



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

January 21, 2025

Matthew Cortis
Ebenezer Care Center
16013 Middlebelt Road
Livonia, MI 48170

RE: Application #: AL330418806
Ebenezer Care Center
2447 N. Williamston Road
Williamston, MI 48895

Dear Mr. Cortis:

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 20 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 "Julie Elkins".

Julie Elkins, 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
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AL330418806
Licensee Name:	Ebenezer Care Center
Licensee Address:	16013 Middlebelt Road Livonia, MI 48170
Licensee Telephone #:	517-996-6117
Licensee Designee:	Matthew Cortis
Administrator:	Matthew Cortis
Name of Facility:	Ebenezer Care Center
Facility Address:	2447 N. Williamston Road Williamston, MI 48895
Facility Telephone #:	(517) 966-6119
Application Date:	09/10/2024
Capacity:	20
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

08/19/2024	Inspection Completed-Fire Safety : A refer to AL330093906.
09/10/2024	On-Line Enrollment.
09/11/2024	PSOR on Address Completed.
09/11/2024	Contact - Document Sent forms sent.
09/11/2024	Comment Environ. requested on license AL330093906 on 6/6/24 invoice 1034446.
09/27/2024	File Transferred to Field Office.
10/02/2024	Application Incomplete Letter Sent.
10/17/2024	Contact - Document Received.
11/06/2024	Contact - Document Sent Email summarizing documents that are still needed.
11/07/2024	Contact - Document Received.
11/12/2024	Contact - Document Sent listed remaining documents needed.
11/13/2024	Contact - Document Received -Special Use Permit.
11/18/2024	Contact - Document Received from Matt Cortis.
11/21/2024	Contact - Document Received from Matt Cortis.
11/22/2024	Inspection Completed On-site.
11/22/2024	Inspection Completed-BCAL Sub. Compliance.
11/26/2024	Contact - Documents Received from Matt Cortis.
12/05/2024	Inspection Report Requested- Health.
01/17/2025	Inspection Report Received- Health.
01/17/2025	Inspection Completed on site full compliance.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility is a large brick ranch style building located in the Township of Wheatfield, in the city of Williamston, Michigan, which is in the north section of Ingham County. Interstate 96 runs east–west through the northern portion of the township with one access point at exit 117 (Williamston Road) at the southern border with the city of Williamston. Wheatfield Township is a rural community of approximately 1,650 persons in the central region of Ingham County, adjacent to the southwest corner of the city of Williamston. Approximately 71 percent of the township's acreage is comprised of farm operations and the balance is principally comprised of scattered residences and rural settlement areas along with pockets of wetlands and woodlands.

The facility has a large circle driveway and lots of parking available in the front and on the side of the facility for residents, visitors, and staff members. The facility has five means of egress. The front north facing entrance has an attached wheelchair ramp that exits into the front parking lot. The entire path is on solid unobstructed ground. The front entrance opens into the north wing of the facility which has seven resident bedrooms on the east side of the wing. Each of these resident bedrooms has a private toilet and sink. The large kitchen and dining area is to the west side of the wing. The dining area contains two large tables with chairs and additional countertop seating that wraps around the island of the kitchen facing the stove, oven, dishwasher, kitchen cabinets and counter tops. Additionally, to the west when upon entering the facility there is a full resident bathroom and a second full resident bathroom in the back of the building on the north wing. Both resident bathrooms are equipped with wheelchair accessible showers.

Separating the north bedroom wing from the south bedroom wing are three large living rooms which each contain a large television and between all three rooms they have 11 leather reclining chairs, one sofa and two fabric chairs with ottomans. The third living room faces the back of the building (east) and houses the medication room and staff desk. This living room opens onto a deck where residents can enjoy watching wildlife in the warmer months. This deck has a second wheelchair ramp with an unobstructed solid path that leads to the parking lot. The south end of the building has five additional resident bedrooms one of which contains a private full bathroom. This resident bedroom is labeled as Resident Bedroom #9. Also on the south end of the building is the resident hair salon with a half bathroom and an additional half bathroom accessible to all residents. The half-bathroom is located next to Resident Bedroom #13. The hallways and door widths can accommodate individuals who use wheelchairs to assist with mobility. The facility utilizes a private well and public sewage disposal system which was inspected by the Ingham County Health Department on 01/17/2025 and was determined to be in substantial compliance with all environmental health rules.

The facility utilizes propane gas. The hot water heater, furnace and boiler are located in separate rooms in the basement of the facility and secured with a 1-3/4-inch solid core door with an automatic self-closing device and positive latching hardware. Pierce

Plumbing and Heating inspected and cleaned both the furnace and boiler and both were determined to be in good working order on 11/13/2024. Floor separation has been secured with a 1-3/4-inch solid core door with an automatic self-closing device and positive latching hardware. The facility also has central air conditioning and a full facility generator. The facility has two sets of laundry appliances which are located on main floor secured with a 1-3/4-inch solid core door with an automatic self-closing device and positive latching hardware. The laundry rooms are not included in the living space as they are not regularly accessed by the residents. Residents do not do their own laundry but may aid in folding clothes should their assessment plan indicate this is appropriate.

The facility is equipped with an interconnected, hardwired smoke detection system with battery back-up which was installed by a licensed electrician and is fully operational. DeLau Fire Services completed an annual smoke detector inspection on 11/08/2024 and found everything to be in good working order. Smoke detectors are located near or in all resident bedrooms, hallways, and near all heat producing equipment. The facility is fully sprinkled. The facility was inspected on 08/19/2024 and has been determined by the Bureau of Fire Services to be in full compliance with the applicable fire safety administrative rules.

Resident bedrooms 1-7 are located on the north side of the facility and bedrooms 8,9,11, 12 and 13 are located on the south side of the facility. There is not a bedroom #10 as that is a room with a half bathroom that is utilized as a Salon. Resident bedrooms were observed during the on-site inspection and have the following dimensions:

Bedroom	Room Dimensions	Total Square Footage	Total Resident Beds
1	13" x 17"	221	2
2	13" x 17"	221	2
3	10" x 15"	150	1
4	14" x 15"	210	2
5	10" x 10"	100	1
6	11" x 10"	110	1
7	12' x 09"	108	1
8	15'03" x 11'08"	177.92	2
9	14'06" x 11'09"	170.38	2
11	17'01" x 13'10"	236.32	2
12	13" x 17'01"	222.08	2
13	13'03" x 16'07"	219.73	2
Kitching/dining area	24" x 34"	816	0
Living room #1	20" x 36"	720	0
Living room #2	20" x 36"	720	0
Living room #3	40" x 58	2320	0

The indoor living and dining areas measures well over 6,000 square feet of living space. This meets/exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, this facility can accommodate 20 residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

On 11/13/2024, Wayne Myer the Zoning Administrator for Wheatfield Township wrote an email that stated, "Special Use permits are granted to the property not the entity and remain with the property even when it changes hands." Based on this documented a new Special use permit was not required.

B. Program Description

The applicant intends to provide 24-hour supervision, protection, and personal care to 20 male and/or female residents who are aged (60 years or older) and/or diagnosed with Alzheimer's disease. The program will include opportunities to socialize with one another and direct care staff members through crafts, bingo, coloring, reading, puzzles, watching television and enjoying the outdoors. Family and friends are strongly encouraged to visit as often as possible with their loved one. The program will provide supportive services and health care assistance for residents in a family environment. The program offers visiting physicians, hospice care, home cooked meals, housekeeping, medication administration, recreational activities, and assistance with activities of daily living. The applicant intends to accept residents with private sources for payment.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques.

For residents diagnosed with Alzheimer's disease, appointed licensee designee/administrator Matthew Cortis and direct care givers are dedicated to creating a supportive, safe, home-like environment allowing Alzheimer's and dementia care residents to enjoy a lifestyle promoting dignity and independence. Matthew Cortis and his team strive to work toward enriching quality of life while being compassionate and treating everyone with kindness and sincerity. Matthew Cortis and his team partner with families to encourage involvement, support and encourage all residents to engage their mind and heart. All direct care workers receive ongoing guidance and teaching regarding Alzheimer's disease and memory care. Direct care staff receive initial and ongoing training and certification through MALA (Michigan Assisted Living Association) in proper techniques, approach, and care of persons with Alzheimer's. All employees will read the publication "Developing Meaningful Connections with People with Dementia" which can be found on the Michigan Department of Health and Human Services (MDHHS) webpage. In addition, licensee designee and administrator Matthew Cortis annually attends workshops, classes and training sessions and conveys teaching to the direct care staff through trainings and staff meetings. Ebenezer Care Center has an established set of protocols and techniques to enable the direct care staff to meet the unmet needs and triggers of behavioral expressions in persons living with Alzheimer's disease or dementia. At Ebenezer Care Center, the applicant believes in the whole-community philosophy that empowers all direct care staff to identify the unmet needs of residents and encouraging their family and loved one to be a part of creating a solution.

Initial assessment and plan of care of each Alzheimer's and dementia care resident will be completed by a registered nurse (R.N.) tailored to the level of care which the resident requires and will be reviewed and modified as needed. Consultation with physician and pharmacy including medication review will be conducted at time of admission. Daily programs consisting of activities based on ability and encouraging the use of their current skills including but not limited to a morning mental workout with discussions, brain stimulation games, reminiscing, daily life skills, physical activities such as walking programs, chair yoga, gardening, kitchen work, etc. Recreational in-facility activities such as bingo, crafts, movie and game nights. The environment (physical, social and cultural) and design features of Ebenezer Care Center supports the functions of people with Alzheimer's and dementia, accommodate behavioral changes, maximize abilities, promote safety and encourage independence. Ebenezer Care Center has been designed with soft, non-vibrant colors to assist our residents in distinguishing the various rooms within the home. Other features may include alarmed pads located in beds and on floors as needed. Ebenezer Care Center's goal is to maximize awareness and orientation by reducing confusion with respect to time and place.

In addition to the above program elements, it is the intent of the applicant to utilize local community resources such as Tri-County Office on Aging for recreational activities as well as bringing in books from the local library for residents. The program will utilize resources to provide an environment to enhance the quality of life of resident.

C. Applicant and Administrator Qualifications

The applicant is Ebenezer Care Center LLC., a "For Profit Corporation", established in Michigan on 10/07/2024. 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.

Criminal history background checks of the applicant Matthew Cortis, who is also the named licensee designee and administrator, were completed and he was determined to be of good moral character to provide licensed adult foster care. Matthew Cortis submitted a statement from a physician documenting his good health and current negative tuberculosis test results.

The applicant Matthew Cortis has provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Matthew Cortis has worked with the aged population, those diagnosed with Alzheimer's disease, dementia and memory care issues in various positions in both skilled nursing facilities and homes for the aged since March 2011. Matthew Cortis has an active nursing home administrator license and has been affiliated with adult foster care group homes caring for the aged population and residents diagnosed with Alzheimer's disease, dementia and memory care issues since July 2024.

The staffing pattern for the original license of this eighteen-bed facility is adequate and includes a minimum of two staff members per shift during the day and one awake

caregiver overnight. The applicant acknowledged that the staff-to-resident ratio may need to be increased in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs.

Matthew Cortis acknowledged 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.

Matthew Cortis acknowledged an understanding of the responsibility to assess the good moral character of employees. Matthew Cortis acknowledges the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing "direct access" to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

Matthew Cortis acknowledged the responsibility to obtain 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, Matthew Cortis acknowledged the 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.

Matthew Cortis acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee designee, Matthew Cortis will administer medication to residents. In addition, Matthew Cortis 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.

Matthew Cortis acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home. Matthew Cortis acknowledged the responsibility to obtain the required 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. Matthew Cortis acknowledged the 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.

Matthew Cortis acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Matthew Cortis acknowledged 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. Matthew Cortis acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. Matthew Cortis indicated the intent to respect and safeguard these resident rights.

Matthew Cortis acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.


Matthew Cortis acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested. Matthew Cortis acknowledged that residents with mobility impairments will only reside on the main floor of the facility.

D. Rule/Statutory Violations

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

IV. RECOMMENDATION

I recommend issuance of a six-month temporary license to this adult foster care large group home with a capacity of 20 residents.

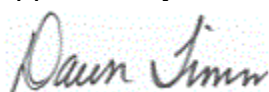


01/17/2025

Julie Elkins
Licensing Consultant

Date

Approved By:



01/21/2025

Dawn N. Timm
Area Manager

Date