happened before and there have been no issues since. AM Bridges stated that HM Ortiz completed the incident report and filed a report with the police also.

On 02/08/2024, I completed an interview with Resident B regarding the allegations concerning Resident A. Resident B was able to communicate effectively when asked about the allegations. Resident B stated that he knew about the allegations because he was with Staff Raven Nash when he cashed the check. Resident B stated that Staff Nash asked him to sign the check and told him that he would give him \$20 if he signed it and didn't tell anyone. Resident B stated that he wanted to tell someone but waited until the weekend when Staff Nash was not working and then told Home Manager Jessica Ortiz. Resident B stated that he has not done anything like that before and that

HM Ortiz talked to him about what he could have done differently instead of signing Resident A's check. Resident B stated that he apologized to Resident A and told him he was sorry for cashing his check.

On 02/08/2024, I attempted to contact former Staff Raven Nash via telephone with no success. No answer, left message for return call. Staff Nash's file was reviewed. A background check was completed by the facility and he was deemed suitable at the time of his employment.

On 02/20/2024, I completed an onsite interview at Palm Home with Resident A concerning the allegations. Resident A was able to communicate effectively regarding the allegations. Resident A stated that he was aware of the allegations because he is the one that found the empty social security check envelope and informed staff that his check was missing. Resident A's check was never recovered. It was cashed at a local party store. The amount of the check was for \$1,100.50. Resident A stated that he talked to Home Manager Jessica Ortiz about the situation, and she was really upset that someone took his check. Resident A stated that HM Ortiz took care of it right away. Resident A stated that HM Ortiz came up with a plan on what to do with his future checks until his bank account could be set up. The entire amount of the check, \$1,100.50 was reimbursed with a cashier's check from Palm Home. Resident A stated that HM Ortiz took him to open a bank account so he could have his check direct deposited every month. Resident A stated that he manages his own money so the checks were sent to him directly until he could have his direct deposit set up. Resident A stated that his social security money has already been deposited in his account for February 2024. Resident A stated that Resident B talked to him about what happened and apologized for what happened. Resident A stated that he is not mad at Resident B and they are friends. Resident A stated that he has not seen Staff Raven Nash since he talked to HM Ortiz about what happened. Resident A stated that he thinks that Staff Nash got fired but isn't sure. Resident A stated that he has never had anything taken from him at the Palm Home before and that the staff and residents are really cool there and he doesn't want to leave. Resident A stated that he got his money back somehow and that is glad HM Ortiz took care of it all.

Resident A's record was reviewed. Resident Funds Part 1 Form verified that he is his own guardian and manages his own money.

On 02/20/2024, I attempted to contact former Staff Raven Nash via telephone with no success. No answer, left message for return call.

I attempted to contact Flint Police Department and Detective Michael Bardon 02/19/2024, 02/22/2024 and 02/27/2024, to get an update on case # 24-900150. I was unsuccessful and left message for return call.

APPLICABLE RULE	
R 400.14315	Handling of resident funds and valuables.
	(10) A licensee, administrator, direct care staff, other employees, volunteers under the direction of the licensee, and members of their families shall not accept, take, or borrow money or valuables from a resident, even with the consent of the resident.
ANALYSIS:	It was alleged that a staff member took a resident's check, forged a signature, and cashed the check and kept the resident's money. After completing interviews with Staff members, GHS ORR, Residents and attempted interviews with former staff and Flint Police Department it was determined that there was a preponderance of evidence to conclude that R 400.14315 (10) was violated.
CONCLUSION:	VIOLATION ESTABLISHED

On 02/27/2024, I completed an Exit Conference with Licensee Designee Kehinde Ogundipe. Kehinde Ogundipe was informed of the findings of this investigation.

IV. RECOMMENDATION

I recommend that no changes be made to the licensing status pending the receipt of an appropriate corrective action plan.

Martin Gonzales

03/07/2024

Martin Gonzales Licensing Consultant	Date
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Approved By:

Mary E. Holton

03/08/2024

Mary E. Holton Area Manager	Date
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