

Montevideo Regional Veterans Home Proposal and Plan of Action

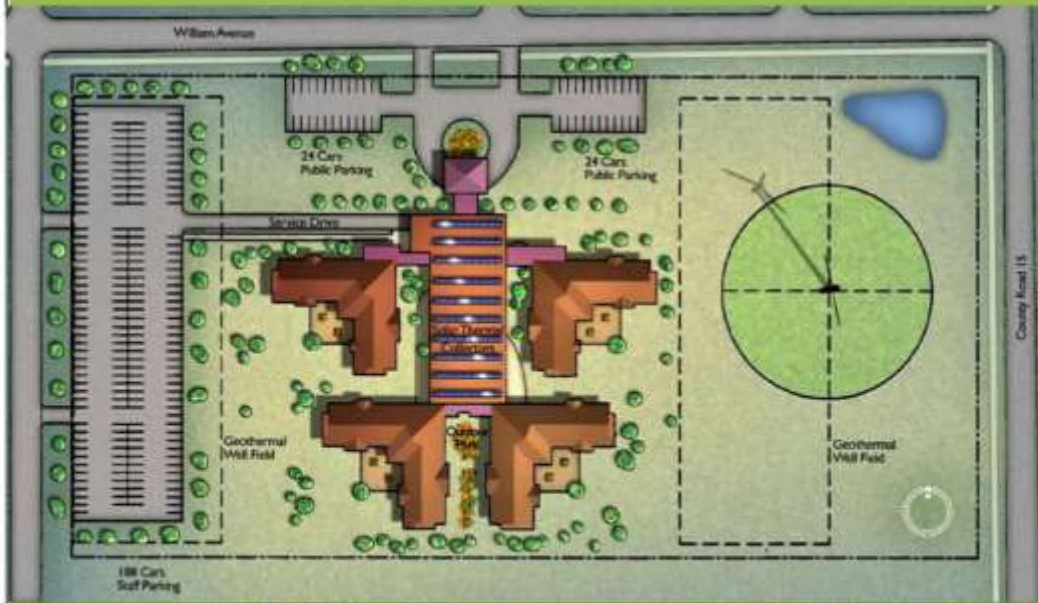
70 Bed Veterans Home Facility in Montevideo

Initial Project Cost

\$30,716,000	Estimated Project Cost
\$20,475,285	Federal Share (2/3)
\$10,240,715	State Share (1/3)
	\$5,032,145 Pledged Locally (49.14%)
	\$5,208,570 Remaining State Funding (50.86%)
	*OVER 49% OF STATE'S FUNDING PLEDGED LOCALLY

CHECKLIST

✓	Site is Shovel Ready
✓	Project Pre-Design is Complete
✓	Federal Application for Funding Complete and Ready to Submit After State Approval
✓	Over 1,500 Vets on Waiting List to get 1 of 862 Beds Available
	State Approval to Move Forward



February 2017 | Montevideo, Minnesota

EXAMPLE MINNESOTA VETERANS HOME ANNUAL BUDGET

Long-Term Fiscal Considerations

The Montevideo Veterans Home assumed cost to operate 70 beds in 2020, (if the projects are built and operating in 2020) salary cost of \$7,750,000 and non-salary cost of \$2,450,000 for a total of \$10,200,000, which includes an approximate 1.8% increase in salary costs per MMB guidance and a national average of approximately 4.5% increase in non-salary cost annually. The total FTE's for this home would be 103. A General Fund appropriation of \$5,230,000 would be needed for operation of this Home, revenues from residents would make up the remaining revenue to cover the cost of operations.

Program: Veterans Health Care

Program Expenditure Overview

(Dollars in Thousands)

Expenditures By Fund

	Actual	Actual	Actual	Estimate	Forecast Base		Governor's Recommendation	
	FY14	FY15	FY16	FY17	FY18	FY19	FY18	FY19
<u>Expenditures by Budget Activity</u>								
Budget Activity: Veterans Health Care	4,256	4,820	4,346	4,994	6,155	6,329	6,155	6,329
Budget Activity: Minneapolis Veterans Homes	49,383	63,795	61,145	80,392	58,190	55,098	59,490	56,360
Budget Activity: Hastings Veterans Home	9,566	9,473	9,832	10,799	10,961	11,278	11,361	11,278
Budget Activity: Silver Bay Veterans Homes	10,492	11,331	12,421	13,277	13,524	13,958	13,824	13,958
Budget Activity: Luverne Veterans Home	9,686	9,920	10,624	11,571	11,709	12,093	12,009	12,093
Budget Activity: Fergus Falls Veterans Home	12,178	13,046	13,504	14,587	15,194	15,689	15,494	15,689
Total	95,560	112,386	111,872	135,621	115,733	114,445	118,333	115,707





VETERANS FRIENDLY COMMUNITY
103 Canton Avenue, P.O. Box 517
Montevideo, MN 56265

www.montevideomn.org Phone: 320-269-6575 Fax: 320-269-9340 cdd@montevideomn.org

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Montevideo's Veterans Home...

Montevideo has a complete plan in place to build and support operations of the next Veterans Home in our community. The need for a Veterans Home is proven. Our community has purchased land, committed over five million dollars to the project and is ready to serve as the next location for a Minnesota Veterans Home. There are over 12,000 Veterans and 12 National Guard or Reserve Units within a 60 minute driving distance of Montevideo.

According to the United States Department of Veterans Affairs statistics Veteran Population Model 2011, which estimates living Veterans in Minnesota from 2010-2040, there will be an estimated 386,598 Veterans. Of these, about 42% (162,924) are under the age of 60 and 58% (223,674) are over the age of 60. This aging population will put more strain on the states Veterans Homes. Some Veterans of Operation Iraqi Freedom have more severe wounds than in previous generations and may require skilled care at younger ages.

The current waiting list to receive 1 of the 860 beds in a Minnesota Veterans Home includes over 1,500 individuals. Minnesota has five Veterans Homes with care ranging from skilled to domiciliary. An increasing number of disabilities are connected to military service and often require more skilled nursing care. The five current Veterans Homes have a total of 860 beds. This is an average of only one bed for 431 of Minnesota's Veterans. While not all of our brave men and women require skilled nursing home care, it is a safe bet that more than 1 out of 430 will at some time in their life. Montevideo is ready to provide Minnesota's Veterans with the care they need and deserve.

The Numbers...

\$30,716,000 Estimated Project Cost for New 70 Bed Veterans Home in Montevideo

\$20,475,285 Federal Share (2/3)

\$10,240,715 State Share (1/3)

\$5,208,570 **State Share AFTER local committed funds and costs to date of \$5,032,145**





Section One
Veterans Home Support

Veterans Home Fundraising

\$30,716,000 Estimated Project Cost for New VA Home in Montevideo
\$20,475,285 Federal Share (2/3)
\$10,240,715 State Share (1/3) (Of the state share we have committed funds and costs to date of \$5,032,145)

\$5,208,570= State Share after local committed funds and costs to date

Pledges/Committed To Date	Value
Chippewa County	\$3,000,000
Montevideo Community Development Corporation	\$250,000
Montevideo City Council	\$200,000
Montevideo Industrial Development Corporation	\$150,000
Minnwest Bank Inc	\$60,000
Montevideo Economic Development Authority	\$50,000
Yellow Medicine County	\$50,000
Lac qui Parle County	\$50,000
Swift County	\$50,000
Southwest Minnesota Housing Partnership	\$50,000
KleinBank Inc	\$35,000
American Legion Post #59	\$30,000
VFW Post #380	\$30,000
World War II/Korean War Vets Coffee Group	\$8,295
Chippewa County Township Association	\$8,000
Watson Lions Club	\$1,000
City of Montevideo Land Donation: Land Value (13.5 Acres at \$1.25 per square foot based on recent appraisals)	\$707,850
Other Pledges	\$150,000
Total	\$4,880,145

<i>Local Costs To Date</i>	<i>Entity Performing Task</i>	<i>Paid By</i>	<i>Value</i>
Predesign Costs	S.E.H. Architects	MCDC	\$68,000
Economic Impact Analysis	U of M Extension	MCDC	\$4,500
Contingencies/Miscellaneous	City/County	City/County	\$79,500
Total			\$152,000

\$5,032,145 Total Local Costs and Committed Funds to Date

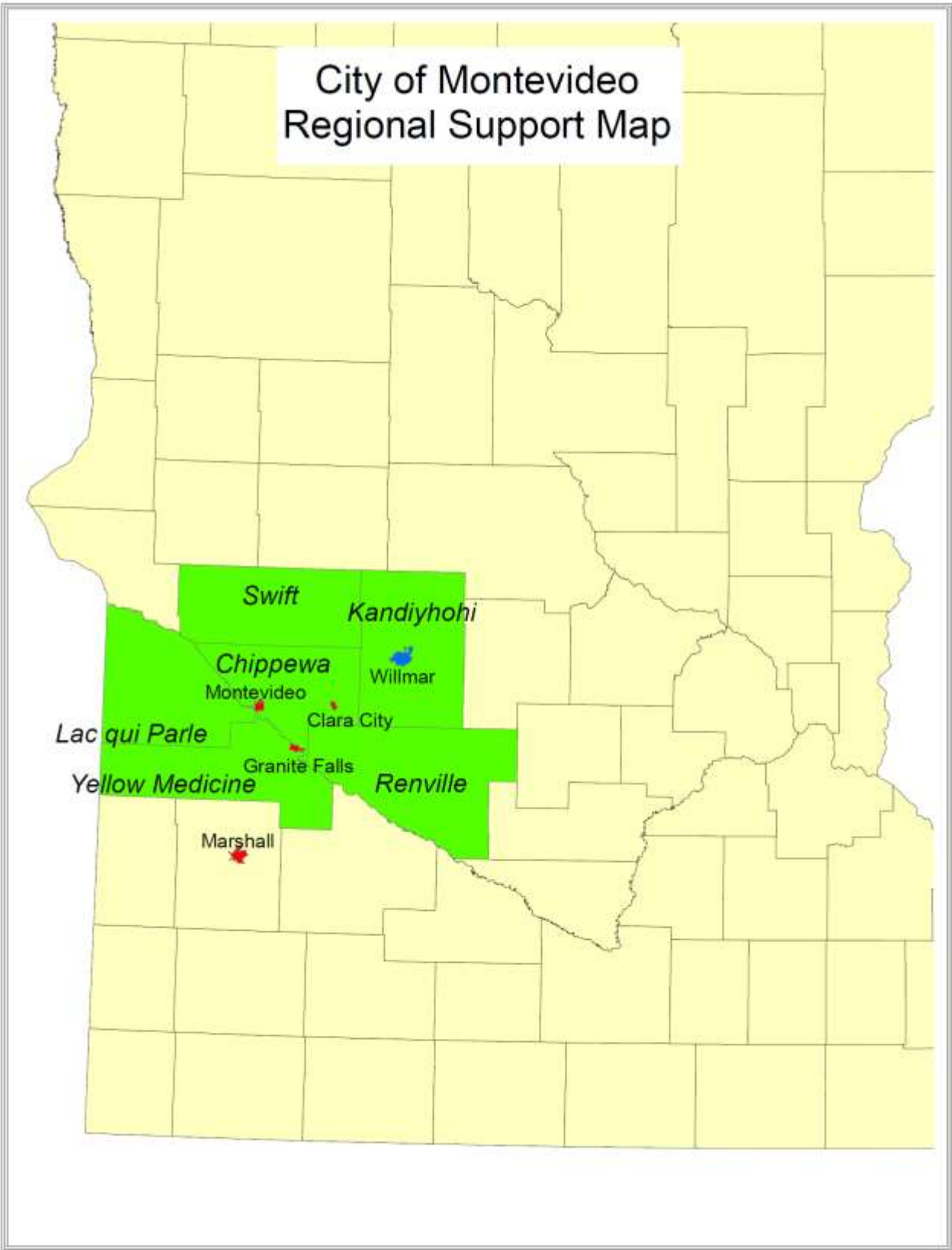
Regional Commitment & Support of Veterans Home Proposal

The aim of our proposal is to show our elected officials that this is a broadly supported proposal both in terms of type of entity but also geographically. While we have not been able to approach all of the organizations we intend to, the presented list is comprehensive consisting of different levels of government, private institutions, and state agencies as well as housing and educational entities from across the region.

The following organizations have pledged financial or material support to the Veterans home proposal.

Supporting Entities	
Non Profit/ Community Groups	Units of Government
American Legion Post 59	Chippewa County
VFW Post 380	Lac Qui Parle County
Montevideo & Watson Lions Club	Yellow Medicine County
7 th District American Legion (14 Counties, 77 Posts, 6,300 members)	Swift County
Southwest Minnesota Housing Partnership	Renville County
Willmar Disabled American Veterans (DAV)	City of Montevideo
Montevideo Chippewa County Hospital	City of Clara City
Montevideo Chippewa County Library	City of Granite Falls
Education/ State Entities	City of Marshall
MN Department of Veterans Affairs	Chippewa County Townships(40)
MN Department of Employment & Economic Development	Private Institutions
MN West Community & Technical College	KleinBank
Ridgewater Community & Technical College	Minnwest Bank
University of Minnesota Extension Office	Montevideo Coop Credit Union
Economic Development Agencies	Short Elliot Hendrickson
Montevideo Industrial Development Corporation	Veterans Friendly Community: 40 Businesses
Montevideo Community Development Corporation	World War II & Korean War Coffee Group
Montevideo Economic Development Authority	Montevideo Chamber of Commerce

City of Montevideo Regional Support Map

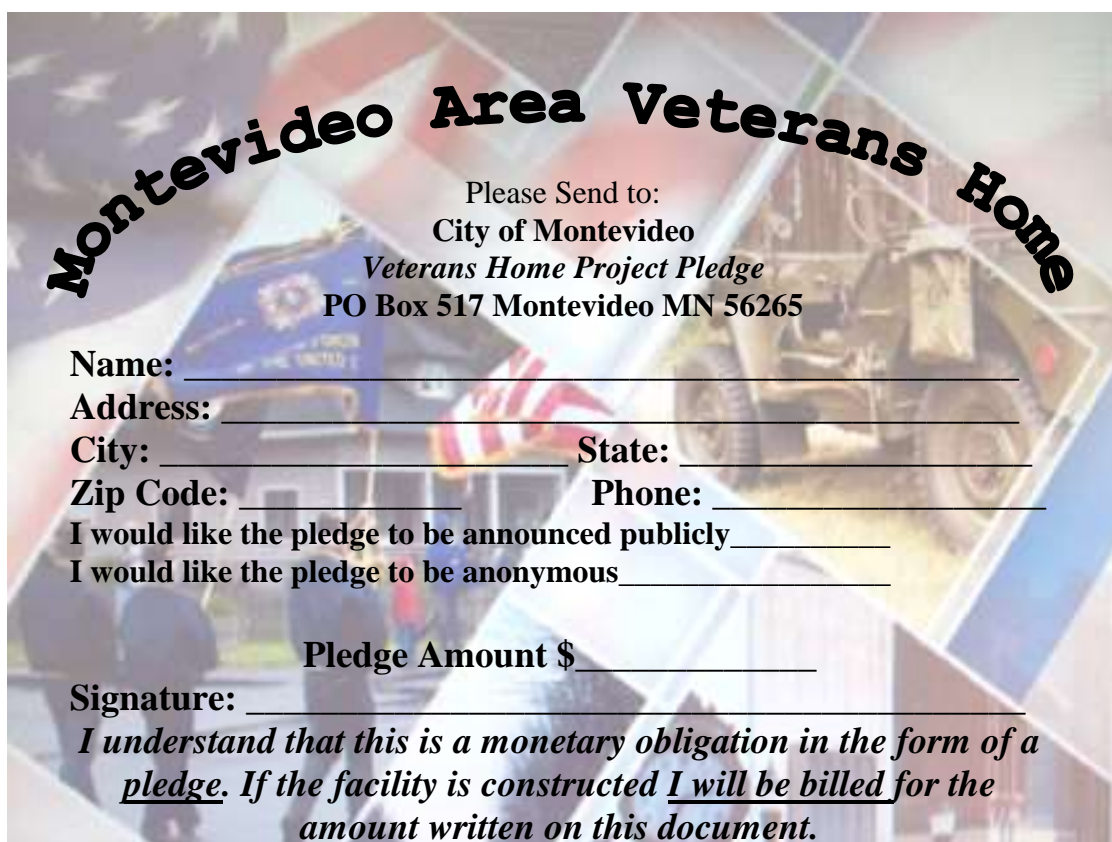


*Revised 3/13/15

Pledge Card Information

Released in late February 2009, the pledge cards are designed to increase the financial pledge level to the proposed project. Additionally, they will serve as a way to show state officials there is a very wide support base for this proposal. Finally, they will increase exposure for the project in the region as they will be widely distributed.

To date just over \$8,000 has been pledged with more coming in from individuals and businesses.

The image shows a pledge card for the Montevideo Area Veterans Home. The card features a background collage of an American flag, a blue military uniform, and a photograph of a building. The title "Montevideo Area Veterans Home" is written in a large, bold, black font across the top. Below the title, the text "Please Send to:" is followed by the address: "City of Montevideo", "Veterans Home Project Pledge", and "PO Box 517 Montevideo MN 56265". The card includes several fields for personal information: "Name:", "Address:", "City:", "State:", "Zip Code:", and "Phone:", each followed by a horizontal line for writing. There are also two checkboxes: "I would like the pledge to be announced publicly" and "I would like the pledge to be anonymous", each followed by a horizontal line. Below these is a field for "Pledge Amount \$" followed by a horizontal line. At the bottom, there is a "Signature:" field followed by a horizontal line. A bolded disclaimer at the bottom reads: "I understand that this is a monetary obligation in the form of a pledge. If the facility is constructed I will be billed for the amount written on this document."



Tim J. Kolhei
Veterans Service Officer

Veterans Service Office

629 North 11th Street
Courthouse
Montevideo, MN 56265

Phone: 320-269-6419
Fax: 320-269-6410



Stephanie Vorvick
Veterans Benefit Coordinator

As the Chippewa County Veteran Service Officer, I strongly support the building of Minnesota's next Veteran's Home in Montevideo. According to the U.S. Department of Veterans Affairs, Minnesota has about 235,000 Veterans over the age of 60. This aging population strains the state's Veteran Homes. Some Veterans of Operation Iraqi Freedom and Operation Enduring Freedom have more severe wounds than in previous generations and will require skilled care at younger ages.

When our country was in need, the young men and women of Minnesota answered the call. Now that they need help, how will their country repay that debt? Building another Veterans Home would shorten the lengthy waiting lists of the other homes.

Montevideo is a Veteran Friendly Community with a small town atmosphere. As one of the first Yellow Ribbon Communities, we have strong support from local Veterans Organizations, including the American Legion, Disabled American Veterans, Veterans of Foreign Wars, and many volunteers. We are home to a CBOC (VA clinic) and the MN National Guard's 1-151 FA Battalion Headquarters. Monte is on the cross roads of major highways, where the scenic MN River Valley slices into the plains. This would be a peaceful location for a Veteran to receive the healthcare they deserve.

For the increasing needs of our state's Veteran population, I believe it is time for Minnesota to do the right thing in the right place. Put the next Minnesota Veterans Home in Montevideo.

Sincerely,

Tim Kolhei

Veterans Service Officer
Chippewa County, MN

VETERANS SERVICE OFFICER

LAC QUI PARLE COUNTY

**JOSH BENINGA Telephone (320) 598-3445 600 6TH ST, SUITE 3/COURTHOUSE
e-mail: josh.beninga@lqpc.com MADISON, MN 56256**

As the Lac qui Parle County Veterans Service Officer, I strongly support the building of Minnesota's next Veterans' Home in Montevideo. According to the United States Department of Veterans Affairs statistics for 2011, Minnesota has 371,000 Veterans. Of these, about 235,000 are over the age of 60. This aging population will put more strain on the state's Veterans Homes. Some Veterans of Operations Enduring Freedom, Iraqi Freedom, and New Dawn have more severe wounds than previous generations and will require skilled care at younger ages.

Minnesota has five Veterans Homes with care ranging from skilled to domiciliary. An increasing number of disabilities are connected to military service and often require more skilled nursing care. The Five homes have a total of 860 beds. This is an average of only one bed for 431 of Minnesota's Veterans. While not all of our brave men and women require or will require skilled nursing home care, it is a safe bet that more than one out of 430 will, at some time in their life.

When our country was in need, the young men and women of Minnesota answered the call. Now that they need help, how will their country repay that debt? Building another Veterans Home would shorten the lengthy waiting lists of the other homes. It would give families shorter, easier commutes to visit their Veteran family members. I have talked to many spouses and other family members who have chosen expensive private nursing homes over Minnesota Veterans Homes due to the long distance they'd have to drive if they were in Minnesota Veterans Homes. Montevideo has a "small town" atmosphere located on the crossroads of some major US and state highways.

Due to the increasing needs of our state's Veteran population, I strongly believe it is time for Minnesota to do the right thing in the right place as well as the right time and put the next Minnesota Veterans Home in Montevideo.

Sincerely,



Josh Beninga
Veterans Service Officer, Lac qui Parle County, MN



Swift County Veterans Service Office

David Barrett

Veterans Service Officer

301 14th Street North – Post Office Box 286

Benson, MN 56215

Telephone: (320) 842-5271 Fax: (320)843)4850

Email: dave.barrett@co.swift.mn.us

As the Swift County Veterans Service Officer I am writing in support of Montevideo as the ideal location for the next Minnesota Veteran's Home. The current need for this type of facility in West Central Minnesota is unprecedented.

In the past we have had the opportunity to assist in placing a few of our local veterans into Minnesota State Veteran's Homes. These veterans and their families are absolutely impressed and satisfied by the high level of care and service that they receive at these facilities. Unfortunately, more often than not, most of our local veterans do not pursue the opportunity to reside in a Minnesota Veteran's Home. This is due to the fact that a Minnesota Veteran's Home is not available in this part of the state.

Montevideo is a city that has a great deal to offer as the location for the next Minnesota Veteran's Home. With the placement of this facility in Montevideo, the State of Minnesota will be continuing a long tradition of taking care of those who have served and fought for our freedom.

Sincerely,

David Barrett
Veterans Service Officer
Swift County, MN

Representing veterans of all wars and conflicts

To care for him who shall have borne the battle and for his widow and his orphan. -ABRAHAM LINCOLN

TELEPHONE - OFFICE: 320-523-3763
FAX: 320-523-3716
E-MAIL - lee_s@co.renville.mn.us

OFFICE HOURS
MONDAY - FRIDAY
8:00 - 4:30

RENVILLE COUNTY VETERANS SERVICE

LEE J. STOCK
SERVICE OFFICER

Renville County Government Center
105 South 5th Street - Room 247
OLIVIA, MINNESOTA 56277

KAREN R. DAVIS
SERVICE TECHNICIAN

As the Renville County Veteran Service Officer, I strongly support the building of Minnesota's next Veteran's Home in Montevideo. According to the United States Department of Veterans Affairs statistics for 2011, Minnesota has 371,000 Veterans. Of these, about 235,000 are over the age of 60. This aging population will put more strain on the state's Veteran Homes. Our Vietnam era Veterans are reaching the retirement age and many are suffering effects of that war.

Minnesota has five Veteran Homes with care ranging from skilled to domiciliary. An increasing number of disabilities are connected to military service and often require more skilled nursing care. The five homes have a total of 860 beds. This is an average of only one bed for 431 of Minnesota's Veterans. While not all of our brave men and women require skilled nursing home care, it is a safe bet that more than 1 out of 430 will at some time in their life.

Building another Veterans Home would shorten the lengthy waiting lists of the other homes. It would give families shorter, easier drives to visit their Veteran. I have talked to many spouses who picked expensive private nursing homes over the Veterans Homes due to the long drive. Montevideo has a small town atmosphere on the cross roads of major highways.

For the increasing needs of our state's Veteran population, I believe it is time for Minnesota to do the right thing in the right place. Put the next Minnesota Veterans Home in Montevideo.

Sincerely,



Lee J. Stock (1SG RET.) US ARMY
Veterans Service Officer
Renville County, MN

EQUAL OPPORTUNITY - AFFIRMATIVE ACTION
TDD (320) 523-3783



City of Granite Falls

641 Prentice Street
Granite Falls, MN 56241-1598
Phone (320) 564-3011 FAX (320) 564-3013
7-1-1 or 1-800-627-3529 Voice, TTY, ASCII
www.granitefalls.com

Office of City Manager

February 5, 2013

Angela Steinbach
Community Development Director
City of Montevideo
103 Canton Avenue, P.O. Box 517
Montevideo, MN 56265

Dear Ms. Steinbach:

We are writing to express our support of a Veterans Home in Montevideo, Minnesota. Our area has a strong need for a Veterans Home now and in the future. Many of us know some of Minnesota's 370,000 veterans as members of our family or friends, neighbors, coworkers, local business owners and employees.

As of the last figures from the Minnesota Department of Veterans Affairs, there are approximately 370,000 Veterans in our state. If some simple math is done, it can be said that 10% of our Veterans would equal 37,000, 1% would equal 3,700, and go a little further, $\frac{1}{2}$ of 1% would equal 1,850. Minnesota has 5 Veterans homes in Minnesota which have approximately 860 beds available. By using the $\frac{1}{2}$ of 1% of our Veterans equaling 1,850, it shows very clearly that we are under serving our Veterans when it comes to long-term care.

Montevideo, and the surrounding area, will benefit economically as well. The addition of an estimated 205 full and part time jobs along with the increase of the output in the local economy is vital in rural Minnesota. The Health and Social Services industry, the Manufacturing industry, the Real Estate and Rental industry, and the Finance and Insurance industry will be the industries most significantly impacted due to the operation of the new Veterans Home facility.

We urge you to support legislation towards construction and operation of a Veterans Home in Montevideo.

Sincerely,

David Smiglewski
Mayor, City of Granite Falls

City of Granite Falls An Equal Opportunity Employer & Provider

RESOLUTION NO. 2014-003

**CITY OF CLARA CITY
COUNTY OF CHIPPEWA
STATE OF MINNESOTA**

RESOLUTION ENDORSING THE EFFORTS OF THE VETERANS HOME COMMITTEE OF MONTEVIDEO FOR THE CONSTRUCTION AND ONGOING OPERATION OF A VETERANS HOME IN MONTEVIDEO, MINNESOTA, AND FURTHER, ENCOURAGING THE CHIPPEWA COUNTY BOARD OF COMMISSIONERS TO ALLOCATE AN APPROPRIATE FINANCIAL CONTRIBUTION IN RECOGNITION OF ALL CITIZENS OF CHIPPEWA COUNTY IN SUPPORT OF THIS PROJECT OF REGIONAL SIGNIFICANCE.

WHEREAS, the City Council of Clara City, Minnesota, acknowledges and appreciates the time, sacrifice, and commitment of service as provided by all Military Veterans; and

WHEREAS, the City Council further acknowledges the importance and purpose of providing care and services for all returning Military Veterans; and

WHEREAS, the City Council deems it reasonable and necessary to promote all such projects which address the ongoing needs of Military Veterans and which also positively impact the economic environment of all citizens of the County;

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Clara City, County of Chippewa, Minnesota, hereby endorses the efforts of the veterans Home Committee of Montevideo for the construction and ongoing operation of a veterans home in Montevideo; and,

BE IT FURTHER RESOLVED, that the City Council encourages the Chippewa Board of County Commissioners to allocate an appropriate financial contribution in recognition of all citizens of Chippewa County in support of this project of regional significance.


Adopted by the City Council of Clara City on January 14, 2014

By:



Mike Theln, Mayor

Attest:



Winthro C. Block, City Administrator

RESOLUTION
American Legion Post 59
Regular Post Meeting
January 13, 2014

RESOLUTION NO. 1

SUBJECT: SUPPORT OF VETERANS HOME IN MONTEVIDEO,MN

WHEREAS, Many American Service members are in need of professional nursing care In Veterans Homes in the State of Minnesota; and

WHEREAS, There is a waiting list of over One Thousand Veterans in Minnesota in need of professional nursing care; and

WHEREAS, There is already a Veterans Affairs Community Based Out-patient Clinic (CBOC) adjacent to the Chippewa County/Montevideo Hospital; and

WHEREAS, The City of Montevideo and Veterans Committee has been pursuing a 90 Bed Nursing Home in Montevideo for the past six years, and

WHEREAS, The City of Montevideo has engaged the Minnesota Department of Affairs for pre-design that meets federal veterans administration guidelines; and

WHEREAS, The City of Montevideo will donate thirteen plus acres of land with local infrastructure in place; and

WHEREAS, The City of Montevideo has raised five million dollars through city, county, business, and private donations; and

WHEREAS, American Legion Post 59 has always given full-hearted support to our Veterans; now, therefore, be it

RESOLVED, By American Legion Post 59 monthly meeting assembled at Montevideo, Minnesota on January 13, 2014 to indorse the support of a Veterans Home in Montevideo, Minnesota; and be it further

RESOLVED, That this Resolution be presented to District 7, American Legion at its Mid-Winter Conference being held at Browns Valley, Minnesota on February 15th for adoption; and be it further

RESOLVED, That District 7 includes Seventy Seven Post and 6,269 members to date who support additional care for our veterans; and be it finally

RESOLVED, That this Resolution be then forward to the City of Montevideo for submission to appropriate legislative committees indorsing support for a Veterans Home in Montevideo, Minnesota

This is to certify that the above resolution was adopted by American Legion Post 59 on January 13, 2014



Adjutant

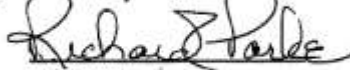


Post Commander

Approved Rejected Approved with Amendment
Received and Recorded Other Action

This is to certify that the above resolution was adopted by District 7, American Legion at its Mid-Winter Conference in Browns Valley, Minnesota on February 15th, 2014.

Signature of Adjutant and District Commander



Adjutant



District Commander



Section Two
Background Information
Montevideo Service Region

In accordance with the MDVA planning criteria the selected site is more than two hours away “by land” from the nearest Veteran’s homes in Fergus Falls and Laverne, Minnesota.

The Veteran population in the 60-minute calculated driving time county region surrounding Chippewa County is supplied below. The following data is collected from the US Census Bureau 5-Year data (2007-2011).

Minnesota Veteran County Population by 60 Minute Calculated Driving Time

County	Veteran Population*
BIG STONE	534
CHIPPEWA	1,014
KANDIYOHI	3,370
LAC QUI PARLE	675
LINCOLN	583
LYON	1,696
REDWOOD	1,473
RENVILLE	1,358
STEVENS	689
SWIFT	823
YELLOW MEDICINE	923
Totals	12,138



Active National Guard Units within 60 minutes calculated driving time (all soldiers are approximate numbers):

Montevideo, Madison, Appleton, Marshall, Ortonville, and Morris- 540 soldier battalion

Redwood Falls, Hutchinson- 180 soldiers

Willmar- 220 soldiers

Olivia - 160 soldiers

Army Reserve Units within 60 minutes calculated driving time:

Willmar Army Reserve HHC & FHC

H. Operational Program

The City of Montevideo has commissioned the architectural/engineering team to prepare a prototypical design to meet the goals of Part 5 “Program Requirements” on the purchased site in Montevideo. The vehicle for this study is the predesign.

I. Predesign Process

In developing the predesign the team worked with on the 25 year long term care housing design experience of Dale Tremain Architects and Planners, Ltd. who have considerable knowledge of current planning and design trends in this facility type. Their firm library contains example of national prototypes such as found in the Perham Memorial Hospital and Home, in Perham, Minnesota. Because there were no participating user groups the team did not make site visits but relied on its knowledge of current trends.



Section Three

Community Narrative

Mission and Vision Statements
Community Components (Organizational Chart)
Veterans Friendly Community Program
Community Based Outpatient Clinic

Montevideo Images



Montevideo Main Street



Chippewa County Montevideo Hospital



American Legion and VFW



Community Based Outpatient Clinic



National Guard Training and
Community Center



Montevideo Public Schools



VETERANS FRIENDLY COMMUNITY
103 Canton Avenue, P.O. Box 517
Montevideo, MN 56265

www.montevideomn.org Phone: 320-269-6575 Fax: 320-269-9340 cdd@montevideomn.org

VETERANS EXPANDED MISSION/VISION STATEMENT/ACTION STEPS:

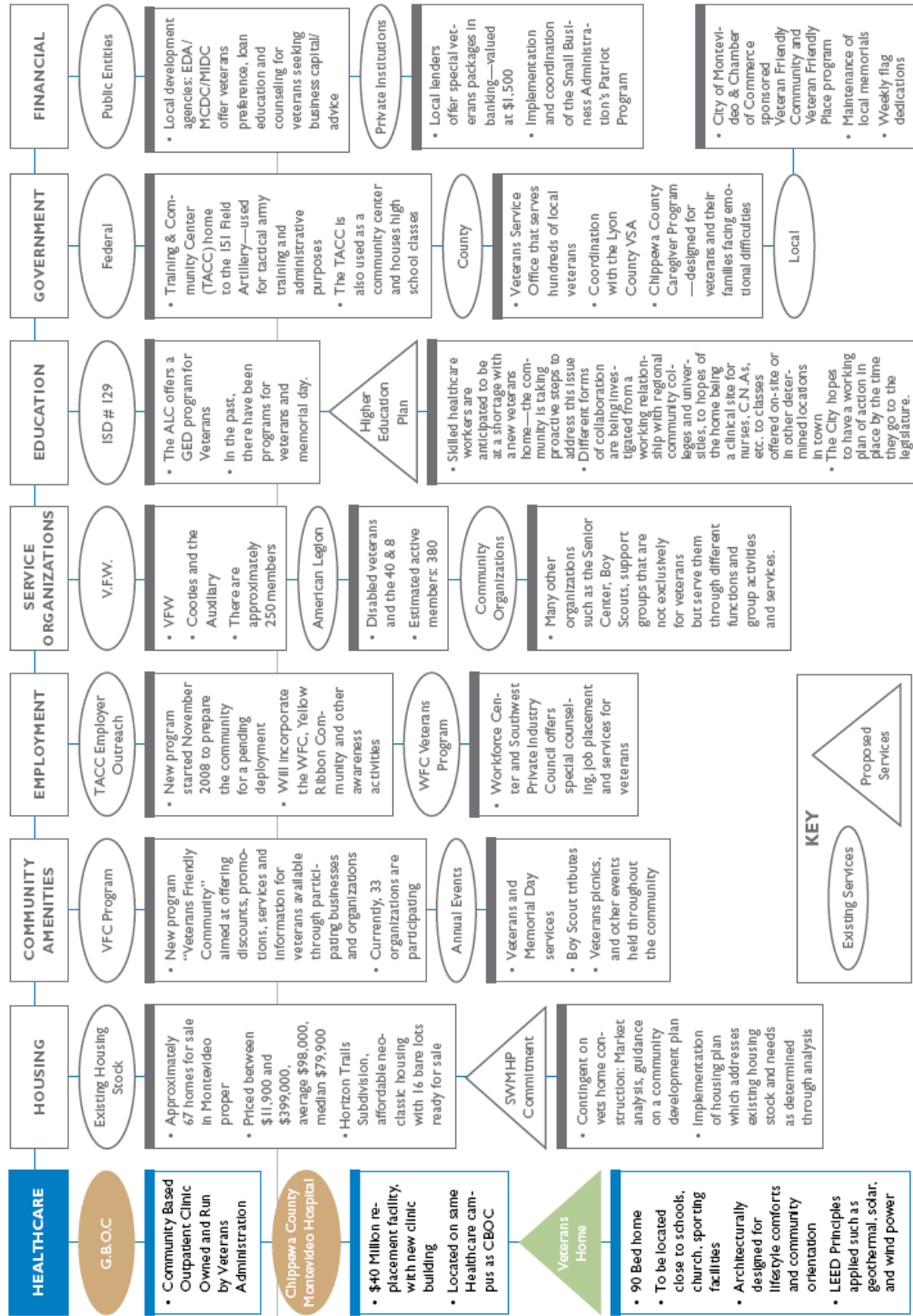
Mission: To Respectfully Honor and Serve Our Veterans.

Vision: We envision a community where our Veterans can live in affordable housing, have good jobs and raise families, have access to health care, senior services, and can live out their lives in peace.

Action Steps:

1. Access to a Health Services: A Community Based V.A. Outpatient Clinic has been established in Montevideo; we need to continue to offer support.
2. Affordable Housing: Over the last decade, over 125 affordable units have been built in Montevideo, many for seniors. We need to continue on this path, and focus in on the specific needs of Veterans.
3. Jobs and Community Access: Montevideo has created the Veterans Friendly Community and Veterans Friendly Place campaign to offer discounts and other services to Veterans. They are also a designated Beyond the Yellow Ribbon community. Montevideo has been on the forefront of programs to integrate returning Veterans back into the community. We need to continue to support job creation and establish specific programming to help Veterans find work or start their own business.
4. Support of Local Veterans Institutions: The Veterans Service Office, Social Services, VFW, American Legion, and Disabled American Veterans groups are all active in Montevideo and we need to continue to support their missions.
5. Construct a local Veterans Home: Preliminary work has begun and work is in earnest to make this happen. As side projects related to the Veterans home, its residents, visitors, and workers, the community will need to address housing needs associated with the project, explore and plan for its impact upon the community, and find methods to increase and attract the availability of trained health care workers.

Montevideo Area Veterans Resources





A VETERANS FRIENDLY COMMUNITY



The purpose of the Veterans Friendly Community program is to support the approximately 30,000 Veterans that are within the reach of our community. With services such as the VA Clinic, Minnesota National Guard 1-151st Battalion Headquarters, the Veterans Service Office, and offers our businesses, organizations and institutions offer Veterans are a strong priority in our community.

Our goal as a Veterans Friendly Community (VFC) is to have individual businesses, organizations and institutions within our community become a Veterans Friendly Place (VFP). To achieve a designation as a VFP, a business, organization or institution would have to agree to offer some sort of pre-approved program, discount or service to Veterans. These programs, discounts or services would be printed on a monthly flyer that would be available around the community. The flyer would promote existing Veterans services being offered and highlight upcoming events, promotions, discounts, or opportunities that are available to Veterans. These would also be promoted on the City and Chamber websites, and possibly in other venues.

In addition, any business, organization, or institution that participates is given a display sign (along with permission to use our VFP logo in their advertisements) that indicates that they are a Veteran Friendly Place (VFP). This signage would not only show their support for our Veterans, it would also be an indicator to Veterans that you have a special offer.

We encourage businesses to be creative with their ideas. Examples for ideas might include offers such as free coffee with a meal, waiver of initiation fees for an organization, discounts on a service, special Veteran's prices for an event, assistance or discounts on educational opportunities, free delivery, or other special Veteran's discounts. Some of these discounts or services could be tied to particular days, or groups of businesses could get together and have one day a week when they all offer discounts to Veterans. The ideas are limitless, and the review team will be open to a wide range of suggestions.

How will a business know that individuals are Veterans? The Veterans Service Office will develop an identification card that can be shown by the Veteran. We would also encourage the acceptance of Military ID's, VFW and American Legion membership cards. If a business chooses to accept other forms of identification, or someone's word of honor, that would be their choice.

A committee consisting of the Veterans Service Officer, the City Manager, and the Chamber Executive Director oversee the program. The City of Montevideo acts as the fiduciary agent, and will trademarked both the Veterans Friendly Community and Veterans Friendly Place concepts and logos. The city is also the conduit for grant applications to help market the program.

This program applies to all Veterans, including those on active duty, and those in the Reserve or National Guard, along with their spouses.



Beyond the Yellow Ribbon- Montevideo



Montevideo was proclaimed a Yellow Ribbon Community in July of 2010. A Yellow Ribbon Community unites all areas within a community to create a comprehensive network that connects and coordinates agencies, organizations, resources and employers for the purpose of proactively supporting service members and military families.

Montevideo developed a sustainable action plan demonstrating their commitment to service members and military families. Through this network of support they are able to identify and connect leaders in key areas across the community, leverage existing support activities, build awareness throughout the community and take action.

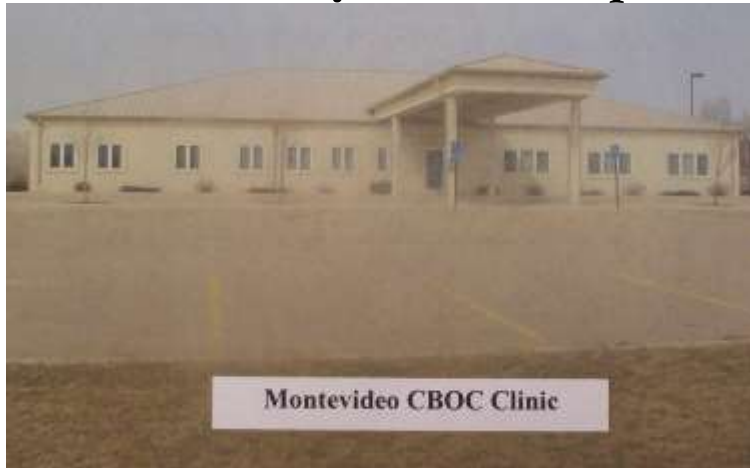
Montevideo takes pride in supporting service members and Veterans and their families. Below is a listing of special offers Montevideo businesses offers Veterans:

VETERAN FRIENDLY BUSINESSES AND ORGANIZATIONS IN OUR COMMUNITY

VFW POST #380.... <i>FREE MORNING COFFEE, 1ST DRINK TO OUT-OF-TOWN VISITORS, FREE DELIVERY OF FISH FRY/TACO</i>
AMERICAN LEGION POST 59.... <i>FREE BEVERAGE TO ACTIVE VETERANS, HAPPY HOUR M-F 4-6PM</i>
CAREGIVER PROGRAM OF CHIPPEWA COUNTY.... <i>MALE CAREGIVER SUPPORT GROUP, EDUCATIONAL SPEAKERS, SUMMER OUTINGS</i>
DC SIGNS.... <i>LOGO DESIGN AND ASSISTANCE TO VFC COMMITTEE.</i>
CURE.... <i>CANOEES, EQUIPMENT, INFORMATION, SHUTTLES BACK TO VEHICLES.</i>
KLEIN BANK.... <i>GET A COMPLETE PACKAGE OF BANKING PRODUCTS/SERVICES DESIGNED EXCLUSIVELY FOR YOU!</i>
SALEM LUTHERAN.... <i>VETERANS BIBLE STUDY</i>
MELODY LANES.... <i>\$2.40/GAME, PLUS FREE SHOE RENTAL (TAX EXCLUDED)</i>
DYSHAW AUTO BODY, INC.... <i>\$25.00 OFF ANY AUTO BODY WORK.</i>
SPORTSMEN INN.... <i>10% OFF RACK RATE.</i>
DUFFY'S GOOD TIME SALOON.... <i>1/2 OFF ANY MEAL ON MONDAY FOR VETERANS AND THEIR FAMILIES.</i>
KORTHUIS JEWELRY.... <i>SPECIAL MONTHLY DISCOUNTS ON CERTAIN PRODUCTS, UP TO 50% OFF</i>
MONTE TIRE & SERVICE.... <i>5% DISCOUNT FOR SERVICE</i>
VALENTINO'S RESTAURANT.... <i>10% OFF PRICE OF MEAL FOR VETERAN AND SPOUSE</i>
MONTEVIDEO FAMILY DENTISTRY.... <i>FREE DENTAL EXAMINATION TO ALL VETERANS</i>
THE RIVERS FAMILY RESTAURANT.... <i>FREE DESSERT WITH PURCHASE OF A DINNER ON WEDNESDAY EVENINGS</i>
SNAP FITNESS.... <i>NO ENROLLMENT FEE (NORMALLY 49.99)</i>
MIND YOUR BUSINESS.... <i>10% DISCOUNT</i>
BOY SCOUTS TROOP #259.... <i>PLACES AMERICAN FLAGS ON VETERANS' GRAVE SITES EACH MEMORIAL DAY & VETERANS DAY</i>
CHIPPEWA COUNTY HISTORICAL SOCIETY.... <i>1/2 PRICE ADMISSION AND 1/2 PRICE FAMILY MEMBERSHIP</i>
MONTEVIDEO WORKFORCE CENTER.... <i>VETERAN'S ASSISTANCE WITH EMPLOYMENT AND EMPLOYMENT ISSUES</i>
THE CROSSINGS BY GRANDSTAY INN AND SUITES.... <i>10% OFF RACK RATE</i>
ACE HARDWARE.... <i>MATERIAL SUPPORT TO THE VFC COMMITTEE</i>
CORNERSTONE CHIROPRACTIC.... <i>10% IN-STORE PRODUCTS INCLUDING SUPPLEMENTS AND PILLOWS</i>
MANDI'S MASSAGE.... <i>\$5 OFF A 30 MINUTE OR 60 MINUTE MASSAGE</i>
MONTEVIDEO FOUNDATION.... <i>\$500 GRANT FOR PROGRAM EXPENSES (TO BE USED FOR CONTINUED ADVERTISING)</i>
MONTEVIDEO NAPA AUTO PARTS.... <i>10% OFF FOR ACTIVELY SERVING VETERANS</i>
DR. JEFF ANDERSON OPTOMETRIST.... <i>10% OFF LENSES AND FRAMES (EXCLUDING VALUELINE PRODUCTS)</i>
PRAIRIE SOUND HEARING.... <i>FREE HEARING EVALUATION AND DISCOUNTS ON CERTAIN PRODUCTS</i>
THE HOMESTORE DESIGN CENTER.... <i>FREE REMNANT WITH QUALIFYING PURCHASE</i>
CULLIGAN OF WESTERN MINNESOTA.... <i>10% OFF SELECTED PRODUCTS AND SERVICES</i>
FOLKESTAD FURNITURE.... <i>20% OFF PURCHASE OVER \$800</i>
GERVAIS JEWELERS GIFT SHOP & BOUTIQUE.... <i>10% OFF ALL PURCHASES</i>
CUSTOM PRINTING.... <i>MATERIAL SUPPORT TO THE VETERANS FRIENDLY COMMUNITY COMMITTEE</i>
TIMOTHY MILLER COMPUTER CONSULTING.... <i>25% OFF TECHNICAL SUPPORT, OTHER GREAT DISCOUNTS AVAILABLE</i>
DOUG OLSON AUTO.... <i>VETERANS LICENSE PLATE WITH VEHICLE PURCHASE (MUST HAVE RENEWED ANNUALLY \$30 VALUE)</i>
MONTEVIDEO PUBLISHING... <i>\$5 OFF OF THE MONTEVIDEO AMERICAN NEWSPAPER SUBSCRIPTION</i>



VA Community Based Outpatient Clinic



Located at 1025 North 13th Street on the same healthcare campus as the Chippewa County Montevideo Hospital and Clinic, the Community Based Outpatient Clinic is an outstanding regional asset for Veterans seeking quality medical care. The CBOC opened in 2002 under direct affiliation of the St. Cloud VA Medical Center.

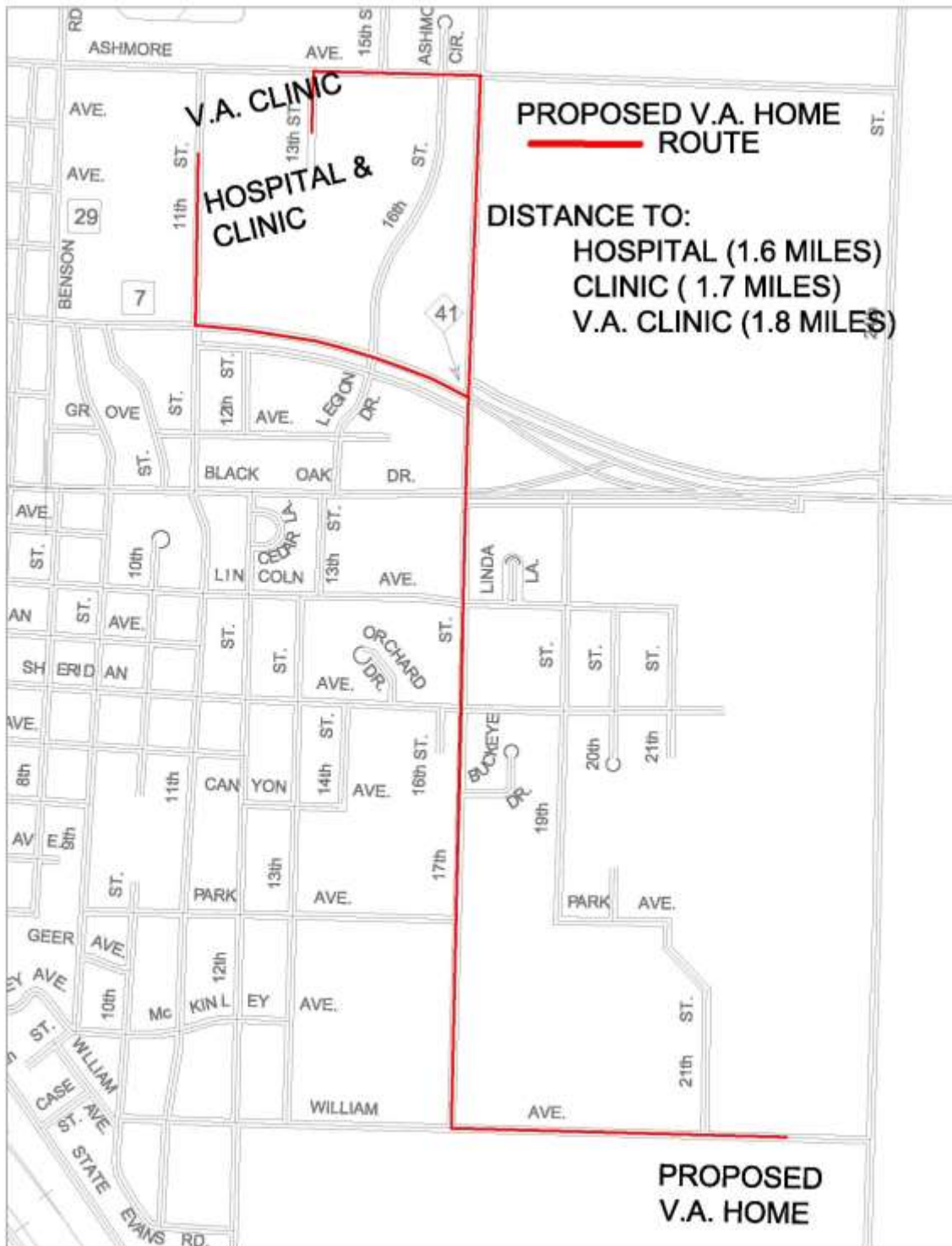
In order to place the clinic within the community, the Chippewa County Hospital and Clinic paid for the construction of the facility, at a cost of nearly \$900,000. Over \$20,000 in private donations paid for the canopy over the entrance to facility. CCMH leases the facility to the Veterans Administration.

There are 2,440 patients assigned to the Montevideo CBOC and the total number of unique patients served is 3,168. The CBOC is staffed with one doctor, two registered nurses, several certified nursing assistants and other support staff that proudly serve those who served.

Free transportation is currently provided to the clinic by a special Veterans bus sponsored through the Veterans Administration and the Chippewa County Veterans Service Office.

The Montevideo Community Based Outpatient Clinic is located approximately one mile away from the proposed Veterans Home.

*Revised 3/13/15





Section Four
Project Design & Site Information



From the larger city context the immediate community has amenities which will enrich the resident's social, educational, spiritual, and recreational needs. William Avenue provides the organization spine for community activity; the middle school, high school, athletic fields, the armory, and natural park settings to the north all offer opportunities for social engagement. Open space to the south, east, and west offer outdoor opportunities via bike trails and walking paths to nature preserves.

The proposed 70 bed Veterans Home provides state-of-the-art social and operational organization with four neighborhood clusters, all equal distance from communal space which includes an exercise center. The building provides passive solar design and is a platform for future solar thermal collectors. The site plan provides for geothermal heating and wind turbine generated power.

The Veterans Home is located on a 13.5 acre site purchased by the City of Montevideo on the southeast corner of the city limits. The location is in the growing eastern edge of the city on former farmland. The site is well positioned for residents to participate in community activities as part of the City's desire to have a Veteran Friendly Community. By using the local taxi and van services, residents can easily access: the commercial main street, the Chippewa County Fairgrounds, the cultural center, the fine arts center, and to the north the new hospital and Veterans Affairs Community Based Outpatient Clinic (CBOC).

Total Square Footage: 97, 850 sq. ft.

Estimated Project Cost for New VA Home in Montevideo:
\$30,716,000

Federal Share (2/3):
\$20,475,285

State Share (1/3):
\$10,240,715

(Of the state share we have committed funds and local cost to date of \$5,032,145)

State Share after local contribution:
\$5,208,570

Building/Project Data Sheet

<i>Name of Project</i>	Minnesota Veterans Home- Montevideo	
<i>Agency:</i>	Minnesota Department of Veterans Affairs	
<i>Project/Building Location:</i>	Montevideo	
<i>Building Occupancy Type:</i>	I-2	
	<i>Primary Space Types:</i>	Residential bedrooms (70)
	<i>Type of Construction:</i>	Type II B
<i>Building Size:</i>		97,850 Sq. Ft
	<i>Number of Stories:</i>	Main level with lower level
	<i>Square Feet per Floor:</i>	70,000 sq. ft. main level
	<i>Total Square Feet:</i>	97,850 sp. Ft.
	<i>Space Efficiency:</i>	Usable vs. Circulation/Mechanical etc. 1.24 - 1.5
<i>Office Space: Gross sq. ft. per person:</i>		120 sq. ft.
	<i>Typical Work Station Size:</i>	60 sq. ft.
<i>Site Size: Number of Acres</i>		13.5
<i>Parking:</i>		
	<i>Type (surface or structured):</i>	Surface
	<i>Area of Parking:</i>	72,280 sq. ft.
	<i>Number of Stalls:</i>	236
<i>Roofing Type:</i>		Standing seam/built up roof
<i>Exterior Wall Type:</i>		Masonry
<i>Interior Wall Type:</i>		Metal stud with gypsum board face
<i>Structural System Type:</i>		Masonry bearing wall
<i>Mechanical System Type:</i>		Forced air, radiant heat
<i>Fire Protection Description:</i>		Fully sprinklered
<i>Electrical System Type:</i>		Power lights, emergency power system
<i>Technology Systems:</i>		TV, phone, nurse call, security, data, and sound system
<i>Costs:</i>		
	<i>Total Project Costs:</i>	Est. 30,716,000
	<i>Predesign Costs:</i>	\$60,000
	<i>Site Acquisition Cost:</i>	N/A
	<i>Site Improvement Cost:</i>	\$2,600,000
	<i>Building Cost:</i>	\$23,500,000
	<i>Parking Cost:</i>	\$826,000
		<i>Furniture, Fixtures, Equipment:</i> \$2,350,000
		<i>Relocation Cost:</i> N/A
		<i>Phasing Cost:</i> N/A
		<i>Technology Cost</i> \$940,000
		<i>Hazardous Materials Abatement Cost:</i> N/A
\$30,716,000	Estimate Project Cost for New VA Home in Montevideo	
\$20,475,285	Federal Share (2/3)	
\$10,240,715	State Share (1/3) (Of the state share we have local/regional pledges of \$5,032,145)	
	State Share after local contribution = \$5,208,570	

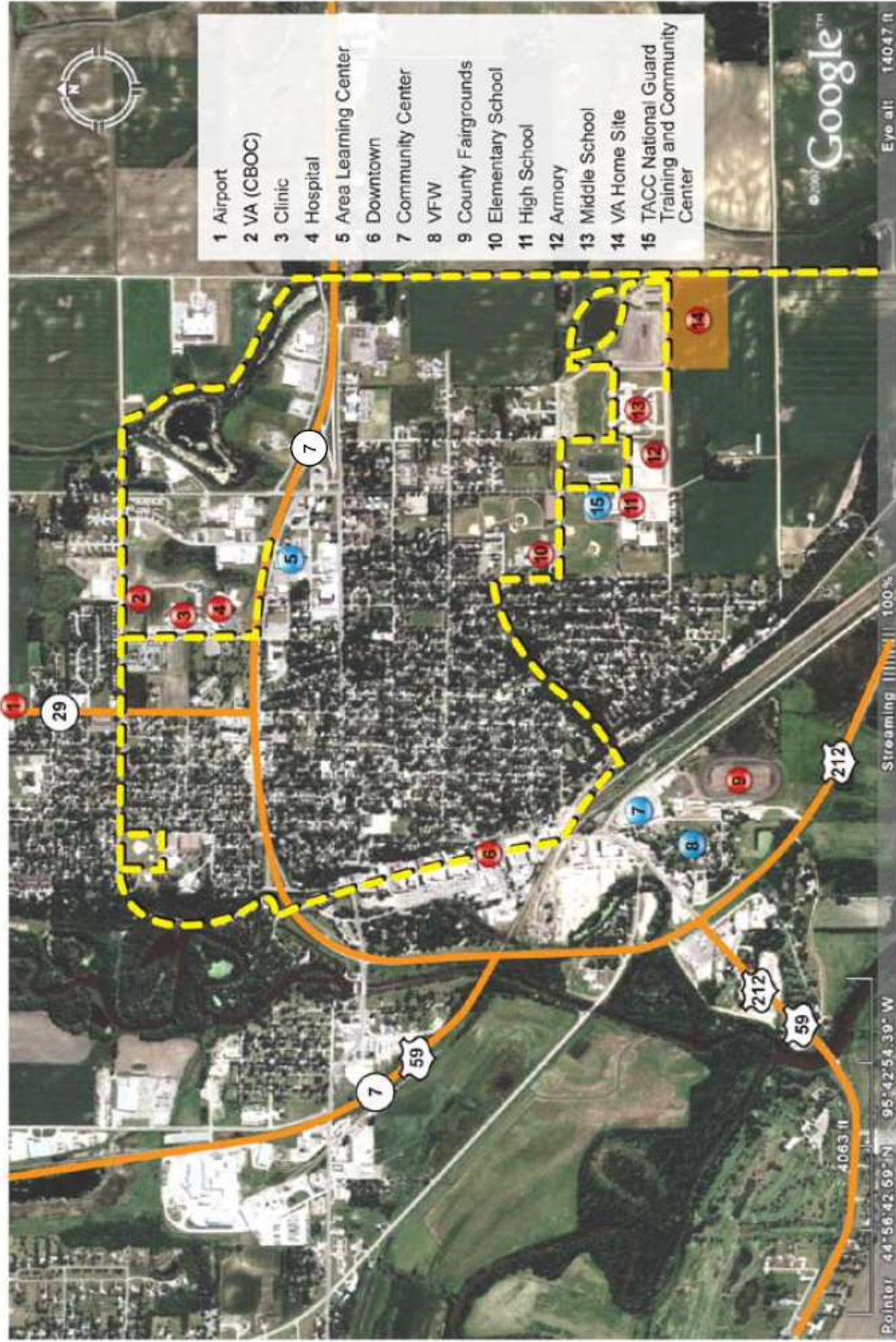
Site Narrative

The City of Montevideo purchased a 13.5 acre site at the intersection of William Avenue and County Road 15. The relatively flat south facing site is zoned for multi-family developments as a Planned Unit Development (PUD). This site is ideal for geothermal, passive solar energy use and wind turbine technology; and is located in the Minnesota Class Four Wind Power Western Region.

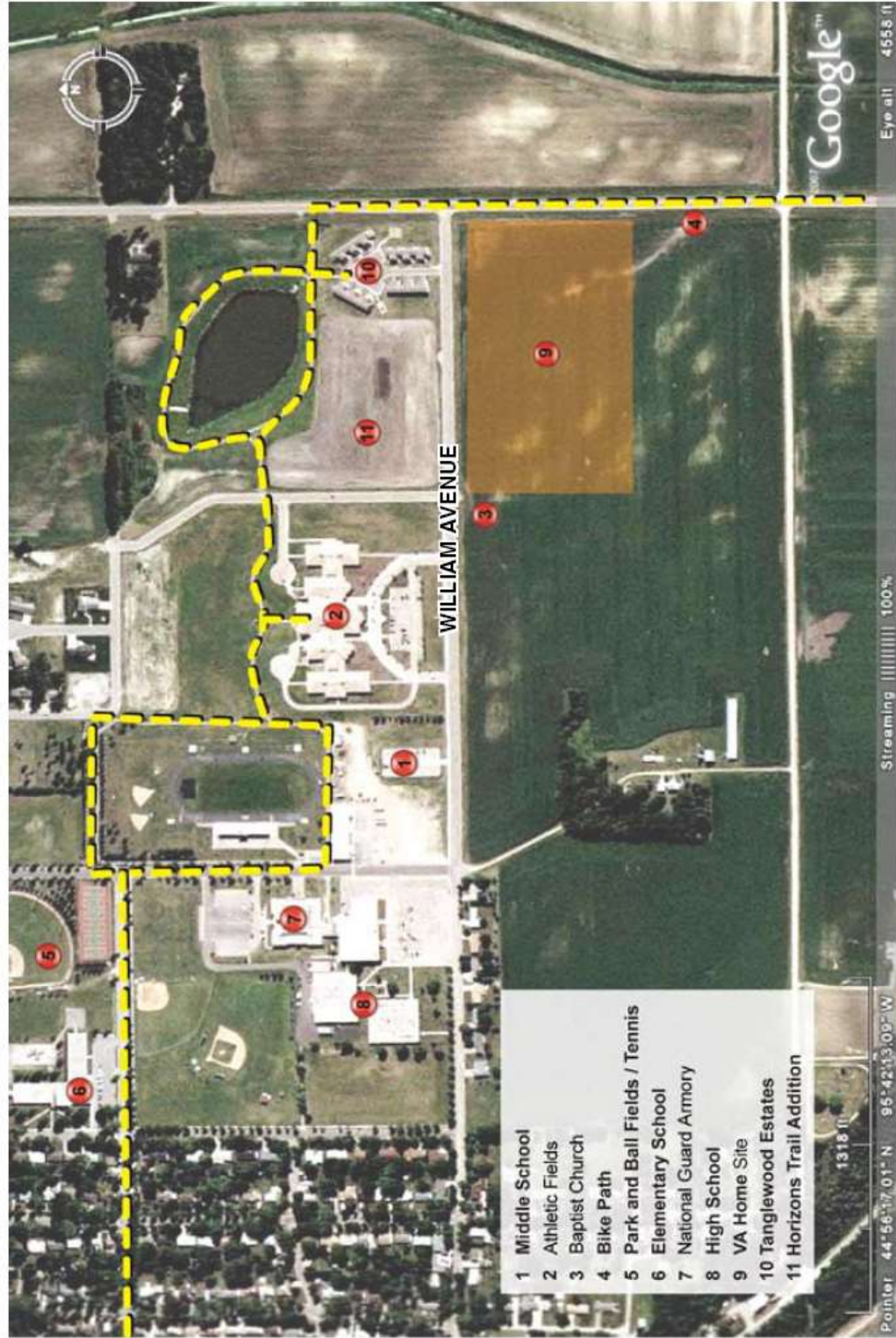
Site Location



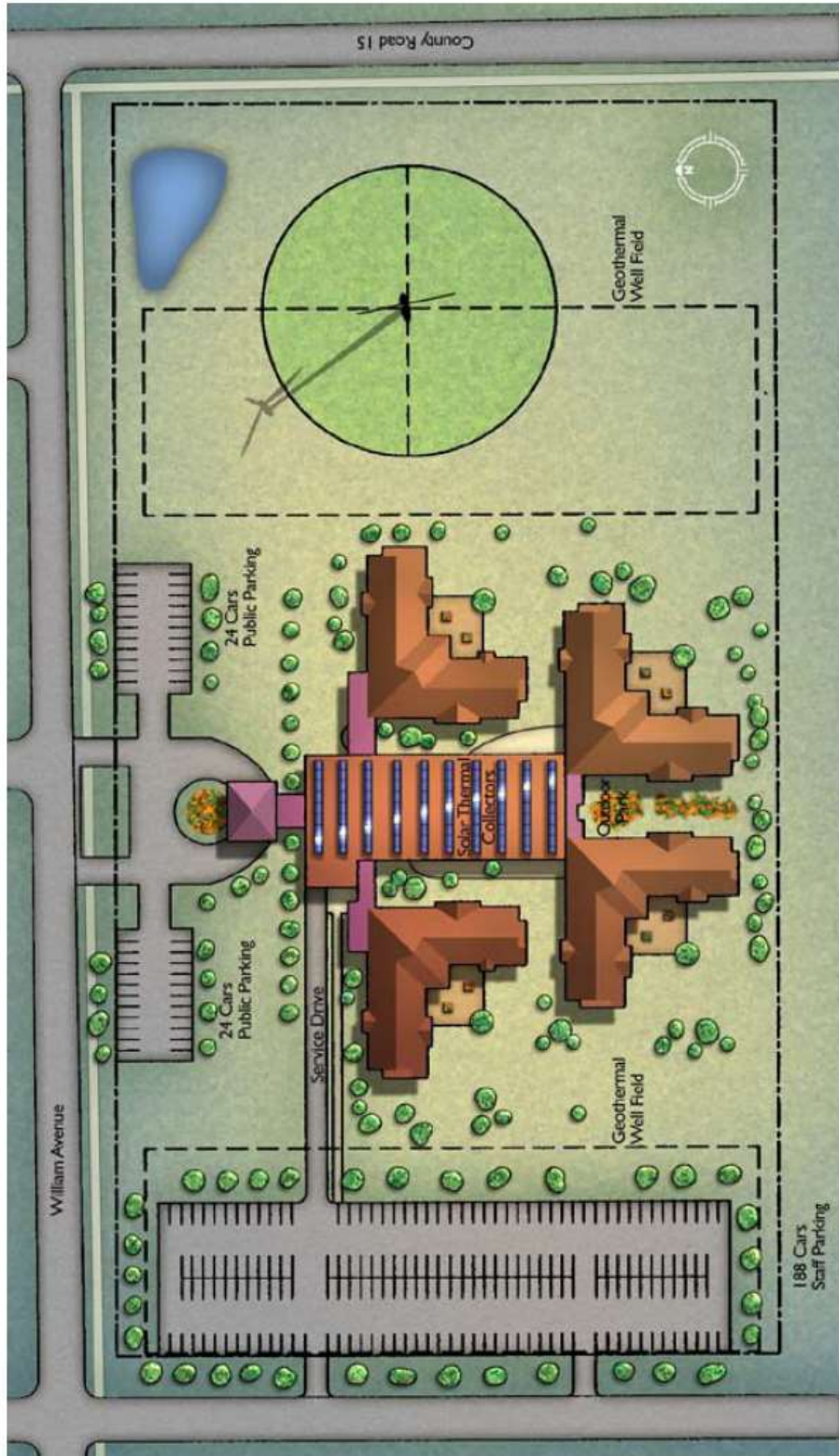
City Plan



Community Plan

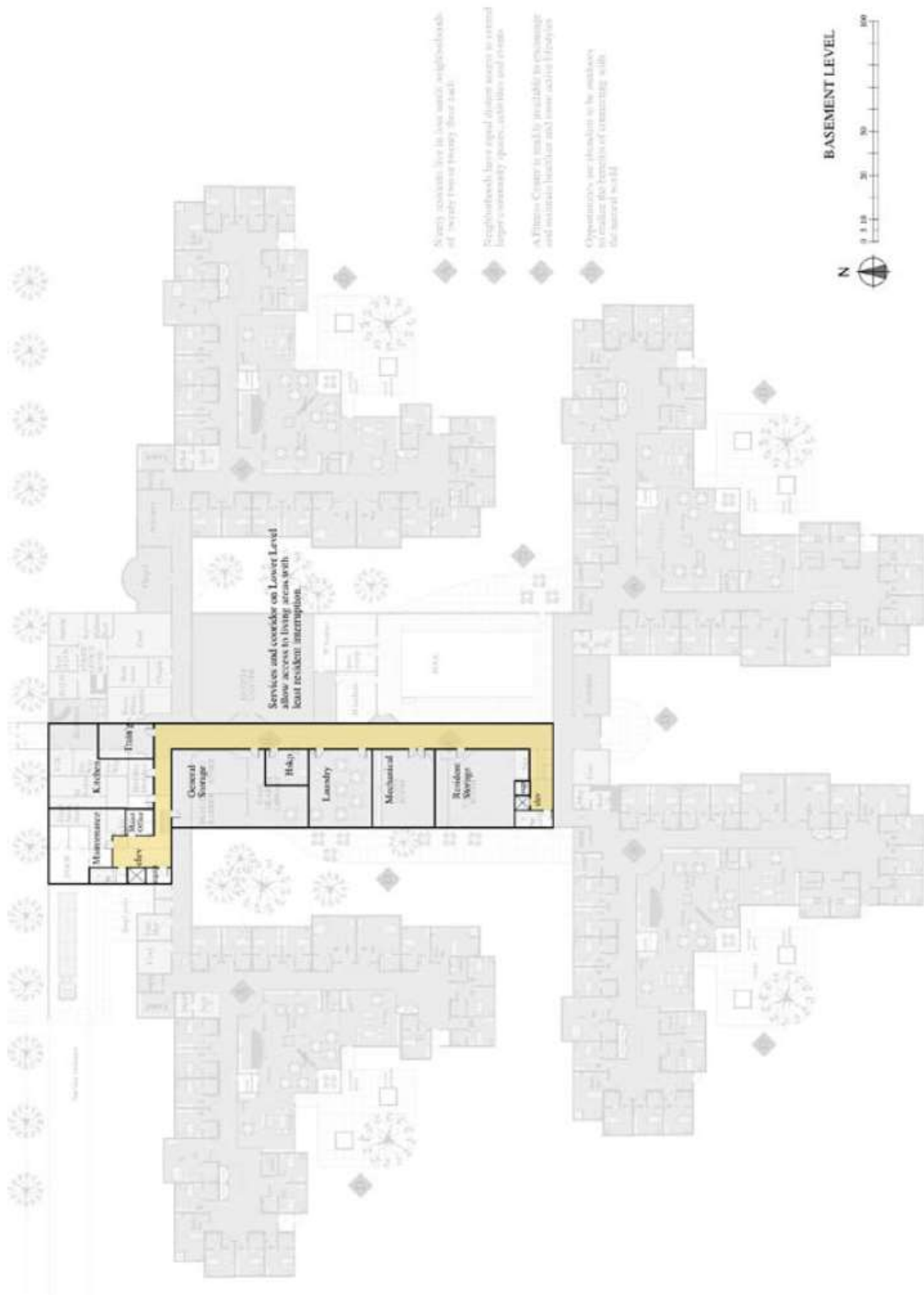


Site Plan





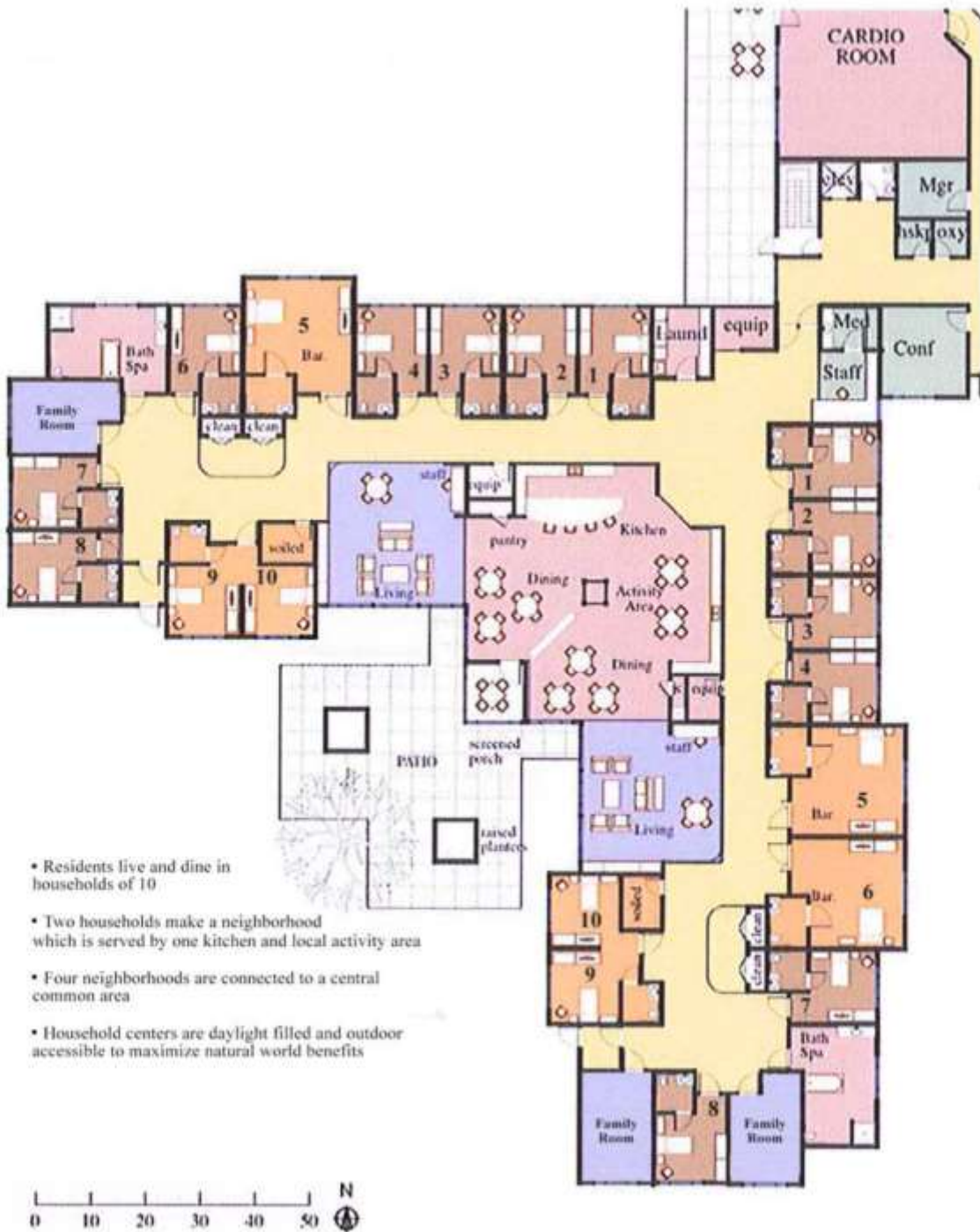
South Facing Elevation
 Minnesota Veteran's Home - Montevideo



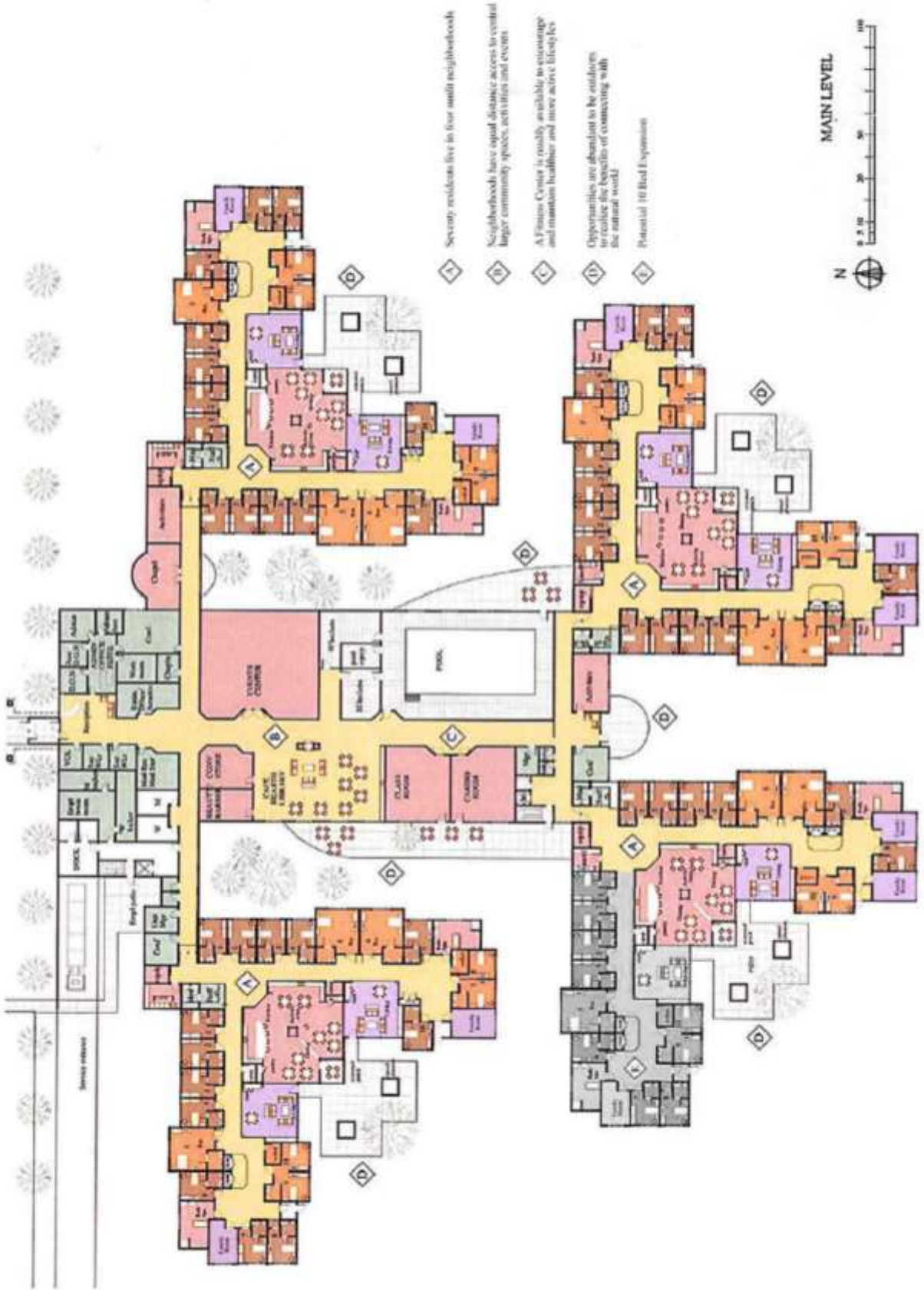
Services and corridor on Lower Level allow access to living areas with least resident interruption.

- ◆ Street contains live-in low-unit neighborhood of "waffle tower" tower three each.
- ◆ Neighborhoods have equal disaster access to several large community spaces, activities and events.
- ◆ A Fitness Center is easily accessible for emergency and recreational activities and events.
- ◆ Opportunities are identified to be addressed to reduce the possibility of emergency with the natural world.

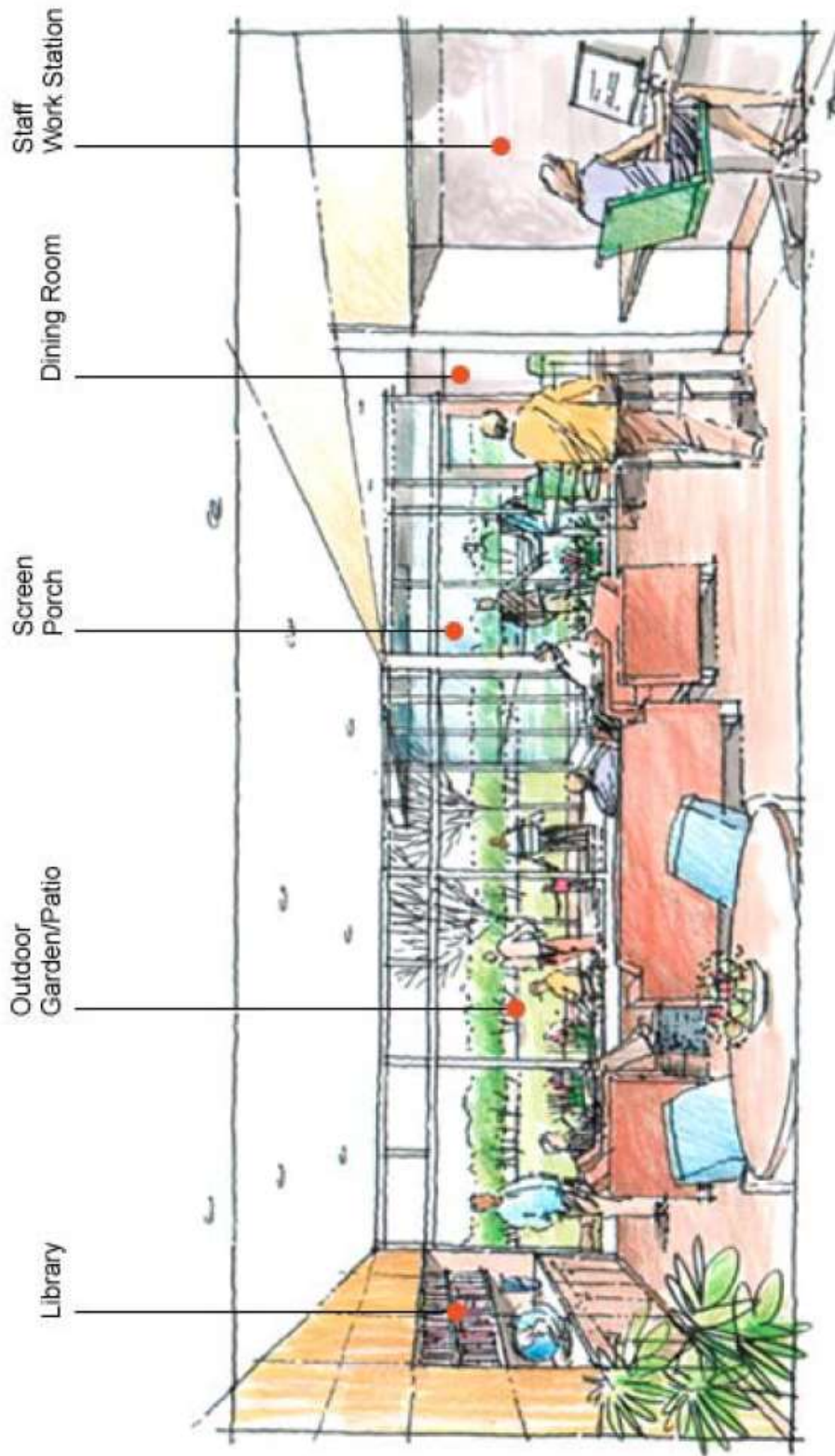




- Residents live and dine in households of 10
- Two households make a neighborhood which is served by one kitchen and local activity area
- Four neighborhoods are connected to a central common area
- Household centers are daylight filled and outdoor accessible to maximize natural world benefits



- ◇ Seventy residents live in four small neighborhoods
- ◇ Neighborhoods have equal distance access to central larger community spaces, activities and events
- ◇ A Fitness Center is readily available to encourage and maintain healthier and more active lifestyles
- ◇ Opportunities are abundant to be outdoors to realize the benefits of connecting with the natural world
- ◇ Potential for Red Expressions



Resident Living Room Image (Looking West)
Minnesota Veteran's Home - Montevideo

Axl Neighborhood Plan





Section Five
Veterans Home Project Schedule

5. Project Schedule

Activity	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
1. Pre-design Document																											
2. Legislative Approval																											
3. Local Approval																											
Agency RECS Review																											
4. Selection Process																											
5. State Designer Selection																											
6. Schematic Design																											
7. Quality Control/Schematic Design Approval																											
Agency RECS Review																											
8. Design Development																											
9. Quality Control/Design Development Approval																											
Agency RECS Review																											
10. Construction Documents																											
11. Quality Control/Const. Documents Approval																											
Agency RECS Review																											
12. Bid Period																											
13. Contract Award																											
14. Construction Administration (18 Months)																											
15. Substantial Completion																											
16. Commissioning																											
RECS Review																											
17. Department of Health Review																											
18. Veterans Affairs Review																											
19. Completion Punch List																											
20. Occupancy																											



Section Six

*University of Minnesota Extension: Economic Impact Analysis
Executive Summary
Full Report*

**ECONOMIC
IMPACT
ANALYSIS**

An Extension
Community
Economics Program

The Economic Impact of a Proposed Veterans Home in Montevideo, Minnesota



Prepared by:
Brigid Tuck

University of Minnesota Extension Center for Community Vitality

with assistance from:

Dr. William Lazarus

University of Minnesota Department of Applied Economics
and

Bruce Sorte, David Nelson, and Neil Linscheid

University of Minnesota Extension Center for Community Vitality

UNIVERSITY OF MINNESOTA
EXTENSION

Highlights of the Montevideo Economic Impact Study

In a study conducted by University of Minnesota Extension examining the economic impact of a proposed new Veterans Home in Montevideo, Minnesota it was found that:

- Output in the local economy is predicted to increase by \$11,674,088 annually due to the daily operation of the facility.
- Employment in the study area is predicted to increase by 205 full and part time jobs annually due to the daily operation of the facility.
- Labor income in the local economy is predicted to increase by \$7,945,566 annually due to the daily operation of the facility.
- The Health and Social Services industry, the Manufacturing industry, the Real Estate and Rental industry, and the Finance and Insurance industry will be the industries most significantly impacted due to the operation of the facility.
- Output in the local economy is expected to increase by \$23,561,842 for one year due to construction of the facility.
- Employment in the study area is expected to increase by 202 full and part time jobs for one year due to construction of the facility.
- Labor income in the local economy is expected to increase by \$9,294,023 for one year due to construction of the facility.



Summary

Constructing and operating a new Veterans Home in the City of Montevideo will create new economic activity in the region. During the construction phase, economic activity in the study area will increase by \$6.3 million. This will cause an additional 63 jobs to be created in the study area to support the construction and the 139 workers at the site. In addition, over \$2 million of labor income will be infused into the economy while the facility is being constructed. These are short-term effects and will disappear when the construction is completed.

Once the facility is completed and operating, the region will see an additional increase in economic activity from expenditures related to day-to-day spending by the Veterans Home on goods, services, and labor. The Veterans Home itself will spend \$8.5 million per year. This will create an additional \$3.2 million of economic activity in the region. Therefore, total output in the study area of Chippewa, Lac qui Parle, and Yellow Medicine counties will increase by \$11.7 million annually. The Veterans Home will employ 160 individuals in the health and social services industry. As a result of the daily operations of the facility, an additional 44 jobs will be created in the study area. Total employment in the study area of Chippewa, Lac qui Parle, and Yellow Medicine counties will increase by 205 jobs as a result of the operation of the new Veterans Home. Labor income will also increase in the region. Income for labor related to the 160 jobs at the facility will be \$7.1 million in wages, salaries, and benefits. Spending by the Veterans Home and its employees will generate an additional 845,000 in labor income. Thus, in total, labor income in the counties of Chippewa, Lac qui Parle, and Yellow Medicine will increase by \$7.9 million annually as a result of the new Veterans Home.

Output in the studied region will increase by a total of \$11.7 million on an annual basis. Households in the region will clearly benefit the most from the proposed new Veterans Home. The operation of a nursing/personal care facility is labor intensive. The majority of the Veterans Home budget is payments to labor. Locally, households can expect an increase of \$7.1 million in income. Certain industries in the region will also receive significant benefits from the operation of the Veterans Home. The industries that will see the largest increase in output are: manufacturing, real estate and rental, and finance and insurance. The Veterans Home is in the health and social services industry. Traditionally, the health care industry has been relatively stable despite fluctuations in the economy. The health care industry is also more difficult to outsource. The study area's economy is primarily based on agriculture, manufacturing, and construction. A new business in the health and social services industry could add diversity to the economy.

Employment in the studied region will increase as well, by 205 jobs. The vast majority of these jobs will be in the health and social services industry as they are jobs at the Veterans Home. These jobs average \$44,000 per employee. The

additional 44 jobs created in the community will pay on average \$19,000 per job. According to IMPLAN, the average job in the study area pays \$33,000 per employee. The jobs created at the Veterans Home will also likely require some specific training. There will most likely be some low skill level jobs. However, the facility will also need some skilled and trained employees. This implies that either workers that already have the training will need to move into the area or individuals in the area will need to be trained to fill these positions.

Labor income will rise in the region by \$7.1 million. Households in the region will have additional dollars to spend. The results of their additional spending will affect service industries in the region. The retail trade industry will see an increase of nearly \$350,000 in additional output and the creation of 8 new jobs. While few new jobs will be created in goods-producing industries (such as agriculture, mining, construction, and manufacturing), new jobs will be created in many of the service-producing industries such as the administrative and waste services industry and the accommodation and food services industry. These industries are currently relatively minor sectors in the total economy of the study area. These jobs may require new training. They may also add to the diversity of the local economy.

To conclude, a new Veterans Home in the City of Montevideo will increase the annual output of the region studied by \$11.7 million annually and will increase employment by 205 jobs annually. The construction phase, expected to last about 15-18 months, will increase output in the region by \$6.3 million and will add 63 new jobs to the local economy while the construction takes place.

* A complete copy of this study is available upon request.



Section Seven

Southwest Minnesota Housing Partnership Housing Commitment



Southwest Minnesota Housing Partnership

"Putting Together the Pieces of Community Development"

City of Montevideo and Southwest Minnesota Housing Partnership Housing Proposal for Veterans Home

Background

The City of Montevideo and the Southwest Minnesota Housing Partnership (SWMHP) have a strong history of providing quality, safe affordable housing for a variety of income levels. The two entities have created a comprehensive approach in the past that has created new housing opportunities and preserved existing housing stock. Job growth and housing needs are intertwined as communities must prepare and be proactive to ensure that quality housing resources are available for new job growth.

This proposal outlines the quality work that the City and SWMHP have accomplished over the past twelve years and the process that would be utilized in moving forward to illustrate that local housing needs would be met if a Veterans Home were located in Montevideo.

Past Accomplishments

The City and SWMHP have worked to secure funding that has preserved 30 owner occupied units, 22 commercial units and 8 rental units through the Small Cities Development Program. There is an effort currently underway that will preserve 18 owner occupied units and 11 rental units in the City. The City also partnered with the City of Milan and two townships on this effort to create improvements in surrounding small communities and rural areas.

Rental property owners in Montevideo have also taken advantage of the HOME Rental Rehabilitation Program to assist in making repairs to multi family properties. A total of two properties have accessed this program rehabilitating a total of 32 units.

The City has met their greatest challenges in responding to natural disasters. The community was hit hard in 1997 and 2001 with flooding but a partnership between the City and SWMHP worked to address the housing needs following the disaster. The effort involved the relocation

Center for Regional Development
2401 Broadway Avenue
Slayton, MN 56172-1142

Phone: 507.836.8673
Fax: 507.836.8866

Email: swmhp@swmhp.org
Website: www.swmhp.org



of 8 residents, the acquisition and demolition of 78 homes, the moving of 4 homes, the acquisition of 22 homes, and the rehabilitation of 4 homes.

Through the course of meeting disaster needs and building for community growth a total of 32 lots have been developed and 40 rental units. The City and SWMHP also developed a number of spec homes as part of these efforts with 22 homes developed. An estimated 14 homebuyers were also provided assistance through down payment assistance and gap assistance programs. Homebuyer education classes are also offered in the City and surrounding communities.

Existing Housing Resources

As previously mentioned, the City has been actively involved in housing development and partnering with non-profit and for-profit entities to provide quality affordable housing. Horizon Trails is a subdivision owned by the Economic Development Authority and has 16 lots available for new single family construction. The City also owns 13 acres that is near the proposed Veterans Home site that can be used for future housing development. The SWMHP owns 40 rental units in the community.

Future Steps

If the Veterans Home is located in Montevideo, the City will take a number of proactive steps to analyze and react to housing needs based on the current market. The City has a proven track record of working with developers to address housing needs for all income levels, including those households earning entry-level wages.

Phase I: Market Analysis

The housing market is continually changing and it is important that community analyze their housing market on a regular basis. The community completed a market analysis in November 2005 and will proceed in 2009 with an updated market analysis. This will establish the current market conditions and identify the future housing needs based on this potential employment expansion.

Cost: \$10,000

Source: Minnesota Housing Partnership and City of Montevideo

Phase II: Community Development Plan

Once the market study is complete, the City will work with the SWMHP to create a local community plan that outlines solutions to the housing needs identified in the study. This process will identify specific projects and responsibilities for seeking necessary funding and development of projects. It will also create a timeline for completion of activities.

Cost: \$4,600

Source: Minnesota Housing Partnership and City of Montevideo

Phase III: Project Development

The City, SWMHP, and other entities will begin implementation of tasks outlined in the Community Plan. Project solutions will require a multitude of projects including new construction and resources that will preserve the existing housing stock to encourage efficient utilization of the existing housing stock.

Housing Conclusion

The SWMHP and City of Montevideo have a proven track record of working to address housing needs among all income levels. If the Veterans Home is located in Montevideo, the two entities will partner to address local housing needs. These needs will come from a variety of areas including new multi family and single family development and preservation of existing resources. The addition of 150 jobs will no doubt create housing needs that the selected community must address. Some employees will come from the surrounding area and therefore not create new household growth, but it is being estimated that this project could create growth exceeding 100 new households. It is being estimated that 25% to 30% of this growth will be for rental housing and the remaining 70% to 75% for homeownership. Based on this potential growth, the following outlines our plan for addressing housing needs in the community:

Multi family development – Both the SWMHP and EDA have developed multi family units in Montevideo and have successfully used a number of financing tools including Low Income Housing Tax Credits and Essential Function bonds. The estimated growth for rental housing will be 25 to 30 units at an estimated cost of \$120,000 to \$140,000 per unit for a total investment of \$3,000,000 to \$4,200,000. The Greater Minnesota Housing Fund provides gap financing at \$10,000 per unit and the SWMHP is willing to commit \$5,000 per unit towards these efforts.

Single family development – As previously mentioned the EDA has single family lots available for development. There is also additional land if more developable lots are needed. The SWMHP and EDA have experience in developing speculative homes. The entities will work with local lenders to access mortgage products through Minnesota Housing Finance Agency and the SWMHP is committed to providing gap resources to potential homebuyers at \$10,000 per unit. New construction is estimated to fill 10% to 25% of the homeownership need, or 7 to 19 units. The per unit cost will range from entry level homes at \$140,000 to market rate homes exceeding \$200,000.

Rehabilitation/In-fill Housing – The SWMHP and City will seek additional funding that will promote existing homes within Montevideo. The first effort will focus on rehabilitation resources for existing homeowners to upgrade health and safety and energy efficient needs. This effort will target 10 to 20 homes with funding averaging \$26,000 per unit for a total investment of \$260,000 to \$520,000. The second effort will focus on the purchase and rehabilitation of affordable homes in the community. Finally, Habitat for Humanity is a valuable resource in Montevideo that will be utilized during this process. The SWMHP and EDA have already established a partnership with Habitat to provide project funding to promote their efforts. Between Habitat and other Purchase/Rehabilitation efforts we will reach an estimated 5 to 10 households at a per unit investment of \$50,000 to \$100,000.



Section Eight

Higher Education & Workforce Development

Ridgewater Commitment

Minnesota West Community & Technical College Commitment

Employment Needs & Capacity from DEED

Higher Education Action Plan

Background

The proposed Veterans home would create upwards of 160 full time jobs in order to maintain the facility. Many of these are skilled nursing positions. In order to ensure a steady stream of skilled workers to the proposed facility as well as neighboring medical institutions, discussions have taken place with higher education partners to ensure appropriate education is available to the region.

Higher Education Response

We believe collaboration and partnering with regional education facilities is necessary for the sustainability of our healthcare infrastructure. The need for collaboration with educational facilities has been seen as a priority to the healthcare community.

Recently, staff has gone on site tours and researched how other communities have addressed this same issue and found that there are possible venues in which to collaborate with regional education entities from mere presentations on the community, to nursing students to a campus presence in the community. Thus, with a proposed Veterans home we will address the issue of attracting skilled workers primarily through higher education collaboration. The following details goals that will be addressed.

Higher Education Goals

The primary goals of the Higher Education Action Plan will be to:

- *Assess educational opportunities currently available.*
- *Expand educational opportunities available to the Montevideo region.*
- *Use existing meeting space available to conduct healthcare related education classes.*
- *Prepare students for healthcare related positions available in the Montevideo area ie- hospital, clinic, nursing home, Veterans home, CBOC, group homes.*
- *Partner with existing entities such as Medical Recruitment and Retention Committee to ensure efficient use of resources and programming.*
- *Make (better) use of clinical sites through regional educational entities at our local healthcare facilities.*
- *Collaborate with regional educational entities (Granite Falls, Willmar) to ensure a steady stream of skilled workers to our area healthcare facilities.*

Moving Forward...

The next step is to carefully formulate a response or in other words, draft an action plan. As part of the preparation for the proposed Veterans home, higher education and more specifically creating a skilled healthcare workforce will be addressed. Moving forward the community will have the knowledge base of many other cities in terms of their attempted and prevailed plans. Using other communities as models of what to do or not do they will know first hand what worked well and what has not worked well and be able to apply it to Montevideo. *Our hope is to have a working plan of action with regional educational entities (Ridgewater and Minnesota West) by the time the State Legislature is approached.*



creating opportunities. changing lives.

December 12, 2012

Angela Steinbach
Community Development Director
City of Montevideo
PO Box 517
Montevideo, MN 56265

RE: Veterans Home

Dear Ms. Steinbach:

This letter is to express Ridgewater College's continued support for the Veterans Homes project you are currently pursuing. Ridgewater College is excited to work with you to meet your work force needs. We can assist in the following ways:

Provide graduates entering into the workforce. Ridgewater College is well respected for the quality of students graduating from its healthcare related programs. Our Career Services department is available to assist Montevideo's area businesses with employment placement of our graduates.

Provide CNA courses to area high school students. Ridgewater College, in collaboration with the Montevideo High School, can provide the Certified Nursing Assistant (CNA) program to area high school juniors and seniors. This program is available at the high school for qualified students enrolled through the Post Secondary Enrollment Options program.

Provide continuing education for the existing workforce. Ridgewater College's Customized Training and Continuing Education provided over 82,483 hours of training to 17,173 individuals in FY12. Approximately 37% of this training was directly related to the health care industry. This training ranges from medication administration and competency skills to team performance and leadership development. Our mobile simulation lab offers training to medical staff on site at the medical facility. (Please note the enclosed brochures.)

Sincerely,

Betty Steblow, Ph.D.

Vice President of Academic Affairs and Student Services

WILLMAR CAMPUS

Box 1097 | 2101 15th Ave NW
Willmar, MN 56201
320-222-5200 | 1-800-722-1151 V/TTY
FAX 320-222-5212

HUTCHINSON CAMPUS

2 Century Ave SE
Hutchinson, MN 55350
320-234-8500 | 1-800-722-1151 V/TTY
FAX 320-234-8512

www.ridgewater.edu

A member of the Minnesota State Colleges and Universities System

Ridgewater College is an affirmative action, equal opportunity employer and educator.
This information is available in alternative format to individuals with disabilities upon request.



December 4, 2012

Angela Steinbach
Community Development Director
City of Montevideo
PO Box 517
Montevideo, MN 56265

Dear Ms. Steinbach:

A new Veterans Home would create further impetus in the existing aspects of healthcare education:

- Increased nursing partnerships that are utilized between the Granite Falls Hospital, Granite Falls Nursing Home (attached to hospital), and the Chippewa County Montevideo Hospital for RN and PN level students. Each year, between fall and spring semesters combined, there are 7-8 clinical groups using these locations for clinical experiences (up to 64 students). An additional 15-20 students use these locations for preceptorship experiences. An additional facility would allow students to gain needed experiences and shortened orientation times for the student who is hired, thereby reducing costs for the facility.
- Increased internship opportunities in Radiologic Technology, Surgical Technology and Medical Laboratory Technology beyond the current capacity offered at the Chippewa County Montevideo Hospital.
- Students/employees will have the potential to follow their entire allied health educational goals within the Granite Falls/Montevideo area. We will provide continued service of continuing/customized education to the students/employees of this area, as well as a predictable schedule for those students wishing to take classes at our Granite Falls and Redwood Falls sites.

Minnesota West Community & Technical College is committed to continue its service to the Montevideo region and applauds your efforts to add the Veterans Home.

Sincerely,

A handwritten signature in black ink that reads "Richard Shrubbs". The signature is written in a cursive style.

Richard Shrubbs, Ph.D.
President
Minnesota West Community and Technical College

Canby Campus
1011 First Street West
Canby, MN 56220
(507) 223-7252

Granite Falls Campus
1593 11th Avenue
Granite Falls, MN 56241
(320) 564-5000

Jackson Campus
PO Box 269
Jackson, MN 56143
(507) 847-7920

Pipestone Campus
1314 North Hiawatha
Pipestone, MN 56164
(507) 825-6800

Worthington Campus
1450 Collegeway
Worthington, MN 56187
(507) 372-3400

Employment Needs versus Capacity

Updated 2/17

Background

A question that is frequently mentioned through discourse on the proposed Veterans home is the area's employment needs versus the area's capacity for healthcare related positions. We are looking to address these needs through multiple venues:

- ✓ *Offer a wide variety of life-cycle housing, affordable housing, and transitional housing available to the potential workforce who may have to move to the area for employment.*
- ✓ *Ensure higher educational facilities have the proper courses available to train a quality workforce for area healthcare entities. Maintain a quality relationship with higher education partners to ensure a stream of both applicants to their school and graduates from the school to the area healthcare community.*

Current Employment Statistics

The anticipated workforce for this proposed home is Region 6W, consisting of Chippewa, Kandiyohi, Lac Qui Parle, Renville, Swift and Yellow Medicine Counties. In these counties the following statistics were derived from Business Service Specialist with Minnesota Department of Employment and Economic Development, Julie Redepenning:

- ✓ *220 individuals in Region 6W are actively seeking employment in these sectors.*
- ✓ *300 individual resumes were matched in the same sectors based on willingness to work in Montevideo (56265) zip code.*



January 27, 2017

Ms. Angela Steinbach, Assistant City Manager
 City of Montevideo
 103 Canton Avenue, P.O. Box 517
 Montevideo, MN 56265

Dear Ms. Steinbach,

By this correspondence, I provide general identification of the number of current healthcare job seekers in the Montevideo, MN area. I completed a couple of searches on www.MinnesotaWorks.net. The Minnesota Works job bank supported by the Minnesota Department of Employment and Economic Development.

The following keywords were used in the searches conducted for counties within a reasonable commuting distance (**Chippewa, Kandiyohi, Lac Qui Parle, Renville, Swift, and Yellow Medicine**) and individuals that identified Montevideo's zip code as an area in which they were willing to work: **"Registered Nurse" or "Licensed Practical Nurse" or "Certified Nursing Assistant" or "Human Service Technician" or "Personal Care Attendant" or "Occupational or Physical Therapy"**. The initial county search matched **220** individuals currently seeking other employment in healthcare and residing in one of the six counties listed above. Over **300** resumes were matched with the same keyword search based on a willingness to work in Montevideo (56265 zip code).

Past experience shows that when a new facility or business opens in the area, a large number of individuals currently employed in like positions, which may offer the opportunity for higher wages, benefits, full-time hours, or advancement, are interested in new opportunities. Healthcare continues to be a high-growth industry in our region. With that, we focus on healthcare educational planning with students and job seekers in order to meet the continued need for quality healthcare workers. The potential pool of healthcare workers employed within Economic Development Regions Region 6W and 6E is demonstrated in the charts below:

EDR 6W- Upper Minnesota Valley (Big Stone, Chippewa, Lac Qui Parle, Swift & Yellow Medicine)
 2016, First Quarter; Employment Data from 2015, Second Quarter

<u>SOC Title</u>	Median Wage			Employment
	<u>EDR</u>	<u>MN</u>	<u>US</u>	<u>EDR</u>
Total, All Occupations	\$15.52/hr	\$18.88/hr	\$17.58/hr	16,200
Occupational Therapists	\$35.86/hr	\$34.67/hr	\$38.85/hr	10
Registered Nurses	\$30.40/hr	\$34.96/hr	\$32.71/hr	240
Emergency Medical Technicians and Paramedics	\$9.13/hr	\$17.28/hr	\$15.50/hr	80
Licensed Practical and Licensed Vocational Nurses	\$19.28/hr	\$20.68/hr	\$20.93/hr	150
Medical Records and Health Information Technicians	\$17.86/hr	\$20.67/hr	\$17.50/hr	10
Home Health Aides	\$10.72/hr	\$11.58/hr	\$10.50/hr	260
Nursing Assistants	\$11.95/hr	\$13.26/hr	\$12.33/hr	530
Medical Assistants	\$14.38/hr	\$16.77/hr	\$14.72/hr	30

Minnesota Department of Employment & Economic Development

2200 23rd St NE ■ Suite 2040 ■ Willmar ■ Minnesota 56201
 320-441-6590 PHONE ■ 800-657-3858 TOLL FREE ■ 320-231-8054 FAX ■ 800-627-3529 TTY ■ <http://mn.gov/deed>

AN EQUAL OPPORTUNITY EMPLOYER AND SERVICE PROVIDER

EDR 6E- Southwest Central (Kandiyohi, Renville, Meeker & McLeod Counties)
2016, First Quarter; Employment Data from 2015, Second Quarter

<u>SOC Title</u>	<u>Median Wage</u>			<u>Employment</u>
	<u>EDR</u>	<u>MN</u>	<u>US</u>	<u>EDR</u>
Total, All Occupations	\$16.78/hr	\$18.88/hr	\$17.58/hr	48,890
Occupational Therapists	\$35.50/hr	\$34.67/hr	\$38.85/hr	30
Physical Therapists	\$38.06/hr	\$37.45/hr	\$40.73/hr	50
Registered Nurses	\$29.18/hr	\$34.96/hr	\$32.71/hr	870
Nurse Practitioners	\$54.51/hr	\$50.79/hr	\$47.59/hr	20
Medical and Clinical Laboratory Technologists	\$29.81/hr	\$31.33/hr	\$29.32/hr	20
Medical and Clinical Laboratory Technicians	\$22.03/hr	\$21.51/hr	\$18.88/hr	40
Emergency Medical Technicians and Paramedics	\$17.35/hr	\$17.28/hr	\$15.50/hr	170
Licensed Practical and Licensed Vocational Nurses	\$18.68/hr	\$20.68/hr	\$20.93/hr	490
Medical Records and Health Information Technicians	\$18.73/hr	\$21.41/hr	\$17.98/hr	40
Health Technologists and Technicians, All Other	\$20.93/hr	\$26.21/hr	\$20.00/hr	20
Home Health Aides	\$10.96/hr	\$11.99/hr	\$10.64/hr	1,200
Nursing Assistants	\$11.95/hr	\$13.52/hr	\$12.48/hr	1,260
Medical Assistants	\$13.88/hr	\$17.44/hr	\$14.86/hr	120
Medical Transcriptionists	\$20.29/hr	\$18.79/hr	\$16.94/hr	20
Healthcare Support Workers, All Other	\$12.93/hr	\$16.05/hr	\$17.37/hr	40

Please feel free to contact me for additional information.

Sincerely,



Julie K. Redepenning, Business Service Specialist
Minnesota Department of Employment & Economic Development
2200 23rd Street NE, Willmar, MN 56201
Telephone: 320-441-6571

Minnesota Department of Employment & Economic Development

2200 23rd St NE ■ Suite 2040 ■ Willmar ■ Minnesota 56201
320-441-6590 PHONE ■ 800-657-3858 TOLL FREE ■ 320-231-6054 FAX ■ 800-627-3529 TTY ■ <http://mn.gov/deed>

AN EQUAL OPPORTUNITY EMPLOYER AND SERVICE PROVIDER



Section Nine
Frequently Asked Questions

Frequently Asked Questions

Why build a Montevideo Regional Veterans Home?

For the Veterans! Current estimates state there are 369,000 Veterans living in the State of Minnesota. If even one half of one percent require long-term care and choose a Veterans home that would require 1,845 beds. Currently, between Minnesota's five Veterans homes, there are an estimated 860 beds.

Who pays for and who owns the Veterans Home?

The Veterans Home is a state owned facility. Construction costs are split between the federal and state governments. Current cost estimates indicate a \$20,475,285 federal commitment and a \$10,240,715 state commitment for the project for a TOTAL project, cost of \$30,716,000. Of the state share we have financial commitments and costs to date of \$5,032,145.

If the state and federal government own and pay for the construction cost, why are we being asked to contribute financially to this project?

The Minnesota State Legislature enacts legislation stating that a home will be built and WHERE it will be built. To help our chances with placing a Veterans home in our region, we are paying a portion of the state's cost to help improve the chances of the state agreeing to the project.

Where will the facility be built?

The City of Montevideo has donated land (approximately 13.5 acres) located on the corner of County Road 15 and William Avenue.

Why should the facility be constructed in Montevideo?

1. There are many reasons! First, Montevideo has one of the twelve Veterans Administration Community Based Outpatient Clinic's that are located in Minnesota. Therefore, transporting Veterans from the home to receive medical attention would be cost and time efficient. We also have the new \$40 million dollar Chippewa County Montevideo Hospital healthcare facility located in Montevideo.

2. We fit the guidelines! State and Federal guidelines dictate that the facilities must be at least 100 miles or a two-hour drive from the next-closest home.
3. Montevideo would serve over 12,000 Veterans within a 60 minute drive time. Also, there is not another Veterans Home within two hours in every direction of Montevideo. Montevideo also has 12 National Guard and Reserve units a 60 minute drive time of Montevideo.
4. Community Support! Montevideo has always been a "Pro-Veteran" community as evident through their active service clubs, Veterans Friendly Community designation, Beyond the Yellow Ribbon designation, the placement of the clinic and monuments erected around town, all of which go towards creating a friendly and welcoming experience for area Veterans.

How many jobs will be created if the Veterans home is constructed in Montevideo?

The Montevideo Community Development Corporation hired the University of Minnesota to conduct an Economic Impact Analysis. Their study found that 205 jobs would be created at the facility itself!

Does the Montevideo region have the workforce capable of supporting the Veterans home?

According to Minnesota Department of Employment & Economic Development, currently in Region 6W, the six counties in and around Montevideo, there are 297 people actively seeking employment in healthcare related positions. In this same region, there are 386 people willing to work in zip code 56265 (Montevideo).

What else did the Economic Impact Analysis state?

Among many positives, the highlights include:

- Output in the local economy to increase by \$11.7 Million dollars annually.
- Labor income in the local economy is expected to increase by nearly \$8 Million annually.
- Output in the local economy is expected to increase by \$20+ Million due to the CONSTRUCTION of the facility using 200+ construction workers.

Is there adequate housing available if this facility were to be constructed?

Southwest Minnesota Housing Partnership has drafted a project agreement which outlines a commitment contingent on construction of the home. The commitment calls for an

assessment of the REGIONAL housing opportunities. Based off these findings a Regional Action Plan will be drafted. Finally, based off the action plan the SWMHP has committed to constructing, rehabbing the necessary housing identified within the action plan.

Have higher education facilities been informed of the proposed Veterans home?

Yes! Meetings have and will take place with regional educational partners, including Ridgewater Community & Technical College and Minnesota West Community Technical College. The purpose of these discussions is to ensure that if this proposal moves forward there are adequate classes being offered and training/employment opportunities being explored to the fullest degree possible.

Who is completing this predesign?

Short Elliot Hendrickson (SEH), a top notch architectural and engineering firm from Minneapolis, has been hired and continues to do plan updates. In turn they have sought the nation's foremost experts on extended care and Veterans home design.

Does the facility use GREEN/LEED building techniques?

Yes! Due to cost the building as presented will not be LEED certified but it will be *certifiable*. The predesign calls for solar collectors, geothermal heating and cooling as well as a wind turbine to build on site.

Please use the contact information below to obtain answers to any additional questions.

Appendix 1



Minnesota Veterans Homes



Where Every Day is Veteran's Day

Agenda for District 7 CVSO Training

- ▶ Virtual Tour
- ▶ Discuss Admission process for Home
 - Who qualifies
 - Necessary paperwork for admission
- ▶ Snapshot of activities enjoyed in the Homes
- ▶ Financial information regarding Homes

Virtual tour located at:

▶ WWW.mvh.state.mn.us

or

▶ Mn.gov/mdva



Qualification for admission to Veterans Homes

- ▶ Honorably discharged Veterans who entered service from Minnesota or are current MN residents
- ▶ Served 181 days consecutive days of active duty, unless discharged earlier because of disability
- ▶ Spouse of an eligible Veteran who is at least 55 years old
- ▶ Able to demonstrate a medical or clinical need for admission

General Admissions Procedures

- Person seeking admission must obtain and complete an application form
- The social services staff will conduct a pre-screening to determine if applicant meets general eligibility requirements
- The admissions committee reviews to determine suitability for admission
- If there is no waiting list the app will be reviewed within 5 working days
- If there is a waiting list the committee will review the app within 5 working days from the time the applicants name reaches the 1st place on the active list and a bed is available

Necessary paperwork for admission:

- ▶ **Three page application - can be downloaded at our website**
- ▶ **Copy of Armed Forces Discharge Papers**
- ▶ **Marriage certificate - if a spouse is applying**
- ▶ **Financial Disclosure - not required until close to top of Active Waiting List**

Why pick a Veterans Home??

- ▶ Excellent care – staffing ratio's lower than in private sector
- ▶ Camaraderie with other Veterans – primarily male dominated population
- ▶ Wonderful Veteran groups and individuals who volunteer at the Homes
- ▶ Financial advantages
- ▶ **Amazing recreational activities**





Regeneration Group



Weekly Bowling Champion



MVH Choir



Annual Patriotic Parade—Last Saturday in June

Cost of Care – FY'16

Skilled Nursing Care

❖ Minneapolis	\$12,128.02 per month
❖ Silver Bay	\$11,044.05
❖ Luverne	\$9,751.46
❖ Fergus Falls	\$9,901.52

Domiciliary

❖ Minneapolis	\$6,831.39 per month
❖ Hastings	\$4,983.09



Assets

- ▶ Residents having over \$3,000 in assets pay full Cost of Care until their assets are reduced below \$3,000
- ▶ Any desired asset transfers must be made prior to admission to the facility
 - to a spouse or dependent child – *anytime before the date of admission*
 - OR
 - no restrictions – *if transferred more than 12 months before admission*

If assets under \$3,000 – charge according to income...

Allowable deductions from income:

- \$90 for personal needs
- Resident expenses (i.e. health insurance, employment expenses, etc)
- Spousal or dependent expenses (i.e. rent, food, utilities, household, etc)– if qualify
- The remainder of a resident’s income is applied to maintenance charges up to the full cost of care

Example
For single
Veteran

Minnesota Veterans Home – Fergus Falls		8/18/2015
The information contained below is used to determine the monthly maintenance fee for:		
Dan Veteran		
Admitted: April 28, 2014		
Income (monthly)		
		Rate
VA		
Social Security	\$1,296.90	2015
Retirement Pension:		
Civil Service		
LTC Insurance		
Interest/Dividends		
Other:		
Total Income	\$1,296.90	
Exclusions (monthly)		
Spousal/Dependent Support (See attached sheet)	\$0.00	
Health Insurance		
Medicare premium	\$104.90	2015
SCES Supplement	\$216.00	2015
SCES Medicare Part D	\$41.90	2015
TOTAL EXCLUSIONS	\$362.80	
TOTAL INCOME	\$1,296.90	
MINUS TOTAL EXCLUSIONS	\$362.80	
NET INCOME	\$934.10	
MINUS PERSONAL NEEDS ALLOWANCE	\$90.00	
SUBTOTAL	\$844.10	
MINUS 5% OF SUBTOTAL	\$42.21	
MONTHLY MAINTENANCE CHARGE	\$801.90	
Daily Rate	\$26.86	

Personal
Needs =
\$132.21

Minnesota Veterans Home - Fergus Falls		8/16/2019
The information contained below is used to determine the monthly maintenance fee for:		
Happy Married Veteran		
Admitted: Jan 13, 2018		
Income (monthly)		Date
VA		
Social Security	\$528.90	2019
Retirement Pension: PERA	\$424.65	2019
Federal Annuity	\$2,297.48	2019
LTC Insurance		
Interest/Dividends		
Other:		
Total Income	\$3,251.08	
Exclusions (monthly)		Date
Spousal/Dependent Support (See attached sheet)		
Health Insurance	\$1,996.89	2019
Medicare premium	\$104.90	2019
Fed Tax withholding	\$42.40	2019
Other:		
TOTAL EXCLUSIONS	\$2,144.19	
TOTAL INCOME	\$3,251.08	
MINUS TOTAL EXCLUSIONS	\$2,144.19	
NET INCOME	\$1,106.84	
MINUS PERSONAL NEEDS ALLOWANCE	\$90.00	
SUBTOTAL	\$1,016.84	
MINUS 5% OF SUBTOTAL	\$50.84	
MONTHLY MAINTENANCE CHARGE	\$966.00	
Daily Rate	\$61.76	

Example - Veteran with Spouse

Minnesota Veterans Home - Fergus Falls			
The information contained below is used to calculate the exclusion allowed for spousal/dependent expenses when calculating the monthly maintenance fee for: Mrs. Happy Married Veteran			
Spousal/Dependent Expenses (monthly)		Spousal/Dependent Income (monthly)	
	Date		Date
Health Insurance: Fed Ins.		VA Social Security Retirement Pension:	\$178.00 2019
Loan(s):			
Mortgage: Vehicle - \$421.88	\$650.00 Max	Railroad Retirement:	
Other:		Interest/Dividends	\$14.88 2019
Real Estate Taxes			
Home Owners/Renters Insurance	\$8.75 2019	Dividend on L/I	\$16.75 2019
Rent (Primary Residence)	\$799.88 2019	TOTAL INCOME	\$209.63
Utilities:		Other: Tail Power	\$51.80 2019
Great Plains	\$28.94 2019	Minus Total Expenses	\$2,208.51
Garbage Removal		=Exclusions Allowed	\$1,996.89
Telephone	\$46.00 2019		
Transportation Expenses	\$177.00 2019		
Automobile Insurance	\$52.84 2019		
Road	\$807.00 2019		
Clothing	\$62.00 2019		
Medical Expenses:			
Physician Visits	\$68.57 2019		
Prescription Drugs			
Dental			
Eye Doctor			
Other:			
Personal Needs	\$249.00 2019		
Other:			
TOTAL EXPENSES	\$2,208.51		

70% - 100% SC Veterans

- ▶ VA pays for the cost of care for these veterans
- ▶ No financial information is required from the veteran or family
- ▶ The veteran's compensation check remains the same, unless they are receiving extra for housebound or A&A. That amount will be removed from compensation at admission time

Community Identification Study for a New Minnesota Veterans Home

Final Report

July, 2009

**Prepared for the
Minnesota Department of Veterans Affairs - Minnesota Veterans Homes**

**By
Engan Associates and Ulteig**

Community Identification Study for a New Minnesota Veterans Home

Table of Contents

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Community Identification Study for a New Minnesota Veterans Home

I. Executive Summary

Minnesota's veterans expect and deserve the best possible services to meet their needs within the context of the finite resources of the State of Minnesota and the US government. As directed by the Minnesota Legislature, Minnesota Laws 2008, chapter 363, Article 8, Section 3, Subdivision 1 the Minnesota Department of Veterans Affairs, Minnesota Veterans Homes (MDVA-MVH) authorized this study to establish criteria for the site selection of future Minnesota Veterans Homes. Selection is to be based on optimal benefit to veterans and to the State of Minnesota. Characteristics that directly affect service to veterans and operations are documented. This study identifies and evaluates three sets of characteristics important to consider in the selection of a site for a new Veterans Home. They are:

1. mandatory characteristics,
2. demographic and operational characteristics, and
3. community assets.

Mandatory Characteristics

Federal law requires a minimum separation between state Veterans Homes to qualify for Federal Funding 38 CFR 59.40 (b). Based on current operations of five existing homes and the relationship with the Federal Veterans Administration for support and services, MDVA-MVH experience requires Veterans Homes be reasonably accessible to veterans medical facilities. Therefore MDVA-MVH recommends the following characteristics be met by each Minnesota community to serve as a site for a new Veterans Home:

- Be at least 100 minutes calculated travel time from existing Veterans Homes. (Federal requirement)
- Be within 60 minutes calculated travel time based on reasonable travel time for residents and staff of an existing Community Based Outpatient Clinic (CBOC) or a Veterans Administration Medical Center (VAMC). (MDVA-MVH requirement)
- Have an acute care hospital licensed by the State of Minnesota. (MDVA-MVH requirement)

Twenty-seven Minnesota communities meet these mandatory requirements.

Demographic and Operational Characteristics

Demographic and operational characteristics are very important for the long term success and efficient operation of a Veterans Home. Therefore, using numbers based on current needs of existing homes, MDVA-MVH recommends that the following characteristics be met by all places to serve as a site for a new Veterans Home:

- A minimum 10,000 veterans and active National Guard members are located in counties within 60 minutes calculated travel time of the community. This is a reasonable minimum number of veterans needing services. Twenty-three communities meet this demographic requirement.
- The community has the ability to staff a Minnesota Veterans Home and to provide the special services required by its residents. All 27 communities that passed the mandatory requirements appear to have an adequate number of RNs, LPNs, and CNAs in zip code areas within 45 minutes calculated travel time to provide primary staff for a Veterans Home. Each of these communities is located within 60 minutes calculated travel time of a higher education medical training program.
- A minimum of 10 dentists are located in zip code areas within 30 minutes calculated travel time of a community. It is anticipated that area dentists will be able to contract for the care required. Twenty-four communities meet this operational requirement.
- A minimum of five physicians are located within the community. This is a necessary threshold to assure availability of primary care physicians. Eighteen communities meet this operational requirement.
- A minimum of ten psychologists are located within 60 minutes calculated travel time of the community. This is a minimum threshold to meet the requirements of consulting psychology for a Veterans Home. Twenty-six communities meet this requirement.
- A minimum of one psychiatrist is located within 60 minutes calculated travel time of the community. All 27 communities meet this requirement.

Seventeen communities meet the mandatory characteristics as well as the thresholds for demographics and operational characteristics.

Community Assets

An important point in selection of a new site for a Minnesota Veterans Home is that this project is about creation of a home for veterans. This includes a private living area for the veteran within the facility. It extends to the campus environment and to the amenities of the greater community.

This study provides the basis to entertain proposals from eligible communities to provide a site for a new Minnesota Veterans Home. Each community that offers a potential Veterans Home site is encouraged to communicate what unique characteristics they can offer to provide a home environment.

A Veterans Home focuses on meeting the unique needs of the veteran population. Characteristics of the proposed site play an important role in the ability of a Home to integrate veterans into a community setting. This includes items discussed in this report as well as additional items that the community feels are important. What makes the specific site unique is an important part of a community's proposal.

II. Study Background and Process

This study was initiated by the Minnesota Legislature through the Minnesota Department of Veterans Affairs, Minnesota Veterans Homes (MDVA-MVH) in order to identify those communities in the State where it would be most feasible to locate a new Minnesota Veterans Home. The study includes all communities in Minnesota regardless of previous experience in the treatment of veterans. The MDVA-MVH recognizes that there are large areas of the State that were a significant distance from an existing Veterans Home and that Minnesota does not fill the authorized quota for Veterans Home beds. The MDVA-MVH also recognizes there are potential needs of veterans returning from the current conflicts which need to be addressed. This study provides a systematic logical approach to identifying potential communities in which additional Veterans Homes could be sited.

An informal solicitation was used to obtain proposals to complete the study. The informal solicitation requested that the contractor develop a methodology to rank the top five or six communities in the State where it would be most feasible to locate a new Minnesota Veterans Home using the following criteria:

- Area veteran census, including National Guard unit clusters
- Federal siting requirements
- Area demographics
- Distance to Federal Veterans Administration Medical Centers or Community Based Outpatient Clinics
- Support services, such as community medical services, hospitals, etc
- Medical employment availability
- General employment availability
- Community involvement
- Community amenities
- Recommendation for clientele
- Any other relevant factors

Engan Associates and Ulteig Engineers, the selected contractor, recommended a 3 phase approach to complete the study which became the basis of the overall study process:

- The first phase identifies community feasibility on a pass-fail basis. The outcome of the first phase is a list of communities where it is feasible to locate a new Veterans Home.
- The second phase ranks the communities which pass the first phase on the basis of community characteristics and veteran demographics.
- The third phase seeks to determine the level of interest of the top five or six ranking communities from the second phase of the study.

The proposed approach also included meeting with the MDVA-MVH at several points during the study process to review interim study findings and refine the project approach. Details of the process did evolve as the Engan / Ulteig team met with the MDVA-MVH during the course of the study. After reviewing the study findings it was decided to eliminate the ranking of the final five or six communities.

The most significant change to the study process is in the third phase. The objective of the third phase is modified to serve as a guide for communities interested in being the site of a future Veterans Home. All final communities are ranked by time to VAMC and CBOC even though any of the final communities could be a good location for a Veterans Home. Appendices A and B explain the project methodology more completely and identify data sources used in the study.

III. Analysis of Mandatory Characteristics

The primary objective of this study phase is to identify those communities which meet Federal and State guidance criteria pertaining to acceptable locations for future Veterans Homes. The general nature of these criteria was identified at the beginning of the project, and was refined after discussions between the consultant team and the MDVA-MVH staff.

The study area includes the entire State of Minnesota and bordering areas of the surrounding states which were within 50 miles of the Minnesota border. This allows the inclusion of veterans facilities in close proximity in the Mandatory Characteristics analysis. See Map 1 for an illustration of the study area and existing veterans facilities.

Mandatory Characteristics Analysis

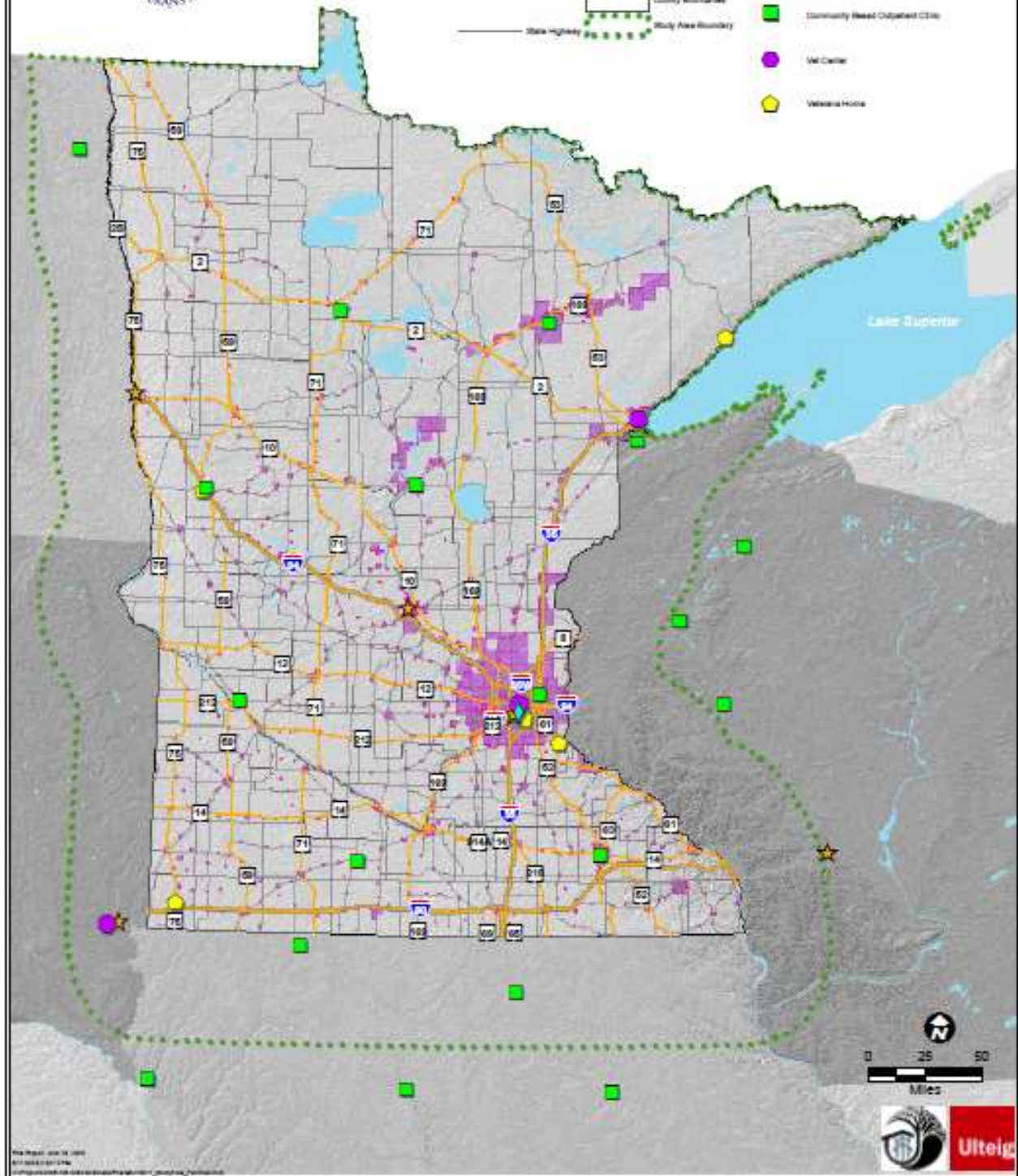
This study phase approach includes the use of three criteria to identify communities which meet State and Federal criteria for being acceptable locations for a new Veterans Home. The final criteria used in Mandatory Characteristics Analysis of the study are the result of review and refinement in consultation with the MDVA–MVH. A detailed description of the methodology is provided in Appendix A. The criteria are:

1. Calculated travel time of at least 100 minutes between Veterans Homes
2. Calculated travel time of no more than 60 minutes to Community Based Outpatient Clinics (CBOC) or VA Medical Centers (VAMC)
3. Presence of a licensed hospital within the city



Map 1: Veteran's Facilities & Project Study Area

- Trans-Highways
- Interstate
- U.S. Route
- State Highway
- City (2010)
- Water
- Lakes
- County Boundaries
- Study Area Boundary
- Vets
- VA Medical Center
- Community Based Outpatient Clinic
- VA Center
- Veterans Home

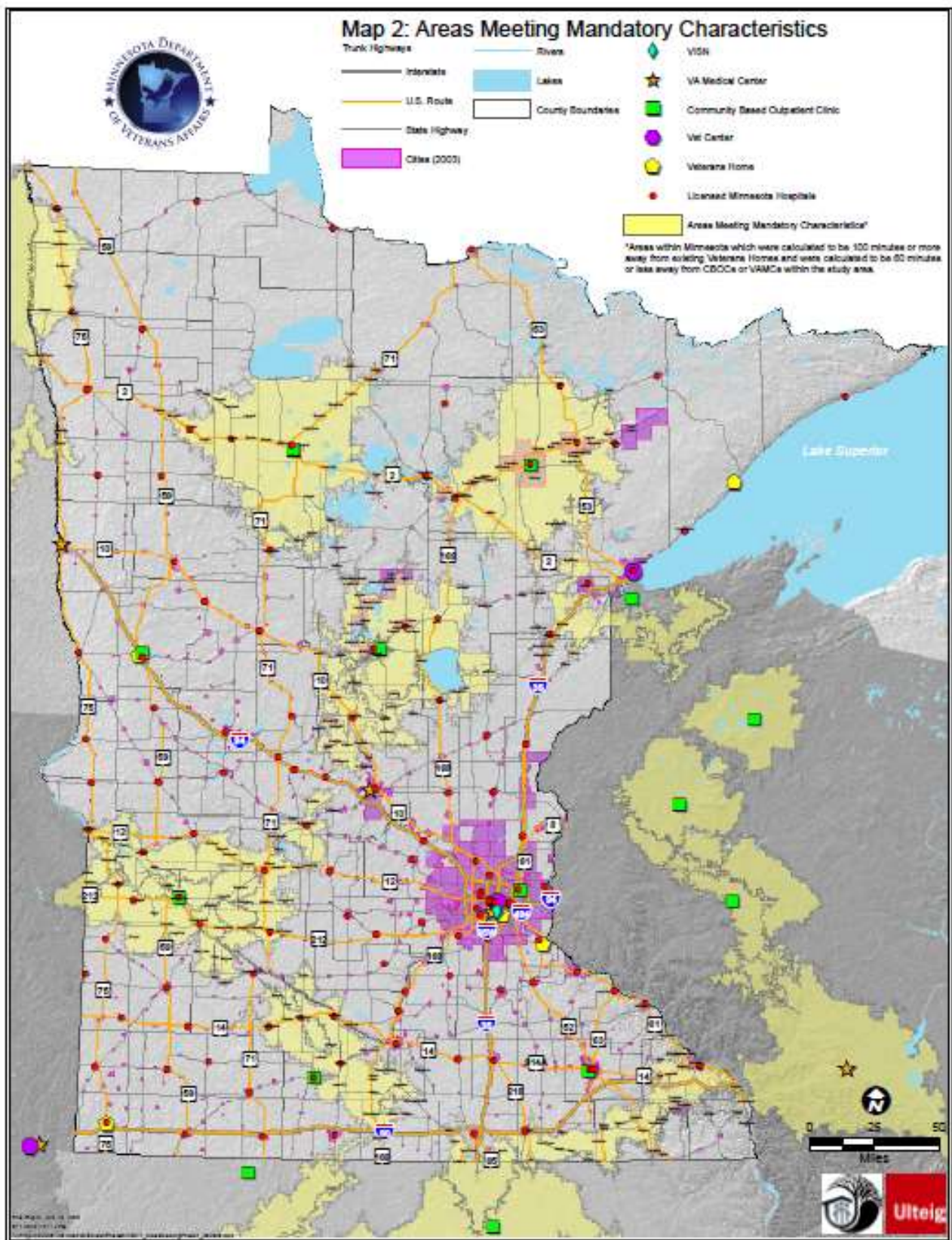


Mandatory Characteristics Findings

Map 2 illustrates locations of the licensed hospitals in Minnesota, and those areas within Minnesota which were calculated to be both 100 minutes or more away from existing Veterans Homes and 60 minutes or less away from CBOCs or VAMCs. The cities which met these criteria are:

- Aitkin
- Aurora
- Bagley
- Bemidji
- Blue Earth
- Brainerd
- Cook
- Crosby
- Dawson
- Deer River
- Fosston
- Grand Rapids
- Granite Falls
- Hibbing
- Little Falls
- Madelia
- Madison
- Montevideo
- Moose Lake
- New Ulm
- Olivia
- Ortonville
- Paynesville
- Sleepy Eye
- Virginia
- Warren
- Willmar

Thus, the findings of the Mandatory Characteristics Analysis identified twenty-seven cities to be further evaluated in next phase of the study.



IV. Demographic and Operational Characteristics Analysis

This study phase compares the inherent capacities of the twenty-seven communities identified in the Mandatory Characteristics Analysis to serve as future sites for Veterans Homes in Minnesota.

Demographic and Operational Characteristics Analysis

The demographic and operational characteristics analysis identifies those communities with optimal capacity to provide needed support for operations and to focus on the greater veteran population centers. A detailed description of the methodology is provided in Appendix A. Final criteria used in Demographics and Operational Characteristics Analysis of the study are:

- Number of veterans and National Guard members in a county at least partially within 60 minutes travel time of the city
- Number of dentists within the city
- Number of dentists in a zip code area at least partially within 30 minutes travel time of the city
- Number of physicians within the city
- Number of RNs in a zip code area at least partially within 45 minutes travel time of the city
- Number of LPNs in a zip code area at least partially within 45 minutes travel time of the city
- Number of CNAs in a zip code area at least partially within 60 minutes travel time of the city
- Number of psychologists within the city
- Number of psychologists in a zip code area at least partially within 60 minutes travel time of the city
- Number of psychiatrists within the city
- Number of psychiatrists in a zip code area at least partially within 60 minutes travel time of the city
- Number of medical training programs within 60 minutes travel time of the city

Demographic and Operational Characteristics Findings

Table 1 on page 10 illustrates the results of the analysis for each of the criteria noted.

Based on current operating experience of existing Veterans Homes and the results shown in Table 1 the MDVA – MVH recommends the following:

- A minimum 10,000 veterans and active National Guard members located in counties within 60 minutes calculated travel time of a Veterans Home community. Twenty-three communities meet this demographic requirement.
- The community should have the ability to staff a Minnesota Veterans Home and to provide the special services required by its residents. All twenty-seven communities that passed the mandatory requirements have an adequate number of RNs, LPNs, and CNAs in zip code areas within 45 minutes calculated travel time to provide primary staff for a Veterans Home. Each of these communities is located within 60 minutes calculated travel time of a higher education medical training program.

- A minimum of 10 dentists located in zip code areas within 30 minutes calculated travel time of a community to ensure the availability of dental care. It is anticipated that area dentists will be able to contract for the care required. Twenty-four communities meet this operational requirement.
- A minimum of five physicians located within the community to ensure the availability of medical care. This is a necessary threshold to assure availability of primary care physicians. Eighteen communities meet this operational requirement.
- A minimum of ten psychologists located within 60 minutes calculated travel time of the community to ensure the availability of medical care. This is a minimum threshold to meet the requirements of consulting psychology for a Veterans Home. Twenty-six communities meet this requirement.
- A minimum of one psychiatrist located within 60 minutes calculated travel time of the community to ensure the availability of medical care. All twenty-seven communities meet this requirement.

Seventeen communities meet the mandatory requirements as well as the thresholds for demographics and operational characteristics. These communities are:

- | | |
|----------------|----------------|
| • Aitkin | • Little Falls |
| • Bagley | • Montevideo |
| • Bemidji | • Moose Lake |
| • Blue Earth | • New Ulm |
| • Brainerd | • Olivia |
| • Crosby | • Paynesville |
| • Deer River | • Virginia |
| • Grand Rapids | • Willmar |
| • Hibbing | |

Table 1. Demographic & Operational Analyses Results

Community Name	Veterans Counties within 60 minutes	National Guard Counties within 60 minutes	Combined Military Counties within 60 minutes	Dentists		Physicians in city	RNs Zip Codes within 45 minutes	LPNs Zip Codes within 45 minutes	CNAs Zip Codes within 45 minutes	Psychologists		Psychiatrists		Medical Training Programs Location within 60 minutes
				in city	Zip Codes within 30 minutes					in city	Location within 60 minutes	in city	Location within 60 minutes	
Auburn	32,049	1,650	33,699	3	26	12	977	568	1,063	1	44	0	4	1
Aurora	8,094	500	8,594	2	24	2	824	531	1,154	0	25	0	4	2
Bagley	26,872	742	27,614	2	33	5	1,088	730	1,600	0	27	0	3	2
Berndt	25,938	699	26,637	18	29	73	994	679	1,383	13	29	3	4	2
Blue Earth	26,365	896	27,261	4	27	7	1,427	798	1,968	2	87	0	2	7
Brainerd	45,813	1,948	47,761	29	63	107	1,512	1,001	1,807	18	54	3	4	3
Cook	7,974	491	8,465	3	35	4	899	561	1,252	0	26	0	4	2
Crosby	22,874	1,115	23,989	8	51	33	1,367	885	1,606	1	50	1	4	2
Dawson	13,164	586	13,750	2	15	2	642	425	1,362	0	24	0	6	2
Deer River	25,998	1,161	27,159	1	26	6	1,009	634	1,356	0	38	0	4	3
Foxton	21,940	694	22,634	4	7	3	1,039	795	1,544	0	39	0	3	4
Grand Rapids	25,489	1,217	26,706	21	24	49	776	431	1,027	14	36	0	3	2
Granite Falls	16,217	687	16,904	2	20	3	1,099	739	1,958	2	44	0	6	3
Hibbing	16,980	861	17,841	18	40	54	1,197	742	1,656	10	46	0	6	3
Little Falls	64,714	2,615	67,329	10	54	24	2,957	1,887	3,136	0	183	1	3	6
Madelia	51,452	1,216	52,668	0	71	3	1,958	1,078	2,423	1	109	0	4	6
Madison	33,265	570	33,835	2	8	5	556	381	1,151	0	11	2	5	2
Montevideo	16,485	682	17,167	7	18	14	1,039	688	1,872	1	41	0	7	3
Moose Lake	26,747	1,031	27,778	3	21	12	2,044	898	2,328	8	132	0	1	5
New Ulm	53,092	1,255	54,347	9	75	34	2,035	1,152	2,774	4	118	1	3	6
Olivia	43,856	1,603	45,459	1	33	5	1,591	1,110	2,621	0	48	0	6	3
Ortonville	7,290	300	7,590	1	4	4	379	290	789	0	7	0	4	1
Paynesville	51,776	2,223	53,999	2	72	10	3,481	2,073	3,728	0	196	0	3	6
Sleepy Eye	36,208	1,253	37,461	3	22	4	1,644	978	2,399	0	97	0	4	4
Virginia	11,118	609	11,727	17	40	38	999	598	1,372	8	40	0	4	2
Warren	5,066	178	5,244	0	11	0	436	346	664	0	15	0	1	3
Willmar	48,939	1,819	50,758	23	43	87	1,724	1,173	2,630	14	53	4	6	3

V. Community Assets

This phase of the study is to assist communities in preparing a proposal for the Legislature & MDVA – MVH staff which presents the assets of their community and site for a future Veterans Home. MDVA–MVH objectives for the site of a new Veterans Home in Minnesota are summarized below. The three major categories of interest are the demographic characteristics of veterans to be served, operational characteristics of a home in the community, and community characteristics that will affect the quality of the environment for the residents.

Local Veteran Demographic Characteristics

Veterans Homes are concerned with the quality of life for veterans and appropriate program needs. The site choice will consider area veterans and their situations. MDVA – MVH recommends that a community proposal:

- Describe the community's veterans by age
- Describe specific medical needs of local veterans
- Describe homeless veterans in the greater community

Operational Characteristics

The operation of Veterans Homes extends over decades of time, therefore characteristics that affect operations will be of paramount importance. These include site characteristics, workforce availability, and availability of specialty services.

A site of approximately 10 acres is the minimum size required by MDVH-MVH for an anticipated Veterans Home. The site needs to be easily accessible to veterans traveling to the Veterans Home. Urban utilities including water, sewer, electricity, gas and modern telecommunications are required. Operational costs for utilities and urban services are a long range concern. It is desirable for the site to be an integral part of the community. This will encourage the active participation of community and regional veterans groups, family members, and other supporters. Convenient access to community services is important.

Long term living is a labor intensive industry therefore workforce characteristics are vital. A pool of healthcare workers and other service personnel must be sufficient to assure a ready supply of staff. The presence of a healthcare training program is a mutually beneficial characteristic.

The presence of specialized health care services in the community is desirable to facilitate the convenient operation of a Veterans Home. These include physicians, dentists, psychologists, and psychiatrists.

A community proposal should:

- Describe the site (size, accessibility, utilities, costs, special features)
- Describe workforce availability
- Describe available specialty services

Community Characteristics

Development of an additional Minnesota Veterans Home is about creating a home for veterans. This home includes the personal space of the resident but also the facility campus and the greater community of people and services. It is essential that the site be integrated into the community. This includes public transportation, public parks, lakes and rivers, and trail systems. Support by local veterans groups is extremely important. A Veterans Home also requires community support and activities. Important assets include community partners to assist with recreational activities, baseball and softball games, theatre, and other off site programs. Activities that can utilize the skill and experience of veterans to volunteer and help to create a strong community are desirable. It is also desirable that community volunteer groups be available to support the needs of the Veterans Home residents.

- Describe the community's physical amenities. (parks, lakes and rivers, public transportation systems, veteran and other civic groups.
- Describe the community's program amenities including churches and schools.
- Describe the community's employment opportunities
- Describe the community's volunteer opportunities for resident veterans.
- Describe the community's volunteer opportunities to assist veterans.

VI. Conclusion

This study documents issues that are important for a Veterans Home. Seventeen communities passed the MDVA – MVH minimum criteria established for a Veterans Home. Each of the final communities is a good potential site for a new Veterans Home.

The most important characteristic for successful operation of a Veterans Home discussed in the study is access to a VAMC and to a CBOC. Of these, access to a VAMC is more important. A VAMC provides full medical services for veterans and convenient facilities for operation of a Veterans Home. Table 2 on the following page indicates the time to CBOC and time to VAMC of the 17 passing communities. The rank is based on the rank of time to CBOC plus two times the rank of time to a VAMC.

Proposals from communities interested in a Veterans Home should expand on characteristics discussed in the study. The community proposals will be a major tool to differentiate between communities.

The mandatory characteristics are met in each of the seventeen final communities. Communities may wish to emphasize convenient drive time, public transportation, and access to existing VAMC's and CBOC's. The specialty of their community hospital may be emphasized.

Each of the seventeen final communities meet the minimum demographic and operational characteristic requirements. This does not mean that each community has an equal need for a veterans home nor equal availability of potential employees or required services. It is beneficial for each of the responding communities to expand on its unique benefits in its proposal.

Most of all a Veterans Home is a home. The above mentioned items will make a good institution, but the community must make it a home. The support of local veterans groups is especially important. Schools and churches and how they can support the veterans community is important. Parks, recreation and other community amenities are important. Volunteer programs do a great deal to make a veterans home feel like a home.

The specific site is important. MDVA-MVH is looking for a buildable site with full urban utilities and clear visible access to the greater community. Access to and usability of recreation and community activity adds to the desirability of a site. A site which provides proximity to natural beauty will be a benefit.

Costs of site and site development are important. Site development costs include soil correction, storm water management, installation of utilities, construction of roads, parking, and walks, and site amenities. Operational costs of site such as utility rates that recur annually are of greater importance. Financial commitments by the community will be considered.

This study identifies desirable locations for a new Minnesota Veterans Home. Final determination of a site will be made based on proposals from interested communities.

Table 2. Community Rank Based on Travel Time to Community Based Outpatient Clinic and Veterans Administration Medical Center

Community Name	CBOC Rank	VAMC Rank	Score	Final Rank	Time to CBOC	Time to VAMC	Closest CBOC	Closest VAMC
Little Falls	8	1	10	1	36.6	34.3	Little Falls - Brainerd CBOC	Little Falls - St. Cloud VAMC
Brainerd	4	3	10	2	3.8	62.8	Brainerd - Brainerd CBOC	Brainerd - St. Cloud VAMC
Crosby	5	5	15	3	19.8	82.0	Crosby - Brainerd CBOC	Crosby - St. Cloud VAMC
Montevideo	1	9	19	4	1.5	106.1	Montevideo - Montevideo CBOC	Montevideo - St. Cloud VAMC
Willmar	12	4	20	5	41.2	67.6	Willmar - Montevideo CBOC	Willmar - St. Cloud VAMC
Paynesville	17	2	21	6	72.1	37.0	Paynesville - Montevideo CBOC	Paynesville - St. Cloud VAMC
Atkin	9	7	23	7	37.0	99.2	Atkin - Brainerd CBOC	Atkin - St. Cloud VAMC
Oliva	13	6	25	8	47.8	94.0	Oliva - Montevideo CBOC	Oliva - St. Cloud VAMC
New Ulm	10	8	26	9	37.9	101.0	New Ulm - St. James CBOC	New Ulm - Minneapolis VAMC
Bemidji	2	13	28	10	1.8	149.6	Bemidji - Bemidji CBOC	Bemidji - Fargo VAMC
Bagley	6	12	30	11	27.3	131.4	Bagley - Bemidji CBOC	Bagley - Fargo VAMC
Moose Lake	14	10	34	12	51.5	106.3	Moose Lake - Superior CBOC	Moose Lake - Minneapolis VAMC
Blue Earth	15	11	37	14	54.3	129.1	Blue Earth - St. James CBOC	Blue Earth - Minneapolis VAMC
Hibbing	3	17	37	13	2.6	195.9	Hibbing - Hibbing CBOC	Hibbing - St. Cloud VAMC
Virginia	7	16	39	15	27.8	187.1	Virginia - Hibbing CBOC	Virginia - Minneapolis VAMC
Grand Rapids	11	15	41	16	39.4	161.0	Grand Rapids - Hibbing CBOC	Grand Rapids - St. Cloud VAMC
Deer River	16	14	44	17	55.4	190.5	Deer River - Hibbing CBOC	Deer River - St. Cloud VAMC

Appendix A. Study Methodology

This appendix documents details of the process used to complete the Mandatory Characteristics Analysis, and the Demographic and Operational Characteristics Analysis, for the Community Identification Study for a New Minnesota Veterans Home. It discusses the processes used to collect and analyze data in the first two phases of the study.

The objective of the first phase was to create a list of Minnesota communities that met mandatory requirements related to the geographic location of certain map elements. The Contractor first developed a Geographic Information System (GIS) map with the following map elements:

- all incorporated municipalities in Minnesota
- all Minnesota counties
- all Interstate, US, and Minnesota Trunk Highways
- all Minnesota Department of Health licensed hospitals
- all Veterans Homes in Minnesota and along its borders
- all CBOCs and VAMCs in Minnesota and along its borders

Most of this data is illustrated in Map 1 in the body of the report. The complete roadway system is not shown because it obscures the remaining key data.

Preliminary maps were prepared that illustrate alternative approaches to performing the Mandatory Characteristics Analysis. Each approach was an application of Criterion A (relationship to CBOC and VAMCs) and Criterion B (relationship to existing Veteran Homes). After the MVH staff selected a preferred approach, a GIS tool was used to evaluate Minnesota communities using the first two criteria. The tool used two databases which identified the distance in miles of county, state, and federal roads in the study area; and calculated time of travel between communities based on the posted speed limits of each road segment.

The use of posted speed limits to calculate time of travel was considered the most consistent way to evaluate time of travel. However, it was recognized that there are areas within the State of Minnesota where actual time of travel can exceed the calculated time of travel due to traffic congestion. This was particularly important to identifying communities which were far enough away from existing Veterans Homes to be eligible for further consideration in the second phase of the study. A buffer was built into the evaluation to compensate for the potential reduction in travel rates below posted speed limits.

Most of the criteria evaluated in both the Mandatory Characteristics and the Demographic and Operational Characteristics Analyses had a travel time component. The following paragraphs explain the process used to calculate the time of travel for these criteria.

A Geographic Information System tool (ESRI's Network Analyst extension) was used to perform the calculations. The overall process for travel time calculations involved the following steps:

1. Develop a geodatabase of roadways in Minnesota and surrounding states that identifies the geographic location and the posted speed limits of each roadway segment.

2. Establish a community centroid or identify a specific address as a starting point for the calculations.
3. Run the network analyst tool to identify the distance covered from the starting point outward along all roadway segments within the desired time limit. This provides the time of travel extent for the given criteria.
4. Identify all desired geographical units (city boundary, county boundary or zip code boundary) that intersect with the time of travel extent. This provides the geographical units for which to calculate the total number of criteria units. (Using dentists as an example, if the 30 minute time of travel extent intersected 5 specific zip codes, the total number of dentists would be the sum of the number of dentists identified in each of the five zip codes.)

The travel time calculation was performed for each community for each criteria as established by the MVH staff.

In the case of the Mandatory Characteristics analysis to determine which cities were further than 100 minutes calculated travel time from existing and were less than 60 minutes calculated travel time from an existing VMAC or CBOC the process was as follows:

1. Develop a geodatabase of roadways in Minnesota and surrounding states that identifies the geographic location and the posted speed limits of each roadway segment.
2. Establish a community centroid or identify a specific address as a starting point for the calculations. The addresses of the VMACs, CBOCs and existing Veterans Homes were used as the starting points for the time of travel calculations.
3. Run the network analyst tool to identify the distance covered from the starting point outward along all roadway segments within the desired time limit. This provides the time of travel extent for the given criteria.
4. Identify all the area within the State of Minnesota that was outside the 100 minute travel time calculation for existing Veterans Homes.
5. Identify all the area within the State of Minnesota that was inside the 60 minute travel time calculation for VMACs and CBOCs.
6. Identify all the cities with licensed hospitals in Minnesota.
7. Identify the intersection of the areas identified in Step 4 and Step 5. The cities that contain licensed hospitals and are located within the areas of intersection pass the Mandatory Characteristics Analysis.

Appendix B. Data Sources

This appendix identifies the data sources used in the first and second phase analyses for the Community Identification Study for a New Minnesota Veterans Home.

Mandatory Characteristics Phase Data Sources:

- Hospital Licensed by the State of Minnesota were obtained from the official records of the Minnesota Department of Health
- Locations of veterans facilities in Minnesota and surrounding states were obtained from the official website of the United States Department of Veterans Affairs
- Roadway locations and posted speed limits were obtained from two sources:
 - Minnesota Department of Transportation geodatabase for all state and federal highways
 - ESRI geodatabase for all other roadways (StreetMap USA)
- City locations and boundaries were obtained from ESRI geodatabases (Minnesota Land Management Information Systems, ie., LIMC)

Demographic and Operational Characteristics Phase Data Sources:

- Demographics of veterans by county were obtained from the Minnesota Department of Veterans Affairs in a report containing a "FY08 Geographic Distribution of VA Expenditures" table that listed veteran population by county as estimated by the VA Office of the Actuary
- Demographics of National Guard members by county were obtained from Colonel Eric Ahlness of the Minnesota Army National Guard.
- Number and location by zip code of Registered Nurses, Licensed Practical Nurses, Certified Nursing Assistants, Physicians, and Dentists were obtained the official records of the Minnesota Board of Medical Practice through the MN Mailing List Service
- Number and location of Licensed Psychiatrists were obtained from the official records of the Minnesota Board of Medical Practice
- Number and location of Licensed Psychologists were obtained from the official records of the Minnesota Board of Psychologists
- Location of health care training programs was obtained from the ISEEK online database
- Location and boundaries of zip codes was obtained from an ESRI geodatabase
- Location and boundaries of Minnesota Counties was obtained from MN LIMC

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