



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

October 24, 2025

Matthew Sufnar
Encore McHenry
Suite 710
230 West Monroe
Chicago, IL 60606

RE: Application #: AL500419769
**Courtyard at Sterling Heights Cottage 1
13400 19 Mile Rd
Sterling Heights, MI 48313**

Dear Mr. Sufnar:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 20 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (248) 972-9136.

Sincerely,

A handwritten signature in cursive ink that reads "L. Reed".

LaShonda Reed, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place, Ste 9-100
Detroit, MI 48202
(586) 676-2877

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AL500419769
Applicant Name:	Encore McHenry
Applicant Address:	Suite 710 230 West Monroe Chicago, IL 60606
Applicant Telephone #:	(248) 340-9296
Administrator/Licensee Designee:	Matthew Sufnar
Name of Facility:	Courtyard at Sterling Heights Cottage 1
Facility Address:	13400 19 Mile Rd Sterling Heights, MI 48313
Facility Telephone #:	(586) 254-5719
Application Date:	07/22/2025
Capacity:	20
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

07/07/2025	Inspection Completed-Fire Safety: A
07/22/2025	Enrollment
07/22/2025	PSOR on Address Completed
07/22/2025	Inspection Report Requested - Fire
07/22/2025	Application Incomplete Letter Sent 1326/RI030 and IRS letter.
07/22/2025	Contact - Document Sent Forms and fire letter sent.
08/28/2025	Contact - Document Received 1326/RI030 and IRS.
08/28/2025	Licensing Unit file referred for background check review ICHAT hit on Matthew.
08/28/2025	Comment ICHAT hit sent.
08/28/2025	Comment FP sent to Ashley.
08/29/2025	File Transferred to Field Office
09/09/2025	Application Incomplete Letter Sent
10/02/2025	Application Complete/On-site Needed
10/15/2025	Inspection Completed On-site
10/15/2025	Inspection Completed-BCAL Full Compliance
10/15/2025	Inspection Completed-Env. Health: A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the administrative rules governing operation of large group foster care facilities with an approved capacity of 13-20 residents, licensed or proposed to be licensed after 5/24/1994.

A. Physical Description of Facility

Courtyard at Sterling Heights 1 is located at 13400 19 Mile Road Sterling Heights, MI 48313 and is owned by Tupelo Real Estate Investment, Inc - a Delaware Corporation, which is a subsidiary of LTC Properties, Inc. with proof of ownership is contained in the facility file. The licensee, Encore McHenry, LLC submitted a copy of the lease agreement for the facility which designates Encore Senior Living as the lessee.

Courtyard at Sterling Heights 1 is a large adult foster care home located in a residential area in Sterling Heights, MI. The facility is low rise multiple dwelling housing for the elderly. The facility is a total of 206,196.57 square feet on 4.73 acres. The facility is one of four facilities located on the property.

The facility has 20 single resident bedrooms with individual bathrooms and a small living area in each unit. It has a separate dining area, large living room area, and two common/public restrooms (one has a wheelchair accessible shower) and a covered porch area in front of the building. There are also several storage rooms, a laundry room, a medication room, an employee break room, hair salon and a staff office. The facility has a courtyard and shares an industrial kitchen with The Courtyard at Sterling Heights 2.

The facility is wheelchair accessible. All entrances are at ground level. The heating plant and hot water tank are in a mechanical room adjacent to the dining room area. There is no basement. The facility is on a paved thoroughfare with adequate paved parking and off-street parking in front of the building.

The following bedroom dimensions are according to Rule 400.15409 (2):

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	11 x 9.4	109.67	1
2	11.9 x 9.4	154.71	1
3	11 x 9.4	109.67	1
4	11 x 9.4	109.67	1
5	11 x 9.4	109.67	1
6	11 x 9.4	109.67	1
7	11 x 9.4	109.67	1
8	11 x 9.4	109.67	1
9	11 x 9.4	109.67	1
10	11 x 9.4	109.67	1
11	11 x 9.4	109.67	1
12	11 x 9.4	109.67	1
13	11 x 9.4	109.67	1
14	11 x 9.4	109.67	1
15	11 x 9.4	109.67	1

16	11 x 9.4	109.67	1
17	11 x 9.4	109.67	1
18	11 x 9.4	109.67	1
19	11 x 9.4	109.67	1
20	11 x 9.4	109.67	1

Total beds: 20

Based on the above information, it is concluded that this facility can accommodate **twenty (20)** residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

According to Rule 400.15405 (1), the following areas were measured for square feet living space.

<u>Living Space</u>	<u>Square Feet</u>
Living Room	216
Living Room	225
Living Room	459
Dining Room	709

The living rooms and dining room areas measure a total of 1609 square feet of living space. This exceeds the minimum of 700 square feet per 20 residents. requirement.

Fire Safety

The Bureau of Fire Services inspection report date 07/07/2025 reported no deficiencies with the facility sprinkler system, fire alarms, fire extinguishers and kitchen hood.

Sanitation

The facility utilizes public water and sewage systems. All garbage will be kept in a leak proof non-absorbent container with a tight-fitting lid. Poison, caustics, and other dangerous material will be stored and safeguarded in non-food preparation storage areas.

B. Program Description

Encore McHenry LLC intends to provide 24-hour supervision, protection and personal care to male and female residents who are aged, physically handicapped or who have Alzheimer's Disease or other cognitive related conditions. The program will provide social, recreational, and religious activities for the residents within the residence and community. Residents are involved in choosing activities through resident council meetings. Individualized care will be provided to meet the needs and preferences of each resident while maintaining their dignity.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques.

C. Applicant and Administrator Qualifications

Encore McHenry, LLC is a “Domestic Limited Liability Company,” established in Illinois on 3/21/2023. Encore McHenry, LLC submitted a financial statement and annual budget projecting expenses and income to demonstrate financial capability to operate this adult foster care facility.

Encore McHenry, LLC have submitted documentation appointing Matthew Sufnar as the licensee designee and administrator for this facility. A criminal history background check of Matthew Sufnar was completed, and he was determined to be of good moral character to provide licensed adult foster care.

Mr. Sufnar submitted a statement from a physician documenting his good health and current negative tuberculosis test result. Mr. Sufnar provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Mr. Sufnar obtained a medical assistant certificate from Ross Medical Institute in April 2007, graduated as a Certified Red Cross Instructor in C.P.R., First Aid, and Blood Borne Pathogens, and has a certificate of completion in National Assisted Living Manager Gold Seal. Mr. Sufnar has served as the licensee designee and administrator for Harbor Chase/Randall Residence of Sterling Heights since April 2019 and has been appointed by Encore McHenry, LLC to remain in both positions.

The staffing pattern for the original license of this 20-bed facility is adequate and includes a minimum of 2 staff for 20 residents per shift. Encore McHenry, LLC acknowledged that the staff to resident ratio may need to be increased to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs. Encore McHenry, LLC has indicated that direct care staff will be awake during sleeping hours.

Matthew Sufnar acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio. Matthew Sufnar acknowledged an understanding of the responsibility to assess the good moral character of employees. Encore McHenry, LLC acknowledged the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing “direct access” to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

Matthew Sufnar acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received

medication training and have been determined competent by the licensee or licensee designee will administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Matthew Sufnar acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Matthew Sufnar acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Matthew Sufnar acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home. Matthew Sufnar acknowledges the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of, each resident's admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Matthew Sufnar acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all the documents that are required to be maintained within each resident's file.

Matthew Sufnar acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Matthew Sufnar acknowledged that a separate Resident Funds Part II BCAL-2319 form will be created for each resident to document the date and amount of the adult foster care service fee paid each month and all the residents' personal money transactions that have been agreed to be managed by the applicant.

Matthew Sufnar acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. Matthew Sufnar indicated the intent to respect and safeguard these resident rights. Matthew Sufnar acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Matthew Sufnar acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested. Matthew Sufnar acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

C. Rule/Statutory Violations

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult large group home (capacity 13-20).

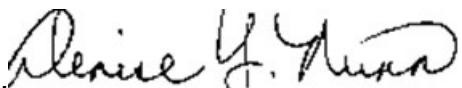


10/22/2025

LaShonda Reed
Licensing Consultant

Date

Approved By:



10/24/2025

Denise Y. Nunn
Area Manager

Date