

**Cheshire County Delegation
Maplewood Sub-Committee Meeting
Minutes of February 13, 2105
Commissioners Meeting Room
12 Court Street, Keene, NH 03431**

PRESENT: Representatives Mann, Robertson, Emerson, Chase, Ames, Berch, McConnell, and Bordenet, and Commissioners Rogers and Weed; and Assistant County Administrator (ACA) Bouchard.

ABSENT: Rep. G. Johnsen

GUESTS: MNH Administrator K. Kindopp, Cheshire County Commissioners Weed and Rogers, Task Force chairman John Hoffman, former Keene Sentinel editor and president James A. Rousmaniere Jr, and other distinguished individuals and members of the public

The meeting was opened at 10:00am by the Chair Rep. Mann who discussed Green House data that he has been researching and said that he would like to allocate some of the work of researching further Green House information to members of the committee. He said that he would be sending an email with suggested locations to examine to the committee members.

At 10:07am Chairman Mann then said that John Hoffman of the Beyond Maplewood Coalition was invited to attend the meeting today to present and discuss the findings of the Maplewood Task Force and to get an update on the activities of the Coalition.

Hoffman was then recognized and introduced himself and the members of the committee he brought to the meeting. He provided a background and history of the Task Force and described the findings of the committee. He also discussed in detail the trip to the Chelsea MA Green House that the Task Force undertook and talked about the Amyotrophic lateral sclerosis (ALS), unit that was created at the facility.

Rep. Berch asked questions pertaining to operating costs that were used in the feasibility study and Rep. McConnell asked if the Green House project was a for profit company or part of a non-profit group. Hoffman replied that the GH project is a non-profit that is largely funded by the Robert Wood Johnson Foundation.

Mike Forrest of the Beyond Maplewood Coalition then discussed the proposed renovation of the current Maplewood facility discussed problems that he believed would be encountered in bring the building up current building and life safety code compliance. He said that he thought that based on his experience in the field of building construction, it would be about a four (4) year project to complete the renovation due to the building being at least partially occupied during the re-construction.

Maplewood Administrator Kindopp was asked if she thought it would be possible to add Green House units on the existing campus in Westmoreland. She said that the current operational model in use at Maplewood would probably be difficult to change over to the Green House model.

A discussion of the location of the Maplewood being twenty (20) minutes from Keene and support services followed, and the issue of the distance lending difficulty to getting some residents to service locations was covered. It was noted that two of the roads leading into Maplewood often flood during the spring, possibly making access difficult at best, and that the main bridge to the campus has a ten (10) ton weight limit that prevents deliveries by large trucks.

A possible split operation with some Green House units in Keene and Maplewood staying in Westmoreland was discussed and it was pointed out that the Centers for Medicare and Medicaid Services that control nursing home rules does not allow a distance greater than two (2) miles between facilities without the requirement to add a separate Administration staff at the outlying unit.

Rep. Bordenet asked about the cost of incorporating air conditioning into the building and how kitchen and laundry facilities would be provided during the renovation phase if Maplewood was upgraded to code.

A discussion of where residents would be placed during a renovation project began and the costs associated with building four (4) to five (5) Green House units on the Maplewood campus was discussed.

Administrator Kindopp pointed out any proposed construction at the Westmoreland campus would face two issues, the demanding topography and lack of tax credits as the location is not in a designated new market tax zone.

Further discussion on the costs of renovations, the impact on residents, and what the final configuration might look like were covered.

Dr. Robert Englund then spoke at length of his experience as a physician at many local area nursing homes and discussed the impact of institutional living on residents.

Ellen Corindia who has ALS addressed the committee through her assistant who read a prepared statement extolling her visit to the Chelsea Green House facility and saying that she believes that a Green House facility is best alternative for people with special needs. She also addressed the fact that no Green House facility exists in New Hampshire for ALS patients.

Staff training and staff organizational issues were covered and the impact on how the current staff at Maplewood could make the transition to a new work model was covered.

Jack Dugan, Executive Director of the Monadnock Economic Development Corporation in Keene then addressed the committee and discussed the New Market Tax Credit program.

Dugan explained that the New Market Tax Credit program offers investors a way to shield excess taxable income for up to seven (7) years when they invest in the New Market Tax Credit program. He said that New Market Tax Credits are used only in designated low income census tracts and there are two (2) in Keene. One is South of Route 101 next to the Department of Corrections and the second is along West Street to Court Street in downtown Keene. In response

to a question Dugan said that he was aware of one Green House project in Massachusetts that has been partly funded using New Market credits.

Dugan said that the Green House project is being estimated at \$30M dollars for the fifteen (15) Green House buildings needed to accommodate the current Maplewood resident population and explained that the money would be coming from loans, grants, and the tax credit program with an equity investment of \$18M. About \$1.7M in funding would be from the State and grants and about \$10M would come from the new market tax credit program. This would provide a total of almost \$30M for the construction of the facilities.

He said that MEDC would form a legal entity that would actually be the owner of the property for a seven (7) year period program at which time the tax credit requirements would have been satisfied and the owners of the credits would unwind from the program. The remaining debt for the facility would result in a sale to the County (or other buyer) at approximately \$18M after the seven (7) years was up.

Dugan explained that during the seven (7) year period the County would lease the buildings for interest-only payments and would be also pay Keene property taxes on the units. He said based on current rates he believes that a three (3%) percent interest rate would prevail. He went on to say that the operational costs for the first seven (7) years would be approximately \$648,000 per year plus property taxes which are estimated at an additional \$200,000 for a projected total of \$848,000 per year.

Dugan went on to say that if at the time of sale the \$18,000,000 was completed at a rate of four (4%) percent for twenty (20) years the cost over the full twenty-seven year period would be approximately \$31,000,000. By contrast the cost of a \$30,000,000 project not in a tax zone would be \$43,630,000 over the same period.

The discussion continued and Rep. Mann asked if the tax zones had to be in low income zones and Dugan replied that they did, as defined by the Federal government definition of low income.

Dugan discussed a possible building site next to the jail and Kendall Lane said it made good sense to move to Keene where the site has good access to both water and sewer.

K. Kindopp then discussed the feasibility study that was completed by her and Finance Director Trombly for the Maplewood Task Force. She said that they had fully reviewed staffing models and that overall the staff members in a Green House model would be trained to Licensed Nursing Assistant (LNA) levels which is slightly higher than the existing staffing model currently in use at Maplewood.

Kindopp when on to describe how laundry, housekeeping, kitchen and other functions are handled and how they would be set-up in Green House model.

She said that currently there are 215.7 Full Time Equivalent (FTE) positions authorized for the nursing home and under the Green House model 209 FTE's would be needed.

In response to a question from Rep. Eaton concerning how certain these numbers are Kindopp said they are based on best estimates and actual costs may vary from these.

A discussion among the Rep's began regarding a number of issues including allowing time for public input, how comments can be received from the public, and administrative procedures for up-coming meetings.

At 12:50PM there being no further business to come before the Cheshire County Delegation Maplewood Sub-Committee, the meeting was suspended until the next meeting to be held on Friday March 13, 2015 at 10:00AM.

Respectfully submitted,

John Mann