



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

June 15, 2018

Grace Dezern  
TV-MICH, LP  
4500 Dobry Drive  
Sterling Heights, MI 48314

RE: Application #: AH500392805  
**Town Village Sterling Hgts - The Gem Memory Care**  
**4500 Dobry Drive**  
**Sterling Heights, MI 48314**

Dear Ms. Dezern:

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 33 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) 284-9720.

Sincerely,

A handwritten signature in cursive script that reads "Linda Denniston".

Linda Denniston, Licensing Staff  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(517) 899-5620

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>Application #:</b>	AH500392805
<b>Licensee Name:</b>	TV-MICH, LP
<b>Licensee Address:</b>	4500 Dobry Drive Sterling Heights, MI 48314
<b>Licensee Telephone #:</b>	(586) 200-4741
<b>Administrator:</b>	Grace Dezern
<b>Authorized Representative:</b>	Guy Geller
<b>Name of Facility:</b>	Town Village Sterling Heights -The Gem Memory Care
<b>Facility Address:</b>	4500 Dobry Drive Sterling Heights, MI 48314
<b>Facility Telephone #:</b>	(586) 200-4741
<b>Application Date:</b>	02/27/2018
<b>Capacity:</b>	33
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

02/27/2018	On-Line Enrollment
03/02/2018	Contact - Document Sent Rule & Act booklets
04/05/2018	Application Incomplete Letter Sent
05/15/2018	Application Complete – On-site needed
05/18/2018	Inspection Completed on site
05/18/2018	Inspection Completed BCAL Full Compliance
05/22/2018	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

The Town Village Sterling Heights -The Gem Memory Care home for the aged is a newly constructed addition to an existing independent senior apartment building. The two buildings are connected by an interior secured door. The home is located in Sterling Heights, Michigan. It has a total capacity of 33 beds and is a memory care program.

The Town Village Sterling Heights -The Gem Memory Care home for the aged is one story building and is handicapped assessable, throughout. The main entrance leads past the Wellness Director's office into the hallway and dining room area. This home for the aged is in a circle shape conducive for supervising residents with cognitive deficits. Inside the front door is a dining room and living room.

Meals are prepared in the independent senior building next door, Town Village, Sterling Heights. Macomb County Health Department has licensed this as a food establishment, license number is SFE5450214899, expiring 3/30/19. Meals are brought to the home via a heated food cart. The secured courtyard is visible from the dining room. There is a beauty salon located in the attached independent senior building, available to the residents on a pre-determined day of the week.

Each resident room has an attached bathroom with a shower. There are grab bars around the toilet and on all walls of the shower. Of the 28 resident rooms, 5 are approved for double occupancy.

Pull cords are present in all resident bedrooms and bathrooms. The pull cords will alert staff through pagers, and the front desk that a resident needs assistance. Staff also communicate with one another via walkie-talkies. Town Village Sterling Heights.

All exit doors are locked at all times and require a code entry for access code except in response to the activation of the fire suppression system.

The Licensee has entered into a management agreement with Grace Management, Inc. for the operations of the home. I have reviewed the agreement and determined TV-Mich, LP remains solely responsible for the home for the aged operation. The licensee authorized representative and administrator have been appointed by an TV-Mich, LP officer with appointing authority.

The Health Facilities Engineering Section gave final approval of the project on 4/03/18. The fire suppression system was inspected on 4/10/2017 by the Bureau of Fire Services and has been approved. The facility has public water and sewage and it is equipped with a generator in the event of a power outage. The resident rooms are equipped with electrical outlets that are powered by the generator in the event of a power outage. The facility does not manage resident funds.

## **B. Program Description**

Upon issuance of a license, TV-MICH, LP will be the licensee for Town Village Sterling Heights -The Gem Memory Care. A business entity search on the Department of Licensing and Regulatory Affairs website revealed that the name used to transact business in Michigan is TV-MICH Limited Partnership. The Entity Type is Foreign Limited Partnership and the Date of Qualification in Michigan is listed as 08/30/2016. Guy Geller has been appointed as the Authorized Representative for the home and Grace Dezern has been appointed as Administrator.

Town Village Sterling Heights -The Gem Memory Care is a home for the aged that provides room, board and supervised personal care to unrelated, non-transient, individuals aged 55 years of age or 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 is provided to all staff including specialized training in dementia care.

All residents will be using the home preferred, Pontiac Trail Pharmacy, to facilitate a smooth medication administration system. The home has an aging in place philosophy that may allow residents to remain in the facility as their care needs increase. Town Village Sterling Heights -The Gem Memory Care staff will work along with the resident and their choices for home health care and/or hospice services.

## **C. Rule/Statutory Violations**

The study has determined substantial compliance with applicable licensing statutes and administrative rules.

**IV. RECOMMENDATION**

I recommend issuance of a temporary license, with a maximum capacity of 33 beds, to this home for the aged.



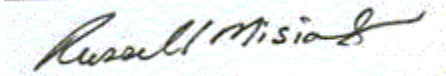
6/15/18

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Linda Denniston  
Licensing Staff

Date

Approved By:



6/15/18

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Russell B. Misiak  
Area Manager

Date