



Iowa Department of Public Health
Promoting and Protecting the Health of Iowans

Gerd W. Clabaugh, MPA
Director

Terry E. Branstad
Governor

Kim Reynolds
Lt. Governor

April 30, 2015

Julie Hinders, CEO
Grand JiVante'
502 Butler Street
Ackley, IA 50601

Re: Replacement Project, Hardin County

Dear Ms. Hinders:

The Department is in receipt of your request for a reviewability determination for Presbyterian Village dba Grand JiVante' regarding the replacement of a 70-bed nursing facility (NF) in Hardin County and the additional information you provided on April 20, 2015, and your attorney provided on April 24, 2015.

The Department is requesting that you provide the following additional information:

It has been brought to the Department's attention that the City of Ackley has signed a resolution opposing the relocation of Presbyterian Village dba Grand JiVante'. It is understood by the Department that the opposition from the City of Ackley may impact the availability of Tax Increment Financing (TIF) for the relocation of the nursing facility to Iowa Falls. It is further understood from a Grand JiVante' document entitled "Resident Frequently Asked Questions" that financial incentives available for new construction was a basis for the nursing facility replacement decision. In order for the Department to make a reviewability determination for a replacement facility under Iowa Code section 135.63(2)(1), it is necessary for the location of the proposed nursing facility to be known.

Please provide the Department with a statement as to whether the availability of TIF will impact the location of the proposed replacement facility. Please submit the response to this office no later than 4:30 pm on Wednesday, May 27, 2015. If Iowa Falls is no longer the location for the proposed replacement facility, please indicate that in the response and notify the Department of the new location when available.

It is necessary for the Department to 1) ask the project sponsor questions in order to receive all factual information relevant to the project and make a reviewability determination, 2) compile and distribute the information received from the project sponsor and other parties to the Council members, and 3) allow the Council adequate time to review the information provided. The volume of information the Department has received about this project – directly from you, from press releases, media reports, and from the many persons in the community who oppose this project – contains inconsistencies and discrepancies which the Department needs to clarify in order to make an accurate determination in this

matter. It is not possible at this late date to clarify these issues, provide the Council with all relevant information, and give the members adequate time to review the information. As a result, this reviewability determination will not be included on the May 6, 2015 Health Facilities Council meeting agenda. The next scheduled meeting of the Health Facilities Council is Tuesday, September 22, 2015. The Department takes note of your attorney's request to not delay this project and will propose a summer meeting option for the Council to consider.

Sincerely,

A handwritten signature in cursive script that reads "Kala Shipley".

Kala Shipley
Certificate of Need Program
kala.shipley@idph.iowa.gov

c: Gary Jones, The Jones Law Firm