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CITY MANAGERS OFFICE  
LAWRENCE, KS

November 24, 2009

David Corliss, City Manager  
City of Lawrence  
City Hall  
6 E 6<sup>th</sup>  
Lawrence, KS 66044

RE: 319 Perry; Midland Care Connection, Inc.

Mr. Corliss,

Midland Care Connection, Inc., is an independent, not-for-profit (501(c)3) community-based organization providing options to families with challenging health care needs and the elderly for more than 30 years and has been offering services in Douglas County since 1992 with a local Lawrence office presence since 2003. Midland provides services that include palliative care, adult day care, PACE (Program of All-Inclusive Care for the Elderly), hospice (both inpatient and home care), and grief counseling services.

The adult day care program offered by Midland acts as a bridge with a focus on allowing elderly individuals opportunities to remain in their own homes longer; to work on gaining strength so they can continue to do things they enjoy; and focus on what they can do instead of what they cannot do all while enjoying the social aspect of a daycare setting with their peers.

Midland is currently the only provider of such care in Lawrence (since the Douglas County Senior Center closed its daycare earlier this year due to budget constraints) and currently transports 6-7 individuals to their Topeka facility on a daily (Monday through Friday) basis. Midland has a waiting list of more than a half dozen prospective clients to enroll in a Lawrence location, when it opens, without any formal marketing efforts.

After months of searching Lawrence for a site to fulfill the growing need in this market, Midland identified and put under contract a nearly 9,000 sf building located at 319 Perry in



## MIDLAND CARE

North Lawrence. This property is the former Woodlawn School and was most recently occupied by an office user, Kohlman Systems Research, Inc. This new facility will allow Midland to expand its services to approximately 40 clients, add approximately 8-10 new jobs, and obtain a license for the PACE program (in Lawrence) to include care such as primary physician and medical specialty services, physical therapy, occupational therapy, dietetics, medical transportation and at the very core of the program, socialization provided by the adult daycare atmosphere.

The 319 Perry property is situated in a residential neighborhood offering a unique fit to both the hospice services and adult daycare services offered by Midland. After placing the property under contract, Midland began working through its due diligence and site plan process with the city. Midland selected local engineers, architects and subcontractors to determine the city and state required improvements to move this concept forward. In the early phases of the process, Midland met with the local fire department and determined the property must be upgraded with a fire suppression system, which includes an upgraded water line. The cost associated with the fire suppression system is \$37,500.

Midland negotiated a purchase price of \$450,000 anticipating approximately \$200,000 in both the desired and required improvements. Unfortunately the estimates of these modifications have exceeded \$400,000 requiring Midland to further scrutinize what elements of the project can either be postponed or eliminated.

We understand the City of Lawrence has previously offered an incentive program available to owners of historic buildings in the downtown district to improve such structures with a fire suppression system. As a not-for-profit agency providing a much needed service and investment in North Lawrence, Midland requests the City of Lawrence consider a contribution of \$25,000 toward this specific improvement.

While we are only under contract and have not closed, we would expect this contribution to be contingent upon our successful closing, which is anticipated to be on or before December 30, 2009, and to be completed within 90 days of said closing. We appreciate your consideration of this request and would be happy to answer any questions you might have about Midland Care Connection, Inc. or the project specifically. You can reach me at 785-232-2044 or [kweichert@midlandcc.org](mailto:kweichert@midlandcc.org). I look forward to hearing from you at your earliest convenience.

Sincerely,

Karren Weichert  
President/CEO

KW/k