



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

January 14, 2025

Thomas Ostrom  
The Courtyard at Delta  
350 S. Marketplace Blvd.  
Delta Twp., MI 48917

RE: Application #: AH230418409  
**The Courtyard at Delta**  
**350 S. Marketplace Blvd.**  
**Delta Twp., MI 48917**

Dear Thomas Ostrom:

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 90 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 (517) 284-9730.

Sincerely,

A handwritten signature in cursive script that reads "Kimberly Horst".

Kimberly Horst, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
Lansing, MI 48909

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH230418409
<b>Applicant Name:</b>	Delta Assisted Living LLC
<b>Applicant Address:</b>	Ste. 605 101 N. Wacker Drive Chicago, IL 60606
<b>Applicant Telephone #:</b>	(312) 623-0884
<b>Authorized Representative:</b>	Thomas Ostrom
<b>Administrator:</b>	Joseph Marlow
<b>Name of Facility:</b>	The Courtyard at Delta
<b>Facility Address:</b>	350 S. Marketplace Blvd. Delta Twp., MI 48917
<b>Facility Telephone #:</b>	(563) 258-0409
<b>Application Date:</b>	12/21/2022
<b>Capacity:</b>	90
<b>Program Type:</b>	ALZHEIMERS AGED

## II. METHODOLOGY

12/21/2022	Enrollment
04/18/2024	Application Incomplete Letter Sent Sent via email to AR Thomas Ostrom
04/22/2024	Contact-Document Sent Provided 1326A-FP & RI-030 forms and instructions for AR Tom Ostrom to complete the HFA LiveScan process.
01/06/2025	Application Complete/On-site Needed
01/06/2025	Occupancy Approval Granted
01/08/2025	Contact-Document Received Received updated Authorized Representative and Administrator paperwork
01/10/2025	Inspection completed on site
01/10/2025	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

The Courtyard at Delta is a one story, 90 bed home for the aged that offers assisted living and memory care services. The facility was recently constructed in 2024. The main entrance doors open to a reception desk and various office spaces. To the right of the entrance is the secure memory care unit and to the left is the general assisted living unit.

The facility offers 53 resident rooms in the assisted living area and 32 rooms in memory care. Residents have the option to bring in their own furniture if they desire, so long as it meets fire safety requirements. If residents do not bring their own furniture, the facility will provide a twin bed, chair, dresser and a nightstand to each resident. The home has an assisted living area with an approved capacity of 58 residents, and a memory care area with an approved capacity of 32 residents.

The assisted living area offers two floor plans, the “studio” and the “one bedroom.” The studio rooms contain a single closet and a kitchenette with a refrigerator, sink and cabinets. Studio bathrooms contain a sink, storage shelves, toilet and walk in shower with grab bars. The “One bedroom” rooms contain a closet and have separate sleeping and living spaces. The “One bedroom: rooms have a kitchenette with a dishwasher, refrigerator, sink and cabinets; and a bathroom with laundry

facilities, sink, toilet and walk in shower with grab bars. Emergency pull cords are located within each bathroom. Both layouts have individually controlled thermostats and come wired for cable television and telephone services. Double occupancy is offered in each “One bedroom” unit in the assisted living unit and are rooms 104, 105, 118, 137, and 151. Each resident will also wear a call light pendent that will alert staff on their pager device. Within the assisted living unit, there is a salon, spa room, laundry room, dining room, living area, activity area, and a movie theater.

The secured memory care unit opens up to a living room area with television and ample seating and is connected to the dining room. The memory care unit also houses an employee station, laundry room, medication room, spa room, laundry room, hair salon, sunroom, activity room, and warming kitchen. The memory care unit offers one floorplan, the “studio.” The unit contain a closet and bathroom with sink, toilet and walk in shower with bench seating and grab bars. Within each unit is a small kitchenette area with a mini refrigerator. Emergency pull cords are located within each bathroom and all rooms are wired for cable television and telephone services. Memory care rooms are individually climate controlled. For security purposes, the windows in memory care rooms cannot be opened more than three inches. Each memory care resident will also wear a call light pendent that will alert staff on their pages of the need for assistance.

The facility has an emergency generator that is compliant with MCL 333.21335. All services are maintained during power outages such as heating and cooling, kitchen equipment, designated outlets, and the fire detection system. The facility is outfitted with approved fire suppression systems throughout the building.

Delta Assisted Living LLC is the licensee of The Courtyard at Delta. A review of the Department of Licensing and Regulatory Affairs Corporations Online Filing System revealed Delta Assisted Living LLC is a Domestic Limited Liability Company with an organization date of 08/03/2022.

## **B. Program Description**

As a licensed home for the aged, Delta Assisted Living LLC, proposes the facility, The Courtyard at Delta, is to provide room, board, and supervised personal care to individuals aged 55 and 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 will be provided to all staff including specialized training for those staff working in the memory care area.

The facility allows residents to choose their own pharmacy, primary health physician, specialist, licensed health care agency and/or hospice agency. The facility will have a visiting physician group provide services to the facility. The facility will have

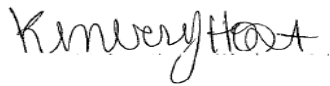
therapy services available through Powerback. The facility does not intend to hold any resident funds and does not permit the use of bed rails. The facility does allow residents to have pets. The facility plans to have transportation services available to residents. University of Michigan Health System-Sparrow Hospital along with banking, pharmacy, retail and food establishments are located within a short driving distance of the facility.

**C. Rule/Statutory Violations**

The study has determined substantial compliance with home for the aged public health code and applicable administrative rules

**IV. RECOMMENDATION**

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued to The Courtyard at Delta. The terms of the license will enable the licensee to operate a home for the aged with 90 licensed beds and programs for aged and Alzheimer’s disease or related condition care



01/10/2025

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Kimberly Horst  
Licensing Staff

Date

Approved By:



01/14/2025

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

Date