

I heard the original estimate of the total cost of the project has been reduced; is that true? Yes, in our continued work with the architect firm YHR Architects in Moorhead, Minn., we've achieved more accurate assumptions in the proposed building project. The updated cost estimates are now \$6.25 million. This is a cost reduction of about \$750,000 from the original estimate \$7.1 million.

How does this project prepare us for the future?

State demographic projections show that the population in general is aging; the first Baby Boomers turned 62 on January 1, 2008. Minnesota's population age 65 and older is projected to grow from 12.47% in 2010 to 20.59% in 2030. Here in Otter Tail County the estimates are even more saturated with an aging population, with the 65 and older population growing from 19.21% in 2010 to 27.74% in 2030. Our most recent market study, updated in February 2011, identifies a local market demand for 25 memory care assisted living housing units. In addition, it predicts increasing demand for additional private rooms.

What do you mean by 'no planned increase in taxes?'

Board members are committed to maintaining the current \$90,000 levy. The leadership team is making every possible effort to ensure the estimates for the building project do not exceed the threshold that would cause PVHC to levy additional dollars. At current projections the board is confident they will be able to maintain current tax levels.

How will you finance the project?

Of the approximate \$6.25 million project cost, \$4.75 million will be financed at an estimated rate of 5%. Through the State Moratorium Threshold program, PVHC is allowed to spend up to \$1.5 million per year to improve the nursing home setting. We have planned a three-phased project to take full advantage of this program. We estimate \$3 million dollars will be reimbursed back to us through the program over the next 30 years.

What are the specialized settings that you describe in your plan?

The nursing home was designed and built in 1963 to meet the perceived needs of that time. Over the years the skilled nursing environment and best care practices have evolved. PVHC staff has stayed current with best practices; the physical building layout has not kept pace with necessary updates. Today we have a shorter length of stay than ever before. We've also added short- and long-term rehabilitation services to our operations, which used to be provided in the hospital setting. This has resulted in a higher acuity of care to residents whose goal is to move back home. For our residents who are living at PVHC on a long term basis, our goal is to provide updated space that better accommodates walkers and wheelchairs. We are creating areas for long-term residents, post-acute residents, memory care assisted living and smaller niche community spaces to accommodate the various types of residents PVHC serves.