

Bridgewater of Mankato

Bridgewater of Mankato is family owned and operated by Brad and Heather Bass.

Services have included Adult Foster Care, Adult Day Care Services, Dementia care, Ventilator Care, Independent Housing with Services, Assisted Living services and Senior Cooperative Housing developments throughout MN and WI.

Brad and Heather have provided senior services in Blue Earth County for nearly 30 years.

SUMMARY:

We intend on purchasing the Motel 6 located at 1731 Premier Dr Mankato Mn 56001. Our proposal is to expand our current operations in Mankato and repurpose the Motel 6 's current 66 units to approximately 60+ affordable housing units to serve the elderly and disable adults.

Motel 6 is Currently ZONED B-3. We are requesting a conditional use permit to provide affordable residential housing with services and assisted living services on the property. A licensed commercial kitchen and dining center will be added to provide meals, in addition to an outdoor greenspace on the interior of the property. We are also requesting a Certificate of Design Compliance for the exterior color changes to the building. We will be removing the Motel 6 Marquee and color scheme (RED) to a more neutral residential brown to match neighboring structures and developments. We will re-use the existing monument sign to identify Bridgewater.

Bridgewater will provide board & lodge, nursing, and activities of daily living. We currently provide 100% waived services with an increasingly higher demand in Blue Earth and Nicollet County. We will be licensed through the MN Dept. of Health as an Assisted Living Facility. We offer permanent housing options, we do not provide transitional housing. All residents and employees must have a background study prior to residency or employment within our organization.

National Criminal Database check, National Sex Offender Registry, MN BCA (Bureau of Criminal Apprehension), and also a MN State Court check.

Criminal Check w/MN State Court:

SSN Trace

OFAC Watchlist

National Sex Offender Registry (50 State)

National Criminal SuperSearch*

MN BCA Criminal Check

MN State Court (87 county)

Criminal Check w/Evictions and MN State Court:

SSN Trace

OFAC Watchlist

National Sex Offender Registry (50 State)

National Criminal SuperSearch*

MN BCA Criminal Check

MN State Court (87 county)

National Court Evictions

Services Provided:

(EW) Elderly Waiver

(CADI) Community Access for Disability Inclusion Waiver

24 Hour Care givers

On Staff Nursing Services

24 Hour on call nursing services

Pendant call light system

3 meals and 2 snacks per day

Assistance in activities of daily living (ADL's)

Including but not limited to:

Dressing, Bathing, Grooming, Toileting, Walking, Transfers, and Mobility assistance

Medication Management

Diabetic Care- Insulin Assistance and Glucose Monitoring

Basic wound care, CPAP/BIPAP Assistance

Weight and Vital Checks

Safety and Wellness checks as needed

Dedicated space for: PT/OT/Speech Therapy

Daily in house Activities program including Scheduled Community Outings

Transportation Management

Laundry & Housekeeping

Smoke Free Facility

Condition of the Property

The condition of the property is exceptional. The cost per unit to repurpose the existing space vs to build new is 50% less in today's building market. Motel 6 is less than 10 yrs old. It is energy efficient and fully up to code with the highest life safety options – all mechanicals, air exchange units, elevator, fire alarms and automated sprinkler systems are in pristine condition. The interior flooring, paint, fixtures, and furnishings are like new and have been very well maintained. Many elders who we serve do not have good furniture or bedding which we traditionally will provide.

The suites within the building offer a larger living area for residents not found in traditional congregate housing settings. Suites range in sizes and can be easily adaptable to provide for changes needed while aging in place.

Outdoor greenspace areas will be designed and built to include privacy fencing, gardens, sitting areas with a Gazebo, and picnic tables. Designated smoking areas will be provided.

Why we feel this can meet the B-3 conditional permit use

The recent building of Multifamily Housings near the subject property has created a residential hub that is growing rapidly. The increased volume of residential activity in and around the property offers a multifamily environment that our residents can thrive from.

The area surrounding the parcel are properties with local business' providing individual based services. The nearby business' are focused on personal use and geared towards personal activities such as pet services, personal storage options, shopping, and convenience options such as Kwik Trip. Our residents can directly benefit from the surrounding services offered nearby. Bridgewater will offer a community based service which will complement the neighborhood for seniors who may need assistance.

The property lends itself to provide affordable housing options for individuals needing Assisted living. Location is close to healthcare, emergency services, transportation services, local shopping and entertainment/restaurants, and multifamily neighborhoods. Location provides good local employment opportunities for health care employees offering both part time and full time (long term care) career opportunities.