



OTTERBEIN

RETIREMENT LIVING COMMUNITIES

A Place for All Seasons

FACT SHEET Otterbein Lebanon Life Enrichment Center & Bethany Hall

<p>New Life Enrichment Center To Be Built On Otterbein Lebanon Campus</p>	<ul style="list-style-type: none"> The Otterbein Homes board of trustees has voted to move forward with development of a life enrichment center to be centrally located on the Lebanon, Ohio, campus of Otterbein Retirement Living Communities. The life enrichment center is in great demand by residents, prospective residents and their families; and is integral to the long-term growth and development plans of Otterbein. The center will include a warm-water swimming and rehabilitation pool, locker rooms, fitness equipment, indoor walking areas, comfortable sitting and study/educational areas, a catering kitchen and other features. The new center will be located on the site where Bethany Hall now stands. <p>The plan supports Otterbein’s mission of enhancing the quality of life and holistic growth of older persons.</p>
<p>Otterbein Lebanon Master Plan</p>	<ul style="list-style-type: none"> The plan leverages the optimal location for the life enrichment center – a lynchpin in the value proposition for both existing and prospective residents. The current Lebanon campus occupies 200 acres of the 1600-acre property in Warren County. <p>The life enrichment center is the first phase in a long-term master development plan announced in 2008.</p>
<p>Residents & Community To Benefit</p>	<ul style="list-style-type: none"> The life enrichment center will meet resident demand for a quality facility, providing a warm-water and rehabilitative pool, a fitness center, and a number of other features requested by Otterbein Lebanon residents. The center is in partnership with the Countryside YMCA of Lebanon, and will provide educational, art-related, and other programs to both Otterbein Lebanon residents and local community neighbors. <p>There is great demand for the center which will be a benefit to Otterbein residents and the community,</p>
<p>Deconstruction of Bethany Hall</p>	<ul style="list-style-type: none"> During the past several years, numerous structural and engineering studies concluded that significant internal and external work would be required for the safe and functional use of Bethany Hall in the future. Bethany Hall, formerly an apartment residence, was vacated two years ago, and has been closed since that time. The project was tabled by the board for 15 months, while it conducted additional research and worked with community groups to explore a variety of options for Bethany Hall – none of which were viable. <p>The 166-year-old Bethany Hall will be deconstructed to proceed with the development plan.</p>
<p>Visuals</p>	<ul style="list-style-type: none"> Current external photo of Bethany Hall (jpg) Preliminary renderings of Otterbein’s new life enrichment center
<p>Life Enrichment Center Rationale and Support</p>	<ul style="list-style-type: none"> While alternative locations were researched for the center, the land where Bethany Hall sits today is considered optimal by the board, the residents and the developers. Input received over time clearly shows that the majority of residents prefer that the life

	<p>enrichment center be centrally located on the campus, adjacent and connected to current key buildings, making it easily accessible.</p> <ul style="list-style-type: none"> o Support from Otterbein's Resident Advisory Group o Support from Otterbein's Resident Building Committee o Support from the Otterbein Lebanon Board o Support from the Otterbein Homes Board o Overwhelming support from Lebanon campus residents <p style="text-align: center;">The board-approved location is considered optimal.</p>
<p style="text-align: center;">Timing</p>	<ul style="list-style-type: none"> • Deconstruction of Bethany Hall is scheduled to begin in the spring. • Following deconstruction, landscaping features will be installed to beautify the site while a multi-million dollar capital campaign is launched to fund the life enrichment center. <ul style="list-style-type: none"> o Short-term plans and funding are in place to ensure that the land is quickly landscaped with grass, trees and features so that the site continues to be a visual and functional asset for current residents until the center is complete. <p style="text-align: center;">This phase of the project will be completed in 2010.</p>
<p style="text-align: center;">Variety of Options Explored to Save Bethany Hall</p>	<ul style="list-style-type: none"> • Over several years, numerous engineering and design studies were conducted. Multiple alternatives were researched and evaluated. The unanimous conclusion from the Otterbein board of directors to deconstruct was put forth only after every effort was made to develop an alternative plan, yet retain the long-term mission as the guiding principle. <ul style="list-style-type: none"> o Otterbein slowed development plans in 2008 to ensure that leaders were making the right decision, and additional alternatives could be investigated. o Otterbein investigated physically moving the building to another spot on campus, however moving expenses were significant, and the move would exacerbate ongoing maintenance costs, expected to rise anyway with inflation and continued deterioration. o Otterbein investigated renovating the building into apartments – rejected as too costly and functionally difficult. o Third-party developers investigated renovating the building for commercial use (retail, meeting rooms, or a restaurant) – rejected as economically and functionally not viable. o The structure was evaluated for renovation as the foundation for the Warren County Arts and Cultural Center – rejected due to location, and as economically and functionally not viable. o Otterbein investigated using Bethany Hall as the foundation for the life enrichment center – rejected as functionally not viable and economically at least 50% more costly than a green-field design. • Historical and federal tax credits were investigated as a possibility to offset the increased renovation and/or maintenance costs. Unfortunately, the potential tax relief equates to a low percentage of total cost, and doesn't come close to covering the incremental costs of renovation, compared to new construction. • Most residents no longer wish to continue to support the increasing maintenance costs for a building that is no longer usable. Maintenance expenses for the closed structure range \$10,000 - \$15,000 annually; but are projected to increase due to inflation and continued deterioration over time. • As a non-profit, resident-driven organization, the board has a fiduciary duty to protect the financial interests of its residents. <p style="text-align: center;">Otterbein has examined every possible option to repurpose the facility including: apartments, a restaurant, offices and a cultural arts center. Renovation and reuse of the building is simply not a viable option.</p>

<p>History of Bethany Hall</p>	<ul style="list-style-type: none"> Built in 1844, Bethany Hall was originally a meeting place and residence for members of the Shaker religious sect. Otterbein purchased the property nearly 100 years ago and has used it for various purposes over the years. Over the years, Bethany Hall has gone through a number of renovations. As a result of deterioration and new use requirements, little of the building's interior remains original to its Shaker roots. <p style="text-align: center;">Otterbein has always been, and will continue to be, respectful of the historic significance of Bethany Hall.</p>
<p>Preservation of Historical Artifacts</p>	<ul style="list-style-type: none"> Bethany Hall has undergone significant renovations over the years and the inside of the building bares little resemblance to the original structure. Otterbein will work with the deconstruction team and take extreme care to protect and preserve those items of historical significance. Bricks, cornerstones and other historically significant items will be repurposed or showcased in the new development. The Shaker Cellar, a community store operated by volunteer residents, will continue to be available to residents, partners and the community, but will be relocated. <p style="text-align: center;">Otterbein will save items of value, or historic interest, and will attempt to reuse those pieces to preserve the legacy of Bethany Hall.</p>
<p>About Otterbein Retirement Living Communities</p>	<p>Founded in 1912, Otterbein Retirement Living Communities is a health and human service ministry, serving more than 1,700 people, and is related to the East Ohio and West Ohio Conferences of The United Methodist Church. Otterbein's five retirement communities in western and northern Ohio are located in Lebanon, St. Marys, Cridersville, Pemberville and on the Marblehead Peninsula on Lake Erie. Avalon by Otterbein small house neighborhoods, offering exceptional skilled nursing care and rehabilitation, are located in Perrysburg and Monclova in northwest Ohio and Springboro and Middletown in Warren County. Avalon Maineville, in Hamilton Township, is under construction.</p>
<p>Contacts</p>	<p>Additional information regarding Otterbein Retirement Living Communities and the Avalon by Otterbein small house neighborhoods is available at www.otterbein.org or by calling 513-933-5400.</p>

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