



LINCOLN COUNTY MONTANA

Resolution 2021-35

AUTHORIZE CDBG-ED APPLICATION SUPPORTING Cedar Meadows (DBA of M.L. Grimm Assisted Living, LLC)

THE BOARD OF COUNTY COMMISSIONERS FOR LINCOLN COUNTY, MONTANA FINDS:

1. That Lincoln County is applying to the Montana Department of Commerce for a Community Development Block Grant – Economic Development Program grant for the purpose of loaning Cedar Meadows (DBA of M.L. Grimm Assisted Living, LLC). \$380,000 to assist the business with purchase of working capital necessary to start its operations and for the purpose of covering administrative fees to the Grant Administrator in the amount of \$20,000; and
2. Kootenai River Development Council, Inc. is the South Lincoln County 501 (C)(3) local economic development organization, serving as the Sub-Recipient and Grant Administrator for this project; and
3. That Lincoln County and Kootenai River Development Council, Inc. have the legal jurisdiction and authority to make a loan to Cedar Meadows (DBA of M.L. Grimm Assisted Living, LLC); and
4. That Lincoln County agrees to conform with the regulations, statutes, terms and conditions described in the CDBG Certifications for Application; and
5. Josh Letcher, Commissioner is authorized to submit this application to the Montana Department of Commerce, on behalf of Lincoln County, to act on behalf of Lincoln County and to provide such additional information as may be required.

THE BOARD RESOLVES:

That Lincoln County supports and approves the Community Development Block Grant for Economic Development application being submitted to assist Cedar Meadows (DBA of M.L. Grimm Assisted Living, LLC).



LINCOLN COUNTY MONTANA

THE BOARD FURTHER RESOLVES:

1. If a provision of this resolution conflicts with a provision of a previously adopted resolution, this resolution will prevail.
2. This resolution and its various sections, clauses and paragraphs are severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder of the resolution will not be affected.
3. This resolution will be effective immediately upon adoption, in accordance with § 7-5-123, MCA.
4. This Board directs that this resolution be entered into the minutes and signed by the Chair of the Board in accordance with § 7-5-121, MCA.

END OF RESOLUTION

Approved as to Form:

Marcia Boris, County Attorney

Date presented to the Board 10/06/21 Approved (X) Disapproved () Amended ()

Adopted this 6th day of October, 2021.

LINCOLN COUNTY BOARD OF COMMISSIONERS

Josh Letcher, Acting Chair

ATTEST:

Robin A. Benson, Clerk of the Board

Lincoln County Commissioner Agenda: October 6, 2021

Request for Lincoln County to submit CDBG ED project

Assisted Business: Cedar Meadows, a dba of M. L. Grimm Assisted Living, LLC

Sub Recipient and Project Manager: KRDC

Cedar Meadows, a dba of M. L. Grimm Assisted Living, LLC proposes to build a 52 unit assisted living and memory care facility to be located 121 Education Way. Libby, MT. The facility will employ over 30 full time employees.

The project qualifies for a Community Development Block Grant (Economic Development) as outlined below:

1. \$400,000 application

- a. \$380,000 to be structured as a 1% interest loan. The loan payments will remain (granted) to the community revolving loan fund.
- b. \$20,000 administrative fees of 5% will fund the administrative costs of the application and grant management.

CDBG funds are granted to local government but typically managed by a subrecipient, Kootenai River Development Council.

Kootenai River Development Council, Inc.
Lincoln County Commissioners Agenda; October 6th, 2021
Community Development Block Program for Economic Development Application
Request for Approval
Initial Public Hearing Needs Assessment – September 20th, 2021
2nd Public Hearing – September 29, 2021

Program Purpose: Stimulate economic development activity by assisting the private sector to create jobs

Source of Funds: Funds allocated on an annual basis from HUD to States

Flow of Funds: Projects from County or Municipality are considered and approved by the State.

- ❖ Ongoing application
- ❖ Competitive
- ❖ Until funds run out
- ❖ \$ Limitation per local government of \$400,000 in each cycle (12 month cycle)

Project Management: The flow of funds is from HUD to the State to the Lincoln County to KRDC as the administrator of the grant. KRDC will then loan the funds to the business. KRDC is responsible for the management of the project.

Eligibility & Requirements - Loans to “for-profit” businesses

- ❖ Up to \$25,000 in CDBG-ED funding per job created
- ❖ 51% LMI (low to moderate income)
- ❖ Hiring Plan
- ❖ Match 1:1 (Gap financing)
- ❖ Primary Sector Jobs
- ❖ Extensive application; business plan, financial projections, personal financial information, etc.

Program Value

- ❖ Needed Service Business
- ❖ Jobs
- ❖ 51% LMI (low to moderate income)
- ❖ Spurs investment into the community
- ❖ Ongoing leverage from revolving loan fund

Assisted Businesses: M.L. Grimm Assisted Living, LLC

Amount: \$200,000

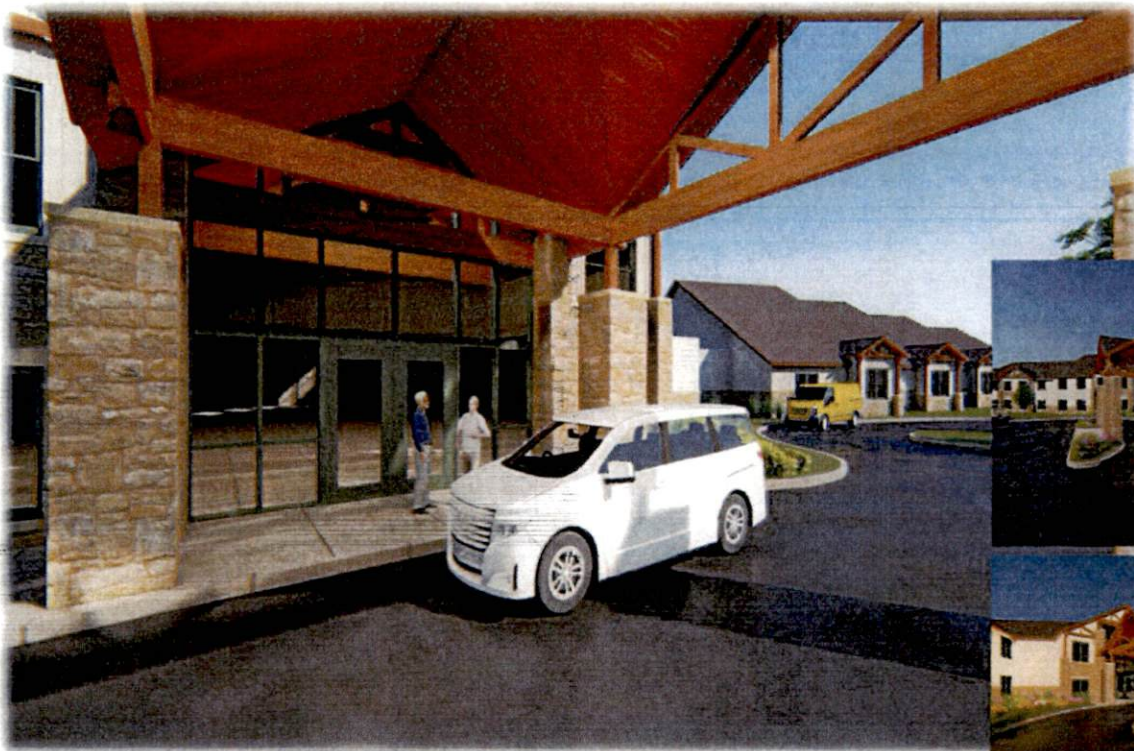
KRDC Administrative Fee: \$20,000

M.L. Grimm Assisted Living, LLC. Loan: \$380,000

Purpose: real estate financing

Loan Terms: 15 years, 1% interest rate; Collateralized and Guaranteed

Jobs: 16 FTE within 24 months



Prepared by: Sikas Alternative Architects

Main Entrance Porte Cochere



Cedar Meadows

A Senior Living Community, Libby, Montana
A Development By: M.L. Grimm Assisted Living, LLC

Cedar Meadows

An Assisted Living and Memory Care

PROJECT SUMMARY

Cedar Meadows (DBA of M.L. Grimm Assisted Living, LLC) is a planned 52-unit assisted living and memory care facility designed to support the ageing population of Libby, Montana. The facility will employ over 30 full time employees.

Facility: The facility will have the capacity of 40 assisted living units and 12 memory care units. The assisted living portion will have 10 - two bedroom units and 30 - one bedroom units. The memory care 12 units will have separate dining and other special facilities. Licenses will be required for Memory Care separately from the Assisted Living. The facility will have 52,000 square feet, providing dining, recreation, beauty services, laundry, and activities. Special features to be incorporated include dining from a menu system rather than one meal fits all. Meals will be provided 3 times per day with snacks available. Plans are in place for a special liquor license that allow assisted living to serve alcohol to residences (always nice to have a glass of wine with dinner). Other features/services of the facility will be WIFI with the ability to Bluetooth into hearing aids, classes for skills i.e. quilting, card games, computer training, reading groups, in house religious services. The local medical community will be invited to support annual eye exams, hearing test and instruction on exercise.

Location: Property has been bought at 121 Education Way, Libby, MT.

Project Status and Construction: The facility will start construction in October – December of 2021 and will be open in November of 2022. The property was purchased in July of 2021 and has passed through zoning and annexation. The property is Zoned Highway Commercial District.

OWNERSHIP

Cedar Meadows (dba) will be owned by American Covenant Senior Housing Foundation, Inc. (65%), the Managing Member of M. L. Grimm. The remaining investor is Libby Opportunity Zone, LLC. With 35% ownership.

American Covenant Senior Housing Foundation, Inc., a 501c3 Federally recognized Non-Profit run by a Board of Directors (see Attachment B for list of officers and directors). American Covenant Senior Housing Foundation, Inc., a 501c3 Federally recognized Non-Profit, and has successfully developed and operated senior housing facilities to include:

- Crestview – Bigfork, MT 24 units
- Lincoln Senior Housing – Caliente, NV 52 units
- Summerhill I – St. George, UT 24 Units
- Summerhill II – St. George, UT 24 Units
- Overton Senior Housing, Overton, NV 20 Units
- Mint Valley- North Judson, IN 24 Units
- Elements West – Greenville, SC 64 Units

MANAGEMENT:

Immanuel Lutheran Communities (ILC) will be contracted for facility management and operations. ILC is a not-for-profit, Life Plan Community offering residential living, assisted living, memory support, rehabilitation services, and skilled nursing care. Operating since 1957, Immanuel Lutheran services nearly 300 older adults and employs nearly 300 employees including in and outpatient services. Headed by Jason Cronk, Immanuel Lutheran has proven to be the best provider of senior services in Northwest Montana and have many awards to substantiate.

- Employer of year from Montana Hospital Association
- Best in Flathead -2020 Assisted Living (second year running)
- 2020 Award of Honor – Leading Age

- A Great Place to Work – Certification (issued by For All)

Market Segmentation: The market demand for our services will come from the estimated 20,000 people in the Lincoln County area that has just under 6,000 people over 65 years of age and some 2,000 disabled that may also qualify for our services.

SOURCE OF FUNDING

First Interstate Bank is the investing bank, loan for both construction and permanent. The equity of \$2 million will be provided as cash by the owner.

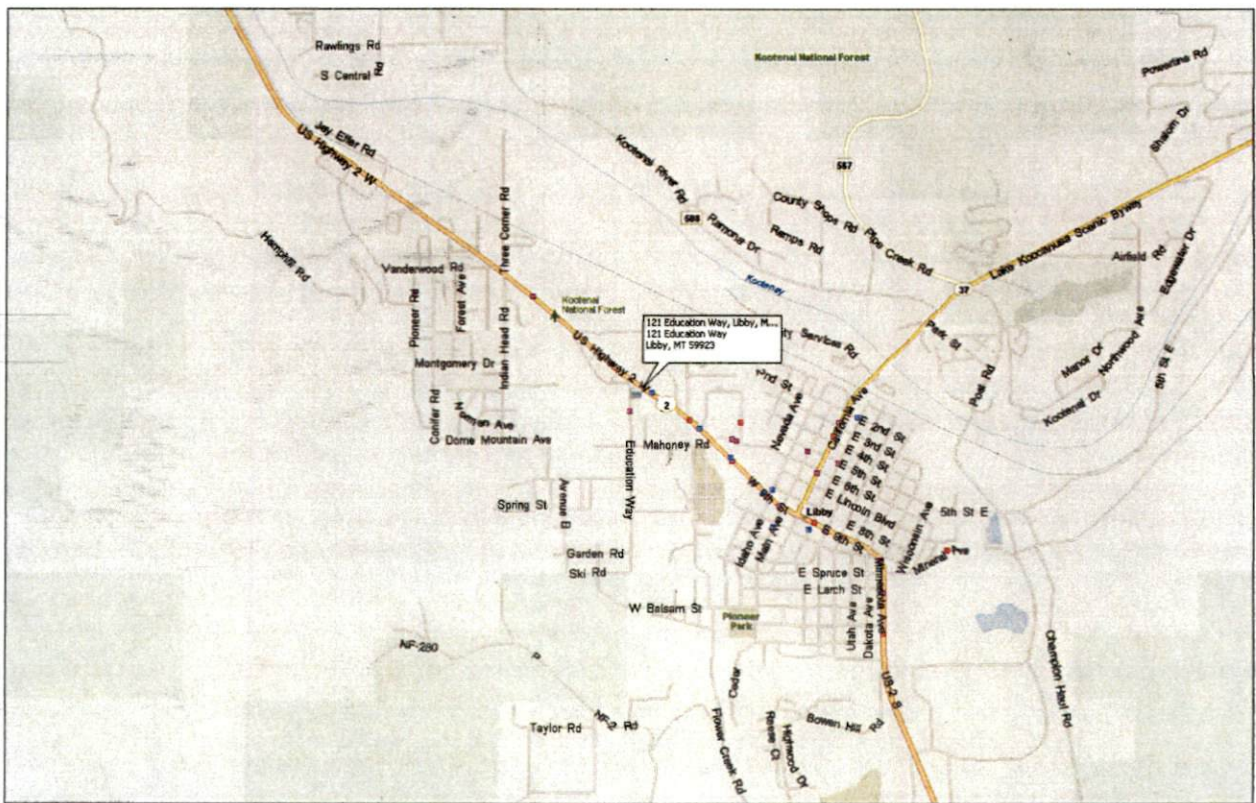
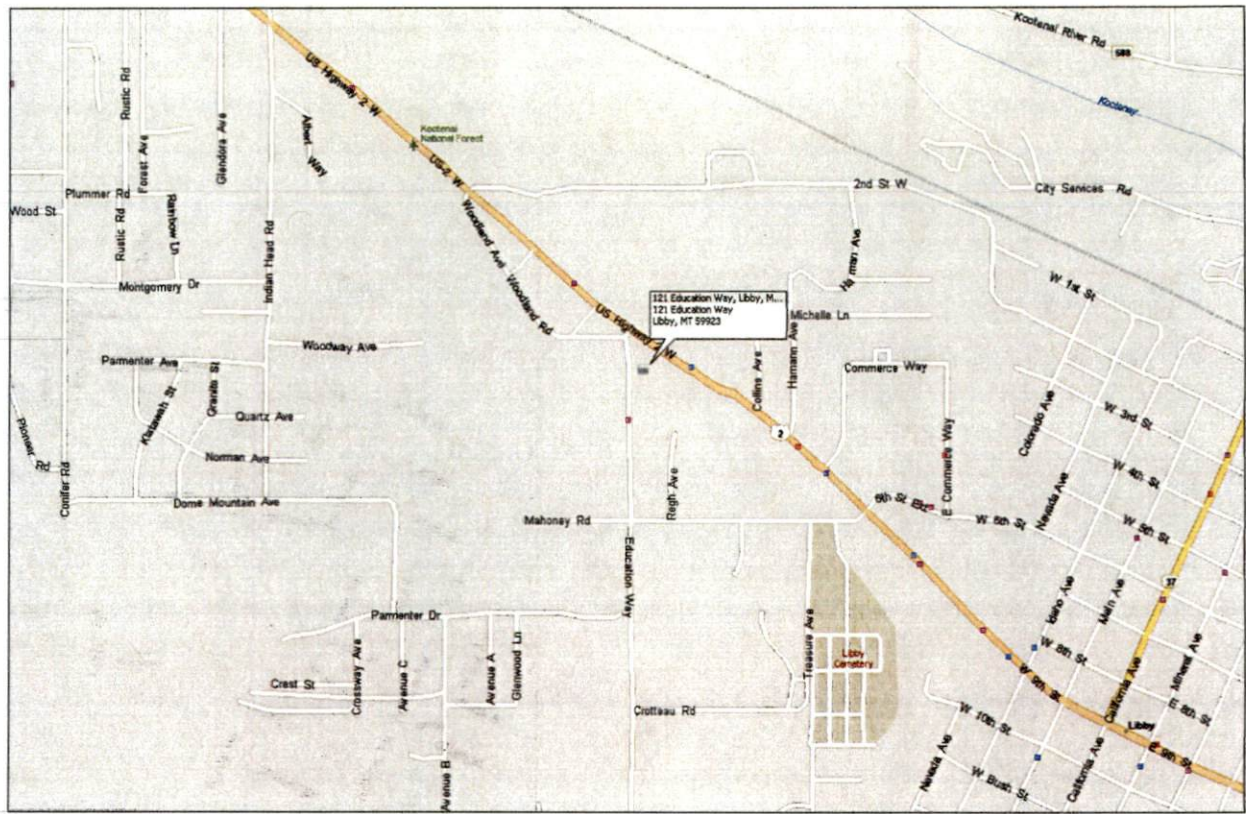
CONCLUSION:

Cedar Meadows is a highly needed facility for the general community of Libby and the County of Lincoln. The sizing and location of the facility provide the community with a significant resource.

When we put forth the proposal, we met with all of the related service providers from Home Health to the local hospital, all indicated the service was strongly needed. Endorsements from the hospital to the County Commissioners have been received.

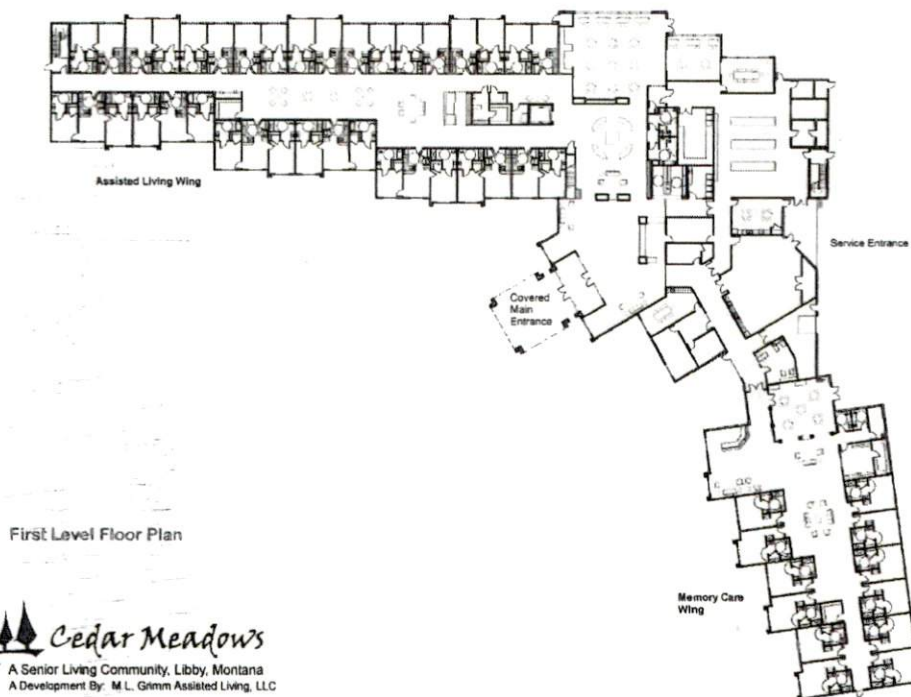
We believe the management services of Immanuel Lutheran Communities and their success record will produce the success anticipated.

ATTACHMENT A: LOCATION MAP



ATTACHMENT FLOORPLANS

First Floor



First Level Floor Plan



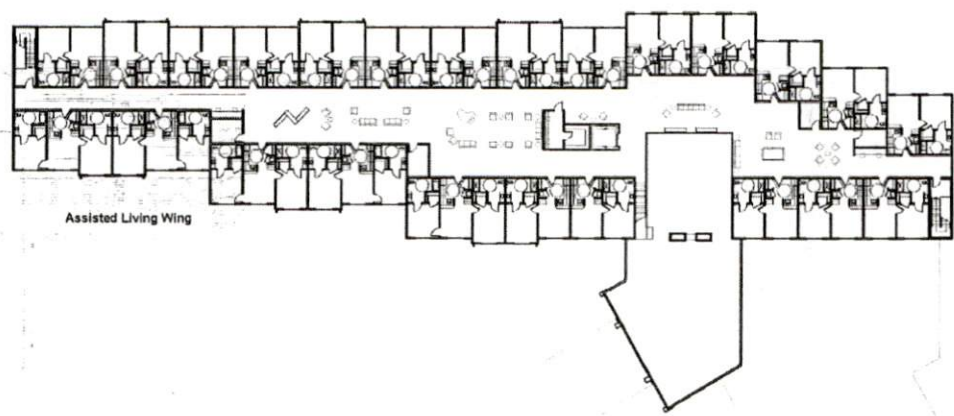
Enlarged Core Plan



Enlarged Core Plan



Second Floor

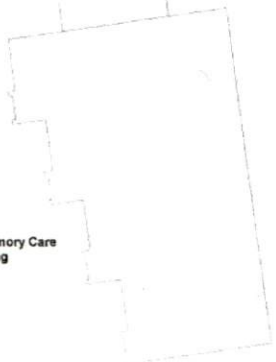


Second Level Floor Plan

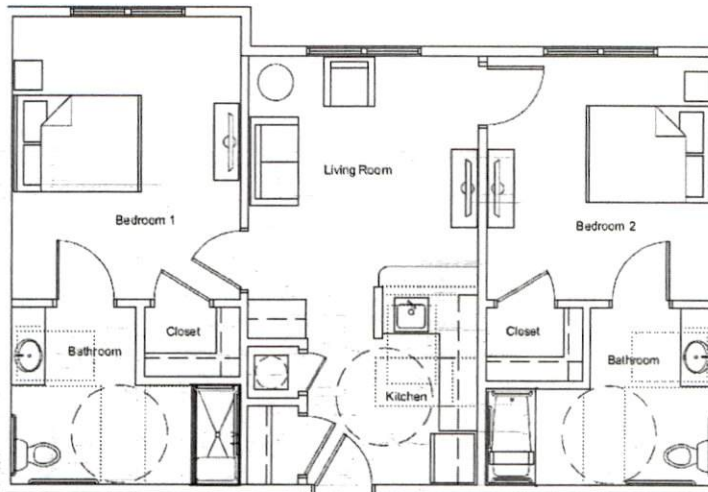


Cedar Meadows
A Senior Living Community, Libby, Montana
A Development By M.L. Grimm Assisted Living, LLC

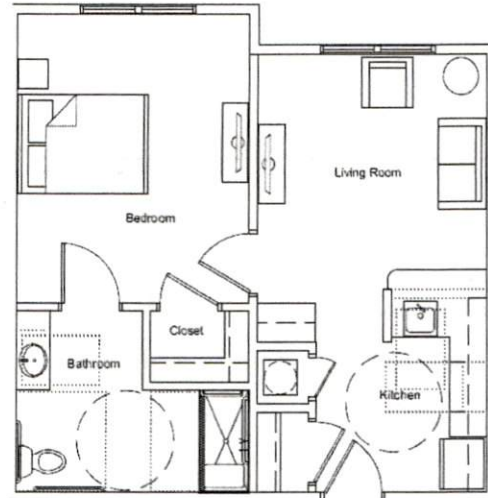
Memory Care Wing



One- and Two-Bedroom Floor Plan



Unit Type 2A
Two Bedroom Floor Plan
846 sq. ft.

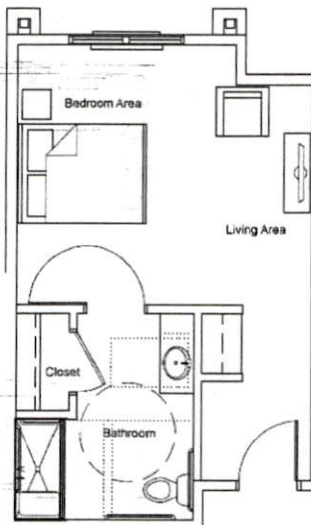


Unit Type 1C
One Bedroom Floor Plan
573 sq. ft.

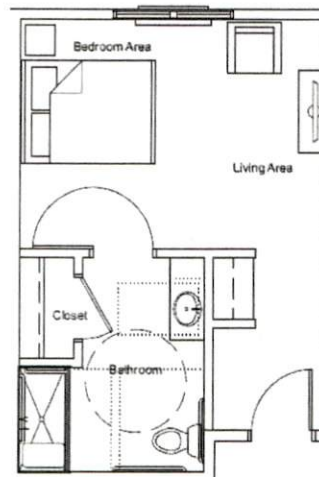
Prepared by: Sikas Abernethie Architects
Assisted Living Residences

 **Cedar Meadows**
A Senior Living Community, Libby, Montana
A Development By: M.L. Grimm Assisted Living, LLC

Memory Care Floorplan



Unit Type 1E
Memory Care Floor Plan
351 sq. ft.



Unit Type 1D
Memory Care Floor Plan
329 sq. ft.

Prepared by: Sikas Abernethie Architects
Memory Care Residences

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