



NORTH CENTRAL COMMUNITY SERVICES PROGRAM BOARD NURSING HOME OPERATIONS COMMITTEE

January 29, 2024

3:00 PM

NCHC Eagle Board Room

Present: X Kurt Gibbs X Bill Bialecki X Greg Hartwig
X(WebEx) Chris Holman X(WebEx) Renee Krueger

Staff: Gary Olsen, Jason Hake, Kristin Woller, Ryan Hanson (WebEx)

Others: Eileen Guthrie (WebEx), Elizabeth McCrank (WebEx)

Call to Order

- Meeting called to order by Chair Gibbs at 3:00 p.m.

Public Comment for Matters Appearing on the Agenda

- E. Guthrie stated she wanted to listen and learn as she is interested in what the committee might have to say.

Approval of September 21, 2023 Nursing Home Operations Committee Minutes

- **Motion**/second, Bialecki/Hartwig, to approve the September 21, 2023 Nursing Home Operations Committee meeting minutes. Motion carried.

Executive Director Report – G. Olsen

- Update Regarding Pine Crest Nursing Home
 - We have been informed that there is a potential buyer of Pine Crest Nursing Home. The current Management Agreement requires a 180-day notification to terminate the agreement. Therefore, in preparation of a potential sale, NCHC Corporation Counsel and Lincoln County Corporation Counsel have worked together on an amendment to the nursing home agreement giving flexibility to the required notice to terminate the agreement. The agreement also states that equipment will stay with the nursing home as Lincoln County property as these purchases were made with Lincoln County funds.
 - An amendment to the sick leave policy is also provided and is contingent on the approval of the amendment to the nursing home agreement. The policy amendment states that employees will stay employed with Pine Crest, and North Central Health Care (NCHC) will not actively recruit/hire employees for six months following sale. Also, employees under age 55 will need to stay employed with the new owner for six months to receive their sick leave payout. Employees over 55 will be paid their sick leave balance and will not be required to wait six months.
 - NCHC will continue to run operations during this process. Lincoln County's obligation is to compensate NCHC for losses and any obligation of compensated absences between sick leave and depreciation.

Financial Report – J. Hake

- Financial reports for both nursing homes are unaudited therefore there could be changes following our annual audit.
- Mount View Care Center (MVCC) 2023 year to date net income was \$2.6 million. Kristin Woller and the MVCC team have managed expenses well. We have seen a large increase in Medicaid rates last year and have had an average census of 115. Chair Gibbs expressed sincere thanks to Ms. Woller and management for an outstanding job.
- Pine Crest Nursing Home (PCNH) 2023 year to date net income was \$451,000. Ryan Hanson and PCNH team have also done a great job managing expenses. Again, the increase in Medicaid rates positively impacted the financials.

Mount View Care Center Report – K. Woller

- The report provided in the meeting packet was reviewed by K. Woller.

Pine Crest Nursing Home Report – R. Hanson

- The report provided in the meeting packet was reviewed by R. Hanson.

Board Discussion

- None

Future Agenda Items

- Contact K. Gibbs with any items to include on future meeting agendas.

Adjourn

- **Motion**/second, Bialecki/Hartwig, to adjourn the meeting at 3:34 p.m. Motion carried.

Minutes prepared by Debbie Osowski, Senior Executive Assistant