

VILLAGE OF NEW BERLIN

September 8, 2026 Public Hearing-6:00 PM

Topic: Sale of 7.6-acre parcel of undeveloped, unused land to Good Shepherd for the purpose of building the new Chase Nursing Home and Rehab

The discussion also addressed the resolution to add an additional of School Street to our State inventory which would allow us to receive CHIPS reimbursement for maintenance.

Mayor Lennon advised that in addition to the sale/alienation of property, we will be considering extending a 1200 foot segment of School Street from Action Place west to the top of the hill, proximate to the Fairview Cemetery entrance to the State Inventory of Village-maintained roadways. When substantial construction has completed on the nursing home, the Village will use the same process to request adding a portion (approximately 1000 feet) of the un-named road, running south from the Chobani little league field, parallel to the cemetery to the inventory.

Questions were asked about if there was a limit and how much of our roadway inventory can be under CHIPS. We can eventually get to 100% of these two segments.

The second segment will not be put on the CHIPS inventory because we certainly do not want to maintain that while there is heavy construction at the proposed site. However, during the construction, we will have an estimated 50 people here working on it for approximately 1 ½ years.

Mayor Lennon read the attached chronology of the steps leading to this point in the potential sale.

While they are a not-for-profit entity, people often do not realize that Chase employs 120 people. Keeping Chase in the Village will have a significant impact. At one point, they were looking outside the village, but Mayor Lennon suggested a parcel within the village that would meet their needs.

Again, the original concept was to take the old Chase down and put the new Chase on top of Hill Street, but Good Shepherd (Chase's parent organization) found that the cost to bring wastewater and drainage up to state standards would be too expensive. They are still trying to figure out exactly what to do with the original building; how to repurpose it. The new facility is to be 60-beds as opposed to 80-bed which are housed up here right now. Good Shepherd tried to change the level of care provided from Skilled Nursing to a mix of

Skilled Nursing and Assisted Living which would have reduced staffing level requirements. Right now, they are having a challenge meeting all staffing requirements.

The State advised Good Shepherd there was not a mechanism for them to adjust the level of care, so this is why they dropped the designed occupancy down to a 60-bed skilled nursing and rehab facility. They are going to preserve the original building.

Questions were raised as to sacrifice any additional land at Fish Field and tying the new Chase into the entrance way the existing building. We would have to go right through the area that surrounds the circle and Chobani Field so there will be two standalone properties involved.

It was also stated that not everyone was here when the rough renderings were provided/discussed in February. They may have been adjusted a little since that time.

We do not know the volume of water consumption they will consume: They are currently a major consumer. They will most likely have a similar to great consumption level at the new facility.

Again, at this point, we do not know whether the other facility will be transferred or sold to another organization. There are a variety of things that can happen up there. It would be very expensive to upgrade Chase for a skilled nursing facility of the future, but there are lots of things that can be done with that facility. The present facility has not received a whole lot of capital improvements/upgrades in 55 years.

Questions were raised as to them being an undue burden on our water system. They do pay their share for their water usage, but adding the new facility will not place an unmanageable burden on the network. Regarding water usage: We will need to perform EDU updates a couple times over the next couple years to factor in consumption figures- Right now our estimates of consumption are based on historical usage for the current Chase.

When the building is ready the Village will install water lines to the edge of their property- they will assume cost of bring the water into the facility.

Will this facility be designed with the ability to grow? Would they need to go up another story under one of the buildings or something?

If you look at the plan view, it shows mixture of one story and two stories. Good Shepherd is working to define the way that might approach potential expansion. They have been waiting for us to have the ability to sell the property, but started preliminary meetings at an A&E firm approximately 10 days ago. Mayor Lennon said, since he is on both Boards, he has had to recuse himself from detailed purchase or design discussions so could not offer any

details on modifications to the original rough design at this time. If they are going to design it to expand, they could go up.

In expanding out, you could run into real problems because you start to run into limited space unless you are going pursue purchasing that little slice that Bill Chaplick owned the neighboring property and the Milford pavilion.

Chase has historically experienced between 85 and 95% occupancy. There are a lot of factors to balance regarding admissions and occupancy levels: These include Medicaid reimbursement levels and their impact on overall finances. Nursing homes experience daily financial losses on every Medicaid resident due to under-reimbursement. So, management must work achieve the right balance of those residents with private insurance, and those receiving Medicare and Medicaid. Management must also work to achieve the right balance between skilled nursing and rehab, which pays better reimbursement. Then they must ensure the right mix of residents between the 1st and 2nd floors and finally, they must ensure gender match for each room. All this factors into the length of time a potential resident is on the waiting list. But Chase must survive financially to serve its residents.

Pete informed everyone that two years ago, Chase was a two-star facility, but they are now consistently rated between and a 4- and 5-star facility. The operational performance and financial stability has dramatically improved. The agency/traveling nurse expenses have been driven down dramatically. They are creating a more local workforce. Chase is not your cookie cutter senior care facility.

Pete stated he truly appreciated the efforts that our legislative staffs put into getting the Home Rule legislation passed in the Assembly and the State Senate and ultimately to the governor's desk for her signature. In the Senate, the legislation was passed wo days before the end of the session (2 June)just , and in the Assembly hours before the end of the legislative session on June 4th. We got the necessary legislation, but it also required a significant contribution from those Good Shepherd paid to navigate the process.

We will now adjourn unless there are any final comments.

The hearing adjourned at 6:20 PM.

*Read as
Background
at Public Hearing
SEP 8 2026*

Chronology of Property Transfer from Village to Good Shepherd Communities

September 2025: Good Shepherd expressed interest in purchasing the 7.6 acre parcel from the Village-

Submitting a DRAFT Letter of Intent to Purchase Real Property for review by the Board and Legal Counsel

The Village requested Property Fair Market Value Appraisals from three firms- Received 2 (12 and 22 Jan)

Appraisal One— \$62,000; erroneously included electric service, and
Appraisal Two — \$56,000

A review of Deed History identified that the property, which was donated in 1925 to the Village was to be used for Park, Recreational and Athletic purposes.

4 Feb 2026: Public Hearing on 4 Feb 2026

In subsequent discussions- Good Shepherd offered to assume legal fees associated with 1) obtaining NYS Approval to exercise Home Rule Authority alienate the property, and 2) survey costs; estimated to be valued at well over \$7,500. Therefore, the Letter of Intent proposed purchase price was adjusted to \$50,000.

Additional discussions with the Board and Good Shepherd let to further adjustments to the Water and Access Sections to include that the Village would provide an amount not to exceed \$40,000 toward the extension of Village water service to the northern edge of the property and 2) the Village would maintain the current un-named access road bordering Fish Field to a level to support construction traffic, and 3) the Village would coordinate with DoT for inclusion of the roadway in the Village's inventory for CHIPs funding following completion of construction. Good Shepherd Communities committed to assuming the cost of upgrading the current unnamed access roadway (approximately 1000 feet) to a standard that it could maintained by the Village in accordance with CHIPs standards.

April 22, 2026: Letter of Intent reflecting these adjustments was signed by both the Village and Good Shepherd