



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

November 16, 2018

Thomas Zmolek
MOKA Non-Profit Services Corp
Suite 201
715 Terrace St.
Muskegon, MI 49440

RE: Application #: AS610396431
Seminole
1775 Seminole Rd.
Norton Shores, MI 49441

Dear Mr. Zmolek:

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 6 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,

Arlene B. Smith

Arlene B. Smith, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 916-4213

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS610396431
Applicant Name:	MOKA Non-Profit Services Corp
Applicant Address:	Suite 201 715 Terrace St. Muskegon, MI 49440
Applicant Telephone #:	(231) 830-9376
Administrator/Licensee Designee:	Thomas Zmolek, Licensee Designee Christine Grant, Administrator.
Name of Facility:	Graceland
Facility Address:	1775 Seminole Rd. Norton Shores, MI 49441
Facility Telephone #:	(231) 894-5044
Application Date:	09/24/2018
Capacity:	6
Program Type:	Developmental Disabilities and Mental Illness

II. METHODOLOGY

09/24/2018	Enrollment
09/24/2018	Contact - Document Sent Rule & ACT Books
09/24/2018	File Transferred To Field Office Grand Rapids
09/28/2018	SC-Application Received - Original
09/28/2018	Contact - Document Received Received a packet from MOKA containing various documents.
10/04/2018	Contact - Document Received Mr. Thomas Zmolek's Medical Clearance Request.
10/08/2018	Contact - Document Received Mr. Thomas Zmolek's TB test results, negative.
11/13/2018	Application Complete/On-site Needed
11/13/2018	Inspection Completed On-site
11/13/2018	Inspection Completed-BCAL Full Compliance The Interconnected Smoke Detection system, with battery backup was sounded and you could hear the alarm in all parts of the home.
11/13/2018	Contact -Telephone - call made To Tony Maniscalco, Regional Director of Muskegon County.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

This home is a newly constructed wood framed ranch style home located in the city of Norton Shores. The home has a front porch. There is a three attached stall garage and two stalls are designed to accommodate a tall van. The home has entryway/foyer. Also, on the main floor is a living room, a dining room, a sunroom, a kitchen, an office, a medication room with a sink, a laundry room, a mud room entering from the garage, three full bathrooms, and one-half bath, a not heated covered porch located off the back of the home, two resident bedrooms that will accommodate two residents and two individual resident bedrooms. The home was built specifically for wheelchairs with out ramps. All entrances are at ground level. The home is handicap accessible. The main floor includes two means of entrance and egress, one being the front door and the other

into the garage. There is an additional exit, with steps, off the porch which is located at the back of the home. The home has a full basement which will not be used by residents. The home will utilize public water and sewage system.

The gas furnace and tankless hot water heater, which is mounted onto the studs, are located in the full basement. The home has two stairways to the basement and they each have a 1-3/4-inch solid core equipped with an automatic self-closing device and positive latching hardware located at the top of each stairway. The second set of stairs to the basement has a “porch concrete stoop.” The facility is equipped with interconnected hard wire smoke detection system, with battery back-up, which was installed by a licensed electrician and is fully operational.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
# 1	13' 2" x 13' 6"	177.795 sq. feet	2
# 2	13' 2" x 13' 6"	177.795 sq. feet	2
# 3	11' x 11' 4"	124.63 sq. feet	1
# 4	11 x11' 4"	124.63 sq. feet	1

The living, dining, and the sunroom room areas measure a total of 806.6281 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, it is concluded that this facility can accommodate six (6) residents. It is the licensee’s responsibility not to exceed the facility’s licensed capacity.

B. Program Description

This six-bed, small group Adult Foster Care home, is replacing the licensed Crystal Lake Home (License # AS610012190) which has been licensed since 10/14/1980, a total of 38 years and was originally opened by Licensing Consultant, Mr. Terry Buit, Supervisor Mr. Joseph Schwinger.

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection and personal care to six (6) male or female ambulatory adults whose diagnosis is developmentally disabled or mentally impaired, in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. A personal behavior support plan will be designed and implemented for each resident’s social and behavioral developmental needs. The applicant intends to accept residents from Muskegon County-CMH (Community Mental Health) now named HealthWest as a referral source. They may accept private pay individuals.

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

The licensee will provide all transportation for program and medical needs. The facility will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks.

The Licensee has applied for a Special Certification for persons with Developmental Disability(ies) and/or Mental Illness.

C. Applicant and Administrator Qualifications

The applicant is MOKA, Non-Profit Services Corporation Inc., which is a “Non-Profit Corporation” was established in Michigan, on 10/02/1978. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

The Board of Directors of MOKA, Non-Profit Corporation, Inc. have submitted documentation appointing Thomas Zmolek as Licensee Designee for this facility and Christine Grant as the Administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for the licensee designee and the administrator. The licensee designee and administrator submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

The licensee designee and administrator have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The staffing pattern for the original license of this six-bed facility is adequate and includes a minimum of 2 staff -to- 6 residents per first and second shift and one awake staff on 3rd shift. The applicant acknowledges that the staff –to- resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents. The applicant has indicated that direct care staff will be awake during sleeping hours.

The applicant acknowledged that at no time will this facility rely on “roaming” staff or other staff that are on duty and working at another facility to be considered part of this facility’s staff - t o- resident ratio or expected to assist in providing supervision, protection, or personal care to the resident population.

The applicant acknowledges an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff -to- resident ratio.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, “direct access” to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee’s record to demonstrate compliance.

The applicant acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee, can administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

The applicant acknowledges their responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, the applicant acknowledges their responsibility to maintain all required documentation in each employee’s record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee’s record.

The applicant acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

The applicant acknowledges their responsibility to obtain the required written assessment, written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of each resident’s admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

The applicant acknowledges their responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident’s file.

The applicant acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledges that a separate *Resident Funds Part II BCAL-2319* form will be created for each resident in order to document the date and amount of the adult foster care

service fee paid each month and all of the resident's, personal money transactions that have been agreed to be managed by the applicant.

The applicant acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

The applicant acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. The applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

The applicant acknowledges their responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

The applicant acknowledges that residents with mobility impairments may only reside on the main floor of the facility.

D. Rule/Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

I recommend issuance of a six-month temporary license to this adult foster care small group home capacity 6.

Arlene B. Smith

11/14/2018

Arlene B. Smith
Licensing Consultant

Date

Approved By:

Jerry Hendrick

11/15/2018

Jerry Hendrick
Area Manager

Date