

THE FOUNDATIONS HOTEL

Coming 2020



Designed with **MEDICAL TRAVEL** in mind
and **COMMUNITY** at its core.

OUR UNIQUE 100 ROOM HOTEL WILL FEATURE:

MEDICAL ASSISTANCE

- Shuttle Service: 24-hour transportation to all medically-related appointments within a designated distance.
- All first floor rooms designed as ADA compliant and equipped with hand rails and walk-in showers.
- 24-hour on-site nursing and aid services.
- Access to on-site medical, physical and occupational therapy equipment.
- Hotel staff trained in medical terminology to accommodate health care guests.

HOTEL AMENITIES

- Affordable room rates, year-round, for health care patients and families.
- Breakfast buffet area.
- Pool and expanded fitness area for physical therapy needs.
- Beautifully appointed rooms.
- Easy curb access from M22 and Cherry Bend Road.
- Privacy barriers and landscaping for quiet neighborhood preservation.

TRAINING PROGRAM

- Hospitality training certifications through the American Hotel & Lodging Educational Institute.
- Partnership with U.S. Department of Labor to create on-the-job training and build career skills through entry-level Medical Assistant apprenticeships.
- Fills a void within current training offerings in the region to promote a skilled workforce for our growing medical and hospitality needs.

12868 S. West Bayshore Dr

M22 / Cherry Bend Rd at
the base of Leelanau County

We believe:

a medically-aligned hotel serves the growing need for our regional hospital's services.

We believe:

patients and families should have affordable stay options in a our maximized tourist region.

We believe:

everyone in our community deserves training and career opportunities.

Hotel Rendering

FAQs



WHO OWNS AND WILL OPERATE THE HOTEL AND PROPERTY?

The hotel will be a for-profit entity, operating as a Limited Liability Company (LLC) under the umbrella of Foundations Workforce Solutions, a 501(c)(3) nonprofit educational organization. Day to day operations will be overseen by Emerald Hospitality Associates, a full service hotel management company. In addition, the hotel's ownership, management and development team includes:

- Owner & Medical Advisory: Jules Hoard, RN, BS, MSN Ed
- Development Consultant: Tom Johnson (The Landmark Group LLC)
- Real Estate & Business Advisory: David Mathia (ProFILE, DSi, CenterPointe)
- Construction Consultant: Chad Cracker (Peninsula Construction & Design)
- Real Estate Acquisition: Tom Krause (Krause Realty Solutions)
- Community Consultant: Tracey Bartlett, BA

IS THIS A FAITH-BASED DEVELOPMENT?

The concept for the development was inspired by a faith-based group who desired to serve growing community needs in the region. This group's vision was the springboard for the two entities that makeup this project: the non-profit educational training program overseen by Foundations and the for-profit hotel overseen by Emerald Hospitality.

DOES THE HOTEL FIT WITH THE MASTER PLAN FOR GREILICKVILLE?

Yes. The hotel will provide opportunities for the establishment of commercial uses that meet the demonstrated market needs of local residents. It will encourage local commercial development in the established Greilickville area in the vicinity of M22. The hotel will improve the overall aesthetic and encourage the maintenance of structures in the Greilickville area and along M22. It will encourage development that provides efficient traffic flow by coordinating and facilitating shared driveways and interconnected parking areas.

WHAT IS THE ECONOMIC IMPACT FOR ELMWOOD TOWNSHIP?

The hotel will be the second largest taxable entity in Elmwood Township, bringing a tax benefit to the County. Additionally, hotel guests are likely to visit neighboring restaurants, bars and retail stores, infusing dollars into the local business community. The project will provide over 25 positions including medical management (RNs and medical aids), hospitality management, building maintenance, housekeeping and shuttle drivers.

WHAT IS THE TIMELINE FOR CONSTRUCTION?

Upon approvals from the Township, it is expected that the construction of the hotel will take place over a period of 12 months. We will employ the latest technology in hotel construction, creating a safe, clean and efficient work site.

HOW WILL THE ADDITION OF A HOTEL ENTRANCE AFFECT TRAFFIC ON M-22 AND CHERRY BEND ROAD?

With approval from the Leelanau Road Commission and MDOT, the proposed site plan will control and ensure maximum vehicular safety, convenience and minimal traffic impact on M22 through the reduction of two curb cuts and busing provided by the hotel. Cars accessing the hotel from the south will have the safety of the existing left-turn lane. The Cherry Bend Road access will primarily be used for those wishing to travel north on M22. A sign stating "Right Turn Only" will be placed along the driveway.

WE ARE PROUD TO HAVE THE SUPPORT OF THE FOLLOWING COMMUNITY MEMBERS:

Munson Medical Center
CenterPointe
Area specialty physicians' offices
Several businesses along the M22 Greilickville corridor

FOR MORE INFORMATION:

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FOUNDATIONS
HOTEL

