



Wednesday, April 13, 2022

Project Intake Form

Project Title Lutheran Home at Kane Expansion

Project Applicant Lutheran Home at Kane

Applicant Address 100 Highpoint Drive

Kane

Pennsylvania

16735

Point of Contact Charlotte Floravit

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All counties in the North Central region are currently transitional.

Select all counties the project will serve.

McKean

Project Type

Healthcare

Select Primary Objective to Set the Goal Supporting Objective

Objective 2.4: Expand access to high quality healthcare as well as programs and services that support overall mental and physical health, for workers and their families.

Building a Workforce Ecosystem

View North Central's [2018-2023 Comprehensive Economic Development Strategy here](#).

Does your project align with the goals of North Central's 2018-2023 Comprehensive Economic Development Strategy?

Yes

The CEDS Investment Priorities include the following:

- Expanding and strengthening employment and education opportunities that provide stable family wage jobs.
- Investments in entrepreneurship and home-grown business development to build a sustainable, diverse economy.
- Preserving and investing in the region's natural and cultural assets to strengthen economic potential.
- Creating and/or improving reliable, consistent access to critical infrastructure in North Central Pennsylvania.
- Providing sufficient availability of right-sized, right-priced housing throughout each county within the North Central Pennsylvania region.

Check the box if you'd like this project to be considered for inclusion in North Central's forthcoming CEDS and Resiliency Plan.

Yes, please consider this project for inclusion in the forthcoming CEDS and Resiliency Plan.

Project Funding

Please enter the project funding amounts for each below. Totals and Percent will calculate automatically. Do NOT include the "\$."

#	Non Construction	Equipment	Construction	Total	Percent
1				0	0
2				0	0
3				0	0
4			7000000	7000000	100
5	0	0	7000000	7000000	100

Funds Status

	Funds Status
Federal	No Funds
State	No Funds
Local	No Funds
Other	No Funds

Period of Performance

Purpose of Project

Expand capacity and services offered at the Lutheran Home at Kane.

Project Description

Our proposed construction will include two new additions on our 25-acre campus located at 100 High Point Drive. A new 16-bed Alzheimer's/Dementia Unit with a living room, kitchen, nurse's station, shower/bathroom and storage areas, and a 2800 square foot kitchen which prepares as many as 500 meals daily for our residents and employees. Also included in our project is demolition of three existing rooms, converting the space into a café, and renovations to our existing kitchen for offices and conference space. The projected cost of this proposed expansion is approximately \$6.5-7 million. Upon completion of all three phases of the proposed expansion, the Lutheran Home at Kane anticipates improved service for our residents, the creation of 10 additional jobs, and the renovations will help retain 140 existing employees.

Explain the following for the Strategic Rationale:

- Identify the problems and/or opportunities the project will address.
- Explain the existing conditions or critical circumstances that would compel the funding of this project.
- Describe how the project supports a regional strategy or plan.
- Explain how this project will contribute to sustainable economic development in the service area impacted.
- Identify the types and numbers of jobs to be created or retained.
- Explain any Leveraged Private Investment because of this project.

Strategic Rationale

The Lutheran Home at Kane is the only nursing home in Kane. We are one of only two non-profit social ministry nursing homes in all of McKean County, serving the region's most vulnerable senior population and the disabled for more than 55 years. The Lutheran Home at Kane is a 5-Star facility, the highest achievable rating by the Centers for Medicare & Medicaid Services (CMS), a quality designation achieved by only the top 10% of nursing homes in the state. Our facility is designated as a Continuum of Care Retirement Community, providing services from retirement to end of life to more than 123 current residents. We provide services to residents and employ staff from a multi-county rural region, including McKean, Elk, and Warren Counties and the surrounding region. As a vital community healthcare provider and major employer, The Lutheran Home must stand ready and position itself to provide quality services in a safe environment now and in the future.

Collaborative Partnerships

The Lutheran Home has been working with McKean County Economic Development Office and with the North Central ARC / EDA Coordinator.

Project Sustainability and Capacity

The staff at the Lutheran Home has experience with capital projects and grant administration. Once completed, the project will be incorporated into the operation and maintenance plan for the facility.

Output and Outcome Measures

Stand-Alone Output Measure

square feet

Stand-Alone Outcome Measure

jobs created

Congressional and Legislative Districts

Glenn Thompson (US House, 15th)

Pat Toomey (US Senate)

Bob Casey (US Senate)

Martin Causer (PA StateHouse, 67th)

Cris Dush (PA StateSenate, 25th)

Miscellaneous Notes

The Lutheran Home at Kane has been working with McKean County on this project and their ARC access road application. Please be sure to keep the McKean County Economic Development Office involved and engaged as grant programs are explored.