

To: Town Board
From: Michael Kipp
Date: April 20, 2009
Re: Pine Haven Nursing Home

In a memo to the Town Board on March 8th, 2009 I expressed my opinion on the Pine Haven Nursing Home controversy along with an update on the Village of Valatie Board meeting where Mr. DeVito presented his plan.

My opinion has not changed. I am **not** in favor of moving the County-owned skilled nursing facility from Philmont to anywhere.

I am **not** against economic development in the Town of Kinderhook; however, I am against participating in a decision that would devastate another Columbia County Town or Villages' economy for a gain in ours.

I am **not** in favor of a decision that would result in the removal of vital emergency services needed in the Village of Philmont because half the revenue that keeps Philmont Rescue Squad in business would be gone.

I am **not** in favor of moving this centrally located county-owned skilled nursing facility from its current location (where 77% of the employees live within 8 miles and 70% of the residents come from within the same area) to a location which would more than double the travel distance and be located in the most northern part of Columbia County creating hardship for both.

I **am** in favor of the continuum of care concept that Mr. DeVito wants to construct short of skilled nursing as he initially proposed when he looked at the property on Route 28B.

I **am** in favor of Mr. DeVito's continuum of care concept due to his interest in the Town of Kinderhook because it was located at the southern border of the demographics he was targeting. I saw this as an opportunity for the TOK to get "new jobs" and much needed tax revenue.

In a conversation with VOV's Mayor he mentioned that Valatie's infrastructure could possibly handle the increase demand without the skilled nursing facility.

I have read all newspaper articles, "Letters to the Editor", "My Views" and "Our View" and, other than a select group of Columbia County Supervisor's, no one else appears to be in favor of moving Pine Haven.

With the current good news that administrator Art Proper from Pine Haven shared in a RS article dated 4/15/09 that “Pine Haven fares well in current economy” and also his thoughts in the article “Facility boss: Home solid but outdated”, I believe the Columbia County Board of Supervisors appointed subcommittee need to take “moving” Pine Haven from Philmont off the list of options.

Also, it has been mentioned that Mr. DeVito's complex will help solve the current Towns much needed senior housing. I do not believe this to be true; our low to middle income seniors would not be able to afford the initial \$200,000 to \$300,000 expense needed to buy into the continuum of care concept being proposed.

Therefore it is important that we do not lose focus on projects similar to what Bruce Levine was recently proposing in Valatie where we can accommodate many of our seniors with low to middle income levels.