

Agency: Commerce, Community and Economic Development

Grants to Named Recipients (AS 37.05.316)

Grant Recipient: Palmer Senior Citizens Center, Inc.

Federal Tax ID: 920078503

Project Title:

Project Type: New Construction and Land Acquisition

Palmer Senior Citizens Center, Inc. - Palmer Senior Citizens Center

State Funding Requested: \$6,000,000

House District: Mat-Su Areawide (13-16)

One-Time Need

Brief Project Description:

Construction of a modern, service-orientated senior citizens center in downtown Palmer.

Funding Plan:

Total Cost of Project: \$11,880,974

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
State Funds	\$4,200,000	FY09, FY08, FY07				
Local Funds	\$50,000	FY09				
Other Funds	\$1,035,000	FY09, FY10				
Total	\$5,285,000					

Explanation of Other Funds:
 \$1,000,000 secured from the Mat-Su Health Foundation.
 \$35,000 raised by the PSCC membership.

Detailed Project Description and Justification:

The Matanuska-Susitna Borough has the fastest growing senior population in the State of Alaska, increasing an amazing 49.1% since 2001. Of these individuals, the Palmer Senior Citizens Center, Inc. (PSCC) provides services to over 200 seniors who could otherwise be eligible to reside in a nursing home.

During fiscal year 2008, PSCC has saved the state over \$27 million by providing services to nursing home level of care individuals in their own home and community. With an investment of \$6.6 million from the State of Alaska to complete the funding needed to construct a new senior center, PSCC could save the State of Alaska well over \$270 million in just 10 years.

PSCC is looking to increase the savings by keeping more seniors out of nursing homes in the upcoming years by constructing a new facility. This will allow PSCC to provide more services in an effort to keep seniors living independently with dignity as well as saving the state resources. The senior population is expected to triple by 2030, and it is imperative that the infrastructure to keep seniors out of expensive nursing homes be put in place now.

To date PSCC has secured funding of \$5.2 million of the estimated \$11.8 million total cost. The current facility is over 60 years old and was originally constructed as a church. Over the years, PSCC has remodeled the building to accomodate the

For use by Co-chair Staff Only:

\$6,000,000
Approved

6:11 PM 5/4/2010

growing population and make it ADA compliant. PSCC has outgrown the current facility and is currently leasing additional space to accommodate the expanding needs of the senior population.

In Fiscal Year 2009, PSCC provided services to over 2,150 eligible individuals in the Matanuska-Susita Borough: services include providing over 61,800 meals; over 22,000 rides; over 50 senior employment placements, family caregiver support to over 60 caregivers; over 31,000 hours of adult day services; care coordination to over 250 individuals and information/referral to over 1,000 individuals. These numbers are expected to triple by 2030.

Project Timeline:

Project Timeline:

- * Site Acquisition: Complete
- * Funding commitments received: July 2009
- * Completion of pre-development activities: December 2009
- * Construction start: May 2010
- * Construction Complete: October 2010

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Palmer Senior Citizens Center, Inc.

Grant Recipient Contact Information:

Name: Rachel E. Greenberg
 Address: 831 S. Chugach Street
 Palmer, AK 99645
 Phone Number: (907)745-5454
 Email: psc@mtaonline.net

Has this project been through a public review process at the local level and is it a community priority? Yes No

Palmer Senior Citizens' Center, Inc.

"Seniors helping Seniors"

February 10, 2010

Representative Carl Gatto
State Capitol, Room #108
Juneau, Alaska 99801-1182

Senator Linda Menard
State Capitol, Room #9
Juneau, Alaska 99801-1182

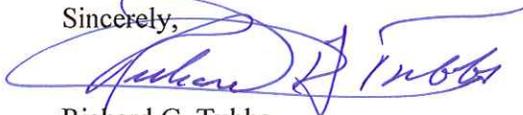
Dear Representative Gatto and Senator Menard:

Thank you for your continued support for funding construction of a new senior center in Palmer. Following the meeting on February 9, 2010 in your Juneau office with President Kenneth Anderson and Office Manager Rachel Greenberg, the Palmer Senior Citizens Center, Inc. (PSCC) would like to take this opportunity to clarify the total amount needed to complete the funding for this facility.

- **The Palmer Senior Citizens Center, Inc. requests \$6,595,974 in state capital funding to replace the current 60 year old facility.** The Foraker Group Pre-Development Program estimates the total cost of construction to be \$11,880,974. PSCC has received \$5,250,000 in commitments toward the project and through various fundraising efforts; the PSCC membership has raised approximately \$35,000.
- **The senior population in the Matanuska-Susitna Borough is expected to triple between 2006 and 2030.** According to the Alaska Population Projections 2007- 2030 (*Alaska Department of Labor and Workforce Development, Research and Analysis Section, July 2007*), the senior (age 60 and over) population in 2006 was 8,411 and by 2030, the senior population is forecasted to be 24,272.
- **By providing services to nursing home level of care individuals, during FY 2009, PSCC saved the state of Alaska an average \$142,177 per person by providing services necessary to keep these individuals out of nursing homes.** In FY2009, PSCC provided services for 267 individuals who are eligible to enter a nursing home but who have chosen to remain in their own home or community and receive services through the Medicaid Waiver program. According to the report from the Division of Seniors and Disabilities, the average cost of a nursing home is \$165,680 annually, and the cost for a senior on the Medicaid Waiver program is \$23,503 annually, therefore, PSCC saved the state of Alaska between \$31 million and \$43 million in FY2009!
- **The Rasmuson Foundation has indicated that they may allow PSCC to apply for funds once PSCC receives a 75% commitment from other sources toward the cost of construction.**

If you have any questions, or need additional information, please do not hesitate to contact Rachel Greenberg, Office Manager, or me at 745-5454.

Sincerely,



Richard G. Tubbs
Executive Director

CC: Senator Charlie Huggins, Senator John Coghill, Representative Bill Stoltze, Representative Wes Keller, Representative John Harris, Representative Mark Neuman, Palmer Mayor John Combs, Palmer Manager Bill Allen



FORAKER GROUP PRE-DEVELOPMENT PROGRAM

PSCC Project Cost Estimate: 3/27/09

Two Story Consolidated Facility

Cost Center	Cost	Comments
1 Construction Cost	\$8,932,216	Assumes 2010 construction
2 Construction Contingency	\$893,222	Typically 10% of construction cost
3 Site/Facility Acquisition	\$0	
4 Site/Facility Studies	\$0	
5 Demolition	\$0	
6 Relocation	\$0	
7 Design	\$893,222	Typically 10% (new const.), 12% (remodel)
8 Project Management	\$357,289	Typically 2% to 4% of const.
9 Permitting	\$45,000	
10 Equipment & Furnishings	\$500,000	
11 Data/Communications	\$90,000	
12 Administrative Costs	\$90,000	
13 Miscellaneous		
14 Commissioning	\$150,000	
15 Project Contingency	\$98,776	
16 Total Project Cost	\$12,049,723	
Gross Square Feet	30,586	
Project Cost/Square Foot	\$394	

Three Story Consolidated Facility

Cost Center	Cost	Comments
1 Construction Cost	\$8,796,892	Assumes 2010 construction
2 Construction Contingency	\$879,689	Typically 10% of construction cost
3 Site/Facility Acquisition	\$0	
4 Site/Facility Studies	\$0	
5 Demolition	\$0	
6 Relocation	\$0	
7 Design	\$879,689	Typically 10% (new const.), 12% (remodel)
8 Project Management	\$351,876	Typically 2% to 4% of const.
9 Permitting	\$45,000	
10 Equipment & Furnishings	\$500,000	
11 Data/Communications	\$90,000	
12 Administrative Costs	\$90,000	
13 Miscellaneous		
14 Commissioning	\$150,000	
15 Project Contingency	\$97,828	
16 Total Project Cost	\$11,880,974	
Gross Square Feet	31,378	
Project Cost/Square Foot	\$379	

\$ 11,880,974⁰⁰

Table 3.5

Matanuska-Susitna Borough Population by Age and Sex, and Components of Change, 2006 - 2030

July 1, 2006 Estimate				July 1, 2010 Projected			
Age	Total	Male	Female	Age	Total	Male	Female
0-4	5,697	3,011	2,686	0-4	6,608	3,363	3,245
5-9	5,888	3,067	2,821	5-9	6,583	3,377	3,206
10-14	6,716	3,391	3,325	10-14	6,899	3,604	3,295
15-19	6,825	3,548	3,277	15-19	6,397	3,236	3,161
20-24	4,572	2,285	2,287	20-24	6,293	3,294	2,999
25-29	4,176	2,116	2,060	25-29	5,433	2,768	2,665
30-34	4,745	2,419	2,326	30-34	5,342	2,752	2,590
35-39	5,399	2,679	2,720	35-39	5,550	2,802	2,748
40-44	6,358	3,247	3,111	40-44	5,654	2,862	2,792
45-49	7,088	3,706	3,382	45-49	6,570	3,358	3,212
50-54	6,515	3,378	3,137	50-54	6,624	3,431	3,193
55-59	4,784	2,557	2,227	55-59	5,811	3,004	2,807
60-64	3,062	1,656	1,406	60-64	3,983	2,124	1,859
65-69	2,015	1,108	907	65-69	2,519	1,371	1,148
70-74	1,335	661	674	70-74	1,633	866	767
75-79	997	516	481	75-79	1,116	529	587
80-84	581	261	320	80-84	736	370	366
85-89	278	110	168	85-89	391	164	227
90+	143	40	103	90+	186	69	117
Total	77,174	39,756	37,418	Total	84,328	43,344	40,984
Median Age	35.0	35.1	34.8	Median Age	33.7	33.7	33.7
July 1, 2015 Projected				July 1, 2020 Projected			
Age	Total	Male	Female	Age	Total	Male	Female
0-4	7,807	3,976	3,831	0-4	8,699	4,433	4,266
5-9	7,970	4,041	3,929	5-9	9,294	4,719	4,575
10-14	7,770	3,967	3,803	10-14	9,394	4,752	4,642
15-19	6,593	3,443	3,150	15-19	7,397	3,773	3,624
20-24	6,060	3,052	3,008	20-24	6,222	3,235	2,987
25-29	7,685	3,972	3,713	25-29	7,772	3,893	3,879
30-34	7,110	3,586	3,524	30-34	9,267	4,742	4,525
35-39	6,713	3,435	3,278	35-39	8,422	4,239	4,183
40-44	6,444	3,251	3,193	40-44	7,512	3,836	3,676
45-49	6,252	3,154	3,098	45-49	6,902	3,476	3,426
50-54	6,430	3,280	3,150	50-54	5,762	2,916	2,846
55-59	6,401	3,306	3,095	55-59	6,202	3,157	3,045
60-64	5,556	2,855	2,701	60-64	6,113	3,144	2,969
65-69	3,657	1,937	1,720	65-69	5,108	2,610	2,498
70-74	2,307	1,231	1,076	70-74	3,343	1,744	1,599
75-79	1,401	721	680	75-79	1,975	1,029	946
80-84	889	408	481	80-84	1,113	556	557
85-89	518	250	268	85-89	626	278	348
90+	280	116	164	90+	378	175	203
Total	97,843	49,981	47,862	Total	111,501	56,707	54,794
Median Age	33.5	33.5	33.5	Median Age	33.8	33.7	33.8

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Demographics Unit

Table 3.5, cont.

Matanuska-Susitna Borough Population by Age and Sex, and Components of Change, 2006 - 2030

July 1, 2025 Projected				July 1, 2030 Projected			
Age	Total	Male	Female	Age	Total	Male	Female
0-4	9,520	4,849	4,671	0-4	10,761	5,483	5,278
5-9	10,371	5,268	5,103	5-9	11,494	5,835	5,659
10-14	10,875	5,507	5,368	10-14	12,200	6,180	6,020
15-19	8,993	4,543	4,450	15-19	10,493	5,305	5,188
20-24	7,033	3,576	3,457	20-24	8,585	4,322	4,263
25-29	7,877	4,046	3,831	25-29	8,329	4,205	4,124
30-34	9,129	4,547	4,582	30-34	9,191	4,677	4,514
35-39	10,214	5,211	5,003	35-39	9,955	4,956	4,999
40-44	8,874	4,467	4,407	40-44	10,369	5,289	5,080
45-49	7,589	3,872	3,717	45-49	8,671	4,362	4,309
50-54	6,261	3,162	3,099	50-54	7,269	3,710	3,559
55-59	5,567	2,814	2,753	55-59	6,093	3,076	3,017
60-64	5,941	3,009	2,932	60-64	5,366	2,702	2,664
65-69	5,648	2,884	2,764	65-69	5,529	2,782	2,747
70-74	4,682	2,352	2,330	70-74	5,233	2,630	2,603
75-79	2,889	1,467	1,422	75-79	4,090	2,002	2,088
80-84	1,581	797	784	80-84	2,336	1,152	1,184
85-89	789	380	409	85-89	1,128	546	582
90+	466	207	259	90+	590	275	315
Total	124,299	62,958	61,341	Total	137,682	69,489	68,193
Median Age	34.1	34.1	34.1	Median Age	33.8	33.7	34.0

Population and Components of Population Change, 2006-2030

	2006-2010	2010-2015	2015-2020	2020-2025	2025-2030
Population at Start of Period	77,174	84,328	97,843	111,501	124,299
Population at End of Period	84,328	97,843	111,501	124,299	137,682
Average Annual Births	1,083	1,295	1,506	1,645	1,815
Average Annual Deaths	453	464	557	660	778
Average Annual Net Migrants	1,158	1,873	2,137	2,098	1,890
Average Annual Change	1,789	2,703	3,087	3,083	2,928
Average Annual Percent Change	2.21%	2.97%	2.95%	2.61%	2.23%

* Average annual numbers are rounded to whole numbers.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Demographics Unit

agencies that oversee, manage and supervise their care; or, participants may choose the Consumer Directed PCA model that allows them to select, train, supervise, and discharge their PCA.

Nursing Home Authorizations

The division is responsible for the initial admitting authorizations of Medicaid eligible applicants to Skilled Nursing Facilities. Reauthorizations are completed every three to six months for those participants staying in these facilities (depending on level of care) throughout the state of Alaska and in other states if the appropriate care is not available in Alaska. The division is also responsible for authorizing Await & Swing beds for hospitals, in state and out of state. These beds are used while Medicaid applicants are waiting for admittance to a skilled nursing facility or if a skilled nursing facility is not available in the community. There are 15 skilled nursing facilities around the state with approximately 708 nursing home beds. The 2009 average annualized total cost, including Medicaid and other state costs, for a patient in a nursing home was \$165,680.

Quality Assurance

Senior and Disabilities Services has a Quality Assurance Unit dedicated to ensuring the quality of services provided to Alaskan seniors, disabled individuals, and vulnerable adults. This unit oversees the Certification and Licensing staff for Senior and Disabilities, assists with audit activities and investigates complaints reported against licensed service providers throughout Alaska. This unit works closely with Adult Protective Services staff and other state agencies to ensure the health and welfare of SDS service participants. This unit also manages and maintains the Quality Improvement Work plan under the direction of the Quality Assurance Steering Committee and Quality Assurance Workgroup.

Non-Medicaid Services

Adult Protective Services (APS) / General Relief

The Adult Protective Services Unit protects vulnerable adults over the age of 18 from abuse, neglect, and exploitation. APS staff investigates reports of harm and takes appropriate action (up to and including removal from the client's home) to ensure that vulnerable adults are safe. The APS Unit also administers the General Relief program which pays for temporary assisted living home costs for clients who need "emergency placement" and may qualify for but are not currently approved to receive services under a Medicaid waiver. The APS Unit had an intake caseload of 2,043 in FY09.

State Health Insurance Assistance Program (SHIP)

The SHIP program is funded by a federal grant that's awarded to Senior and Disabilities Services from the Centers for Medicare and Medicaid Services (CMS) to help Alaskan seniors better understand their Medicare health insurance benefits and provide Medicare eligible Alaskans with information, counseling and assistance on health insurance matters. Education is provided through two dedicated SDS staff and through a network of statewide volunteers.

Senior Medicare Error Patrol (SMP)

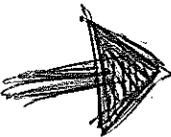
The SMP program is funded by a federal grant that is awarded to Senior and Disabilities Services from the U.S. Administration on Aging (AOA) to educate older Alaskans about consumer

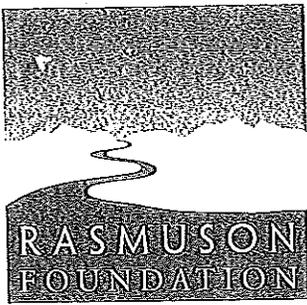
Senior and Disabilities Medicaid provides services to Alaskans of all ages. Ninety-one percent of the Children with Complex Medical Conditions Waiver recipients were under 21 years of age. A large percentage of waivers for Mental Retardation/Developmental Disabilities and other waiver services were also for individuals under 21 years of age.

SDS Medicaid and Waiver Services by Program and Age Group

Age Group	Percent of Beneficiaries	Number of Beneficiaries	Percent of Payments	Claim Payments (thousands)	Cost per Beneficiary
All Senior and Disabilities Medicaid					
Under 21	14.0%	1,068	6.8%	\$21,562.4	\$20,189
21 or Older	86.0%	6,577	93.2%	\$295,405.2	\$44,915
Nursing Home Services					
Under 21	1.1%	11	0.9%	\$762.5	\$69,320
21 or Older	98.9%	1,006	99.1%	\$80,070.3	\$79,593
Personal Care Assistance Services					
Under 21	3.2%	114	3.9%	\$3,031.6	\$26,593
21 or Older	96.8%	3,461	96.1%	\$73,865.2	\$21,342
Home and Community Based Waiver Services					
Adults with Disabilities Waiver					
Under 21	3.9%	53	2.7%	\$793.1	\$14,964
21 or Older	96.1%	1,322	97.3%	\$28,454.6	\$21,524
Children with Complex Medical Conditions Waiver					
Under 21	90.8%	216	90.4%	\$8,643.1	\$40,014
21 or Older	9.2%	22	9.6%	\$913.6	\$41,526
Mental Retardation/Developmental Disability Waiver					
Under 21	23.4%	264	10.0%	\$8,167.4	\$30,937
21 or Older	76.6%	862	90.0%	\$73,200.8	\$84,920
* Older Alaskans Waiver					
Under 21	0.0%	0	0.0%	\$0.0	\$0
21 or Older	100.0%	1,651	100.0%	\$38,804.1	\$23,503
Other Waiver Services					
Under 21	42.4%	542	63.0%	\$164.7	\$304
21 or Older	57.6%	736	37.0%	\$96.7	\$131

Source: MMS/JUCE claims paid during FY 2009.





September 16, 2009

301 W. Northern Lights Blvd.
Suite 400
Anchorage, AK 99503

907.297.2700 *tel*
907.297.2770 *fax*
877.366.2700 *toll-free in Alaska*
rasmusonfdn@rasmuson.org *email*
www.rasmuson.org

Mr. Richard G. Tubbs
Executive Director
Palmer Senior Citizens Center
831 South Chugach Street
Palmer, AK 99645

Dear Mr. Tubbs:

This letter is to update you on the status of your pending request regarding construction of a senior center in Palmer.

As you are aware, Rasmuson Foundation has had to make adjustments in its grantmaking strategy as a result of changes in the value of its assets caused by volatility in investment markets. We now can confirm that there will be few, if any, new Tier 2 grant awards over \$25,000 made prior to June 2010.

At this time, your proposal has been declined without prejudice because of these circumstances. However, if your project is still progressing next year, you may submit a new Letter of Inquiry after 75% of the required funding from other sources has been secured. We encourage you to communicate with a program officer as the project moves forward and before resubmitting a request.

Thank you for the opportunity to have learned more about your project. We regret that we are unable to participate at this time.

Sincerely,

Diane Kaplan
President

BOARD of
DIRECTORS

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Nadine Winters

PRESIDENT
Diane Kaplan

RF request ID # 4509

The Palmer Senior Citizens Center, Inc. could put people to work in the Mat-Su Borough on an energy efficient, shovel-ready, infrastructure project that will provide savings to the state of Alaska into the future!

During fiscal year 2009, the Palmer Senior Citizens Center, Inc. (PSCC) has saved the state over \$27 million by providing services to nursing home level of care individuals in their own home and community!

With an investment of \$5.0 million from the State of Alaska, potentially through funds received under the American Recovery and Reinvestment Act of 2009 (i.e. the Economic Stimulus Funds) to complete the funding needed to construct a new senior center, PSCC could save the State of Alaska well over \$270 million in just 10 years!

PSCC is looking to increase the savings by keeping more seniors out of nursing homes in the upcoming years by constructing a new facility. This will allow us to provide more services in an effort to keep seniors living independently with dignity thus saving the state resources. The senior population is expected to triple by 2030, and it is imperative that the infrastructure to keep seniors out of expensive nursing homes be put in place now!

To date, PSCC has secured funding of \$5.2 million to construct a new senior center. The project is expected to cost \$11.0 million. The current facility is over 60 years old and was originally constructed as a church. Over the years, PSCC has remodeled the building to accommodate the growing population and to make it ADA compliant.

In Fiscal Year 2009, PSCC provided services to over 2,055 eligible individuals in the Matanuska-Susitna Borough: services include providing over 61,500 meals; over 22,000 rides; over 50 senior employment placements, family caregiver support to over 60 caregivers; over 31,200 hours of adult day services; care coordination to over 300 individuals and information/ referral to over 1,000 individuals! These numbers are expected to triple by 2030! The Matanuska-Susitna Borough has the fastest growing senior population in the state of Alaska and has increased an amazing 49.1% in the region since 2001!

Of those individuals, PSCC provided services to over 200 individuals who could otherwise be eligible to reside in a nursing home. The cost of a nursing home care in Alaska range between \$388 to \$515/day (redorbit.com; reuters.com; ctv.ca). That amounts to a savings to the state of over \$27million annually.



Having Lunch at PSCC



Administration Office Shared with five people

Palmer Senior Citizens Center, Inc.

***831 S. Chugach Street
Palmer, Alaska 99645
pssc@mtaonline.net
(907) 745-5454
(907) 746-5173 fax***

Organizational Summary

The Palmer Senior Citizens Center, Inc. (PSCC), a 501(c)(3) non-profit organization, was formed in Alaska in 1980. Our primary mission is to promote honor, dignity, security, and independence for older Alaskans and to assist them in maintaining meaningful, quality lives. PSCC strives to provide Mat-Su seniors with the individual services they require to remain autonomous and avoid the astronomical costs associated with premature institutionalization in nursing homes. PSCC's diverse programs and services include:



- **Congregate Meals.** Each weekday, PSCC serves nutritious noon meals at our community dining facility. During fiscal year 2009 (July 1, 2008 through June 30, 2009), PSCC provided 23,848 congregated meals to more than 723 individuals.

- **Home-Delivered Meals.** Utilizing our transportation fleet, PSCC delivered 38,110

nutritious meals to 246 eligible homebound seniors and disabled adults during fiscal year 2009.

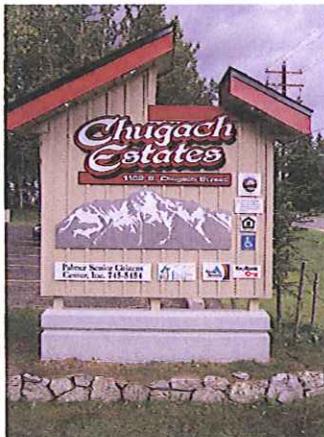
- **Transportation.** PSCC provides door-to-door transportation services for seniors and disabled adults providing access to medical facilities, senior centers, adult day services, etc. During fiscal year 2009, we provided 22,083 one-way rides to 437 individuals totaling more than 220,000 vehicle miles in a vast geographical area covering approximately 2,500 square miles.

- **Adult Day Services.** PSCC's Adult Day Services program provides a safe, healthy environment for frail, elderly individuals, developmentally disabled adults, and persons with Alzheimer's disease or dementia who are at risk of being left unsupervised during the day. During fiscal year 2009, 79 individuals attended the Adult Day Services program for a total of 31,293 hours.

- **Care Coordination.** PSCC's experienced care coordinators identify physically and emotionally frail seniors and disabled adults and assist them to maintain independent, healthy, dignified lifestyles through outreach, education, referral, and advocacy services. During fiscal year 2009, our Care Coordination program provided services to more than 350 individuals.



- **Family Caregiver Support.** The Family Caregiver Support program focuses on the needs of the family caregiver. During fiscal year 2009, PSCC provided 47 caregivers case management, information, referral, and support services enabling them to keep their loved ones living as independently as possible..
- **Chore Services.** PSCC's Chore Services program assists eligible seniors to maintain their homes in a clean, sanitary, and safe condition. During fiscal year 2009, we provided 15 individuals with approximately 2,080 hours of chore services.
- **Information and Referral.** PSCC provides seniors and disabled adults with accurate, comprehensive information about assistance programs, community services, and legal issues such as the Alaska Senior Benefits Program, Social Security eligibility, rental assistance, energy assistance, Medicare, Medicaid, powers of attorney, advance directives, and the Permanent Fund Dividend. During fiscal year 2009, our Information and Referral program assisted approximately 1,325 individuals.
- **Employment Assistance.** PSCC's Older Workers Specialist helps seniors develop employable skills and transition into regular employment by coordinating job training opportunities and providing assistance with resume writing and interview skills. During fiscal year 2009, 100 individuals were assisted with locating employment.



- **Equipment Loan Program.** PSCC maintains an extensive lending library of handicap-assistance equipment, including walkers, wheelchairs, canes, crutches, toilet grab-bars, shower seats, and hospital beds. Our equipment is loaned to senior citizens and disabled adults free of charge.
- **Senior Housing.** PSCC operates and manages *Colony Estates Senior Housing*, a 24-unit senior housing facility located in Palmer. 19 of our 24 units are reserved for seniors with low, fixed incomes at or below 60% of area median income. In June 2008, PSCC completed construction of *Chugach Estates Senior Housing*, which will provide additional 31-units of affordable senior housing to the Matanuska – Susitna Borough.

- **Senior Fundraisers and Activities.** PSCC organizes and coordinates a number of fundraisers, smaller programs and activities for seniors, including the **Friendly Corner Gift Shop**, an annual health fair, Bingo, Pinochle, Bridge, exercise classes, AARP defensive driving courses, and income tax assistance.



COALITION OF MAT-SU SENIOR CENTERS

Membership Meeting
January 20, 2010

RESOLUTION #2010-04

A RESOLUTION SUPPORTING the PALMER SENIOR CITIZENS CENTER, INC.
REQUEST FOR A NEW SENIOR CENTER FACILITY:

WHEREAS, the Coalition of Mat-Su Senior Centers, a partnership between five non-profit senior service organizations in the Matanuska-Susitna Borough, recognizes that home- and community-based senior services assist older Alaskans to maintain their independence and decrease the incidence of costly, premature institutionalization in nursing homes; and

WHEREAS home- and community-based senior services improve quality of life for older Alaskans and result in substantial cost savings for the State of Alaska; and

WHEREAS, over the past ten years the population of older Alaskans has increased more than 60% during the same time period; and

WHEREAS, PSCC has requested \$2.8 million in state capital funding to replace a 60 year old wood structure which represents a long term investment by the State of Alaska to provide services for seniors allowing them to remain in their homes and out of costly assisted living or nursing homes and there is a documented need for a larger, safer, enhanced center to continue to provide the needed services to accommodate the increasing senior population and this investment will provide an adequate facility for the seniors and veterans of the Matanuska-Susitna Borough and will allow for services and expansion of services to the seniors and veterans in the Matanuska-Susitna Borough who will be arriving for years to come.

NOW, THEREFORE, BE IT RESOLVED that the Coalition of Mat-Su Senior Centers strongly supports the Palmer Senior Citizens Center in its efforts to complete the new senior center facility allowing our Alaska Veterans and seniors to utilize a safer and more efficient center.

Passed and approved this 20th day of January 2010.


Richard G. Tubbs, Chair

Date

01/20/2010

OFFICERS OF THE COALITION OF MAT-SU SENIOR CENTERS – 2009/10

CHAIR: Richard G. Tubbs
SECRETARY/TREASURER: Herman Thompson



January 28, 2010

Richard G. Tubbs
Executive Director
Palmer Senior Citizens Center, Inc.
831 S. Chugach St.
Palmer, Alaska 99645

Dear Mr. Tubbs:

Wasilla Area Seniors, Inc. would like to express our support for the construction of a new senior center in Palmer.

The current facility that houses the Palmer Senior Citizens Center, Inc. (PSCC) was built in the early 1950's as a Mormon Church. PSCC has remodeled the facility on numerous occasions and has now outgrown this facility. As you are aware, the Mat-Su senior population continues to expand, so it is more critical than ever to ensure that organizations can accommodate the future needs of the seniors.

The Palmer Senior Citizens Center, Inc. currently provides quality services that enable the elderly to remain independent in their community for as long as feasible. These services include, home delivered and congregate meals, transportation, information and referral, senior employment, care coordination, adult day services, housing and social activities

We wish you luck in your endeavors to receive funding for your new senior center. If you have any questions, please do not hesitate to contact me at (907) 376-3104.

Sincerely,

A handwritten signature in cursive script that reads "Sondra L. Kaplan".

Sondra L. Kaplan
Executive Director
Wasilla Area Seniors, Inc.



Mid-Valley Seniors, Inc.



11870 West Mid-Valley Way, Suite A
Wasilla, Alaska 99654
Phone: 907-892-5114 Fax: 907-892-7972

January 15th 2010

To whom it may concern:

It is with great pleasure, that Mid-Valley Seniors, Inc. provides Palmer Senior Citizens Center
With a letter of support.

Mid-Valley seniors are well aware of the ever growing rise in numbers, of the senior population
with baby boomers coming of age. Mid-Valley seniors give our full support to our Coalition
partners PSSC. With the need for a new senior center, with the growing need to supply ample
services, to our new generation of seniors as well as the seniors who have been with their
current facility.

Having been to the PSSC facility for Coalition meetings etc, there is a definite need for more
space, it's small and crowded for the staff and seniors.

Respectfully,

Lorie R. Rouns

Executive Director
Mid-Valley Seniors.



UPPER SUSITNA SENIORS, Incorporated
HC 89 Box 592
Willow, AK 99688-9707

January 14, 2010

Subject: Letter of Support

To Whom it May Concern:

Our organization whole heartedly supports the Palmer Senior Citizen's Center efforts to seek funding to build a new facility!

They have needed a new facility for years. Their existing facility is out dated, inefficient and a warren of small spaces that is not conducive to an efficient operation let alone a good space to provide all the services their people need.

Again, there is no question in our minds about the need for PSCC to have a new facility.

Sincerely,



Herman F. Thompson

Chairman

Introduced by: City Manager Allen
Date: February 24, 2009
Action: Adopted
Vote: Unanimous

Yes:	No:
Chmielewski	
Erbey	
Brown	
Best	
Combs	

CITY OF PALMER, ALASKA

RESOLUTION NO. 09-005

A RESOLUTION OF THE CITY OF PALMER SUPPORTING PALMER SENIOR CITIZENS CENTER, INC. IN THEIR EFFORTS TO CONSTRUCT A NEW SENIOR CITIZEN FACILITY TO SERVE THE GROWING SENIOR COMMUNITY AND ENABLE SENIORS TO LIVE INDEPENDENTLY IN THE MATANUSKA-SUSITNA BOROUGH

WHEREAS, Palmer Senior Citizens Center, Inc. currently operates in a facility originally constructed as a church over 60 years ago; and

WHEREAS, this facility has been remodeled and expanded throughout the years and has currently reached its limits; and

WHEREAS, the organization must now lease additional space to accommodate the expanding needs of the senior population; and

WHEREAS, during fiscal year 2008 Palmer Senior Citizens Center, Inc. provided services to over 2,150 eligible individuals in the Matanuska-Susitna Borough including over 61,500 meals, over 22,150 rides, over 32,700 hours of adult day services and care coordination to over 250 individuals; and

WHEREAS, an estimated \$27 million State of Alaska funding was saved by Palmer Senior Citizens Center, Inc. by providing services to individuals in their own homes who would otherwise require nursing home level care in fiscal year 2008; and,

WHEREAS, the senior population is expected to triple by 2030; and

WHEREAS, the construction of a new, larger senior citizen center has the potential to save the State of Alaska over \$270 million in just ten years by enabling seniors to live independently and by providing services at a central location; and

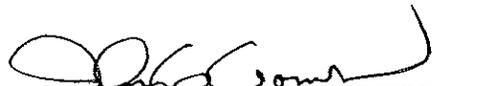
WHEREAS, \$5.2 million has been secured to construct the new facility with a total project budget of \$8 million; and

WHEREAS, the new facility is part of the master plan for a senior campus on land owned by Palmer Senior Citizen Center, Inc.; and

WHEREAS, the City of Palmer has contributed financially to the new senior center and supports the senior community at large.

NOW, THEREFORE, BE IT RESOLVED by the Palmer City Council that the City of Palmer supports Palmer Senior Citizen Center, Inc.'s, request to the Alaska State Legislature in the amount of \$2.8 million in FY 2010 to complete the funding package for the new Palmer Senior Citizens Center.

Passed and approved by the City Council of the City of Palmer, Alaska this twenty-fourth day of February, 2009.



John C. Combs, Mayor

Janette M. Bower, City Clerk

CITY OF PALMER INFORMATION MEMORANDUM No. 09-008

SUBJECT: Resolution No. 09-005: Supporting Palmer Senior Citizens Center, Inc. in their Efforts to Construct a New Senior Citizen Facility to Serve the Growing Senior Community and Enable Seniors to Live Independently in the Matanuska-Susitna Borough

AGENDA OF: February 24, 2009

Council action:

Adopted

Approved for presentation by B.B. Allen, City Manager *B.B. Allen*

Route To:	Department/Individual:	Initials:	Remarks:
X	Originator – City Manager	<i>Fee</i>	
X	City Clerk	<i>MB</i>	
X	City Attorney	<i>[Signature]</i>	
	Director of Public Safety		
	Director of Administration		
	Director of Community Development		
	Director of Community Services		
	Director of Public Works		

Attachment(s): Resolution No. 06-007 Supporting a New Senior Center Action Memorandum 06-022

Finance Director's Certification of Funds:

X	No fiscal impact.	
	Funds are budgeted from this account number:	
	Funds are not budgeted. Budget modification is required. Affected account number:	

Finance Director Signature: *[Signature]*

Summary statement: The Palmer Senior Citizens Center, Inc. has secured \$5.2 million in funding for the construction of a new senior citizen center in Palmer. The facility will be constructed on their property located on the east side of Chugach Street and is part of a planned senior campus. The total project cost is approximately \$8 million and a grant is being requested through the Alaska Legislature during the 2009 session.

In 2006, the City Council adopted Resolution No. 06-007, supporting the project. On February

28, 2006, the Council approved a grant of \$50,000 to help the organization with design costs of the new center. Resolution No. 09-005 endorses the project again and summarizes the potential cost savings to the State of Alaska by enabling seniors to live independently as long as possible. The construction of a new facility allows for the continuation and expansion of programs that support independent living.

Administration recommendation: Adopt Resolution no. 09-008.



August 27, 2008

John Combs
Mayor

City of Palmer
231 W. Evergreen Ave.
Palmer, AK 99645-6952
Phone (907) 745-3271
Fax (907) 745-0930
jcombs@palmerak.org
www.cityofpalmer.org

Mr. Richard Tubbs, Executive Director
Mr. Ken Anderson, President
Ms. Rachel Greenberg, Administration

Palmer Senior Center

Re: Chugach Colony Estates

Dear Richard, Ken, and Rachel,

I want to extend my sincere congratulations on the opening of Colony Estates, a tremendous project and wonderful addition to the community of Palmer. I apologize for not being in attendance for the grand opening, I am thankful that my wife Linda and the City Manager were able to stand in for me.

You should know that I have placed, "Support of construction of a new Senior Center in Palmer," at the top of my list for supporting expansion of non-municipal services serving the community. You need to know that the City of Palmer will continue to maintain legislative and financial assistance to the best of our ability. It is my goal for the City of Palmer to be recognized Statewide as the very best community to live in for seniors.

The City is currently working on its 2009 budget. As soon as I have more definitive information, I will contact you with the details.

Most sincerely,

John Combs

Mayor for the City of Palmer

CITY OF PALMER



Bill Allen
City Manager

City of Palmer
231 W. Evergreen Avenue
Palmer, Alaska 99645-6952
Phone (907) 745-3271
ballen@palmerak.org
www.cityofpalmer.org

March 26, 2008

The Honorable Sarah Palin
Governor of the State of Alaska
P.O. Box 110001
Juneau, Alaska 99811-0001

Dear Governor Sarah:

The purpose of this letter is to convey to you the City of Palmer's strong support for State capital funds for the purpose of providing partial funding for a Senior Citizen's Center here in Palmer.

The City of Palmer has made a financial investment in this project and I can say without hesitation, Governor, that a \$7.2 million newly constructed center for our seniors in Palmer has the support of the total community.

Senator Green has included \$3.2 million in the Senate Capital Budget for this project. As you know, Palmer has a growing population of seniors and the Palmer Senior Citizens have developed a housing / center master plan to accommodate both current and future demands. Under construction and scheduled for occupancy June 1, 2008, is a 31-unit apartment building on the approximately 10 acres of land and an additional 45 apartment units are on the drawing board.

The City welcomes the seniors' independent concept even to the extent that we promote Palmer as the center for seniors living in Alaska.

Governor, the seniors need assistance to replace the 58-year old relic of a building currently serving as a senior center. They have raised over \$1 million for this project and are continuing to campaign for funding contributions. This project is important to the City of Palmer, and to the senior population here. It has gone through the public process, the project is sustainable, and its' purpose deserves your support.

Favorable consideration to this request will be very much appreciated.

Personal regards,


B. B. Allen

*Copy: Palmer Senior Center
ATTN: Rachel*