

Good Shepherd Communities

“No one sick, hungry or in need, regardless of creed or condition, should ever be turned from its door.”

These are the words from the original constitution of the House of the Good Shepherd.

Good Shepherd Communities exists because of the compassion, community spirit and generosity of the residents of the Southern Tier. As an organization, we have served the Greater Binghamton Community since 1870.

At that time, a gift of property by Mrs. John A. Collier and the heirs of Colonel Hazard Lewis spurred Mrs. Helen Stuyvesant Wright and the Ladies of the Society for Mercy to develop the House of the Good Shepherd. On January 28, 1870 the parishioners of Christ Episcopal Church created a home to care for the sick and infirmed residents of the community. Christ was the only Episcopal Church in the city and decided to start a mission on the south side of the river. We were the first provider of hospital care to the residents of the Southern Tier. In January of 1888, Binghamton opened City Hospital causing the House of the Good Shepherd to change its focus. Mr. Cyrus Strong gave the city \$1,000 to release the House of the Good Shepherd from its obligation to provide acute care and provided \$5,000 to convert the hospital to residential long term care. In 1888 Good Shepherd cared for seventeen individuals at its Conklin Avenue location.

In 1890 Mrs. Mary Johnson and Dr. John Orton proposed donating property and buildings on Fairview Avenue on Binghamton's east side to establish a Home for Aged Ladies. The offer required Mrs. Margaret Rogers to raise \$4,500 and create an organization to operate such a facility. On January 10, 1893 the Home for aged Women was formally opened at 80 Fairview Avenue with ten residents. In the early 1960's the Presbytery of Susquehanna Valley began a sponsorship of the Home for Aged Women.

In the mid 1960s the boards of directors of both organizations began meeting to discuss a possible merger. As small organizations, each faced operating challenges that would be more easily met as a larger facility and in 1968 the two homes merged and became known as Good Shepherd Fairview Home. Following the merger in 1968, a new complex was built on Fairview Avenue. The Fairview site was chosen because it had much more land available than the Southside location.

Following the merger in 1968 of the Fairview Home and House of the Good Shepherd, a plan was developed whereby a modern complex to serve the housing and health care needs of the area's senior citizens would be constructed in several phases and named Good Shepherd-Fairview Home, Inc.

Over the years the facility continued to grow and expand its services to the elderly of the community. The North Wing, completed in 1980, houses the Adult Care section, consisting of 83 Adult Care Facility private rooms. In 1993 a sun room was added to enclose the second floor west patio, adjacent to the Main Dining Room.

The West Wing, completed in 1981, houses the independent apartments consisting of 36 units of four different sizes.

The East Wing, completed in 1972, houses the nursing home section originally consisting of a health related facility (first and third floors) and a skilled nursing facility (first and third floors) and a skilled nursing facility (second floor), but changed by regulations, effective October 1, 1990, to a 74 bed (skilled) nursing facility. Renovations to the East Wing in 1991 included rewiring the east wing's electrical system and redecorating the second floor. By December 30, 1993, 14 additional nursing facility beds were added with the completion of the 1992-1993 Certificate of Need expansion and renovation project. This project also included a new rehabilitation room, new dental suite, renovations to the intermediate dining room, auditorium and third floor nurses' station, new conference rooms, a new east entrance, elevator and the re-landscaping of the northeast corner of the property.

In 1986 the board of directors created the Good Shepherd Fairview Foundation. The purpose of the not-for-profit Foundation was to provide financial and other support for Good Shepherd Fairview Home and other entities as appropriate. The Foundation oversees its investments and assets and actively engages in fundraising so the facilities can fulfill their charitable mission of providing care to residents who no longer have means to provide for their own care.

At the same time, the board created FGS, Inc., a parent organization whose purpose is to plan, coordinate, support and monitor the development of comprehensive community wide services and facilities to enhance the life of the elderly. FGS (now known as Good Shepherd Communities) became the sole member of Good Shepherd Fairview Home and Good Shepherd Fairview Foundation.

For a brief period of time, FGS and Good Shepherd Fairview Home were affiliated with United Health Services, Inc (UHS). Facing the prospect of managed care, many facilities were aligning with large hospital providers and in 1999 UHS became the sole member of FGS and the Home. The affiliation ended in 2001 when the board declined to change their bylaws to accommodate a restructuring proposal made by UHS.

In 2002 the board of directors grew concerned that the building was no longer meeting the needs of the residents. Federal legislation known as the Omni Budget reconciliation Act was passed in 1987 (OBRA87). This legislation eliminated all health related nursing facilities and converted them to skilled. As a result the facility was serving residents who were sicker and much frailer than the building was designed for. Discussion was held regarding the possibility of constructing a new and more modern facility at the Eastside location.

In keeping with its mission, FGS, Inc. decided to retain a consultant to perform an evaluation of Broome County to determine if there were unmet needs in the community. Jean Moreau and Associates from Annapolis Maryland was retained to perform the study. Ms. Moreau's study suggested there was a need for a continuing care retirement community where healthy active seniors could live independently in cottages and apartment and access health care when and if they needed it. Seniors in Broome

County were surveyed and the response was overwhelmingly positive. Focus groups of area seniors were developed and from those groups the concept of Good Shepherd Village was born.

As initial planning was taking place, we were contacted by an attorney from Endicott, Mr. Bob Thomas. Mr. Thomas explained he had a client who would be interested in donating a portion of land in Endwell if we would construct a retirement community on it. Mr. Robert Dealaman was a lifelong resident of Endwell, having been born in his parents' house on Farm to Market Road. Mr. Dealaman wanted a retirement community built so that if his health were to fail, he would be assured he would never have to leave. Mr. Dealaman graciously sold the land to FGS at a price significantly below its appraised value. The land totaled 100 acres and combined with the purchase of 20 acres belonging to Stanley Kulhiem, the location for Good Shepherd Village was decided.

While the planning was taking place, the NYS Department of Health released a pilot project allowing for the construction of six fee-for-service Continuing Care Retirement Communities (CCRC's). The profile of residents who would live in these communities was a middle class senior who would sell their home and use the proceeds as an entrance fee and whose pension and social security would pay their monthly living expenses. The entrance fee would be partially refundable when the resident no longer occupied an independent living unit. If the resident needed health care, the refund would be used prior to qualifying for Medicaid benefits. Good Shepherd Village at Endwell applied and was awarded the first Certificate of Authority for a fee-for-service CCRC in the state of New York.

Financing was obtained through the Broome County Industrial Development Agency who issued 66 million dollars in fixed and variable rate tax exempt bonds. Good Shepherd Foundation contributed 3.2 million dollars and Good Shepherd Fairview Home donated 1.2 million dollars as an equity contribution to the village. M&T Bank was the source of a letter of credit supporting the variable rate bonds but six other community banks joined them in that support. The financing closed in July of 2008, just weeks before the biggest recession since the great depression. Construction began in 2009 and in October of 2009, Dick and Carole James became the first residents of Good Shepherd Village at Endwell.

The Health Center at Good Shepherd Village consisted of 32 Skilled Nursing Home beds and 16 Enhanced Assisted Living and 16 Special Needs Assisted Living beds and opened in March of 2010. The Assisted Living beds were a new level of care created by the Department of Health and were the first to be certified in Broome County.

While the Village was being built, the board of directors still maintained a commitment to Good Shepherd Fairview Home and the residents who lived there. In 2006 New York offered a grant proposal to assist facilities in restructuring. As previously stated, the board recognized that the existing facility no longer met the needs of a totally skilled population. The grant would allow Good Shepherd to decertify 32 skilled nursing beds and convert 32 Adult Care beds to Assisted Living Program beds. The total cost of renovation was 2.3 million dollars. Of this, we received 1.2 million dollars from the state and we received \$900,000 in support from local community foundations.

The renovations at Good Shepherd Fairview Home included elimination of the nursing stations as the main focal point of the nursing unit and the expansion of more dining and activity space for the residents. It also included a dedicated short term stay unit with all private rooms. Finally, the Fourth Floor of the Adult Care Facility eliminated nine beds and expanded dining and common areas for residents and opened the Assisted Living Program beds.

Construction lasted two years and was complete by 2008. As part of the Assisted Living program, Good Shepherd Fairview Home also created a licensed home health agency to provide services to our residents.

In 2013 Good Shepherd Fairview Home received approval to begin offering outpatient occupational, physical and speech therapy to resident of the Southern Tier. Good Shepherd Village received the same approval in the spring of 2013.

Good Shepherd Fairview Home received approval to convert its Adult Care Facility beds to Enhanced Assisted Living beds in May of 2014. We are submitting a Certificate of Need to complete a 6 million dollar renovation to complete this unit, as well as update the infrastructure of Good Shepherd Fairview Home. Plans include apartment renovation, window replacements, new boilers and generators, as well as heating and air conditioner updates.

In 2009, FGS, Inc. and Good Shepherd Fairview Foundation changed their names to Good Shepherd Communities and Good Shepherd Communities Foundation to better reflect our growing organization and multiple sites.

Today, Good Shepherd Communities provides care for over 380 residents in independent living, assisted living and skilled nursing. Our short term rehab unit sets the standard for care in the region and will serve over 250 Broome County residents this year. We employ over 450 individuals in the Greater Binghamton region and have a positive economic impact of over thirty million dollars annually to our community. We have achieved this success because of support from the community. Residents of Greater Binghamton serve on our boards, donate to our foundation and volunteer in our communities. It is this community support that has ensured that since 1870 we have never asked a resident to leave because they have run out funds paying for their care.