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DeKalb County Government  
Sycamore, Illinois

**Health & Human Services Committee Minutes  
February 7, 2022**

The Health and Human Services Committee of the DeKalb County Board met on Monday, February 7, 2022 at 6:30 p.m. in the Legislative Center's Gathertorium in Sycamore, Illinois. Madam Chair Crawford called the meeting to order. Those Members present were Mr. Scott Campbell, Mrs. Karen Cribben, Mr. Bill Cummings, Maureen Little, Mr. Ellingsworth Webb, and Chair Rukisha Crawford. Ms. Michelle Pickett was absent at the time of roll call. A quorum was established with six Members present and one absent.

Others present were Brian Gregory, Magdalen Niemi, Ray Giannini, Greg Millburg, and a member of the public.

**APPROVAL OF THE AGENDA**

**It was moved by Mr. Webb, seconded by Ms. Little and it was carried unanimously to approve the agenda as presented.**

**APPROVAL OF THE MINUTES**

**It was moved by Mr. Campbell, seconded by Ms. Little and it was carried unanimously to approve the minutes from the January 3, 2021 Committee Meeting.**

*Ms. Michelle Pickett arrived. All seven Members were now present.*

**PUBLIC COMMENTS**

There were no public comments.

**UPDATE FROM MARCUS & MILLICHAP**

Mr. Gregory noted that Mr. Giannini was present via Zoom at the request of Madam Chair Crawford. He didn't have a prepared presentation but was available to the Committee to answer any questions they may have.

Mr. Gregory also clarified that they are working with a consultant, Jordan Healthcare, to work through past due receivables and get the Home's Business Office back in a better spot. Marcus & Millichap is providing consulting on options the County Board may consider when deciding on the future direction they would like to see the DeKalb County Rehab & Nursing Center go.

The options that have been laid out to the Board for consideration at this time relating to the operation of the DCRNC are:

1. Try to grow the census and utilize County Funds to support the operation.
2. Identify and install a new Management Company.
3. Lease the facility while the County maintains ownership of the real estate.
4. Sale of the business and real estate.

It was additionally clarified that the business-side of the DCRNC may be described as a failure for the past few years but the quality of care for the residences has remained very high and has always been and will continue to be the number one priority.

Mr. Ray Giannini, Senior Managing Director of Marcus & Millichap reviewed that it is clear that occupancy and staffing challenges have been leading to the financial losses at the facility. This is a nationwide trend and one that has been hitting County-owned facilities even harder. He stated that even with the challenges, the highest and best use for the building would be a Skilled Nursing Home. He was very complementary to the facility and to the staff that have been doing all that they can to keep the home running and keep the census from dropping anymore.

Mr. Giannini reviewed and went into a bit more detail on each of the future options of the DCRNC.

It was noted that the County's main priority is to maintain the level of service for the residents and it was questions that if the facility was sold how that may impact the residents. Mr. Giannini expressed that the residents should not see any difference on their end at all. There are very strong consumer protections and safeguards that are heavily regulated by the State and at the Federal Levels. These protections have really minimized the potential of having a very poor company coming in and taking over a facility.

If the County were to choose to go with another Management Company to run the facility, the County would go out for bid for those services and would re-bid every four years to ensure the best company is running the facility. This option does run the risk of having a Management Company that does not make improvements and is compensated regardless of performance.

If the County were to choose to go with a leasing alternative, then an operator would obtain their own license and act without the oversight of the County ("quiet enjoyment"). In this option, the County acts as a landlord and maintains the liability of the facility. It was noted that a lease arrangement is predicated on profitability, which may be difficult given the financial issues the facility is currently facing.

If the Nursing home were to be sold, the County Board would be able to visit the buyer's other facilities to ensure the quality of care was to their expectations. They would also interview and fully vet the potential buyers.

It was shared that out of 102 Counties in Illinois, there are only about seven County-owned and cooperated Nursing Homes left. There is a trend that governmental bodies are outsourcing skilled nursing services due to them not being statutory requirements and the revenue losses they are experiencing.

Although the DCRNC is attached to the County's Health Department, Mr. Giannini did not see that as an issue in a potential sale. He added that it would be even more attractive to potential buyers, especially because there is an Assisted Living Facility (Heritage Woods) on the property as well.

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As far as timelines, if the County were to go with the Management Company option, that would take approximately 90 days to complete. A Lease would take approximately 6-9 months and a Sale would take approximately 6-7 months.

The Committee thanked Mr. Giannini for being available to answer their questions. Mr. Gregory noted that Mr. Giannini would also be available at the Board's Committee of the Whole Meeting later in the week to reiterate many of the points he made tonight but wants to make sure the Board has all the information they need and has all their questions answered prior to making any decisions.

## **DEKALB COUNTY REHAB & NURSING CENTER**

### **Approval of Journey Hospice Care Contract**

DCRNC Administrator Maggie Niemi shared that the facility currently has an agreement in place with Journey Hospice Care. They are being sold and an updated agreement may be necessary. The Committee reviewed the paperwork with Ms. Niemi.

### **Approval of Symbria Therapy Contract**

Ms. Niemi noted that this contract was not yet complete so she would bring it back at a future meeting.

### **Approval of Emergency Transfer Agreement to Aperion of DeKalb and/or Oakcrest**

She also presented two Emergency Patient Transfer Agreements to the Committee. These are used in the event of an emergency, natural or manmade.

**It was moved by Mr. Campbell, seconded by Mr. Webb and approved unanimously to forward the Contract and Agreements to the full County Board recommending their approval.**

### **Administrator's Report**

Ms. Niemi provided the following updates to the Committee:

1. IDPH-Annual Health Inspection conducted 1/11/22-11/3/22-5 Tags-F558, F692, F690, F812 and F 686-Plac of Correction accepted 2/1/22
2. IDPH-Annual Life and Safety inspection conducted 1/20/22 -1/21/22-Awating the formal report.
3. COVID 19 outbreak-ongoing. Began 11/29/21 and will need to go 28 days from 2/3/22 to end outbreak. The positivity rate has decreased for Dekalb County. Need to have campaign to have more staff get their Boosters for COVID 19. DCRNC's staff fully vaccination rate is 84%, Contracted staff's fully vaccinated rate is 71%. Resident's fully vaccination rate is 93%.
4. NW KCH meeting-Cross Continuum Team (CCT) meeting held 1/25/22-next meeting 2/22/22-DCRNC readmission rate remains good.
5. Business Office-Certified Medical Biller and Coder who will work initially with Business office and then will work closely with Social Services regarding resident eligibilities and finances, she was hired 2/3/22 along with Medicaid Biller 2/3/22.

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6. Jordan Healthcare -Meeting weekly on Wednesdays at 4 pm with Business office. Working closely with DCRNC to get Medicaid billing completed and to help with training of new staff and looking at the aging report and helping Comptroller and other county staff with their reporting. Had a meeting with Brian Gregory and County staff on 1/28/22.
7. Working with architect who is working with Life and Safety of IDPH to sign off to use new activity center and warming kitchens; will await the Life and Safety final report and then will proceed with sending information to IDPH. Dekalb City would like to visit 2/16/22-2/18/22 and Steve O'Bryan is arranging for Ringland Johnson and the Architect to be present when the City inspects.
8. Emergency Planning Work with Chug for a table top exercise 2/17/22 and Full-Scale Exercise 3/16/22.
9. Staffing-Infection Control nurse will retire 3/1/22, The Compliance nurse will orientate to position. The ADON has resigned, effective 3/2/22 and will be looking into her replacement. The DON is able to work on site more often.

#### **ADJOURNMENT**

**It was moved by Mr. Cummings, seconded by Mr. Webb, and it was carried unanimously to adjourn the meeting at 8:02 p.m.**

Respectfully submitted,

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Rukisha Crawford, Chair

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Tasha Sims, Recording Secretary

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