

Community Economic Development Grant 2023-24

Row 11

Name of Applicant (Organization)	North End Senior Solutions NESS
Mailing Address	PO Box 148, Otis, OR 97368
Name of Contact Person	Jan Molnar-Fitzgerald
Contact Phone	51-921-5507
Contact Email Address	jan@northenders.org
Name of Project	Capital Project Phase One
Total Project Budget	\$357,000.00
Amount Requested from this Program	\$60,000.00
Project Description	<p>Name of the Project: NESS Capital Project Phase 1 First phase includes purchasing a two-acre parcel on which to build a 6345 sq. ft. timber-framed building crafted by DC Builders providing a "Commons Lodge" for North End Senior Solutions (NESS) and the NESS Club. Need: Since its inception thirteen years, NESS has been renting day-time spaces in which to hold their activities and programs. Home offices continue to be used for bookkeeping, record storage, and other administrative activities. During the pandemic, NESS worked remotely from home offices as well as offered in-home care and activities to seniors and people living with disabilities. Thus NESS was able to provide social engagement and to help them maintain or improve their physical and mental abilities. What will it do for the community and economic development? NESS's mission is to ensure the safety, comfort, and well-being of seniors and people living with disabilities and help them fulfill their desire to remain living at home or a community-based home. Too often when families can no longer care for their loved ones at home, they are forced to place them in facilities outside of Lincoln County. Local long-term care facilities usually have a waiting list or are unable to provide the level of care required. Keeping people living at home as they age is economically wise. Money spent for their care remains in Lincoln County, be it for wages for caregivers or money spent on food and necessities of the individual. The Commons Lodge will have two over-night-stay spaces with adequate restrooms and showers, that can serve as respite care for families or temporary housing for new employees. An often-overlooked concern for almost all home care is</p>

that the caregivers have no break from their constant chores. Our respite care takes this into account. Phase 2 of the Capital Project will provide residential care housing for seniors and people living with disabilities, so loved ones do not have to leave the community. Phase 2 will be a separate and future project, not part of this request. What tangible result will the project deliver? Besides those listed above, the \$60,000 will contribute to the total down payment needed of \$300,000 to secure the land/construction loan for Phase One's total of \$1,200,000. Other funders, such as Meyer Memorial Trust and Ford Family Foundation are more inclined to contribute to matching funds with Lincoln County contributing the first of the matching funds. Lincoln County will boost NESS's Capital Campaign. How will the success of the project be measured? Within the first few months, after receiving funding, NESS will purchase a two-acre parcel with an owner's contract, as requested by the lender, with estimated down payment and closing costs of \$57,000. Success would then be measured, by how successfully NESS is able to reach the down-payment goal required for the land/construction loan. While matching funds are being requested, designing and planning will begin with DC Builders and Stewardship Development.

Funding

Funding Silent Campaign: In 2018-19, NESS received technical assistance grant funds from Meyer Memorial Trust that provided a feasibility study, fundraising training, and architectural concept drawings with costs estimates. The drawings, estimate of cost for three phases of construction, and feasibility study can be seen on NESS's website: <https://northenders.org/capital-project-our-place/> Looking over the concept drawings and cost estimates provided by Seder Architects, NESS decided to scale down the project. In 13 years, the enrollment in the NESS Club has never exceeded 18 participants. NESS proposes building the timber-frame structure which is under 6,500 sq. ft. instead of the 11,000 sq. ft. originally proposed for the Commons Building. Originally, NESS proposed to build senior and workforce housing, but doesn't see that as a need at this point. The focus will be on Phase 1 for this grant request and Phase 2 in the future. A few months before the pandemic closure, NESS started the Silent Campaign, asking a few people close to NESS to make a three-year pledged donation to this Capital Fund. The pandemic closures began in March 2020 and NESS became busy operating remotely and working with Lincoln County Health Department and Oregon Health Authority providing wraparound services to families in isolation. Seeking additional donors for the Silent Campaign slid to the back burner. Nevertheless, the pledges of fifteen donors came in and NESS has \$49,000 in the Capital Fund for this project. In early 2024, NESS will continue the Silent Campaign with mailings to all who used NESS services in the past or have donated in the past. Amount: \$49,000 to date. Source: Silent Campaign Personal Donors. Status: To continue in 2024, estimate additional \$10,000 by end of 2024 Only after NESS receives Match Funding will they open the fundraising to the entire community, as per the fundraising training. That community fundraiser will provide funds to pay for the construction project, lowering the amount of the 30-year mortgage. Amount: \$60,000, Source: Lincoln County Economic Development Impact Grant. Status: In process. Amount: \$60,000. Source: Meyer Memorial Trust. Status: To apply submit grant proposal early 2024, by end of 2024. Amount: \$60,000. Source: The Ford Family Foundation, Community Spaces. Status: To apply submit grant in mid 2024, by the end of 2024 Amount: \$60,000. Source: Confederated Tribes of the Siletz, Status: To apply in 2024 Amount: \$60,000. Source: Spirit Mountain Community Fund Capital Projects. Status: to apply 2024

Collaboration

Collaboration: We will work with an experience developer, possible Stewardship Development, to provide leadership and development

and work with DC Builders to ensure design and construction success. As the target population is seniors and people with disabilities, the focus in each step of design and construction must be on accessibility. NESS likes to say they want to be “beyond the Americans with Disability Act” since their goal is to provide easy mobility and access for everyone, whether a person has hearing or vision loss, or a mobile disability, they need to be able to easily obtain services. Green Project: NESS is a member of the Eden Alternative which is an organization advocating for person-centered care. The Green House Project is an affiliated nonprofit with the mission to direct the design and construction of homes with the disabled needs at the forefront as well as sustainability of energy (reuse, reduce, recycle.) Green House Project principles will be involved in early design.

Viability How will the success of this project be judged? Fundraising will indicate community support for NESS Services NESS will have a meeting place to call home. NESS participants will have not only more space in which they can gain a sense of independent agency, they also will have a space which is not needing to change to adapt to constant changes in facility space usage. Administrative operations will have a secure place in which to operate by the fall of 2025 What are the success measures and timeline: Purchase 2-acre parcel by June 2024 Obtain matching funds totaling \$300,000 and secure land/construction loan by mid 2025 Apply for and secure Oregon Facilities Authority lowered interest rate by end of 2025. Will this project need ongoing funding? and how will this be secured? The building will allow increased enrollment to the Adult Day (NESS Club) generating more revenue, the spaces will permit other groups to use/rent the space, and the rental space on the property will contribute to NESS’s sustainability and loan payments.

Desired Start Date 03/15/24

Desired Completion Date 12/31/25

Name of Chief Executive Jan Molnar-Fitzgerald

Position Title Exec Dir

Chief Executive Email jan@northenders.org

Tax ID# 27-3791528

Type of Applicant 501(c)(3) Nonprofit

Grant Pool Impact Grant (\$60,000)

Date Submitted 12/18/23 11:02 AM

North End Senior Solutions Capital Project

Phase One December 18, 2023 Lincoln County Econ Develop Grant

Project Loan Amount: \$1,200,000

Balance

Goal Phase 1	\$357,000	Projected Goal for 2 Down Payments
Actual Balance	\$49,000	Current donations
Difference	(\$308,000)	Amount needed

Grant Funds

	Projected	Actual	Projected	Actual
LC Econ Dev	\$60,000		\$60,000	
Meyer Memorial	\$60,000		\$60,000	
Ford Family	\$60,000		\$60,000	
Conferated Siletz	\$60,000		\$60,000	
Spirit Mt Comm	\$60,000		\$60,000	
Silent Campaign	\$10,000		\$10,000	
Projected Income	\$310,000			



December 18, 2023

Economic Development Alliance of Lincoln County
Sarah Buddingh, Project Manager
sarah@businesslincolncounty.com
(541)867-8567

Stewardship Development enthusiastically supports North End Senior Solutions (NESS) Capital Project Phase 1 to build the Commons Lodge. Seniors and people living with disabilities need a place to socialize with others and NESS needs a place to conduct classes, other activities and administrative tasks.

This timber-framed lodge would also accommodate overnight stays, giving family caregivers respite. It would be rewarding and consistent with our mission to provide our services to NESS and the Lincoln County community. When a community has more easily accessible social services, the stability of the neighborhood increases. Schools get more funding and local residents can better meet their goals and thrive, which, in turn, leads to increased economic security.

I urge your favorable consideration of North End Senior Solutions for Impact Funding for this Project and am honored to submit this letter of support.

Sincerely,

Bill Syrios

Bill Syrios, Managing Member
Stewardship Development LLC