



ALLEGAN COUNTY MEDICAL CARE COMMUNITY
SEPTEMBER 2025 UPDATE

NEARLY 160 YEARS OF CARE

Allegan County Medical Care Community traces its roots to 1866, when Allegan County established the County Poor Farm to provide for the poor, sick, homeless, and disabled of the County and to act as a safety net for those with needs that could not be met at home. Many counties across the State of Michigan developed similar poor farms or poor houses to meet the needs of their county as well. Public Act 280 of the Public Acts of 1939 provided the statutory framework for the creation and operation of County Medical Care Facilities of the State of Michigan. The Allegan County Poor Farm was closed in 1968 as construction of the Allegan County Medical Care Facility, our current community, began on the same property. ACMCC has been in operation since 1971.



MISSION AND VALUES

Mission: *To Serve the Aged and Disabled With Care,
Love, and Dignity*

Values:

- *RESPECT*
- *COMPASSION*
- *HONESTY*
- *INTEGRITY*
- *DEDICATION*

Compare Ratings June 2025

FACILITY (6-25-25)	OVERALL RATING	HEALTH INSPECTIONS	STAFFING	QM RATING
Maple Lawn MCF	*****	*****	*****	***
Allegan County MCC	*****	*****	*****	*****
Grandvue MCF	*****	*****	*****	*****
Pleasant View MCF	*****	*****	*****	*****
Marquette County MCF	*****	*****	*****	*****
Bay Bluffs MCF	*****	*****	*****	*****
Eaton County MCF	*****	***	*****	*****
Jackson County MCF	*****	*****	*****	*****
Meadow Brook MCF	*****	*****	*****	*****
Oceana County MCF	*****	*****	*****	**
Oakview MCF	*****	*****	*****	***
Newaygo County MCF	*****	*****	*****	**
Thornapple Manor MCF	*****	*****	*****	*****
Calhoun County MCF	*****	*****	*****	*****
Tuscola County MCC	*****	***	*****	*****
Isabella County MCF	*****	*****	*****	*
Iosco County MCF	*****	***	*****	***
Maples MCF	*****	***	*****	***
Hillsdale County MCF	*****	***	*****	***
Cass County MCF	*****	*****	*****	*****
Manistee County MCF	***	*****	*	***
Huron County MCF	***	***	*****	*****
Bay County MCF	***	**	*****	**
Lenawee County MCF	***	**	*****	*****
Canal View MCF	***	**	*****	**
Schoolcraft County MCF	***	***	**	**
Iron County MCF	***	*****	*****	*
Sanilac County MCF	**	**	*****	*****
Martha T. Berry MCF	**	**	*****	**
Lapeer County MCF	**	**	*****	*****
Ingham County MCF	**	**	*****	***

QUALITY OF CARE



The Michigan County MCFs are known for having consistently high quality compared to other facilities.

ACMCC was the highest with 5 stars in all areas for over a year and a half now!!

CARE COMPARE

The overall star rating for nursing homes lets you compare nursing homes and gives you a “snapshot” of the quality of each nursing home. The rating, between 1 to 5 stars, combines results and data from 3 important sources, including:

- Health inspections
- Staffing
- Quality measures—Some areas include: presence of pressure ulcers, number of falls, use of psychotropic medications, incidence of weight loss, decrease in mobility, to name a few.

A star rating is calculated for each of these 3 sources, along with an overall rating.

<https://www.medicare.gov/care-compare/>

Other Allegheny
County Area
Facilities:

★ = 1

★ ★ = 3

★ ★ ★ = 1

★ ★ ★ ★ = 1

Medicare.gov

QUALITY STAFFING

- Lower Staff Turnover Rates = improved resident quality of life and care. Consistent staff allows for closer relationships, knowing residents' goals and preferences, and increased feelings of trust and safety for residents.
- We are proud to report that we currently have only 2 open positions, both in the interviewing process, and we would then be fully staffed in all areas.

Total nursing staff turnover

↓ Lower numbers are better

27.5%

National average: 46.9%
 Michigan average: 46%

Registered Nurse turnover

↓ Lower numbers are better

25%

National average: 43.8%
 Michigan average: 40.5%

Number of administrators who have left the nursing home

↓ Lower numbers are better

0

National average: 0.5
 Michigan average: 0.6



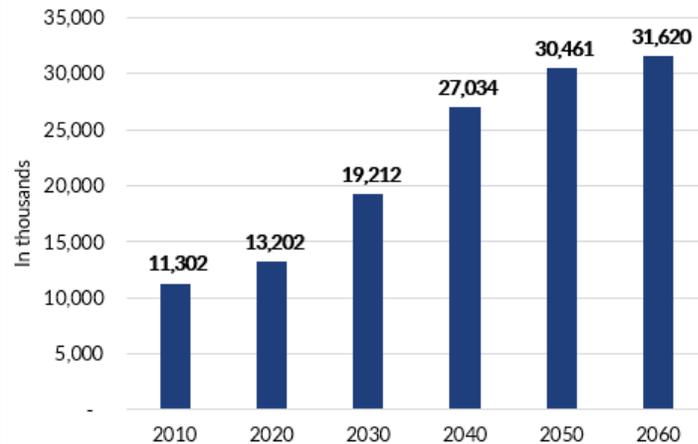
INDUSTRY TRENDS

- The Baby Boomers are coming. Will there be enough care staff to support the increase in population?



Demographic Insights

USA Population 80+



Sources: Woods & Poole, Population in Thousands

The 80+ population in the US will more than double from 2020 to 2040: **13M to 27M!**



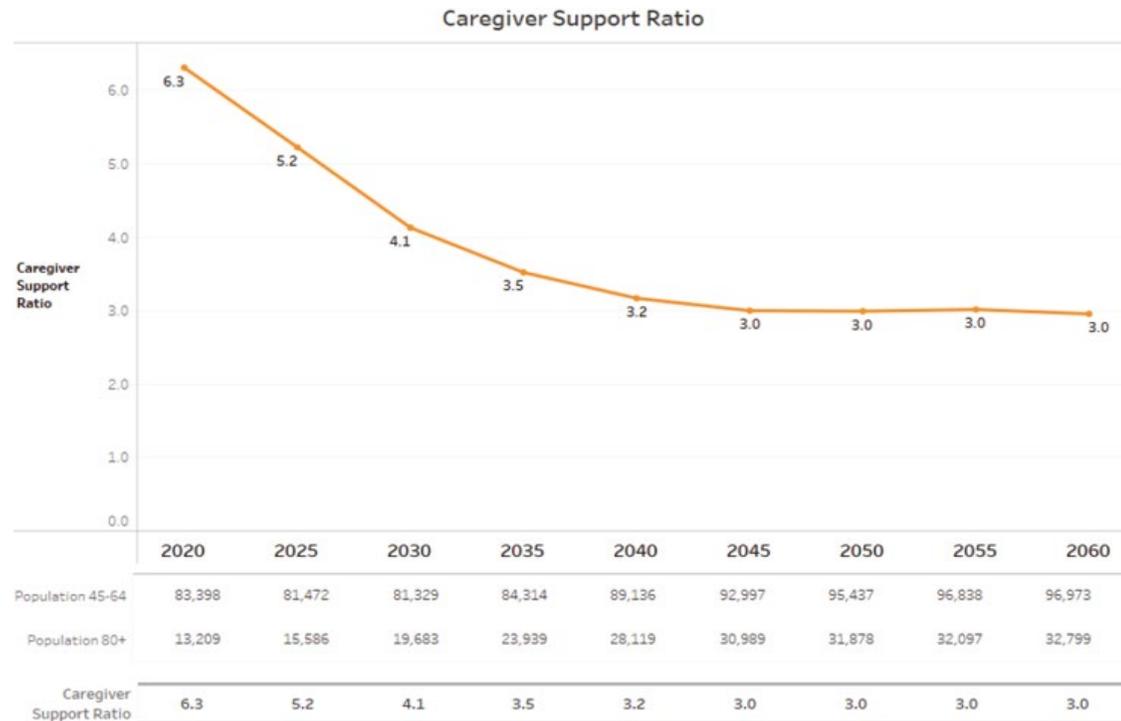
First Baby Boomers will be 80 in **2026**

INDUSTRY TRENDS

- Maintaining quality, well-trained, and happy staff will be even more vital, as the demand for caregivers increases, but the number available potentially decreases.



Caregiver Support Trend



QUALITY OF LIFE

Eden Alternative Care Philosophy

- Choices
- Relationships
- Home Lifestyle—
Breakfast/Medications upon arising,
household kitchens, private rooms
with private bathing/showering
- Consistent Staff for Improved
Relationships
- Regular access to Plants, Animals and
Children
- Focus on Well-Being



QUALITY OF LIFE



Don't miss any of the action! Follow us on Facebook at Allegan County MCC.





FRIDAY, AUGUST 15, 2025 AT 1:30PM



CAR SHOW!



We are hosting a Car Show at Allegan County Medical Care Community on Friday, August 15, 2025 at 1:30pm in our front parking lot. We are inviting our residents, staff, family members, and community to enjoy this fun event! Call (269) 673-2102 ext. 4998 or 4976 with any questions.

ICE BOX BRAND ICE CREAM TRUCK WILL BE PRESENT IF YOU WOULD LIKE TO PURCHASE A TREAT!

(TICKETS WILL BE PROVIDED FOR RESIDENTS AND STAFF TO RECEIVE ONE TREAT.)

YOU'RE
INVITED!

CENSUS PLANNING FOR RENOVATION AND ASSISTED LIVING PROJECT

Effective 1/1/2024, our maximum census was lowered to 39 to prepare for construction, while also allowing for the drastic reduction in Provider Tax. When a Skilled Nursing Facility's total licensed beds are under 40, the tax is as follows:

<p>Less Than 40 Beds: \$2.00/Medicaid day</p>	<p>Greater Than 51,000 Medicaid Days: \$18.65/Medicaid Day</p>	<p>All Other Providers (ACMCC): \$28.65/Medicaid day</p>
--------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------

This tax was \$430,716 in 2023 when the maximum census was 70.

Now with the reduction in census, the Provider Tax is \$2,081 per month or \$24,972 annually.

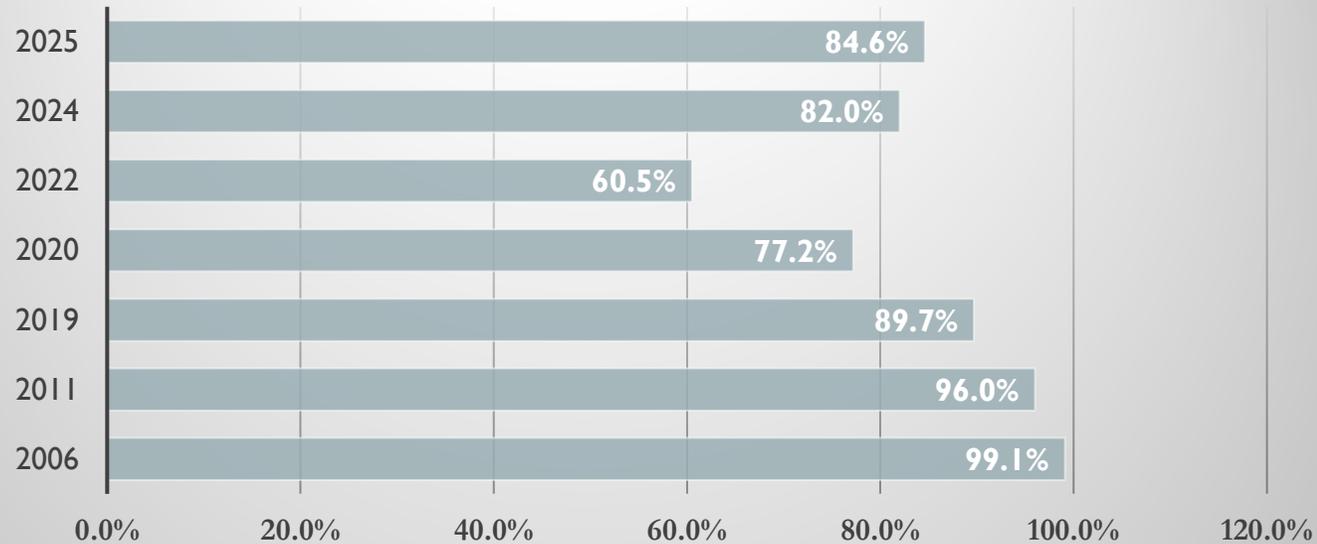
This reduction has been helping us to maintain our fund balance and will also aid us in repayment of a future bond for the project.

Even with proposed Medicaid cuts, Provider Tax for nursing facilities is supposed to remain unchanged with the current information.



OCCUPANCY

Average Occupancy Percentages



	2006	2011	2019	2020	2022	2024	2025
■ Average Census	99.1%	96.0%	89.7%	77.2%	60.5%	82.0%	84.6%

2024 and 2025 Census based on total capacity of 39. We have been filling only to 34 to ensure enough rooms are available as we would move residents for renovations.

FINANCES



Statement of Revenue, Expense, and Change in Net Position

	2024	2023
Operating Revenue		
Net resident service revenue	\$ 4,791,285	\$ 4,758,840
Quality assurance supplement	556,988	442,460
Quality Measure Initiative	102,698	123,212
Other operating revenue	18,903	20,709
Total operating revenue	5,469,874	5,345,221
Operating Expenses		
Salaries and wages	4,009,114	3,903,413
Employee benefits and payroll taxes	906,625	946,627
Operating supplies and expenses	510,981	508,655
Professional services and consultant fees	623,577	696,037
Repairs and maintenance	72,360	65,423
Utilities	200,845	196,851
Maintenance of effort	78,566	84,218
Depreciation	149,751	151,224
Provider tax	24,966	430,716
Quality Measure Initiative	-	49,658
Other	206,167	169,787
Total operating expenses	6,782,952	7,202,609
Operating Loss	(1,313,078)	(1,857,388)
Nonoperating Income (Expense)		
Interest income	80,995	27,168
Loss on sale of property	(16,667)	(16,350)
Noncapital grants and contributions (Note 9)	366,237	269,131
County subsidy	144,192	144,192
Tax revenue	1,673,522	1,775,302
Other	(250)	(250)
Total nonoperating income	2,248,029	2,199,193
Increase in Net Position	934,951	341,805
Net Position - Beginning of year	5,555,811	5,214,006
Net Position - End of year	\$ 6,490,762	\$ 5,555,811

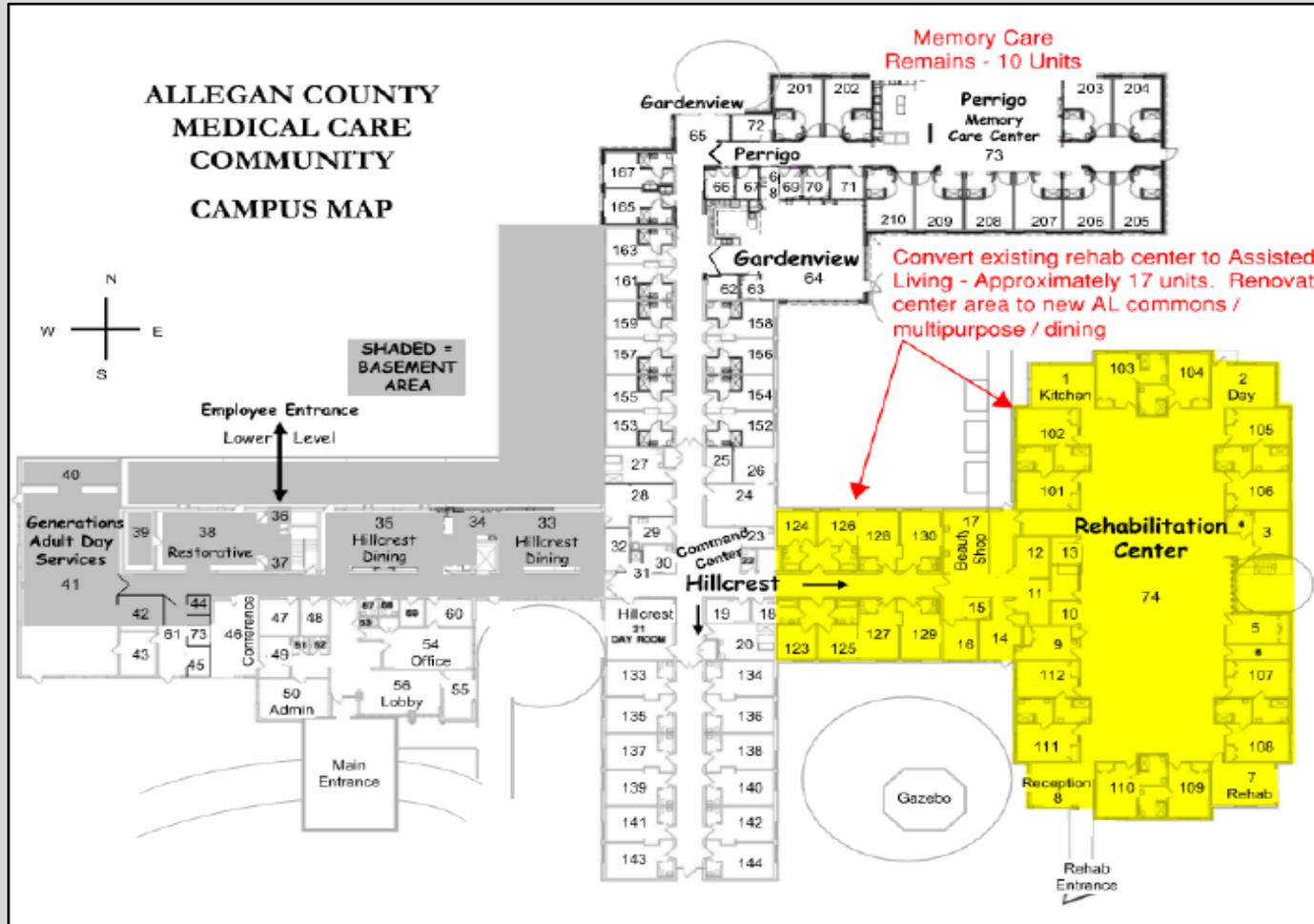
In 2024, we had an increase in operating revenue with rate improvements compared to 2023, decreased operating expenses, and had an increase in both millage and grant nonoperating revenues for a healthy increase in net position for the year and a healthy fund balance to date.

ASSISTED LIVING AND RENOVATION PROJECT MIX

Area Description	Type of Care	Revised Unit Mix	Misc. Notes
Skilled Nursing		All Privates	
Hillcrest Neighborhood	LTC	12	Maintain LTC 12 Units/Eliminate 8 Units
Gardenview Household	LTC	12	Maintain LTC 12 Units/Rehab rooms in this area
Perrigo Memory Care Center	LTC Dementia	10	Maintain Memory Care 10 Units
Short Term Rehabilitation	Short Term Rehab	0	Eliminate all short term rehab
	Subtotal	34	
Assisted Living	Assisted Living	17	Average 300+/- sqft
Common Area / Supports Areas	Support Space	-	Renovate existing common & support spaces
	Subtotal	51	

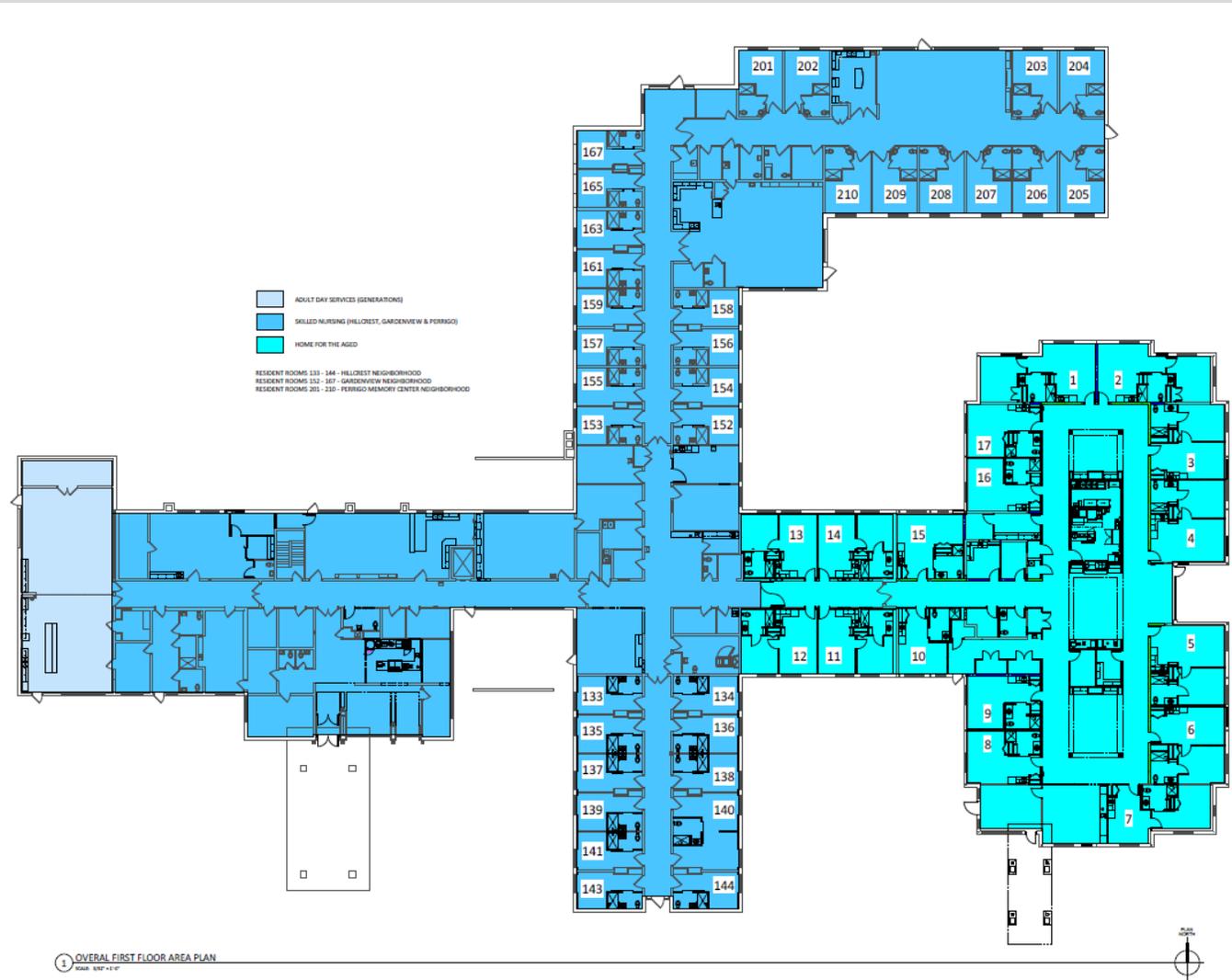
These changes allow for all nursing facility rooms to be private with individual showers, which has been our goal for many years, while renovating the vacant Rehab space/former COVID unit into desired assisted living space. Rehab care would be provided within the Gardenview Household, as we have done throughout the last two years of COVID. ACMCC would offer a continuum of care including skilled nursing, rehabilitation, assisted living, and adult day care.

ASSISTED LIVING AND RENOVATION PROJECT



The Hillcrest Neighborhood of 20 rooms would be reduced to 12 with the East Hall becoming part of the Assisted Living. This allows our SNF areas to be 3 true Eden Alternative Households with 10 or 12 residents in each area, fulfilling this vision in the process of creating the Assisted Living.

ASSISTED LIVING AND RENOVATION PROJECT



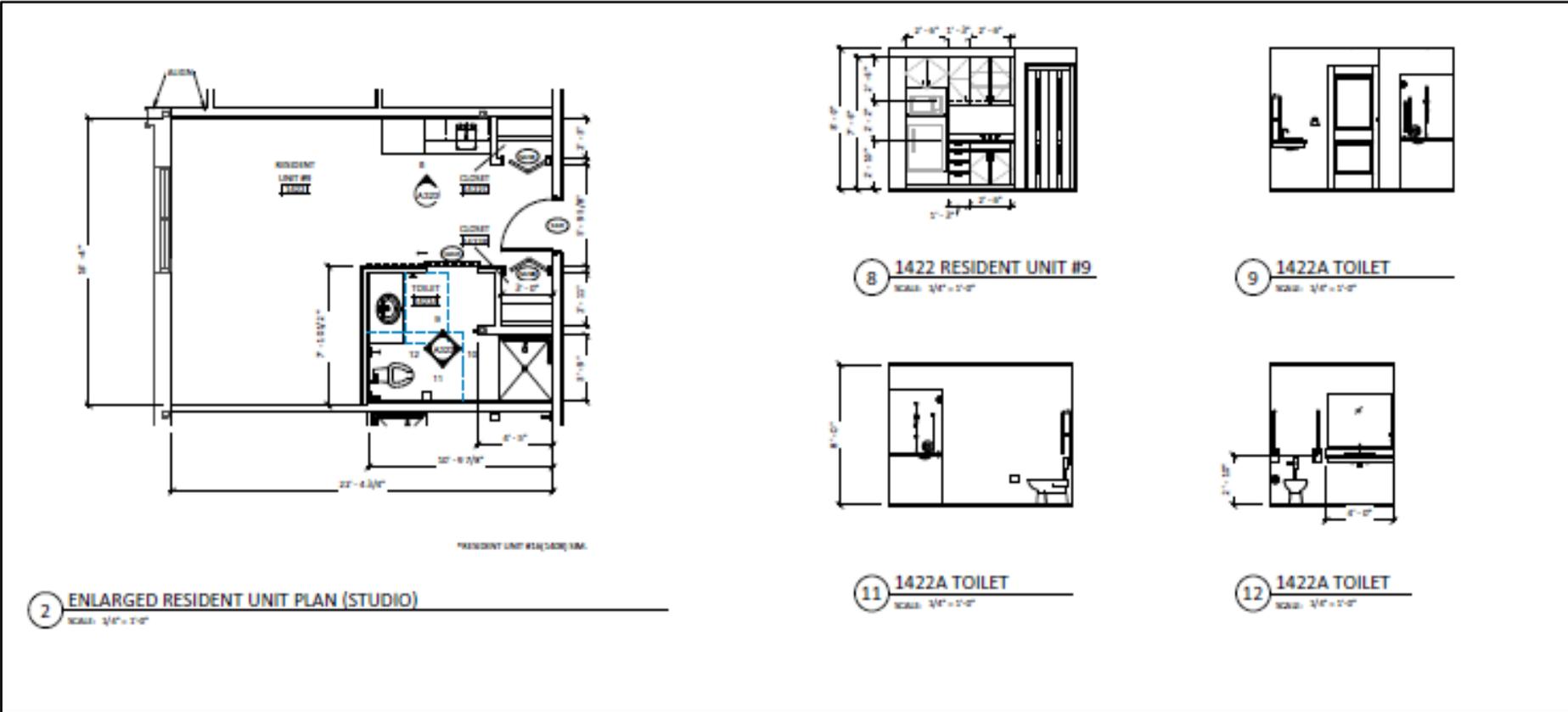
ASSISTED LIVING RENDERINGS



*Additional larger renderings will be provided at the presentation.



ASSISTED LIVING ROOM DESIGN



CURRENT PROJECT PROGRESS

Process Steps	Date(s)
RFP released to Architect/Engineer Firms	6/5/2024
Proposal Reviews	7/1/2024-7/12/2024
Interviews – Two firms Eckert Wordell and SSOE were interviewed	7/15/2024-7/19/2024
Presentation of Architect/Engineer RFP Process and Selection to DHHS Board for Board motion – Eckert Wordell was selected	8/6/2024
Annual Report to Allegan County Board of Commissioners and Opportunity to Share Architect/Engineer Decision	9/12/2024
Design Phase with Architect/Engineer	10/2024-7/2025
Construction Handbook Development by Architect/Engineer	6/2025-9/2025
Construction Manager RFP Development	7/2025-8/2025
Construction Manager RFP Release	8/2025
Other steps: bond discussions/approval, construction bids, State approvals with hopeful start of renovation in early 2026	

Thank you to Allegan County Project Management and Facilities Management for your partnership through these processes.

DISCUSSION OF NEXT STEPS.

QUESTIONS OR COMMENTS.



THANK YOU!!

**The Support of our Allegan County partners,
the DHHS Board, the Allegan County Board
of Commissioners, and the Community of
Allegan County is so appreciated!**