



**Joint Meeting of  
MOUNT VIEW CARE CENTER (MVCC) COMMITTEE and  
NCHC NURSING HOME OPERATIONS BOARD  
MINUTES**

**Tuesday, October 16, 2017 at 7:30 p.m.  
North Central Health Care Board Room, 1100 Lakeview Drive, Wausau WI**

<b>Attendance:</b>	<b>Present</b>	<b>Absent</b>
John Robinson, Chair	X	
Katie Rosenberg, Vice-Chair	X	
Tim Buttke	X	
Allen Drabek	X	
Deb Hager		X
Jack Hoogendyk	X	

**Nursing Home Operations Committee Members Present:** Jean Burgener, Bill Miller, Bill Metter

**Others Present:** Kurt Gibbs, Brad Karger, Michael Loy, Brenda Glodowski, Kim Gochanour, Connie Gliniecki, Kristen Weller, Michael Peer,

**1. Call Meeting to Order**

The meeting of the Mount View Care Center Committee and the NCHC Nursing Home Operations Committee were called to order at 7:30 p.m. by their respective Chairs.

**2. Public Comment - None**

**3. Approval of Prior Meeting Minutes**

**MOTION BY ROSENBERG; SECOND BY BUTTKE TO APPROVE THE MINUTES OF THE SEPTEMBER 21, 2017. (MVCC COMMITTEE)**

**MOTION BY METTER; SECOND BY BURGNER TO APPROVE THE MINUTES OF THE SEPTEMBER 21, 2017 MEETING. MOTION CARRIED (NCHC NURSING HOME OPERATIONS)**

**4. Educational Presentations/Outcome Monitoring Reports - None**

**5. Policy Issues Discussion and Committee Determination to the County Board for its Consideration**

**A. Continued Evaluation of Options for MVCC**

***Discussion:***

Committee members discussed the possibility of closing the nursing home and selling the property to a private developer and how it could estimate a value of the nursing home and the property it is located on. A sale to a private entity would result in an increase in tax base. Value assessment is made more complicated in that the property contains a large structure that may be used by the purchaser, but also may need to be demolished and the site cleared. Finding comparable sales is also going to be a problem because of the unique nature of the sale and limitations on future use because of proximity to NCHC. Consensus emerged that while it will be difficult a value of the capital assets, should we decide to continue skilled nursing care and borrow to renovate the facility, the information will be necessary to answer questions from the County Board when a borrowing resolution is put in front of them in order to confirm that all options were explored.

***Action:***

**MOTION BY ROBINSON; SECOND BY DRABEK TO DIRECT STAFF TO TAKE THE FOLLOWING ACTIONS TO ASSIGN A VALUE TO THE CAPITAL**

- 1. CONDUCT A TITLE SEARCH TO DETERMINE OWNERSHIP AND ANY LIMITS ON**

- TRANSFERS.**
- 2. ASSESS "AS IS". BUILDING DEMOLITION WILL BE THE RESPONSIBILITY OF THE NEW OWNER.**
  - 3. ASSESS THE PROPERTY THE NURSING HOME OCCUPIES AND THE VACANT PROPERTY USED FOR SOCCER FIELDS.**
  - 4. DO NOT EXCEED \$3,000 IN CONSIDERING THIS PROPERTY ASSESSMENT.**

**MOTION CARRIED.**

***Follow through:***

Brad Karger will take the lead in contracting with area professionals to accomplish the goals of the committees.

1. Selection of a "Preferred Option" for Deeper Evaluation

***Discussion:***

The committee discussed the option of renovating the campus and right sizing operations. Facility upgrades and upgrades to technology support need to be combined with operational changes to maximize revenues:

- Renovations will cost between \$13 million and \$16 million dollars.
- Technology needs will cost between \$500,000 and one million dollars.
- Tax exempt bonds will require ongoing interest and principle payments and can be partially offset by increased Medicaid payments.
- Renovations need to be tied to NCHC Master Facility Plan.
- Renovations will be complicated by the presence of residents.
- Size of the new facility will depend on the business plan going forward. Are we going to continue to provide traditional nursing home care?

***Action:***

No action required.

***Follow through:***

Michael Loy and Kim Gochanhaur were asked to work with Michael Peer and the CLA team to start to build some models of service areas, number of beds, revenue sources, etc. to help committee members conceptualize the financial implications of renovations and continuing to operate MVCC as a skilled nursing facility.

**6. Scheduling of Future Meetings and Identifying Agenda Topics**

The committee will meet next as follows: November 28, 2017, 6:30 – 9:30 p.m. in the NCHC Board Room

The focus of the meeting will be on better understanding the financial implications of renovations and continuing operations with a renovated facility and a changed service mix.

**7. Announcements:** None.

**8. Adjournment**

**MOTION BY BUTTKE; SECOND BY HOOGENDYK TO ADJOURN THE MVCC MEETING. MOTION CARRIED.** Meeting adjourned at 8:50 p.m.

**MOTION BY METTER; SECOND BY BURGNER TO ADJOURN THE MEETING OF THE NURSING HOME OPERATIONS COMMITTEE. MOTION CARRIED.** Meeting adjourned at 8:50 p.m.

Minutes Prepared  
By Brad Karger  
on November 14, 2017