



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 2 ✓

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print)

Sandra Reed

City

Waterloo

State

IL

Zip

62298

Contact Phone Number

618-719-5668 or 618-939-3173 AM

Contact E-Mail Address

s_reed27@yahoo.com

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)

Citizen

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

This form must be returned to John Kniery at john.kniery@illinois.gov or 217-785-4111 (fax) or 525 West Jefferson Street, 2nd Floor; Springfield, Illinois 62761 at least 24 hours prior to the HFSRB meeting.

Please note that anyone who does not pre-register in accordance with the HFSRB Public Participation Guidelines will not have an opportunity to speak at a Board meeting.



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 4 ✓

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) Lucille Moehrs

City Waterloo State IL Zip 62298

Contact Phone Number

618-741-0620

Contact E-Mail Address

moehrs2@htc.net

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)

concerned citizen

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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Reasons to Keep Oakhill Nursing Home Operated by the County

Our family has been involved with the Monroe County Nursing Home since 1958. We had many family members staying there and many friends working there. I volunteered there in the gift shop and helped with activities for many years.

My uncle was there for 17 years. My dad there for 4 years. My mother-in-law for 5 years; My father-in-law for 4 years. The care was very good and nurses and aides took very good care of them.

The first administrator I knew was Henrietta Bauer; I also knew Collette Rau and Kim Keckritz.

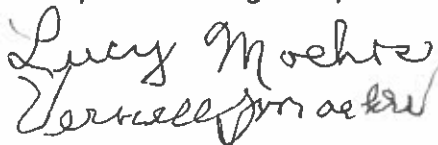
They were amazing. I know there were a few that didn't do a great job; but all in all it is a great place.

Since the new people have taken over the Alzheimer section has closed, there is no longer a gift shop, and I don't know if they still have the activity department that the residents get to come to and have activities to entertain them.

The residents of Monroe County should have a voice in deciding whether the County continues to run Oakhill and not just the three county commissioners.

Hopefully the state will support us and put a referendum on a ballot so we can have a say that the county should or should not ^{be} continuing to maintain the facility.

Thank you for letting us express our opinion.

Handwritten signatures of Lucy Moehrs and Vernell Moehrs in cursive script.

Lucy and Vernell Moehrs

In early spring, 2023, the County Commissioners were advised of a billing issue with respect to Medicare billing at Oak Hill. The County continues to address that issue and hopes to bring it to a resolution in the very near future.

That is not the end of the story, however. Once the County board was made aware of the issue, it determined that the only way to ensure that the County could accomplish both forthrightness with Medicare, along with protect the County from those prior issues in addition to protecting against reoccurrence, was to engage with an outside firm to determine the extent, and identify the problems that led to the issue.

Over the next eighteen months, while working alongside Armanino LLP, the county board was brought several conclusions about the genesis of the issues at Oak Hill, but one stood above the rest. The issue was that the county government, as both previously and currently constructed, is not equipped with the expertise, support, and underlying knowledge base to successfully run Oak Hill.

That left the county board with a few paths, each of which was explored by the commissioners with diligence and objectivity. The paths were discussed at length with the consultant group, Armanino.

The paths included, first, hiring personnel, beyond the simple hiring of a nursing home administrator to fully and wholly support the operation of Oak Hill. What was discovered on this path was the indisputable fact that such path would come at a significant cost to the taxpayer, both in monetary terms and in government services. Stated simply, the cost to fully support Oak Hill at the County level, if it could even hire and identify the necessary folks, was going to result in added taxes and cuts to other essential government services.

The second path, a management company. The county had gone down that path before, with mixed results. Once again, the indisputable facts related to this path, given the parameters of management agreements again resulted in added costs, and ultimately losses for Oak Hill overall.

The third path, and the one that was ultimately decided upon, was to figure out how to make sure that Oak Hill survived the realities of staffing challenges and ever-evolving regulations so that future generations of Monroe County residents have Oak Hill as a choice for care for their grandparents, parents, and eventually themselves. Because of the realities that a sale of the facility is not permitted short of a voter referendum, a lease of the facility and a sale of the operations were the obvious solution.

Despite a solution to the problem being settled upon, the county board was not optimistic that a suitable partner would be found. After many discussions, and after engaging with an expert in the nursing home real estate field, the county was introduced to Accolade. The introduction was just the beginning, but through continued communication, a relationship formed, and it became clear that Accolade was the right group to shepherd Oak Hill into the future.

The Monroe County board recognizes the following indisputable facts, that Oak Hill's prior and expected continued success are based on the sterling employees that have made Oak Hill a part of their lives. And, that Oak Hill is a beautiful facility with wonderful residents. As a county board, we are sad that the conclusion to lease Oak Hill was one that had to be reached. We are sad that the ability for any county to successfully run a nursing home has become unsustainable. And we are sad that Oak Hill will no longer be called by its actual name, the Monroe County Nursing Home. That sadness will persist, because Oak Hill has been such a significant part of the county for so long, but it will subside as we continue to realize that though it is not the Monroe County Nursing Home, it is still there, and its story, and history cannot be erased, and will be remembered by myself, and every commissioner that I have served with and that has come before me. And its continued existence, and the history associated with it, will be in the capable hands of Accolade Health.

The Accolade group is made up of wonderful, caring folks, who have a passion for this field. They have a base of expertise that the county knows will equip them for significant and continued success with the operation of Oak Hill. But, most importantly, the board recognizes that Accolade represents the sustainable and successful future of Oak Hill. The lease with Accolade is what the county board knew so many months ago, it was the path to ensure that Oak Hill is saved for the future generations of Monroe County residents. We are happy to have them as a part of our community and look forward to their continued success.



NUMBER: 5

STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) GWR FUND

City WATERLOO State IL Zip 62298

Contact Phone Number

618-977-4044

Contact E-Mail Address

gpfund161@gmail.com

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)

Concerned Citizen

III. POSITION *(Circle appropriate position)*

SUPPORT

OPPOSE

NEUTRAL

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Attached to Oak Hill is Evergreen Pointe Rehabilitation Facility. In the past two years, I have had direct contact with this facility. My parents both had to spend some time there before returning home due to medical conditions. We found the quality of the care and the staff to be phenomenal.

During the summer of 2023, my dad, Vernell Moehrs, spent a total of almost two months at Evergreen Pointe. In fact, it was one of the nurses who is the reason that he is alive today. Camille noticed that Dad's incision did not look quite right along with Dad being unusually lethargic, unable to eat and running a low grade fever. She got in contact with his surgeon who sent him immediately by ambulance back to Memorial East where he had an emergency bowel repair; Dad's bowel had ruptured. Dad was in ICU for almost two weeks and then returned to Evergreen Pointe where he was rehabbed. It was a long and difficult road but Dad was able to return home.

During the summer of 2024, my mom, Lucille Moehrs, spent two weeks there recovering from a fractured pelvis. Again, extremely pleased with the care she received during her time there with her, as well, eventually being able to return home.

Evergreene Pointe provides quality care with quality people. It is my fear that if Accolade is allowed to assume control of the entire Oak Hill facility that the quality of care will begin to suffer. I have lived in Monroe County my entire life paying property taxes for a total of 39 years which a portion goes to maintaining the nursing home. It has been a comfort for me to know that the standard of care given to my loved ones who have needed to stay there has been top notch. I would also like to know that a quality facility will be there should I need to use it for any reason.

I strongly feel that Monroe County should maintain control of Oak Hill. I also feel that if Oak Hill should become privatized then the voters should have a say in this matter and be the ones to approve that decision.


GINA PFUND
704 WATERLOO DR
WATERLOO, IL
62298

618-977-4044



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 6 ✓

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print)

Jason Chism

City

State

IL

Zip

62040

Contact Phone Number

618.972.8610

Contact E-Mail Address

jchism@usw.org

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)

United Steelworkers

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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October 8th 2025

Public Hearing for Oak Hill

My name is Jason Chism. I am the District 7 Sub 2 District Director for the United Steelworkers Union. We represent the hard-working men and women at Oak Hill. We have a collective bargaining agreement in place. Our current CBA was recently negotiated and it runs through December 1st 2024 – November 30th 2027.

The USW has represented workers at this location since February 25th 2004. The Union has negotiated many contracts since then and has worked diligently to have a strong working relationship with Oak Hill and Monroe County. The USW also represents workers in the Monroe County Highway Department. The Union has a major vested interest in maintaining the current labor contract which protects the current work force at Oak Hill, but also making sure the residents continue to receive the outstanding care they receive from our members.

Our skilled nursing staff, CNA's, PRN's, housekeeping, cooks, dietary and maintenance employees, including management personnel have worked diligently to make Oak Hill one of the top nursing homes in the state. This doesn't happen overnight. It is from years of dedicated employees and this community being dedicated in making Oak Hill successful.

These things will not change if Oak Hill remains a Monroe County ~~company~~ ^{entity} and not allowed to move forward with this lease to an outside ~~company~~.

Since this was made public, there has been nothing but confusion, very little answers to questions, and has not met with the Union to discuss any of the potential changes up to this point.

The potential new company has been in the facility meeting with our members creating even more confusion among them. Discussing policy, possible changes in working conditions, wages and even disparaging the Union. We have a contract in place and the Union has been waiting patiently to sit down with Monroe County and the possible new employer to discuss our current labor contract.

Commissioners

Monroe County would lead you to believe this is a struggling facility. This facility is far from it. Do we have our challenges, sure we do. We work together with management and we figure out the best way to resolve an issue and move forward always keeping the residents best interest in mind. It has always been this culture that makes this a special "top of the line" nursing home.

Commissioners

Monroe County claims it no longer has the requisite expertise to operate a skilled nursing facility. As I stated before, we have a skilled nursing staff, CNA's, PRN's, housekeeping, cooks, dietary, maintenance employees among other positions and including a hardworking management team that has worked diligently in making Oak Hill one of the top nursing homes in the state, for the County to make this claim is just plain false.

In fact, it is true we have had 5 administrators in 5 years. These troubles should not be lumped in with an excuse to lease the facility to an outside entity. Monroe County should be held accountable to tighten up their belts and hire the right qualified person for the position. In all business cases, this would be the outcome. This situation should be no different.

Oak Hill is one of the oldest county operated nursing homes in the state. It's been embedded in this community for many, many years, dating back all the way ~~back~~ to 1858. The USW has represented workers at this facility for a very long time and its skilled workers has made this facility a 5-star facility for many years and currently sits at a 4-star rated facility. Both awesome achievements but indicate the dedication from the workers, the community and the residents that reside at Oak Hill.

Commission

We ask for this ~~action~~ to re-consider allowing this lease to go through, We ask to hold Monroe County Commissioners accountable to doing their jobs and not allow them to throw decades of hard work and dedication by the workers and the community to the hands of an outside entity.

The United Steelworkers on behalf of the workers @
Thanks for your time today.

Oak Hill, appreciate your time today.



NUMBER: 7



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) DARLINE WEHL

City WATERLOO State IL Zip 62298

Contact Phone Number

618-939-7225

Contact E-Mail Address

radwehl@htc.net

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)

CONCERNED CITIZEN OF COUNTY

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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Mrs. Darline Wehl
711 Waterloo Drive
Waterloo, Illinois 62298
618-939-7225

Illinois Health Facilities and Service Review Board
525 West Jefferson Street
2nd Floor
Springfield, Illinois 62761

Dear Board Members,

I am writing to respectfully request that the Illinois Facilities and Service Review Board deny the lease/contract agreement between Accolade Waterloo LLC/Accolade Ventures LLC, and Oak Hill Living and Rehabilitation Center.

As a concerned Citizen of Monroe County, I am worried about the potential impact of the lease agreement on Monroe County. The County Commissioners have been working behind closed doors for months without the knowledge of the county residents or the residents and workers at the facility. They have not released a copy of this agreement and the actual contents to the public. Most of the county is not even aware of what is happening because not everyone gets our local paper or know how to research on the internet. I've attended the meetings and they have not been forthcoming with information. They are acting as though this is a done deal. Some citizens have made the statement "it's a done deal" because the commissioners are acting as it is. They have designed it to appear to be the case and that irritates me since the voters of the county have not had a vote in this or a say because they don't know about it, that too by design.

One thing that they have used for their argument for the lease is they (the commissioners) don't have the expertise to run the facility, however neither did their predecessors but they hired people that did and they did an excellent job for many years. The facility is now paid off so they can come to the tax payers and ask to keep the ~~for the~~ same tax paid previously to pay for the facilities to hire those with expertise to administer to the needs of the Oak Hill.

One other concern I have is they say Accolade can offer services that Oak Hill can't and that high acuity resident with tracheotomies, requiring dialysis and complex wound care can be taken care of when Accolade takes over. It seems to me that requires a very sterile environment will be required and could cause a serious outbreak of infection for our current residents, should that occur. They may restrict certain areas off limits to our residents and they lose their independence of movement. I appeal to you, once again, to deny Accolade Waterloo, L LC to take over Oak Hill Living and Rehabilitation Center.

Sincerely,

Darline Wehl
October 7, 2025



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 8



Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print)

Connie Stratman

City

Waterloo

State

IL

Zip

62298

Contact Phone Number

314-954-2941

Contact E-Mail Address

ConnieStratman63@gmail.com

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)

Concerned citizen

III. POSITION *(Circle appropriate position)*

SUPPORT

OPPOSE

NEUTRAL

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I truly hope this meeting will have an impact on you and you will not approve the lease of Oak Hill to Accolade. Even though the lease has not been approved by the state, there are a number of changes happening at Oak Hill.

- Gift Shop remodeled
- Entry way and reception area updated
- Activity room painted, floor cleaned and buffed.
- Staffing changes too.

Let it be known that we didn't find out about the county's decision regarding Oak Hill until a few weeks before we had the first and only meeting with our commissioners (the end of August).

Originally, we thought the meeting would be a question and answer but it was only comments from the residents. Even though questions were not answered the most asked was why? Why didn't they reach out to the community before making this impactful decision?

This Nursing home has been in our county since 1951. It has assisted generations of residents to keep their relatives close in a great facility. The staff treats the residents with care and respect, as well as their families. If there are questions or issues, they are addressed promptly.

Oak Hill provides jobs for local residents. With the facility being county owned, it has allowed the staff to have a retirement plan. If Accolade leases, they will not be able to keep their retirement because it will no longer be a county facility. This is a huge benefit for staff along with their union.

Since COVID there have been many changes and not many of them are good. I was not aware of the liaison group which Oak Hill had prior to COVID. It was a group comprised of doctors, nurses and staff that facilitated between Oak Hill and the commissioners. When we came out of COVID, the commissioners should have resurrected this group. In my opinion, the commissioners don't want the responsibility of Oak Hill because it has become difficult for them and not profitable. If that was the case, they should have reached out to the community first. It is terrible that 3 individuals made this decision that impacts potentially thousands.

With the leasing of Oak Hill, Accolade wants to change it to a critical care facility as well. All beds are filled quickly and the type of facility we have now has been fine. The hospital is the best place for residents to receive critical care. Not sure how many beds will be removed for this new area and what the full impact will be. Definitely more credentialed nurses will need to be hired and possibly an on staff doctor. This would definitely make payroll go up and we would lose beds for noncritical residents.

For all of the folks that came to the meeting in August, we spoke but weren't heard. Hopefully we will be heard now. Please don't approve this lease!

Thank you!



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 9



Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) CLARA STRATMAN

City WATERLOO State IL Zip 62298

Contact Phone Number

618-910-3734

Contact E-Mail Address

CLARA617@icloud

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)

Concerned Citizen

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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You're granting Accolade license to take over Oak Hill could be devastating to the community. It is one of the largest employers in Monroe County and we want to keep it that way to support local. Reasons below are why it might not stay a local community for our local community employees.

- 1. Oak Hill's strength has always been its people, employees, and community connection. If we hand it over, we risk losing that. Oakhill should not lose the value that has made it one of the best facilities in the area.**
- 2. Oak Hill is an IMRF employer and that is why we attract good employees to take care of our residents. Taking this away from the employees will have a great impact if they stay or leave, as they must also consider their own life.**
- 3. Uncertainty of benefits such as healthcare, time off, and pension will make a great impact on staffing. As of today, the rumors are cuts in vacation and health benefits and these have never been addressed, therefore uncertainty takes a toll on the workers.**
- 4. Without Oak Hill, the community will not be the same. Taxpayers should have had some say in this transfer, but of course there was none. We voted to build it, but we don't have to vote to lease it out to a company we know nothing about.**
- 5. For months the commissioners worked on this plan of theirs with no communication with the taxpayers of Monroe County. Taxpayers should have had and should still have some say in this matter.**
- 6. Accolade is on site now making Changes to everything without your licenses and the approval of the taxpayers.**

The residents are now wanting to know what will happen to them. Older people need stability in their lives, as they have already been uprooted from their homes and put in a place to live out their final days. Our residents, who were the planners and taxpayers of this facility, do not deserve to have their lives uprooted again.

Please consider the moral and right thing to do, for these vulnerable seniors and do not turn over the license of Oak Hill to Accolade.



NUMBER: 10

STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) Vicki Singer

City Columbia State IL Zip 62235

Contact Phone Number

618-538-5656

Contact E-Mail Address

vls4jls@yahoo.com

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)

Family member a concerned
citizen

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 11 ✓

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) PATRICK J KELLY SR

City COLUMBIA State IL Zip 62236

Contact Phone Number

636 373 2967

Contact E-Mail Address

buckshot@htc.net

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)

CONCERNED CITIZEN

III. POSITION *(Circle appropriate position)*

SUPPORT

OPPOSE

NEUTRAL

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STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 12



Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) Caroline Muench (muench)

City Waterloo State IL Zip 62298

Contact Phone Number

618-939-8456

Contact E-Mail Address

scmfecharter.net

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)

Citizen

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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Public Comment on Change Of Ownership of Oak Hill from Monroe County to Accolade Health

Submitter: Caroline Muench 305 West Third Waterloo, IL 62298 618-939-8456
SCMF@Charter.net *Caroline M Muench*

Date of Submission: 10/8/25

Recipient: The Illinois Health Facilities and Services Review Board

Re: Project #25-031, Oak Hill Senior Living and Rehabilitation Center,

I urge you to reject the proposed change of ownership of Oak Hill from Monroe County to Accolade Health. This transfer threatens to erode the quality and accessibility of care for our most vulnerable residents, undermines the core values of our community, and introduces unacceptable risks to both residents and staff.

As a lifelong Monroe County resident, I have a personal connection to Oak Hill and Magnolia Terrace. Several of my loved ones have previously lived in these facilities.

Transferring Oak Hill's ownership to Accolade Health puts our most vulnerable residents at immediate risk and dismantles a vital community safety net. This decision weakens the quality and accessibility of care. I implore the board to reject this transfer for the following urgent reasons:

1. Access to Care:

- One of the first acts of the judges of Monroe County in the 1800s was to establish an "Alms House" to care for the most vulnerable in our community. Over time, the "Alms House" became "Oak Hill", but its mission has remained steadfast. Oak Hill provides services to everyone, regardless of ability to pay.
- As a for-profit operator, Accolade is likely to prioritize higher-paying patients, which could limit affordable access for lower-income seniors and disadvantage our vulnerable residents.
- Oak Hill's Independent Living Facility will be managed by a separate company under Accolade, creating uncertainty about resident qualifications, costs, and available services.

2. Quality of Care:

- Oak Hill has mostly maintained a 5-star CMS rating since 2010, slipping to 4 stars in 2022 and 2025. Accolade's facilities rate lower: Savoy (1 star), Danville and Paxton (2 stars), Pontiac and Peoria (3 stars). Sam Brooks of the National Consumer Voice for Long Term Care notes quality often declines after nonprofit sales (Fortune 2024). Accolade's Savoy, acquired in 2023, remains at 1 star. ("History & Tradition - OakHill", 2024)
- Savoy quality per www.medicare.gov: 12/6/24 19 health citations, 9 fire safety citations 2025 5 complaint inspections, fined \$37k).

Public Comment on Change Of Ownership of Oak Hill from Monroe County to Accolade Health

- Despite voter support, commissioners decided to lease and eventually sell Oak Hill to Accolade Health without public input, announcing the decision just before final papers were signed. The public comment session held that night left many questions and concerns unresolved.
- Accolade is now on-site and has begun preparing Oak Hill employees for the ownership transition. In a recent meeting, Accolade expressed frustration with HFSRB delays and conveyed confidence in receiving approval.
- I urge the HFSRB to pause this transfer of ownership and require Monroe County to consult its citizens and thoroughly explore community-centered alternatives before taking any final action. The future of Oak Hill demands full transparency, accountability, and a collective community voice.

In summary, this is a pivotal moment for Monroe County:

- Accolade, a for-profit organization facing financial distress, is likely to prioritize profits over people, which would endanger access to essential care for our most vulnerable residents and compromise Oak Hill's mission.
- For over 60 years, Monroe County has set the standard for compassionate, reliable senior care. In contrast, Accolade's limited experience and commitment do not meet our community's expectations.
- Oak Hill maintains strong 4- and 5-star quality ratings, which Accolade has not matched at its other facilities. This raises concerns that care quality may decline under new ownership.
- Accolade's ongoing expansion and financial struggles heighten the risk of downsizing or abandoning facilities such as Oak Hill. Given this significant risk, I ask the HFSRB to keep Monroe County responsible as the owner to ensure essential oversites and safeguards. Encourage Oak Hill to leverage Accolade to "assist in operations".
- Since 2017, Accolade has acquired seven nursing facilities; none rate above three stars, and one has closed. This rapid growth and instability increase the risk of future sale or bankruptcy. ("Accolade, Inc. 2017 Annual Report", 2017)

Caroline Muench.



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

525 WEST JEFFERSON ST, SPRINGFIELD, ILLINOIS 62761 • (217) 782-3516 FAX: (217) 785-4111

13 ✓

Public Participation Form

Facility or Project Name: Oak Hill

Project Number: 25-031

I. IDENTIFICATION

Name (please print) Judy Niemann

City Waterloo State IL Zip 62298

Phone Number: 618-719-6627

E-Mail Address jniemann@htc.net

II. REPRESENTATION (section must be completed 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)

Citizen

III. POSITION (circle appropriate position)

Proponent

Opponent

Neutral

To register for public participation, this completed form must be returned to John Kniery at: john.kniery@illinois.gov, 217-785-4111 (fax), or 525 West Jefferson Street, 2nd Floor; Springfield, Illinois 62761. The form must be received at least 24 hours prior to the meeting where the above-referenced project is scheduled for consideration.

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The Monroe County Board of Commissioners stated that they no longer have the required expertise to operate a skilled nursing facility and decided to exit the business so they can focus on public safety and essential services to the residents of Monroe County

THE MONROE COUNTY COMMISSIONERS HAVE NOT ALWAYS HAD THE EXPERTISE TO OPERATE A SKILLED NURSING FACILITY. Former county boards have worked diligently to provide other health care options for its success in the past without leasing or selling the facility. One of those examples being 25 years ago the county board decided they would hire a management firm to assist the nursing home with changing regulations, staffing issues, and appropriate Medicare and Medicaid billing but still reported to the commissioners in all their decisions. The commissioners were still involved with overseeing Oak Hill as voted by tax payers in Monroe County. They also were instrumental in finding a competent administrator to manage the nursing home.

Since 1951 till 2000 (49 years) the nursing home has had 11 administrators. The current county board of commissioners stated "they employed 5 administrators in the past 5 years". In reality they have only hired 3 administrators. The nursing homes long time administrator was there for 21 years and decided to go part time. Then the commissioners hired a fulltime administrator and fired him within a year. The long time administrator left her part time position to take over the full time administrator position for 6 months until the board hired another fulltime administrator. The next administrator was terminated within 2 years of being hired. Then the board gave the position to an LPN at the facility. She had no experience as a nursing home administrator but was going to school for her nursing home administrator license. She left the facility within 10 months of taking that position after an audit was completed and the financial records were substandard which

leads us to the present situation. Most of these administrators were terminated by the county commissioners. Were the administrators properly vetted to ensure the right person was hired for this very crucial position? Why should the seniors of Monroe County have to pay the price for the mismanagement of Oak Hill by the commissioners. I oppose the lease between Oak Hill and Accolade Healthcare. I feel Oak Hill is an exceptional senior facility and needs to stay county owned and operated. There are not many choices in a 15mile radius of Waterloo for exceptional care like Oak Hill provides. If Accolade does not keep up the same standards of care Oak Hill is known for where will the seniors of Monroe County receive their care? The commissioners have stated in their letter to this board that the only other facility in Monroe County is a 1star nursing home and now they want to lease our nursing home to a nursing home chain that has a average 2.3 overall star rating. I plead with this board to please deny Accolades request for the certificate of need so or seniors will have the best care they deserve. Oak Hill is a essential service for Monroe County residents.

Judy Neumann



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

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14 ✓

Public Participation Form

Facility or Project Name: Oak Hill Senior Living Rehabilitation Center

Project Number: # 25-031

I. IDENTIFICATION

Name (please print) Donna D. Wilde

City Waterloo State IL Zip 62298

Phone Number: 618-580-3929

E-Mail Address ddc.wilde@htc.net

II. REPRESENTATION (section must be completed 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)

Citizen

III. POSITION (circle appropriate position)

Proponent

Opponent

Neutral

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Comment on Proposed Project#25-031

Oak Hill Senior Living Rehabilitation Center

623 Hamacher Street

Waterloo, IL 62298

As a lifelong citizen of Monroe County, I was appalled and disappointed to say the least when I picked up the August 6th newspaper and read that the County Commissioners decided to lease Oak Hill to Accolade Healthcare ultimately giving Accolade **complete** control of Oak Hill. The only invitation for a public comment meeting was scheduled for August 26. The community packed the room ~~and had many questions and comments about the decision~~. There were many questions that were asked along with comments about the ~~the~~ decision to lease Oak Hill. No answers were received and to this date remain unanswered.

Oak Hill has been a county home for 75 years and the taxpayers have supported the home as evidenced by building the first county home, adding additions to that building twice and then building Oak Hill. A decision was made by the Commissioners to lease the nursing home for 5 years and with the possibility of another 5 years or selling it at a fixed price pending a referendum from the taxpayers. How could they make this decision that has a great impact on the residents of Oak Hill, senior citizens and 200 employees without being transparent to the taxpayers? Information obtained through the Freedom of Information Act indicates that the Commissioners were already considering leasing Oak Hill as early as March 2025 and I am sure many months prior to March there were discussions on this during their many closed meetings. There was ample time to have meetings with the community to voice their concerns with regarding ownership of Oak Hill and receive feedback. Transparency was needed but not given.

According to information provided to Illinois Health Facilities and Service Review Board the commissioners made the decision to “exit the business, so it could focus on public safety and essential services”. Should not the COUNTY (taxpayers) have a voice in the decision to exit the business and isn't Oak Hill; the seniors of Monroe County, part of the **essential** services, ^{and} ~~or~~ are they not included in public safety? Signing a lease to Accolade Health Care to take over operations of Oak Hill, **WITHOUT** having to regularly report to the Commissioners as previous Administrators and the Management firm did does not seem to go with their focus of public safety and proven business practices.

The staffing issues, complex and growing regulations requiring costly managers were mentioned as some of the reasons for “exiting the business”. The nursing home industry has faced many complex and growing regulations for the past 75 years. As a nurse and a DON with 35 years of employment at Oak Hill I saw many complex and challenging changes where administration and staff met those challenges and made the required changes.

Oak Hill, a non-for-profit facility, has had to resort to agency staff, as many health care facilities do, to provide for the care our residents need and deserve. Will Accolade Health Care, a for profit, do the same? Per information from CMS on average Accolade has a 1.5-star rating for staffing. Oak Hill has a 4-star rating for staffing per CMS.

I oppose this lease and request for CON by Accolade. Let us look forward to celebrating 100 plus years of quality care Oak Hill has and should continue to provide the seniors of Monroe County.

Thank you for taking the time to listen.

Donna DeWilde

300 Liberty Ct.
Waterloo, IL 62298

Comment on Proposed Project#25-031

Oak Hill Senior Living Rehabilitation Center

623 Hamacher Street

Waterloo, IL 62298

As a lifelong citizen of Monroe County, I was appalled and disappointed to say the least when I picked up the August 6th newspaper and read that the County Commissioners decided to lease Oak Hill to Accolade Healthcare ultimately giving Accolade **complete** control of Oak Hill. The only invitation for a public comment meeting was scheduled for August 26. The community packed the room and had many questions and comments about the decision to lease Oak Hill. There were many questions that were asked along with comments about their decision to lease Oak Hill. No answers were received and to this date remain unanswered.

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I oppose this lease and request for CON by Accolade. Let us look forward to celebrating 100 plus years of quality care Oak Hill has and should continue to provide the seniors of Monroe County.

Thank you for taking the time to listen.

Donna DeWilde

A handwritten signature in cursive script, appearing to read "Donna DeWilde", written in dark ink.



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 15 ✓

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) Nancy Schanz
City WATERLOO State IL Zip 62298

Contact Phone Number

618 - 978 - 8830

Contact E-Mail Address

nancy.schanz14@gmail.com

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)

Save Oak Hill

III. POSITION *(Circle appropriate position)*

SUPPORT

OPPOSE

NEUTRAL

This form must be returned to John Kniery at john.kniery@illinois.gov or 217-785-4111 (fax) or 525 West Jefferson Street, 2nd Floor; Springfield, Illinois 62761 at least 24 hours prior to the HFSRB meeting.

Please note that anyone who does not pre-register in accordance with the HFSRB Public Participation Guidelines will not have an opportunity to speak at a Board meeting.

our county board, I'm sure it could be easily established. Part of their assigned duties, when elected, was to oversee the operation of Oak Hill.

I feel that this lease being approved would be a huge mistake. Our senior population deserves better than a lease to this corporation with an unattractive track record. If a lease must take place, appropriate homework should be done prior to a decision being made by the County Board, and this should involve the community who has done so much to make this facility stand out as one of the best in the state for all of these years.

We need another amazing administrator, who does their best to resolve concerns, and is fair & consistent. It all starts at the top!

Our county is much better than this, & we deserve much better than this decision.

Please do not approve this lease.

Respectfully submitted,

Nancy Schenzy

608 Covington Drive

Waterloo, IL 62298

618-978-8830

10/08/25 (Project # 25-031) Oak Hill

Mike Constantino, Supervisor IHFS Review Board

I am a 70yo resident of Waterloo, IL. My association with Oak Hill (formerly Monroe County Nursing Home) goes back to 1967, when my grandma was a resident. I then worked as a CNA at 16yo. I've worked in 3 different capacities since I graduated from high school, and saw a lot of community care, concern, & involvement first hand, go in to this facility.

I was also an advocate for my mom in 2017 when she was a resident of Whispering Pines, and my brother-in-law in 2019 on the skilled care unit.

This facility was as good as it could be, with the previous administration, for many years. Kim listened & problem solved when a concern was brought to her attention. The facility has already lost many top notch employees in the last few years. This is due to the wrong administrators being placed in charge of the facility.

The county board is looking for a quick out by wanting to lease to Accelade, which has a less than an ideal reputation. The community was not made aware of any consideration to lease the operation of Oak Hill.

There are many, many willing and qualified citizens in our county who would serve on an advisory board. & this is necessary to assist

NUMBER: 16 ✓

STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) Julia Olszewski

City Waterloo State IL Zip 62298

Contact Phone Number

618-514-2987

Contact E-Mail Address

jolszewski0615@gmail.com

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)

Save Oak Hill

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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My name is Julia Olszewski and I am speaking this evening to oppose the lease of Oak Hill to Accolade. I was the Whispering Pines director at Oak Hill for 20 years. I understand that Accolade will be de-certifying Whispering Pines and there will no longer be a dedicated Alzheimer's unit at Oak Hill. This is a grave injustice for the citizens of this area and the residents of Oak Hill's memory care unit.

Whispering Pines was designed for the safety and well-being of those with dementia. If the Pines is decertified, that means that the exit doors at the end of each hall will be unlocked. Currently, a waiver from the state allows those doors to be locked at all times for the safety of the residents who have cognitive impairment unless there is an emergency. It is my understanding that residents with dementia will still reside on that unit and having unlocked doors to the outside will pose a risk for serious injury or possible death for a resident who may unintentionally leave the building. Is this worth the risk? I think not.

According to the Alzheimer's Association statistics from 2023, 10 to 11% of the county's population has dementia. That is 700 individuals in Monroe County and that number will continue to grow. Monroe County needs a safe and compassionate place for those with dementia to live when they can no longer live at home anymore. Accolade is already not replacing activity staff positions on that unit, causing more safety risks, such as falls, due to lack of supervision.

The main reason Accolade would want to decertify the Pines is to make more money to line their pockets at the expense of some of the most vulnerable residents. Please seriously consider the negative impact that Accolade will have on our loved ones with dementia and their families in Monroe County and the surrounding areas.. Should anyone have any issues with Accolade and their running of Oak Hill, please call the commissioners at the courthouse 618-939-8681 ext. 214. Again, call the county commissioners at the courthouse at 618-939-8681 ext 214. Thank you!

Julia Olszewski
419 Sunset Drive
Waterloo IL 62298
618-514-2987

NUMBER: 17 ✓

STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) Rich Trent

City Waterloo State IL Zip 62298

Contact Phone Number

618 939-8765

Contact E-Mail Address

trentech@htc.net

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)

Save Oak Hill

Gift Shop

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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18

New speaker

Public Participation Form

Facility or Project Name: OAK HILL SENIOR LIVING & REHAB

Project Number: 25-031

I. IDENTIFICATION

Name (please print) DANIEL DEWILDE

City WATERLOO State IL Zip 62298

Phone Number: 618 719-4123

E-Mail Address ddewilde@ntc.net

II. REPRESENTATION (section must be completed 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)

CONCERNED CITIZEN

III. POSITION (circle appropriate position)

Proponent

Opponent

Neutral

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NUMBER: 19 ✓

STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print)

PAM MATHEWS

City

WATERLOO State IL Zip 62298

Contact Phone Number

618-920-0379

Contact E-Mail Address

pam@midwestrs.net

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)

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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October 8, 2025

Illinois Health Facilities and Service Review Board

My Mother, Luella Baker has been a resident in Whispering Pines, the Memory Care Unit at Oak Hill for the past 3+ years. *which will now not have the specialize care for Alzheimer's residence, but merely* Mom turned 101 this past July 13th and has been well taken care of by all the current Oak Hill staff. *Keep the lock doors.*

Our out-of-town Family members who come to visit Mom repeatedly state "I've never been in a care facility that is so clean, smells tremendous, and all the staff care for Aunt Lou as though they are part of her family!" *My mother is not in prison*

Mom couldn't be happier with her current Oak Hill family and new home.

I do not believe Mom will receive this level of care, nor this superb level of cleanliness to live in, if our Monroe County owned and operated Oak Hill is leased or sold to anyone. Oak Hill staff has taken tremendous care of my Mom and other residents, as well as this facility. ~~MONROE COUNTY OFFICIALS~~ *I thank each & every employee for your service* Not only is Oak Hill the pride of Monroe County residents; Oak Hill is admired and recommended by people outside of Monroe County.

Let's keep Oak Hill owned and operated by Monroe County. If Oak Hill is missing the proper guidance, then MONROE COUNTY OFFICIALS need to step up their game, that's their job! Provide the learning tools the current Employees may need to continue their dedicated work with our Elderly residents. MONROE COUNTY OFFICIALS owe it to the Monroe County Residents who elected them to office, and more importantly to all the residents who reside at Oak Hill.

Please keep Oak Hill owned and operated by Monroe County, Illinois.

Thank you,

Pam Mathews

NUMBER: 20 ✓STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD**Public Participation Form****Facility or Project Name:** Oak Hill Senior Living & Rehabilitation Center**Project Number:** #25-031**I. IDENTIFICATION**Name (Please Print) GARY BAUMCity WATERLOOState ILZip 62298

Contact Phone Number

618-444-9563

Contact E-Mail Address

GARYBAUM@HTC.NET**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)

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 21 ✓

Public Participation Form

Facility or Project Name: **Oak Hill Senior Living & Rehabilitation Center**

Project Number: **#25-031**

I. IDENTIFICATION

Name (Please Print) Bonnie Christian sen

City Produce State IL Zip 62277

Contact Phone Number

618 660 6818

Contact E-Mail Address

bonnie_9302@hotmail.com

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)

employee

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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I was asked to talk by my peers

I am representing Union as a Steward

- Peers fear target on back if speaking up
- Told this is just prolonging the in-evitable

- So much fear due to unanswered?

- Insurance

- Sick days not able to keep

- Vacation / ABD days

- Holidays No Easter?

Staff using them now causing havoc on schedule

Most imp. ImRF taken away

- I Do not know Commissioners Subduties

- Does Commissioners get pay cut since they will no longer oversee?

- Only George at meetings (the other 2 did not show for contract negotiations)

- Why all the secrets?

- Several staff already left

- A few have taken PRN spots to "wait it out"

- main reason loss of benefits

- pt's fear staff leaving upset having "open house" tomorrow.

Wear @ family & the name on the

Bonnie Christensen



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 22 ✓

Public Participation Form

Facility or Project Name: **Oak Hill Senior Living & Rehabilitation Center**

Project Number: **#25-031**

I. IDENTIFICATION

Name (Please Print)

Gweneth Niehaus

City

Waukegan

State

IL

Zip

60098

Contact Phone Number

618 708 0577

Contact E-Mail Address

gwenethn2@hotmail.com

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)

Concerned Citizens

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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Illinois Health Facilities Planning Act

Notice and Application for Change of Ownership

Oak Hill Senior Living and Rehabilitation Center

623 Hamacher Street, Waterloo, Illinois

Application #25-031

Applicants: Monroe County, Illinois and Accolade Ventures LLC

Public Hearing Statement in Opposition to the Proposed Ownership Change

Submitted by .

Gweneth Niehaus

305 Sandalwood Drive

Waterloo, IL 62298

Phone: (618) 708-0577

Email: Gweneth02@hotmail.com

Good [morning/afternoon/evening],

My name is **Gweneth Niehaus**, and I am speaking today as a **friend of a resident at Oak Hill Senior Living and Rehabilitation Center**, as well as a **volunteer with the Activities Department and the Quilts of Valor program for veterans**. I have spent time with the residents, their families, and the dedicated staff who make Oak Hill such a special and compassionate place.

I am here to **oppose the proposed change of ownership** from Monroe County to Accolade Ventures LLC. Transferring Oak Hill to a **for-profit organization** poses serious risks to both the quality and accessibility of care for our seniors.

For-profit ownership often leads to **prioritizing financial gain over patient well-being**. These operators frequently **favor higher-paying residents** and may **limit access for individuals who rely on Medicaid or have lower incomes**. This type of "cherry-picking" would disadvantage many vulnerable residents and families in our community.

I have personally witnessed what can happen in for-profit nursing homes. At another facility, I saw residents **left tied into wheelchairs in hallways for hours**, many **slumped over and asleep in discomfort** due to chronic understaffing. This was not an occasional sight — it was a daily occurrence. That kind of neglect robs residents of dignity, comfort, and safety.

Oak Hill has always stood for **compassionate, community-based care**, serving people of all financial backgrounds with respect and integrity. Turning it over to a for-profit operator like Accolade Ventures would endanger that legacy and the values that make Oak Hill so important to Monroe County.

For these reasons, I strongly urge the Illinois Health Facilities and Services Review Board to **deny Application #25-031** and preserve Oak Hill as a trusted, community-centered home for our seniors.

Thank you for your time and for considering the concerns of those who love and support Oak Hill's residents.



Signature

Date: 10-7-2025



NUMBER: 23



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print)

Marilyn Brinkmann

City

Red Bud

State

IL

Zip

62278

Contact Phone Number

Contact E-Mail Address

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)

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 24 ✓

Public Participation Form

Facility or Project Name: **Oak Hill Senior Living & Rehabilitation Center**

Project Number: **#25-031**

I. IDENTIFICATION

Name (Please Print) Scott A. Luchterfeld

City Waukegan State IL Zip 60098

Contact Phone Number

618-340-8300

Contact E-Mail Address

sluchterfeldem@gmail.com

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)

Southwestern Illinois Central Labor Council

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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Scott Luchterfeld

SWICKL

~~155 Monroe County Alms Home~~

The TAXPAYERS OF Monroe County have supported OAK Hill from its beginning and even before in the old facility. OAK Hill has paid its own debt with the help of Voter Support. It has delivered a Five Star rating for many years and has made other facilities in the Area compete. This raised the care level for Seniors in the entire area. In the last few years the Commissioners have run it into the ground by not doing diligence watching over it. They have also charged ~~the~~ Extravagant fees for the County Services. Now they want to liquidate it to shed the responsibility and cash in all the hard work and taxpayer support over the years. The money will last as long as they are in office. When they are gone the county will have to raise taxes tremendously to support the per projects and county government personnel growth that is unwarranted. The taxpayers voted it in. The taxpayers voted to be taxed for its support. So the taxpayers should vote to discontinue it. It is also supported by yearly real estate tax. This tax should end and not be re-applied if it is no longer owned. The endowment board has spent millions on its support of amenities for the facility. This does not belong to the County and therefore it needs to be legally decided where it

NUMBER: 28 ✓

STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) Mary Ferguson

City Waterloo State IL Zip 62298

Contact Phone Number

618-920-7405

Contact E-Mail Address

mefismarine@aol.com

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)

Self and nursing home resident

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 26



Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) Pamela Muester

City Fults State IL Zip 62244

Contact Phone Number

618-363-3172

Contact E-Mail Address

Tick-Tack1@yahoo.com

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)

Citizen

III. POSITION (Circle appropriate position)

~~SUPPORT~~

OPPOSE

NEUTRAL

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spell

"My name is Pam Muertz speaking today as a concerned resident of Monroe County. Oak Hill has been a cornerstone of our community for decades, and

Vol.

While I understand the financial pressures that led to this lease, I'm deeply concerned about the lack of county oversight once Accolade takes control.

Specifically, ~~I'd like to ask: What safeguards are in place to ensure residents are not transferred, discharged, or subjected to changes in care without proper review? When Accolade fails to meet its promises — whether in staffing, care quality, or resident rights — as is proven in their other facilities,~~ the county and families will have no decision making authority to fix it. **(1)**

I would like to use the fire department for an example. When we need a new firetruck, the taxpayers willingly fund it, when we need a new firehouse, we fund it. We know this, because we votes ^{to raise our taxes} for upgrades and the votes approved these purchases. So, what if one day the board of three decides to go private because they made some poor decisions on the management of the fire department? All the money we ^{invested in} paid for the truck, the firehouse vanishes, and we are supposed to willingly watch our houses burn after WE ALL paid for this stuff. The board should get help with the management. The nursing home had a committee to help with this sort of problem. But the Board has refused to utilize their help **(2)**

How is this and different

This communittee is rare. As opposed as we are in politics, when someone needs help — whether it is due to a disaster, or a child or young person with cancer or some other disease, we all rally behind them. Politics be damned. We are all here today to show you, we are here to help this county. The Board is not on its own — let us help save our investment.

I urge the state to consider requiring the county to establish a formal oversight mechanism, such as a citizen advisory board or a board comprised of established workers from Oak Hill to ensure the care, transparency and accountability of our county owned nursing home. At least make the board allow this until the county has an opportunity to vote on this major change.

For over 40 years, I've paid taxes in Monroe County. I've supported Oak Hill not just financially, but with the belief that it would always be a place of

Are the women qualified from business? Since the board does not have experience or knowledge

dignity and care for our seniors. Now, I feel like I'm being robbed of that investment. Leasing Oak Hill to a private company with a history of complaints is not just a financial decision — it's a betrayal of the public trust. We built Oak Hill together. We deserve transparency, accountability, and a voice in its future.

— HERE

I urge the State to reconsider this lease, to protect the workers who've served our community faithfully, and to ensure that Oak Hill remains a public institution that reflects our values.

Thank you.

* not only affects
the residents, their families, the workers,
a taxpayers, but also

Comm. volunteer
in ~~add~~ adds
churches, scouts
SR. citizens, & youth, hands
& others.

taxpayers
paid
People have bought homes nearby
sidewalks have been built,
medical buildings - much of it
due to the close proximity of O.H.

Monroe County plans to lease Oak Hill to Accolade Healthcare, a private company with a troubling record of care complaints. Once the lease begins, the county will lose direct control — and residents could lose their voice.

WHY YOU SHOULD BE CONCERNED

- 
- Accolade has faced neglect allegations at other facilities – human rights/abuse/wrongful death
 - Oak Hill employees may lose pension benefits and job security.
 - Monroe County will have NO operational oversight during the 5-year lease.
 - After five years, the county may sell Oak Hill permanently — unless we speak up.
-

WHAT YOU CAN DO

- ✓ Attend the meeting and ask tough questions
 - ✓ Share this flyer with friends, family, and neighbors
 - ✓ Contact your County Board members and ask for transparency
-

Oak Hill Is More Than a Building — It's Our Legacy

Let's make sure our seniors are protected, our workers are respected, and our community stays informed.

Illinois Health Facilities and Services Review Board 525

Mike.Constantino@illinois.gov.

<https://hfsrb.illinois.gov/project.25-031-oak-hill-senior-living-and-rehabilitation-center,-waterloo.html>

<https://hfsrb.illinois.gov/project.23-024.html>

All documents are shown (letters – there were others)-

① Patient transfers – injuries at mag terrace to oak hill and back to mag terrace – are not guaranteed because mag terrace is being operated by someone else, not accolade.

② Disbanded alzheimers unit

③ Can state do anything after hearing is complete and for example next year find out county and/or accolade lied to them

④ Can anything be done now anyway since lease started oct 1st and accolade has already started making changes, personnel and operational. No paper documents distributed so they can say there is no proof.

⑤ All meetings have been last minute to intentionally limit MC residents involvement.

Literally, down to the last hour legally to announcement meeting (48 hours)

⑥ They are hiring – threatening firing or forced retirement – meet and greet scheduled

Steelworkers rep – Jason Chisolm – carbondale atty Brett Barkey, but I have no idea who he represents

HEARING STARTS AT 4:00 – CAN PEOPLE COME IN LATE? HOW LONG DO THEY HAVE? IS THERE A COURT REPORTER TO CAPTURE EVERYONE'S QUESTIONS/COMMENTS? Will extra bodies help? One board – people

Till last person speaks – collect testimony – gov official – opening - county government will be there

Admin with 2 others – take testimony

Take testimony –

be



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

NUMBER: 27 ✓

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) Sidney Horn

City Waterloo State IL Zip 62298

Contact Phone Number

618-550-9623

Contact E-Mail Address

horn_sid@hotmail.com

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)

Concerned Citizens

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE ☒

NEUTRAL

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NUMBER: 1

STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD ✓

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) George Green

City Waterloo State IL Zip 62298

Contact Phone Number

618-939-8681

Contact E-Mail Address

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)

Monroe County

III. POSITION *(Circle appropriate position)*

SUPPORT

OPPOSE

NEUTRAL

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NUMBER: 3

STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD ✓

Public Participation Form

Facility or Project Name: Oak Hill Senior Living & Rehabilitation Center

Project Number: #25-031

I. IDENTIFICATION

Name (Please Print) Anna J. Johnson

City Channahon State IL Zip 60410

Contact Phone Number

815-953-7691

Contact E-Mail Address

anna-j-johnson@comcast.net

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)

Oak Hill Interim Administrator

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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NUMBER: 18

STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Participation Form

Facility or Project Name: **Oak Hill Senior Living & Rehabilitation Center**

Project Number: **#25-031**

I. IDENTIFICATION

Name (Please Print) Tony Grasso III

City Waterloo State ILL Zip 62298

Contact Phone Number

217 840 2917

Contact E-Mail Address

None

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)

Concerned Citizen

III. POSITION (Circle appropriate position)

SUPPORT

OPPOSE

NEUTRAL

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Thank you for coming here and giving us the opportunity to voice our concerns regarding Oak Hill's lease agreement with Accolade.

I am a lifelong resident and taxpayer of Monroe County. Many of my loved ones have been residents at Oak Hill, at the old location and at the current location. They had the best care and were well taken care of. The staff were excellent they always kept our family up to date with our loved ones' needs and concerns. It is really disheartening to hear the staff that put their heart and soul into the facility and stuck with the facility during and after COVID are now losing their retirement benefits that only county owned facilities offer.

I am here today to oppose the lease and potential sale of Oak Hill to Accolade Healthcare. The long-term care industry has always been a complex and ever-changing business! Some people think the county should not be in the nursing home business, but I say why not? Monroe County has an outstanding nursing home, we are proud of, why not be different from other counties and continue to offer this essential need to Monroe County taxpayers instead of losing control to a nursing home chain such as Accolade! The Monroe County tax paying seniors have contributed to the success of Monroe County and what it is today! Years ago, Monroe County taxpayers voted to continue providing our seniors with the essential care they need by voting for a beautiful new building.

The County Commissioners were elected to oversee those responsibilities! Change of ownership only relieves the County Commissioners of that responsibility and that should be up to the taxpayers who own Oak Hill! The Commissioner's state Oak Hill does not have a clinical team of managers to oversee day-to-day patient care. Again, the Commissioners have failed to properly vet a competent Administrator to assemble a team of managers to lead the nursing home the last few years. Some feel the facility was set up to fail so the commissioners could validate leasing and potentially selling Oak Hill due to their fatigue and frustration for some issues that have occurred. Due to the Commissioner's lack of transparency, the taxpayers can only assume what those issues might be. One of those issues the Commissioner's state are an inexperienced Medicare biller had inappropriately billed Medicare for several years and will cost the taxpayers seven figures with paying back overpayments and fines? The elected officials feel the overpayments and fines will be a tax burden for Monroe County residents. If this is a concern they should have taken this to the taxpayers and let us decide if it is a burden or not! It was reported in the Republic Times in September 2025 that Oak Hill has 1 million in a CD and 1

million in another account. This should cover some of the burden made by the inexperienced Medicare biller. Monroe County is very fortunate Oak Hill has been financially stable in the past to have funds to help pay for this issue! The Commissioner's now want to lease and potentially sell our nursing home to Accolade that owns 6 other homes. Per the CMS website, those combined homes have paid \$459,410 dollars in fines and have had 97 complaints with citations in the last 3 years. Also, according to the CMS website, Oak Hill paid 1 fine of \$8,190.00 and 1 complaint with citation the last 3 years. This is quite a difference with the quality of care given. Even though Oak Hill is a county owned nursing home it has made a profit! Accolade is aware Oak Hill is a fantastic opportunity for them to increase their profit margins and cash in on the taxpayers of Monroe County but at what cost! Studies have shown, that "For profit" nursing home chains typically cut staff, decrease supplies and serve substandard food and the proof of that is on their surveys posted on nursing home compare and star ratings.

My loved ones enjoyed the food and different choices offered at Oak Hill; they made many friends with their caregivers and enjoyed the many activities offered. Accolade states they will take higher acuity residents, but will they increase staff that these types of residents require? Per CMS website, Accolade home's staff star ratings average 1.5 stars. This rating indicates they will not. I would like to see the statistics of how many Monroe County residents require the higher acuity of care Accolade states they will offer!

Oak Hill is a fantastic facility and Monroe County is blessed to have it. If the County Board is fatigued and frustrated with the responsibility of the oversight the nursing home requires, I think the taxpayers have a right to ask for a different solution than leasing and selling to a for profit, chain nursing homeowner. The stress of this situation is taking a toll on the residents and staff at Oak Hill plus the many seniors in the area that may one day call Oak Hill their home.

*University of Illinois Chicago (publichealth.uic.edu website)

Angie D. Napton
Angie Gregson

10-8-2025

10/8/2025

To Whom it May Concern

I am Kelly Schipkowski, a licensed nurse in Illinois, speaking today as a healthcare professional and concerned citizen.

I want to contrast the performance we currently see under county operation (as exemplified by Oak Hill in Monroe County) with what we observe in Accolade's existing facilities in Peoria (now closed), Danville, Savoy, Pontiac, and Paxton.

Oak Hill operates under Monroe County oversight. It delivers nurse hours per resident per day, that exceed the state average, and holds relatively strong ratings across health inspections, staffing, and quality—historically even reaching 5 stars.

Even so, Oak Hill has not been perfect: it has had deficiencies, including an infection control citation, and has been fined in the past. But crucially, because it is county-run, these issues are transparent, local stakeholders have recourse, and corrective action is under public oversight.

In contrast, Accolade's facilities consistently show repeated and serious deficiencies in infection control, lower staffing ratings, and substandard survey results in Illinois CMS / state data. When you aggregate those data across multiple locations, a pattern emerges of systemic quality issues.

If we transfer our county home to such an operator, we risk losing the safeguards that keep the quality at least within some acceptable bounds under local oversight. Oak Hill shows what county stewardship can achieve—neither perfect, but accountable and relatively strong. Let that be our benchmark when deciding the future of our county nursing home.

Thank you.

Kelly Schipkowski, RN