

**Minutes of the special meeting for the purpose of
Market study presentation by Plante Moran**

May 12th, 2026

In Attendance: Dr. James Wierman (Board Chair), Vicki Vaughn (Board Member), Jeff Carmen (Board Co-chair), Mercedes Schirripa (Administrator), Jennifer Rentfrow (County Administrator), Ambrosia Neldon (Cass County Marketing and Communications Manager), Rachel Sheeley (County Finance Director), Jennifer Bennett (Recording Minutes)

Meeting called to order: 9:06am

Guests: Jacob Boss (Vice president Plante Moran), Dana Wollschlager via zoom (Partner Plante Moran)

Markey study presentation.

Jacob Boss begins by stating that the last time a market study was done was 5 years ago. This study takes information on local demographics for both supply and demand sides of consideration. Cass county, Niles, Dowagiac are all local demographic areas included as well as what facilities are offering services in this area. Jacob Boss notes that in their study there are currently no projects planned relative to senior services in this area.

Jacob Boss states there hasn't been much growth in the supply side in the last 5 years. There is area need for an estimated 90 units of independent living, 50 memory care units, and 150 assisted living units. Senior needs in the area are fast outpacing labor supply to provide them.

Dr. James Wierman asks about the Income screen section in the report. Jacob Boss states that this calculates affordability, for example if an area resident needs to pay \$4000 a month for an independent living apartment and that is estimated to be 60% of their income, they would need to make 92 thousand a year. There is a large gap in the market for people who need these services but cannot afford them and yet their income is too high to qualify for any assistance.

Jeff Carmen clarifies that there is some confusion in the wording stating that senior residents in the community are rising while senior household numbers are dropping. Jacob Boss states he will adjust that part of the report to be more accurate.

Dr. James Wierman asks for clarification on the personal finances portion of the study results with Jacob Boss specifying that monthly cost is based on 60% of monthly income, not it's entirety.

Dana Wollschlager moves the presentation forward to speak on admission numbers and the supply side of the study results. She states that per verbal interviews with facilities in the study area, most are at or near full capacity which shows a growing need for these services in the community. She also reiterates that there are no new projects currently planned for expanding senior services.

Mercedes Schirripa states that should CCMCF want to expand they would need to file a request with the State for a certificate of need to receive approval for said expansion. This is due to the facility being licensed for health care. Jeff Carmen asks if it makes a difference whether we are adding to the building or building separately on leased land. Mercedes Schirripa states she can investigate that further, though the consensus is that a certificate of need is required should any square footage be added to the building.

Dana Wollschlager states that the market is desirable overall for growth with the only potential problem being staffing and labor supply. Senior numbers are currently outpacing working age population.

Dana Wollschlager states that if there is a decision to add to the building there would be steps in that process including producing a build program and a financial model for viability.

Jeff Carmen states that 5 years prior there had been much discussion with the County Road Commission about planning any new builds that were informative at the time.

There is nothing else to report on for the market study and no further questions. The Plante Moran team offers any support needed with any future expansion plans.

In the discussion that follows Dr. James Wierman states a need for more private rooms at the facility. Jeff Carmen suggests a partnership with the local Agency on Aging and Cass County Council on Aging. Mercedes Schirripa reiterates facility plans for providing dialysis and daycare services in house. All agree.

Meeting adjourned for closed session: 10:27am


_____ Board Chairperson  Administrator