

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Upper Susitna Seniors, Inc.****Federal Tax ID: 920108548****Project Title:****Project Type: Remodel, Reconstruction and Upgrades**

Upper Susitna Seniors, Inc. - Emergency and Wellness Center Addition

State Funding Requested: \$2,500,000**House District: Mat-Su Areawide (7-11)**

One-Time Need

Brief Project Description:

4,905 sq.ft. addition of healthy meals, mental and physical development, as well as a safe refuge in time of an emergency.

Funding Plan:

Total Project Cost:	\$3,055,000
Funding Already Secured:	(\$75,000)
FY2015 State Funding Request:	<u>(\$2,500,000)</u>
Project Deficit:	\$480,000

Funding Details:

\$20,000 from State of Alaska - 2010

\$55,000 from Foraker - Pre-Development - 2013

\$500,000 invited by MSHF to apply for funding/application filed - 2014

Detailed Project Description and Justification:

The project for which funding is being requested is a 4,905 square foot addition to the existing USSI Center. The addition will include several facility improvements which will allow for more functional/usable space which in turn will enable USSI to provide more client/customer oriented services. The facility has been designated the primary emergency shelter by the Red Cross in the Upper Valley, and will house the Red Cross storage and staging area. A Wellness Center, complete with exercise equipment and showers, will afford seniors and the community at large to maintain healthy minds and bodies throughout the year and provide income from the nominal fee charges. Plans are being made to increase the one day per week congregate meals to 4 as USSI continues to provide in-house, healthy meals to its members and the community. The Meals on Wheels program also anticipates adding another day to its delivery schedule with the meals being prepared in the USSI kitchen. A medical equipment loan closet will be incorporated into the newly designed facility. It is also worth to note that computer wiring upgrades will be made so that any and all students in the area, regardless of age, can access classes and learning opportunities, whether offered through MSBSD, MSC, UAA, or any other learning institution, in a safe and comfortable environment. Most importantly, however, there will be 1,449 square feet of rentable space within the new addition and a pre-build commitment with Mat Valley Federal Credit Union has been established for 15 years with a 5 year option. This commitment, coupled with the fact that USSI's Sunshine Senior Housing mortgage will be PAID IN FULL by the time the addition is completed, guarantees this project will be TOTALLY self sustainable and USSI will be 100 percent debt free with a projected income of \$151,00 per year leaving USSI approximately \$33,000.00 in the black. USSI's sustainability is further supported by the following: the west side of the building has existing 70 amp wiring and septic (installed by the

Borough) and will be converted into an 8 or 9 space RV park, to be open during the summer months. In addition, during the pre-development planning, it was determined that the USSI facility would be able to sustain a geothermal source for heat. This will be the direction taken during the building of the new addition which in turn will render an annual cost savings of \$7,636 on heating of the standing building, as well as the addition. There is no doubt that the time, planning, effort and energy put into this project will make it a worthwhile endeavor for those of the Upper Valley, as a sustainable USSI finds ways to feed the minds, bodies and spirits of ALL its communities' members. The financial aspect of this project for the total operation of the senior housing, new addition and existing center depends upon the building of the addition. It is a fabulous business plan and one all involved in can and will be proud of.

Project Timeline:

06/01/2014 - /6/01/2017 is the project time-line. Expenditures will occur during this time period as needed for construction as well as furniture, fixtures and equipment.

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

Upper Susitna Seniors, Inc.

Grant Recipient Contact Information:

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