



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Appearance Only Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) AWICIA HEUMS

City ROSELLE State IL Zip 60172

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

MEADOWBROOK MANOR / NAPERVILLE

III. POSITION (Circle appropriate position)

Support

Oppose

Neutral



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) Jackie Molen

City South Elgin State IL Zip 60177

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Butterfield Health Care

III. POSITION (please circle appropriate position)

Support Oppose Neutral

IV. Testimony (please circle)

Oral Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) JAMES HELMS

City ROSELLE State IL Zip 60172

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

MEADOWBROOK MANOR/NAPERVILLE

III. POSITION (please circle appropriate position)

Support Oppose Neutral

IV. Testimony (please circle)

Oral Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) Jean Gains

City Geneva State IL Zip 60134

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Geneva Chamber of Commerce

III. POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) Fred Berkovik

City Geneva State IL Zip _____

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

BRIA of Geneva

III. POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) Judy Carroll

City Geneva State IL Zip 60134

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Geneva Chamber of Commerce

III. POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
 HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) SANDEEP KALRA

City Naperville State IL Zip 60540

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

- Naperville Internists
- Internal medicine physician
practice

- we are visiting MBS to Meadowbrook of Naperville & Bolingbrook.

III. POSITION (please circle appropriate position)

Support Oppose Neutral

IV. Testimony (please circle)

Oral Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print)

Lauri Ciaccio-Huerta

City

Bolingbrook

State

IL

Zip

60440

II.

REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Meadowbrook Manor

III.

POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV.

Testimony (please circle)

Oral

Written

6/12/17



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION
Name (Please Print) Patti Long
City Geneva State IL Zip 60431

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)
Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

BRIA OF Geneva

III. POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

1

Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print)

SCOTT VAVRINECHIK

City

Glen Ellyn

State

IL

Zip

60532

II.

REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Affiliated Dialysis Centers

III.

POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV.

Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) Lisa Taylor

City Bolingbrook State IL Zip 60440

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Meadowbrook Manor

III. POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
 HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) DONALD WOODARD

City NAPERVILLE State IL Zip 60653

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

FOR MEADOWBROOK MANOR OF NAPERVILLE
I AM RESIDENT COUNCIL PRESIDENT

III. POSITION (please circle appropriate position)

Support Oppose Neutral

IV. Testimony (please circle)

Oral Written



STATE OF ILLINOIS
 HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) ALLAN CASTILLO
 City GENEVA State IL Zip 60134

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

BRIA OF GENEVA

III. POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
 HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) JACQUELINE A. RICE CNP

City PAROS HILLS State IL Zip 60465

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

PRACTICAL PRACTITIONERS, LLC
VISITING NURSE PRACTITIONERS
TO MEADOWBROOK NAPERVILLE
+ BOLINGBROOK

III. POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
 HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION
 Name (Please Print) Mark A. Hocuk
 City Bloomington State IL Zip 60108

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)
 Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)
BUTTERFIELD Healthcare DBA Meadowbrook Manor

III. POSITION (please circle appropriate position)
 Support Oppose Neutral

IV. Testimony (please circle)
 Oral Written



STATE OF ILLINOIS
 HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) John Maze
 City Mokena State IL Zip 60448

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

BHC Construction

III. POSITION (please circle appropriate position)

Support Oppose Neutral

IV. Testimony (please circle)

Oral Written



STATE OF ILLINOIS
 HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) Holly Stech

City Joliet State IL Zip 60435

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Meadowbrook Manor

III. POSITION (please circle appropriate position)

Support Oppose Neutral

IV. Testimony (please circle)

Oral Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) Isabel Perez

City Bolingbrook State IL Zip 60440

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Meadowbrook Manor - Nursing & Rehab

III. POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) KC KARANTH

City NAPERVILLE State IL Zip 60563

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

MEADOWSBROOK MANOR

III. POSITION (please circle appropriate position)

Support Oppose Neutral

IV. Testimony (please circle)

Oral Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) Zaid Jabbar MD

City Naperville State IL Zip 60563

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)
Edward Medical Group

III. POSITION (please circle appropriate position)

Support Oppose Neutral

IV. Testimony (please circle)

Oral Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) Richard Lynn
City Deerfield State IL Zip 60015

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

MARCUS - MILLICAP

III. POSITION (please circle appropriate position)

Support Oppose Neutral

IV. Testimony (please circle)

Oral Written



STATE OF ILLINOIS
 HEALTH FACILITIES AND SERVICES REVIEW BOARD

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Public Hearing Testimony Registration Form

Facility Name: Meadowbrook Manor of Geneva

Project Number: 17-012

I. IDENTIFICATION

Name (Please Print) Anne Cooper

City Chicago State IL Zip 60606

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Meadowbrook Manor of Geneva

III. POSITION (please circle appropriate position)

Support

Oppose

Neutral

IV. Testimony (please circle)

Oral

Written

Meadowbrook Manor of Geneva (Proj. No. 17-012)
Presentation of Jackie Molen
June 13, 2017 Public Hearing

Good afternoon, my name is Jackie Molen, and I am the Director of Marketing for Butterfield Health Care, one of the applicants for Meadowbrook Manor of Geneva. I would like to thank everyone who has come to support this project, particularly, [list public officials supporting the project at the public hearing]. I would also like to thank the Illinois Health Facilities and Services Review Board for the opportunity to provide additional information on the proposed Meadowbrook Manor Geneva.

We propose to establish a 150 bed skilled long term care facility to be located at 37W220 Keslinger Road in Geneva. Importantly, the proposed Meadowbrook Manor of Geneva will be located adjacent to the Northwestern – Delnor Community Hospital campus, which includes physician and specialists’ offices and an ambulatory surgery center. While not physically situated on the hospital campus, a fully occupied 90-bed independent living facility is located near northwest corner of the

hospital campus. The addition of skilled long term care facility would provide a continuum of care from independent living to acute care to this health care hub.

Furthermore, the proposed Meadowbrook Manor of Geneva will improve access to skilled long term care to individuals living in Kane County, particularly Medicaid beneficiaries. While admittedly, there is no shortage of skilled long term care beds in the service area, there is an absence of Medicaid beds. Collectively, there are only 661 skilled long term care beds for Medicaid beneficiaries within the service area. This number is further reduced when facility admission restrictions are taken into account. For example, three facilities within the service area are continuing care retirement communities (“CCRC”). While not operating under a closed admission policy, Medicaid beds in CCRCs are generally reserved for individuals of the community who have exhausted their financial resources and not otherwise available to the general public.

With respect to Medicaid certification, it is also important to note that facilities that participate in the Medicaid program are not required to

accept any Medicaid residents. Among the remaining skilled long-term care facilities in the service area, only 44% of residents are Medicaid beneficiaries. This is low considering Medicaid is the primary payor of long-term care services, accounting for 62.2% of long term care expenditures in 2010. As previously noted Meadowbrook Manor of Geneva will be dually certified, and we have a track record of accepting Medicaid residents. In fact, we operate three facilities in Illinois, and approximately 70% of our residents are Medicaid beneficiaries.

What will further set this facility apart from others in the service area is its clinical programming. As with our other facilities, we will provide cardiology, pulmonology, wound care and nephrology clinics as well as home hemodialysis to residents suffering from kidney failure. Rather than having to leave the facility for these appointments, residents can schedule their appointments with a specialist who conducts weekly appointments. Not only is this a convenience for our residents, but it improves the quality of care, particularly for those residents who would have to travel to a dialysis clinic three days a week for their treatments.

Additional skilled long-term care beds are warranted in Geneva. As noted in the market survey prepared for this project, the service area population is rapidly aging. By 2021, 15% of the population will be over the age of 65, compare to 12% in 2016. As a result of the rapid population growth of the 65+ age cohort, the current inventory of skilled long-term care beds will be insufficient to address future demand, particularly among Medicaid beneficiaries. Accordingly, this proposed project is warranted.

Thank you for your time and attention. I respectfully request the Health Facilities and Services Review Board approve the proposed Meadowbrook Manor of Geneva.

Meadowbrook Manor of Geneva (Proj. No. 17-012)
Presentation of Anne Cooper
June 13, 2017 Public Hearing

Good afternoon, my name is Anne Cooper, and I am one of the attorneys for Meadowbrook Manor of Geneva. I would like to briefly summarize why this proposed skilled nursing facility is warranted.

- Meadowbrook Manor of Geneva will be a 150 bed dually certified skilled nursing facility. Importantly, this project will address the need for Medicaid skilled nursing beds in the Geneva service area. Historically, Meadowbrook's facilities ^{are highly utilized} ~~operate around 80% utilization~~ and approximately 87% of residents are Medicaid beneficiaries. Assuming those trends continue at Geneva, ^{approximately 100} ~~84~~ residents will be Medicaid beneficiaries.
- There are currently 14 facilities in the service area. According to the 2015 Long-term Care Facility Profile, only 88 Medicaid beds were available. This is insufficient given

the aging of the population and the increased demand for skilled nursing facilities in the area.

- Three facilities (Greenfields of Geneva, Covenant Health Care Center, and Asbury Gardens) are CCRCs. CCRCs rarely admit residents from the general public, and Medicaid beds at these types of facilities are usually reserved for residents who exhaust their financial resources.

- Two facilities (^{North Aurora Care Center}~~Bria of Geneva~~ and West Chicago Terrace) predominantly serve residents with mental illness, and for various reasons it is not ideal to mix a mentally ill resident population, which is generally younger and more mobile, with a geriatric population.

- Three facilities (Batavia Rehab and Healthcare Center, North Aurora Care Center and South Elgin Rehab & Healthcare) are predominantly immediate care facilities and have no Medicaid skilled nursing beds available.

- Two facilities (Country Side Care Center and Elmwood Terrace) are highly utilized and collectively have 38 skilled Medicaid beds available
- The remaining three facilities (Presence Pine View Care Center, Rosewood Care Center St. Charles, and Presence Mcauley Manor) collectively have 50 Medicaid beds available.
- Location of the proposed Meadowbrook Manor of Geneva is an integral part of this project. It will be adjacent to the Northwestern Medicine Delnor Hospital campus, which houses not only the acute care hospital, but physician offices and an ambulatory surgery center. Further, an unrelated 90 bed independent living facility is located near the northwest corner of the hospital campus. The addition of Meadowbrook Manor of Geneva will add a much needed skilled nursing component to this growing “health care hub.”

o Meadowbrook Manor is a part of Northwestern's Preferred Provider Skilled Nursing Network. ~~We~~ ~~anticipate~~ the collaborative relationship that has developed with Northwestern will continue at the Geneva facility.

- What sets Meadowbrook Manor of Geneva apart from other facilities in the area ^{will be} is the clinical programming ^{which is} not available at other facilities in the area: namely, pulmonary, cardiac management, and wound care clinics as well as home hemodialysis.
- The facility will be a modern state-of-the-art facility, which is important when you consider nearly all of the facilities in the area are over 30 years old and cannot accommodate current medical equipment needs of residents, ^{like power wheelchairs and lifts}
- Finally, this project has received the support of Mayor of the City of Geneva, the Geneva Chamber of Commerce, the Mayor of Bolingbrook, and the Mayor of Stone Park

The proposed Meadowbrook Manor of Geneva will not adversely affect Rosewood Care Center St. Charles. Based upon 2015 data from the State Board, Rosewood only had 23 Medicaid beds available, which is insufficient considering Meadowbrook's historical Medicaid census. Rosewood cannot accommodate all of the anticipated Medicaid residents. Accordingly, this project is warranted.

Thank you for your time and attention. I respectfully request the Health Facilities and Services Review Board approve the proposed Meadowbrook Manor of Geneva.

Jean Gaines

From: Judy Carroll
Sent: Tuesday, June 06, 2017 2:34 PM
To: Jean Gaines
Subject: Medical Care Facility - comments of support

I do believe there is a need for a medical care facility that can bridge the gap between hospital and home for the residents of the tri-city area. A facility located in Geneva, with its proximity to Delnor Hospital, could provide the progressive services needed by our local senior citizens.

Thanks - Judy



6/12/17

To Whom It May Concern:

I am pleased to say that I have worked with Meadowbrook Manor in Naperville for nearly twenty years, of which the last nine have been as the Assistant Administrator of this wonderful facility. I am incredibly proud of the care and services provided by our facility and our excellent, highly qualified staff.

As a family owned and operated corporation, it is reassuring to our residents to see the ownership walk through the building, taking time to meet and talk to them and addressing any concerns that they may have in a timely manner. The facility provides a large variety of services to the community, including bed-side dialysis, wound treatment, physical, occupational and speech therapy, cardio/pulmo rehabilitation as well as a dedicated memory care unit. Not only do we have activities throughout the day, there are trips to the casino, ball parks and movie theaters and regularly scheduled entertainment. Our meals are prepared fresh daily and menus are varied and diverse.

Our residents come from all walks of life, from all economic backgrounds and are diverse in ethnicity, yet, here at Meadowbrook Manor, we are all family. Our residents enjoy mingling with one another as well as with the staff. Deep bonds are formed with their caregivers and while our facility may not be the house they lived in for many years, they call it their home.

I am honored to be part of this wonderful team and part of the community it serves.

Yours sincerely

KC Karanth

Assistant Administrator

My name is Holly Stech; I am the Director of Admissions at Meadowbrook Manor of Bolingbrook. I have worked in long term care for over 25 years, the last 14 of those at Meadowbrook Manor.

At Meadowbrook Manor, we offer a variety of services to our community ranging from respite stays, giving caregivers a break for short trips, or just a few days off, to long term care. Our short term post acute unit provides therapy and nursing care after a hospital stay which enables our residents to recover and return to their homes without having to leave the community. We have excellent physicians and specialists from the area available as well, several of which attend to our residents right at the facility.

One of the things I like the most about Meadowbrook Manor is the family atmosphere. Everyone is treated like family, whether it is our residents, their families, or our staff. I can speak from personal experience as well, as I had my Mom at the facility for care. We have a great team of employees, many who have been with the company 10 plus years. We offer a large array of employment opportunities to the community.

In conclusion, I love being able to go to a place every day where I feel I can make a difference. I don't provide physical care, but I certainly provide compassion and support, which I feel helps to enhance the healing process.

June 8, 2017

To whom it may concern:

I have been a Registered Nurse for over twenty-two years and for seventeen of those years I have had the privilege of being part of a remarkable team working for Meadowbrook Manor Nursing & Rehab. I started as a staff LPN, worked as the director of wound care, house supervisor and now for the last ten years have held the role of Director of nursing services.

As a resident of the very community that this facility services and having had both parents as actual residents of the facility, I can truly state that this company places great effort in providing excellent care to their residents and take great pride in providing support to their families.

Meadowbrook Manor provides a variety of services to their community and the surrounding communities. The services range from post-acute rehab, intermediate, skilled and memory care. In addition they continue to have the privilege of providing medical care to our Veterans and their families from respite stays to long term care.

Meadowbrook manor is more than just another corporation they are a family. It is my professional opinion that there are very few facilities that offer such a rewarding career and were you are appreciated for the profession and advocacy you have chosen.

Isabel Perez

Registered Nurse

22 years

Testimony

Thank you for the opportunity to talk before everyone. My name is Mark Hocuk and I'm the administrator of MMNV and have worked for the Vangel/Jafari family for the last nine years. I'm here to attest that these families are actively involved in making sure that the highest level of care is being provided to their patients and residents. Nowhere else have I seen owners work so hands on at their buildings, you will not find at other skilled nursing facilities owners who know the names of the people in their buildings.

Meadowbrook Manor specializes in short-term rehabilitation services for those patients that have gone through anything from a knee replacement to spinal surgery and anything in between. We also have dedicated memory care units in our buildings that serve the ever-growing aging population.

We strive to offer the best care for our people and we offer top notch facilities, we groom our coworkers to be the best they can be and it shows in our low turnover and high customer feedback survey responses we get. There is no other place I would rather work nor any employer that I would want to work for.

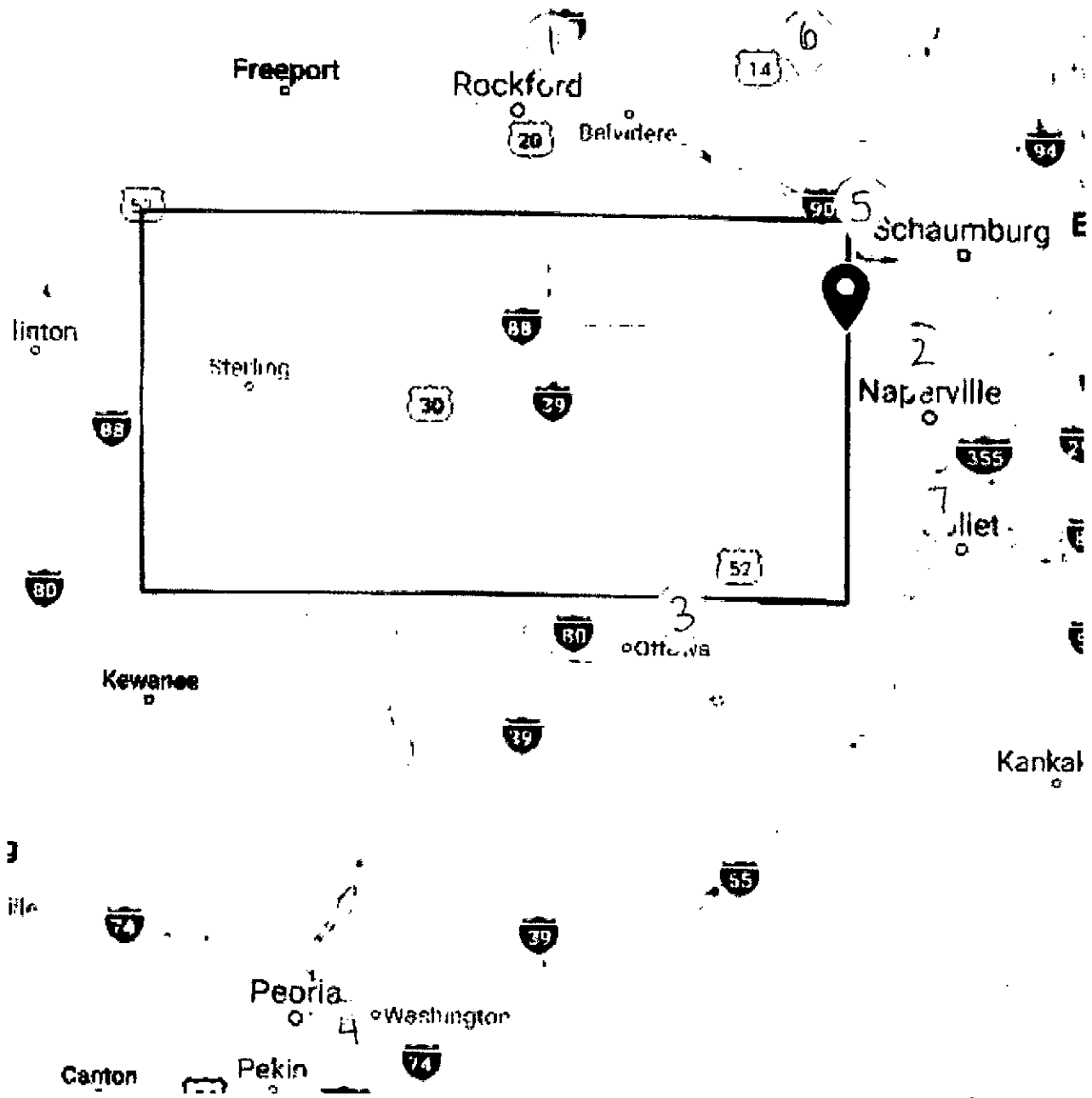
It is with great pleasure that I stand before you and give my own testimonial to what a great addition I think a MM Geneva would be to your community as I witness it first-hand every day all the great things that these families have accomplished in our community.

Thank you for your time.

Good afternoon ladies and gentlemen. My name is Scott Vavrinchik, I am one of the owners of Affiliated Dialysis Centers. Affiliated Dialysis provides in house hemodialysis services to skilled care centers throughout Illinois, Ohio and California. We have had the privilege of partnering with the Meadowbrook Corporation since 2011 at three of their locations. LaGrange, Naperville and Bolingbrook. After reviewing our data, we have administered 27,000 plus dialysis treatments over the past six years at the 3 locations mentioned. They have been, and continue to be an excellent partner utilizing state of the art equipment thus providing cutting edge dialysis therapy for their residents in need.

The address of the proposed location, 37 West 220 Keslinger Road, would be prime location for a skilled care center offering in house Hemodialysis. The geography bordering on Carpentersville to the east, south to Channahon, west to Annawann, north to Mt. Carroll and back east to Carpentersville. To our knowledge, there are no skilled care centers offering in house hemodialysis in that area. The closest skilled care centers offering in house dialysis are located in Naperville, Elgin and Rockford. The need for a skilled care center in that middle market patient segment are obvious and well warranted.

Thank you.



- 1. Presence Cor Mariae
- 2. Meadowbrook Naperville
- 3. RiverShores
- 4. Morton Terrace
- 5. Elgin Care Center
- 6. Crossroads Care Center
- 7. Parc @ Joliet
-  MB Geneva Location

Pro-Statement from Lauri Ciaccio-Huerta daughter of former resident Dennis Bentz

Hi. My name is Lauri.

My Dad, Dennis, had a stroke 8 1/2 yrs ago. Because of his medical needs, we could not bring him home. Thankfully we found Meadowbrook.

The facility itself is exceptional, always clean & kept up. The rooms are a perfect combination of privacy (individual TVs, etc) & companionship with a roommate to talk to. We especially appreciated the additional living spaces (courtyard, private dining rooms, ice cream parlor). We were able to still get together as a family for celebrations & holidays or just to play some cards & have dinner. It gave us back a little bit of home life.

But most importantly are the people. Their dedication & caring is so above & beyond. It's because of them we were able to have an additional 8 yrs with my Dad. From day one everyone there worked their hardest to rehab my Dad back as far as he could come & then to maintain that for as long as he could. I know the term "continuity of care" gets thrown around a lot, but it was such a comfort to my Dad to have familiar faces caring for him. I cannot tell you, as a family, what it meant to go home at night & never once worry that my Dad wasn't being cared for.

Not only should you 100% build another Meadowbrook in Geneva, but they are the model for which EVERY nursing facility should be!
Thank you.

Good afternoon

My name is Dr. Sandeep Kalra

I am a board certified Internist

I practice Internal Medicine ~~Residency Program~~ ^{in Naperville and} surrounding suburbs. D

In these last 12 years I have had opportunity to practice Internal Medicine ~~Inboard~~ ^{at} Meadowbrook facilities at Naperville and Bolingbrook

I've had the honor and privilege of serving hundreds of patients at both these facilities and currently I have about 60 patients in each facility... *Currently.*

In these last 12 years I found these facilities to be very kind and generous in ~~accepting~~ ^{accepting} diversity of patients as well as in employing diversity of staff *accepting* D

They have served so many underprivileged patients as well as Medicaid/public aid patients some of whom call meadowbrook as their home now.

These are probably the only two facilities in the ~~suburbs~~ ^{of naperville & bolingbrook} which have four different levels of care in each facility including the first floor for rehab patients a second for intermediate care and long-term patients and third floor for dementia patients and then a separate memory unit

I think the Meadowbrook nursing home as a nursing home in as a corporate has done tremendous service to Naperville, Bolingbrook and surrounding suburbs.

I think that they provide excellent service to the patients.

They have excellent owners and Well qualified staff who have evolved over the years and have not shied away from upgrading and updating to the best new standards in healthcare

I think another Meadowbrook facility as the owners are requesting would probably serve the same purpose of providing healthcare and extension of care from the hospital to the needy underprivileged and sick patients... *and Elderly patient in the community in need of long term care.* D

Also They participate in regular state surveys and are trying to meet the requirements of the state of Illinois in their licensing as well as in the care of their patients.

They're also trying to keep up with the new requirements of health field and integrating with accountability ~~get~~ ^{get} organizations of the surrounding hospitals that they are affiliated with.. D



SANDEEP KALRA MD

6/13/17

I would like to express my support for a long term care facility in Geneva. We have a wonderful hospital campus and when one leaves that facility it is important to provide care for those who are not yet ready to be independent. Currently we do not have anything available.

The location for the proposed 150 bed Meadowbrook Manor is perfect, right in the middle of a highly populated Tri City area with proximity to Delnor Hospital.

People tend to stay in Geneva beyond retirement and the services that will be provided are needed and necessary. Our population is aging and medical services are very important to the community.

The facility will also provide jobs which are an added benefit both in construction and for staff once it is in operation.

Jean Gaines
Geneva Chamber of Commerce

Meadowbrook Manor of Geneva (Proj. No. 17-012)
Presentation of _____
June 13, 2017 Public Hearing

Good afternoon, my name is _____, and I am a primary care physician who currently refers patients to Meadowbrook Manor facilities in Bolingbrook, Naperville and LaGrange. I am here in support of the establishment of the Meadowbrook Manor of Geneva.

Meadowbrook Manor of Geneva will fulfill a need for additional skilled nursing beds in Geneva. Presently, there are only two skilled nursing facilities in Geneva, and both are highly utilized. Accordingly, there is insufficient capacity to meet the growing demand for skilled nursing services.

Further, Meadowbrook Manor of Geneva will be uniquely positioned in the market. Unlike other skilled nursing facilities in the area, Meadowbrook Manor of Geneva will provide specialty programs aimed to enhance resident quality of care. Specialty programming will include a pulmonary rehabilitation program, designed to meet the needs

of patients with chronic and acute respiratory illnesses; cardiac management program, focusing on patients who have coronary artery disease, congestive heart failure, post bypass surgery, and heart attacks; and wound care program, providing treatment and management of complex wound care including nutrition intervention, electronic stimulation, ultrasound, pulse lavage, and debridement. Furthermore, Meadowbrook Manor of Geneva will provide home hemodialysis for residents in kidney. As a physician, I cannot underscore enough how vital these programs will be to improving the quality of care for residents. Specialists will hold weekly clinics, allowing for more frequent follow up visits and overall better quality of care.

As previously noted, Meadowbrook Manor of Geneva will be adjacently located to the Northwestern Medicine Delnor Hospital campus, which includes physician offices and an ambulatory surgery center. In addition to the hospital campus, there is presently a 90 bed independent living facility in this burgeoning "health care hub." The proposed Meadowbrook Manor of Geneva will add a much needed

nursing level component providing patients access to a full continuum of care from independent living to acute care in one location.

I support the proposed establishment of Meadowbrook Manor of Geneva to improve access to much needed skilled nursing care in Geneva.

Meadowbrook Manor of Geneva (Proj. No. 17-012)
Presentation of _____
June 13, 2017 Public Hearing

Good afternoon, my name is _____, and I am a primary care physician. I have worked with Meadowbrook Manor for ___ years and routinely refer patients to their facilities. Meadowbrook Manor provides high quality care to residents, and the proposed Geneva skilled nursing facility will benefit many of my patients. Therefore, I support of the establishment of Meadowbrook Manor of Geneva.

Meadowbrook Manor of Geneva will be a modern, state of the art long term care facility. Only two long-term care facilities in the Geneva service area were built within the last five years, with most facilities over thirty years of age. Medicine has changed significantly over the past 30 years. As a result, older facilities, which generally have much smaller rooms, cannot accommodate current equipment needs, such as power wheelchairs, resident lifts, and mobile medicine carts.

Facilities built in the 1970s and 1980s employed an institutional model of care. The proposed Meadowbrook Manor of Geneva will have a more homelike environment. Like other Meadowbrook facilities, it will offer amenities current seniors require, like spacious private and semi-private suites to accommodate more family and friends, private bathrooms, and homelike furnishings. All of this is designed to enhance the resident experience and improve quality of care.

Finally, from my personal experience, what sets Meadowbrook Manor facilities apart from other facilities is its clinical programming. Unlike most facilities, Meadowbrook Manor provides weekly cardiology, pulmonary and wound care clinics, where specialists hold clinic hours at the facility. In addition to clinics, Meadowbrook Manor of Geneva will be the only facility in the area offering home hemodialysis to residents with kidney failure. Convenient access to specialty care at the facility, particularly dialysis, will improve resident health care outcomes.

The proposed Meadowbrook Manor of Geneva will provide high quality long term care to residents of the Geneva service area. I support the proposed establishment of Meadowbrook Manor of Geneva and encourage the Illinois Health Facilities and Services Review Board to approve this project.

Comments in Opposition to Meadowbrook Manor

COMMENTS IN OPPOSITION TO MEADOWBROOK PROJECT

I. Purpose of the CON

To improve the financial ability of the public to obtain necessary health services; to establish an orderly and comprehensive health care delivery system that will guarantee the availability of quality health care to the general public; to maintain and improve the provision of essential health care services and increase the accessibility of those services to the medically underserved and indigent; to assure that the reduction and closure of health care services or facilities is performed in an orderly and timely manner, and that these actions are deemed to be in the best interests of the public; and to assess the financial burden to patients caused by unnecessary health care construction and modification.

1. Does the proposed project improve the financial ability of the public to obtain necessary health services? NO.
 - a. There are 4127 licensed beds within a 30-minute drive time of Geneva.
 - b. Current occupancy in Kane County according to the data submitted by Applicant is only 64.5%.
 - c. In Kane County alone there are a total of 1086 available and empty beds according to Applicants data from 2015.
 - d. When the permit was approved in 2009, the bed need was 339. As of the 2015 permit extension the bed need was 248. Since the 2015 permit extension 426 new beds have been built or been approved for construction.
 - e. The applicant acknowledges in its 2017 application that several projects have been approved in and around Kane County since the original filing in 2009. Applicant further acknowledges that the State has not identified a need for additional nursing care beds. Yet, Applicant argues that despite the State's determination, there is an accessibility issue in the area. The data presented above clearly demonstrated that there is not an accessibility issue as argued by the Applicant. While the Applicant provides its own definition of the market area, it offers no support for its conclusion. The Applicants entire premise for demonstrating a need is based on its having to redefine the market area and "shrinking" the State's definition of the market area in order to exclude nursing care beds from the calculation.
 - f. Even according to the Applicants definition of the market area, there are 1313 available beds and only 79% or 1038 are occupied. The fact that 297 of those 1038 patients have mental illness diagnosis is not only irrelevant but can be attributed to the fact that total occupancy is only at 79% within Applicants self defined market area. If the area facilities were to arbitrarily deny care to those patients with a diagnosis of mental illness, total occupancy in the "market area" would only be 56%, demonstrating

even further the clear lack of need for additional beds. Moreover, the Applicant fails to state that a significant percentage of patients with a diagnosis of mental illness also have significant medical co-morbidities and deserve the same care as the rest of the population. The Applicant generalizes by stating, "MI population is generally younger and more mobile" but offers no evidence on which to base that statement on. In fact, BRIA of Geneva only has 5 patients under the age of 60 and the average age of patients with a diagnosis of mental illness in the facility is well over 65. These patients are referred to as geriatric/psych patients and require the same type and level of care as every other patient it serves.

2. Will another facility of 150 beds in Geneva establish an orderly and comprehensive health care delivery system that will guarantee the availability of quality health care to the general public? NO.
 - a. The number of licensed beds already guarantees availability of quality health care to the general public.
 - b. Applicant fails to point out that when using the State's 30-minute drive definition for the market area, there are actually 4127 available beds. By arbitrarily redefining the market area, the Applicant conveniently shaved off 3,094 beds, which translates leaving out 75% of the available beds in the market area. Of the 4127 available beds, there are 426 newly built or approved for construction beds since Applicants 4th renewal request.
 - c. Applicants own submitted data shows that in Kane County alone there are 3064 available beds with a projected need of 2705 through 2018 and that no additional beds are needed.
 - d. The calculated bed needs for the entire Health Service Area 8 according to the 1/25/17 LTC Facility Updates report shows that not only are no beds needed, but that there is an excess of 590 beds.
 - e. In the market study submitted by Applicant, it points to the 2015 IDPH Inventory of nursing home beds. Per said survey, there are 27 facilities in Kane County with a total of 3064 available beds. However, total patient days reflect occupancy of only 1978 patients or 64.5%. This data clearly shows that adding more beds will not be beneficial and will only hurt the market by adding to the ever-increasing challenge of hiring quality nursing staff to care for these patients.
3. Does a new 150 bed facility increase the accessibility of those services to the medically underserved and indigent? NO
 - a. There are currently 1317 licensed Medicaid beds in the area. Medicaid patients occupy only 52% of those beds.
 - b. The Applicant has distorted the data on the availability and need for Medicaid beds. The data presented by the applicant is clear. According to the IDPH Nursing Home web site there are 1317 licensed beds that are designated as Intermediate care, dual certified Medicare/Medicaid and

Medicaid certified. Only 262 beds are certified Medicare only and according to the 2015 IDPH Facility Profile date, only 155 of those beds are occupied. Furthermore, of the 1317 non-Medicare licensed beds, only 874 beds are occupied of which only 691 are Medicaid patients. In addition, the 2015 data is obsolete, as Medicare census has decreased significantly since then due to a combination of factors including PAN networks, ACO's and bundled payment systems.

- c. According to the 2015 LTC Profile submitted by Applicant, 74% of BRIA of Geneva patients are Medicaid or other Public funding. 18% were Medicare and 7% private pay. As of 6/3/17, only 10% of patients were Medicare while 84% were Medicaid with 6% private pay. As the ability to fill beds with Medicare patients decreases the availability of Medicaid beds increases and this has been the trajectory for BRIA of Geneva since 2015. Clearly, BRIA of Geneva serves a primarily Medicaid population and have never turned down a referral of a Medicaid patient for lack of beds.
 - d. Applicant claims that there is an increased demand for Medicaid beds in the market area, in other words in increase of indigent patients. Yet, according to the 2017 market study submitted by Applicant, the largest projected increase in household income for Geneva between 2016 and 2021 is in the \$60,000 plus brackets. In fact, the greatest projected change income is in the \$200,000 plus demographic with a projected 100% increase. The next largest increase is in the \$150,000 to \$199,000 demographic with a projected increase in household income of 62.21%. These projections show a decrease of indigent households compared to high-income earners in Geneva, which will result in less need for Medicaid beds, contrary to Applicants claim.
 - e. Applicant readily admits "the study market area has a thriving economy that produces a high level of affluence for its residents". Nevertheless, Applicant states that there is an ever-growing need in the market area for beds to serve the Medicaid population.
 - f. On the one hand Applicant argues that there is a need for more Medicaid beds and on the other hand contends that a new facility is needed to meet the demands of the highly affluent community it proposes to serve. In essence, the Applicant is picking and choosing data to serve its purposes even though that data is conflicting.
4. Does adding another 150 beds to an already oversaturated and understaffed market reduce the financial burden to patients caused by unnecessary health care construction and modification? NO
- a. Such construction will only add to the burden to patients.
 - b. This will result in more difficulty staffing the existing buildings
 - c. Will increase the cost of providing care by requiring agency staffing at a significantly higher cost in exchange for lower quality of care.
 - d. Increased cost of care for Medicaid patients will result in increased rates for private pay patients.

II. The Applicants documents is fraught with inconsistencies

1. Appendix A of the LTC application lists the cost of the land at \$1,700,000. However, the HUD loan approval document lists the land cost at \$1,210,000.
2. Appendix A of the LTC application lists the total project cost at \$23,245,319. The total project cost as shown on the HUD loan approval is \$24,728,525. The total project cost per the 2009 application was \$25,273,839.
3. In September 2016 the Review Board denied the permit renewal requested through March 31, 2018. The Board based its decision on 5 renewal requests since the initial filing in 2009 and concluded that the project has NOT proceeded with due diligence. Appendix C to the LTC Application now sets a completion date of May 2020.
4. The Applicant has provided false information regarding BRIA of Geneva. Applicant alleges that 50% of the facilities census is comprised of "MI patients". This information is false and misleading. In fact the facility has only 1 "MI Patient" as defined by Subpart S of Illinois Nursing Home Care Act.
5. Applicant states that "While there have been a couple new facilities in the greater 30-minute travel time service area and a few more in the pipeline, the existing and new facilities also appear to limit access to Medicaid certified beds. However, Applicant provides no evidence whatsoever to support this assertion.
6. Applicant claims that the first application was a "placeholder" for the beds and this application and claiming they have invested significant capital in the project and it will be "obligated" meaning the amount needed to show the project is underway, will have been invested. Contrary to said claim, the land was purchased on 4/1/96 - 9 years prior to the first application in 2005 (Page 42 of the HUD loan commitment). At that time the land purchase was a real estate investment and now Applicant claims otherwise. In addition, the Review Board concluded after denial of the 4th extension request that this project was not a "placeholder" that there was no need, that other projects have moved forward and there are currently 426 new beds that went ahead of Applicant. In addition, the fact that the Review Board has entertained 4 application extensions is unprecedented in Illinois and has never been attempted in this States history.
7. On Pages 537-541 of 543 total pages, the Applicant projects revenue and patient days for 2020-2022. Applicant projects stabilized revenue in 2022 of \$15,479,741 based on 90% occupancy, which calculates to 49,275 annual patient days. This would result in an average per patient day rate of \$314. If, as Applicant claims, it plans to serve a predominantly Medicaid population since those patients are supposedly underserved in the market area, it simply cannot achieve a per diem rate of \$314 without filling a high percentage of dual certified beds with Medicare and Private Insurance patients at the expense of the Medicaid population Applicant claims it plans to serve.