

Houchins, Karla

From: Park, Emily <Emily.Park@huschblackwell.com>
Sent: Thursday, September 22, 2016 3:27 PM
To: Houchins, Karla
Subject: RE: CON application for #5376 NS: Independence Post Acute

Karla,

In response to your question, Mainstreet Property Group, LLC ("MPG") is the parent company of both Mainstreet Realty LLC and MS Independence MO LLC (the proposed owner of the project). Mainstreet Realty, LLC is the holding company used by MPG to purchase real estate. Once the purchase is complete, Mainstreet Realty, LLC assigns its interest in the property to its affiliate, MS Independence MO LLC.

Please let me know if you have any additional questions.

Thank you,

Emily M. Park
Attorney
Direct: 573.761.1120
Emily.Park@huschblackwell.com

From: Houchins, Karla [<mailto:Karla.Houchins@health.mo.gov>]
Sent: Thursday, September 22, 2016 9:44 AM
To: Park, Emily
Subject: CON application for #5376 NS: Independence Post Acute

Good morning, Emily.

I am reviewing the CON application for #5376 NS: Independence Post Acute, and have only one question at this time.

The application included a letter from PNC Real Estate expressing interest in expanding their lending relationship with Mainstreet Property Group and its affiliates. For clarification, what is the relationship between Mainstreet Property Group and the proposed owner and/or operator?

The population, number of existing beds and need calculation for the 15-mile area has not yet been checked by staff. If we find a discrepancy or have a question, we will contact you at a later date.

Please acknowledge receipt of this email today and provide the additional information by September 30.

Thank you.

Karla Houchins, MBA
Program Coordinator, Certificate of Need
Department of Health and Senior Services
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102
573-751-6700
FAX: 573-751-7894
EMAIL: karla.houchins@health.mo.gov
<http://health.mo.gov/information/boards/certificateofneed/index.php>

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Houchins, Karla

From: Houchins, Karla
Sent: Thursday, October 06, 2016 5:52 PM
To: 'Park, Emily'
Subject: RE: CON application for #5376 NS: Independence Post Acute

Hi, Emily.

CON staff has reviewed the population, number of existing beds and need calculation for the proposed Independence Post Acute. We arrived at an unmet bed need of 524 beds (.053 x 109,251)-5,266. The applicants' existing bed total included "highlighted" beds on their list that should have been excluded. Also, there was an error on the Occupancy Excel spreadsheet that was posted on our website. The spreadsheet included a facility with 72 approved beds that should not have been on the spreadsheet.

Let me know if you have questions. Thanks.

Karla Houchins, MBA

Program Coordinator, Certificate of Need
Department of Health and Senior Services
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102
573-751-6700
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CERTIFICATE

OCT - 5 2016

RECEIVED

City of Independence

Office of the Mayor, Eileen Weir

September 28, 2016

Ms. Karla Houchins
Program Coordinator, Certificate of Need
Missouri Department of Health and Senior Services
3418 Knipp Drive, Suite F
Jefferson City, Missouri 65102

Re: Letter of Support for Independence Post Acute – 70 Skilled Care Facility (#5376)

Dear Ms. Houchins:

As the Mayor of the City of Independence, I fully support the Certificate of Need request currently under review for the Independence Post Acute project #5376 NS, by the Department of Health and Senior Services. The population of senior citizens in Jackson County has grown steadily over the past several years and is expected to continue to grow.

I am excited about the Independence Post Acute project which will establish a 70-bed, all private room, long-term care skilled nursing facility in the City of Independence. I believe that a facility of this type will help to fill a growing need for senior citizens and health care placement needs in the community. In addition, I believe that this undertaking will improve the overall health care services provided to the area residents of Independence and Jackson County.

This project will have a positive impact on both social and economic development by creating new jobs in the areas of construction, skilled nursing care, administration, food services, activities, laundry, housekeeping, social services, and maintenance.

It is estimated that this project will create approximately 350 full-time construction jobs and will eventually result in over 120 full-time healthcare related jobs.

I ask that you support and approve this worthwhile healthcare project for the residents of the City of Independence, Jackson County and the surrounding service areas.

Sincerely,

Eileen N. Weir





Certificate of Need Program

REPRESENTATIVE REGISTRATION

(A registration form must be completed for **each** project presented.)

Project Name Independence Post Acute	Number 5376 NS
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(Please type or print legibly.)

Name of Representative John E Bardgett Jr.	Title President
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Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) John Bardgett & Associates, Inc	Telephone Number 636-530-9392
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Address (Street/City/State/Zip Code) 16141 Swingley Ridge Rd. Ste 110, Chesterfield, MO 63017
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Who's interests are being represented?
(If more than one, submit a separate Representative Registration Form for each.)

Name of Individual/Agency/Corporation/Organization being Represented MS Independence, LLC	Telephone Number 855-885-7702
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Address (Street/City/State/Zip Code) 14390 Clay Terrace Blvd., Suite 205, Carmel, IN 46032

Check one. Do you:

- Support
- Oppose
- Neutral

Relationship to Project:

- None
- Employee
- Legal Counsel
- Consultant
- Lobbyist
- Other (explain):

Other Information:

I attest that to the best of my belief and knowledge the testimony and information presented by me is truthful, represents factual information, and is in compliance with §197.326.1 RSMo which says: *Any person who is paid either as part of his normal employment or as a lobbyist to support or oppose any project before the health facilities review committee shall register as a lobbyist pursuant to chapter 105 RSMo, and shall also register with the staff of the health facilities review committee for every project in which such person has an interest and indicate whether such person supports or opposes the named project. The registration shall also include the names and addresses of any person, firm, corporation or association that the person registering represents in relation to the named project. Any person violating the provisions of this subsection shall be subject to the penalties specified in § 105.478, RSMo.*

Original Signature 	Date 10/03/2016
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