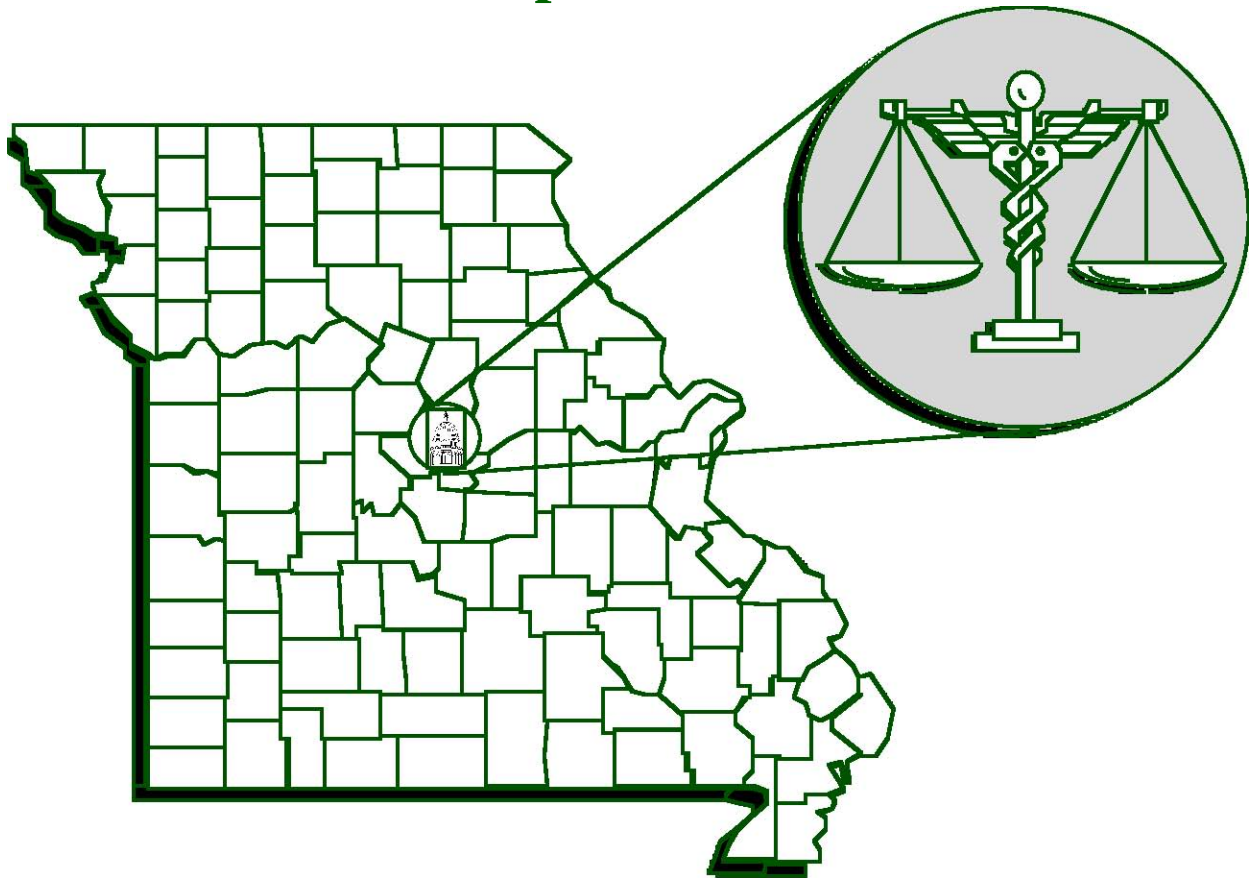


Missouri Health Facilities Review Committee

Certificate of Need Meeting Compendium



July 14, 2025

**State Capitol Building
Joint Committee Room #117
Jefferson City, MO**



MHFRC

Missouri Health Facilities Review Committee

P.O. Box 570, Jefferson City, MO 65102

Voice: (573) 751-6403 Fax: (573) 751-7894

Website: <http://health.mo.gov/information/boards/certificateofneed>

Representative Steve Butz, Chair	Senator Sandy Crawford, Vice Chair
Senator Doug Beck	Representative Dave Hinman
Dr. Patrice Komoroski	Michael J. Prost

Memorandum to the Missouri Health Facilities Review Committee

From: Alison Dorge, Program Coordinator
Certificate of Need Program
alison.dorge@health.mo.gov

Date: June 24, 2025

Subject: July 14, 2025, Certificate of Need Meeting

This Compendium is being posted in preparation for our Certificate of Need (CON) meeting scheduled to be held on July 14, 2025 starting at 10:00 a.m., in Joint Committee Room #117 at the state capitol in Jefferson City, MO. Attendees may choose to join the CON meeting in person or by phone. Call-in #: **1-469-998-7961**; Meeting number (access code): **222 635 693#**

There is one expedited CON application and eleven full CON applications under New Business, and seven Previous Business items. The staff analyses for the applications and applicant requests are included in this compendium. The applications, applicant requests, and additional information can be accessed from our website at health.mo.gov/information/boards/certificateofneed/calendars.php.

Please send Alison an email at alison.dorge@health.mo.gov stating whether or not you will attend the meeting by **July 8, 2025**. It is important that you confirm your attendance to ensure a quorum. If you need a hotel reservation for Sunday night, let her know that as well so arrangements can be made.

Feel free to contact me if you have questions regarding any agenda item. I look forward to our Certificate of Need meeting.

Committee Business

Missouri Health Facilities Review Committee
Certificate of Need Meeting
July 14, 2025, 10:00 a.m.
Joint Committee Room #117, State Capitol Building, Jefferson City
Call-in #: **1-469-998-7961**; Meeting number (access code): **222 635 693#**

Tentative Agenda

A. Committee Business

1. Review and Perfect Agenda
2. Approve Minutes

B. New Business: Expedited Application

- | | |
|--|---|
| 1. #6211 RT: Mason Point Care Center
Chesterfield (St. Louis County)
\$0, LTC Bed Expansion (Purchase 10 ALF beds) | Automatically deferred to the
July 14, 2025 CON meeting agenda
Pursuant to 19 CSR 60-50.420(7)(C) |
|--|---|

C. New Business

1. #6197 HS: Golden Valley Memorial Hospital District
Clinton (Henry County)
\$2,536,000, Acquire robotic surgery system
2. #6200 HS: Heartland Regional Medical Center
St. Joseph (Buchanan County)
\$1,805,794, Acquire MRI
3. #6196 HS: Mercy Hospital South
St. Louis (St. Louis County)
\$2,647,453, Acquire an additional robotic surgery system
4. #6186 HS: Heartland Regional Medical Center
St. Joseph (Buchanan County)
\$1,385,729, Acquire an additional EP lab
5. #6204 HS: Mercy Hospital – St. Francis
Mountain View (Howell County)
\$1,514,692, Acquire MRI
6. #6205 NS: Black River Skilled Nursing
Poplar Bluff (Butler County)
\$11,000,000, Establish 85-bed SNF
7. #6210 RS: Silverado Lee’s Summit
Lee’s Summit (Jackson County)
\$150,000, Add 18 ALF beds
8. #6201 HS: Cox Health
Springfield (Greene County)
\$5,047,000, Acquire two additional robotic surgery systems
9. #6206 NS: Chapters Living of Joplin
Joplin (Jasper County)
\$650,000, Establish 76-bed SNF
10. #6209 HS: Barnes Jewish Hospital
St. Louis (St. Louis City)
\$38,764,216, Acquire 2 addtl CT’s, 2 addtl IR rooms, 1 addtl MRI & Replace 4 CT’s, 6 IR rooms, 4 MRI’s

11. #6199 HS: Select Specialty Hospital – St. Louis
St. Charles (St. Charles County)
\$3,023,366, Add 10 LTCH beds

D. Previous Business

1. #5433 RS: Springhouse Village
Rogersville (Greene County)
\$13,582,500, Voluntary forfeiture on CON to establish 85-bed ALF
2. #5717 RS: Springhouse Village
Rogersville (Greene County)
\$2,125,550, Voluntary forfeiture on CON to add 20 ALF beds
3. #6015 NS: Windsor Estates of St. Charles
St. Charles (St. Charles County)
\$1,385,000, Cost overrun on CON to add 15 SNF beds
4. #6125 HS: Saint Luke's Radiation Therapy - Liberty, LLC
Kansas City (Platte County)
\$1,674,364, Cost overrun on CON to relocate a linear accelerator
5. #5840 RS: Majestic Residences at Old Hawthorne
Columbia (Boone County)
\$6,648,303, Eighth extension on CON to establish 36-bed ALF
6. #5707 RS: Poplar Bluff II – Assisted Living by Americare
Poplar Bluff (Butler County)
\$5,258,412, Eleventh extension request on CON to establish 34-bed ALF
7. #5817 RS: Harmony Homes
Maryland Heights (St. Louis County)
\$10,707,830, Ninth extension on CON to establish an 80-bed ALF

E. Management Issues

1. Non-Applicability Letters Issued
2. Activity Schedules
4. Other

Except to the extent disclosure is otherwise required by law, the Missouri Health Facilities Review Committee (Committee) is authorized to close meetings, records and votes to the extent they relate to the following: 610.021.(1), (3), (13), and (14) RSMo.

The Committee may go into closed session at anytime during the meeting. If the meeting is closed, the appropriate section will be announced to the public with a motion and vote recorded in open session minutes.

Missouri Health Facilities Review Committee
Certificate of Need Meeting
May 5, 2025

Minutes

Roll Call:

Presiding: Rep. Steve Butz, Vice-Chair

Members Present: Sen. Sandy Crawford
Rep. Dave Hinman
Sen. Doug Beck
Michael Prost
Dr. Patrice (Pat) Komoroski

Program Staff: Alison Dorge, Mackinzey Fick, Marie Bergesch

Recorder: Mackinzey Fick

Legal Counsel: Clayton Weems, Assistant Attorney General

Vice Chairman Butz called the meeting to order at 9:00 a.m. He declared that a quorum was present and welcomed everyone to the meeting. He introduced and welcomed Representative Dave Hinman to the Committee.

Alison requested that the committee address the nomination and election of a Committee Chair. Dr. Komoroski nominated Representative Butz to be Chairman, and Senator Crawford seconded the nomination.

A roll call vote was taken:

Beck	Yes
Komoroski	Yes
Prost	Yes
Crawford	Yes

The nomination carried, and Representative Butz was elected as Chairman.

Alison then requested that the committee address the nomination and election of a Committee Vice Chair. Senator Beck nominated Senator Crawford to be Vice Chairwoman, and Dr. Komoroski seconded the nomination.

A roll call vote was taken:

Butz	Yes
Prost	Yes
Beck	Yes
Komoroski	Yes

The nomination carried, and Senator Crawford was elected as Vice Chairwoman.

Chairman Butz asked if there were any changes to the agenda, there were none. There was a motion by Dr. Komoroski, and a second by Mr. Prost. A voice vote was taken, and the agenda was approved.

The meeting minutes from the March 3, 2025, Certificate of Need meeting were reviewed. There was a motion by Sen. Beck and a second by Mr. Prost to approve the minutes as presented. A voice vote was taken, and the minutes were approved.

Old Business

**#6191 HT: Saint Francis Medical Center
Cape Girardeau (Cape Girardeau County)
\$9,123,411, Replace two linear accelerators**

MOTION: A motion was made by Mr. Prost, and seconded by Sen. Beck, to approve the project as presented.

A roll call vote was taken:

Beck	Yes
Komoroski	Yes
Prost	Yes
Crawford	Yes

The motion carried, and the project was approved.

New Business

**#6173 HS: Boone Health
Columbia (Boone County)
\$2,434,941, Acquire an additional CT scanner**

MOTION: A motion was made by Sen. Crawford, and seconded by Mr. Prost, to approve the project as presented.

A roll call vote was taken:

Prost	Yes
Beck	Yes
Komoroski	Yes
Crawford	Yes

The motion carried, and the project was approved.

**#6185 HS: Missouri Delta Medical Center
Sikeston (Scott County)
\$2,248,206, Acquire cardiac catheterization lab**

MOTION: A motion was made by Sen. Beck, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Crawford	Yes
Beck	Yes
Komoroski	Yes
Prost	Yes

The motion carried, and the project was approved.

**#6184 HS: Select Specialty Hospital – St. Louis Central
St. Louis (St. Louis City)
\$10,574,072, Establish a 60-bed LTCH**

MOTION: A motion was made by Sen. Beck, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Prost	Yes
Komoroski	Yes
Beck	Yes
Crawford	Yes

The motion carried, and the project was approved.

**#6187 HS: Saint Luke's East Hospital
Lee's Summit (Jackson County)
\$7,158,500, Acquire an additional linear accelerator**

MOTION: A motion was made by Dr. Komoroski, and seconded by Sen. Crawford, to approve the project as presented.

A roll call vote was taken:

Crawford	Yes
Beck	Yes
Komoroski	Yes
Prost	Yes

The motion carried, and the project was approved.

Previous Business

**#5813 RS: Smart Senior Living of St. Louis County (Prev. The Cottages of St. Louis County)
Florissant (St. Louis County)
\$10,000,000, Involuntary forfeiture on CON to establish an 80-bed ALF**

MOTION: A motion was made by Sen. Beck, and seconded by Mr. Prost, to approve the request as presented.

A roll call vote was taken:

Beck	Yes
Crawford	Yes
Prost	Yes
Komoroski	Yes

The motion carried, and the request was approved.

**#5817 RS: Harmony Homes
Kirkwood (St. Louis County)
\$10,707,830, Site and owner change on CON to establish an 80-bed ALF**

MOTION: A motion was made by Mr. Prost, and seconded by Sen. Crawford to approve the request as presented.

A roll call vote was taken:

Prost	Yes
Komoroski	Yes
Beck	Yes
Crawford	Yes

The motion carried, and the request was approved.

**#6008 RS: St. Louis Assisted Living Solutions, LLC
Wentzville (St. Charles County)
\$2,791,000, Third extension on CON to establish a 16-bed ALF**

MOTION: A motion was made by Sen. Beck, and seconded by Mr. Prost, to approve the request as presented.

A roll call vote was taken:

Komoroski	Yes
Beck	Yes
Crawford	Yes
Prost	Yes

The motion carried, and the request was approved.

**#5932 NS: The Baptist Homes Smithville
Smithville (Clay County)
\$6,401,123, Voluntary forfeiture on CON to establish 48-bed SNF**

MOTION: A motion was made by Dr. Komoroski, and seconded by Sen. Crawford to approve the request as presented.

A roll call vote was taken:

Beck	Yes
Crawford	Yes
Prost	Yes
Komoroski	Yes

The motion carried, and the request was approved.

**#5995 NS: Premium Apartments, LLC (Prev. JP Advance Care, LLC)
Kansas City (Clay County)
\$1,500,000, Fourth extension on CON to establish 150-bed SNF**

MOTION: A motion was made by Dr. Komoroski, and seconded by Mr. Prost to approve the request as presented.

A roll call vote was taken:

Prost	Yes
Komoroski	Yes
Beck	Yes
Crawford	Yes

The motion carried, and the request was approved.

**#5703 RS: The Preserve Village
Branson (Taney County)
\$15,806,500, Voluntary forfeiture on CON to establish a 105-bed AL**

MOTION: A motion was made by Sen. Crawford, and seconded by Mr. Prost to approve the request as presented.

A roll call vote was taken:

Beck	Yes
Crawford	Yes
Prost	Yes
Komoroski	Yes

The motion carried, and the request was approved.

**#6085 RS: Arnold Senior Living
Arnold (Jefferson County)
\$20,186,230, Second extension on CON to establish a 78-bed ALF**

MOTION: A motion was made by Sen. Crawford, and seconded by Sen. Beck to approve two extensions.

A roll call vote was taken:

Crawford	Yes
Beck	Yes
Komoroski	Yes
Prost	Yes

The motion carried, and two extensions were approved.

Management Issues

The Committee reviewed the list of Non-Applicability letters issued. There was a motion by Sen. Beck, and seconded by Sen. Crawford to confirm the letters. A voice vote was taken and the letters were confirmed.

Alison Dorge, Clayton Weems and the Committee discussed CON rule proposals and changes from the February 3, 2025 CON meeting. A motion was made by Sen. Beck, and seconded by Sen. Crawford, to approve each amendment as discussed to be submitted through Secretary of State Rulemaking process. A voice vote was taken and the CON population rule proposals were approved.

MOTION: A motion was made by Sen. Beck and a second by Mr. Prost to go into a closed meeting per §610.021(1), RSMo, for legal advice.

A voice vote was taken, and the meeting was closed at 10:33 a.m.

MOTION: A motion was made Sen. Crawford and a second by Dr. Komoroski, to go back into an open meeting.

A roll call vote was taken:

Komoroski	Yes
Prost	Yes
Beck	Yes
Crawford	Yes
Butz	Yes

The motion carried, and the CON meeting resumed at 10:50 a.m.

There was a motion made by Dr. Komoroski and a second by Sen. Crawford to adjourn. A voice vote was taken and the meeting adjourned at 10:50 a.m.

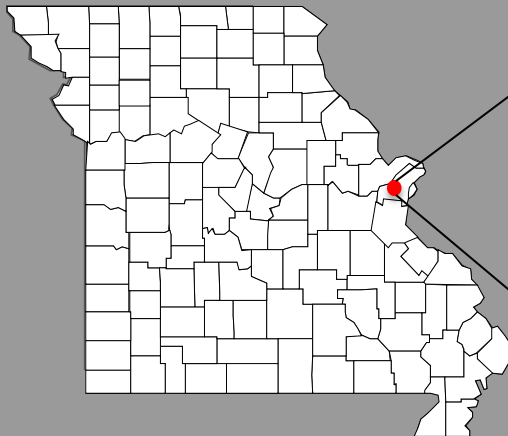
I, Chair of the Missouri Health Facilities Review Committee, certify that the Committee has on this day reviewed and approved these minutes of the May 5, 2025 Certificate of Need Meeting.

Representative Steve Butz, Chair

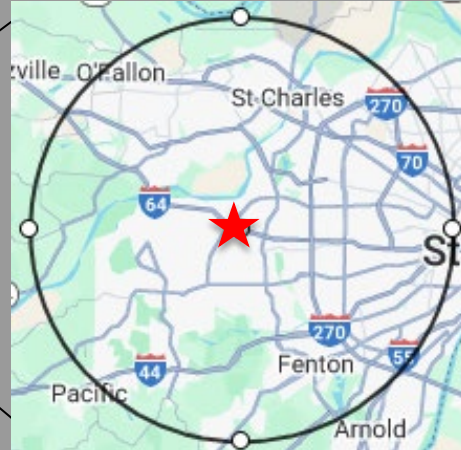
Date

New Business - Expedited

**Long-term Care
Expansion (Purchase) of
10 ALF Beds**



Location in Missouri



View of Service Area

Applicant: Lutheran Senior Services (owner/operator)

Contact Person: Emily Solum, 573-761-1120
emily.solum@huschblackwell.com

Location: 13190 S Outer 40
Chesterfield, 63017 (St. Louis County)

Cost: \$0

Appl. Rec'd: May 16, 2025

100 Days Ends: August 24, 2025 (30-Day Extension: September 23, 2025)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) Documented
- Detailed Description..... 19 CSR 60-50.430(4) Documented
- Community Need 19 CSR 60-50.400(4)..**Partially Documented**

#6211 RT: Mason Pointe Care Center

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description was **complete**.*

The applicant proposes a long-term care (LTC) expansion through the **purchase of 10 assisted living facility (ALF) beds** pursuant to section 197.318.4, RSMo. The existing facility is licensed for 86 ALF beds and 127 SNF beds. The applicant intends to purchase the beds from its sister facility, Laclede Commons, in St. Louis, MO. These facilities are approximately eight miles apart.

The applicant intends to use previously licensed skilled nursing space for the additional assisted living beds. After project completion, 96 rooms would be private. Total project completion is expected in October of 2025.

COMMUNITY NEED CRITERIA AND STANDARDS:

*Compliance with the Criteria and Standards for “Long Term Care” was **partially documented**.*

The DHSS DRL certified that the facility has had no class I patient care deficiencies within the last 18 months.

Per statute 197.318.4(1)(b) the applicant is required to maintain a 90% average occupancy rate for the previous six quarters. This occupancy standard is based on licensed beds only. Based on the most recently published licensed bed occupancy reports as of 1st quarter 2025, the facility’s six quarter average occupancy was 77.2%. The facility has **not met** the 90% occupancy requirement for licensed beds for the previous six quarters, as the applicant states the facility has been using semi-private rooms as private and ongoing renovations has affected their occupancy.

The applicant provided an affidavit by the selling facility that if a CON is issued for this project, immediately upon approval the operator would surrender its license for the ten beds.

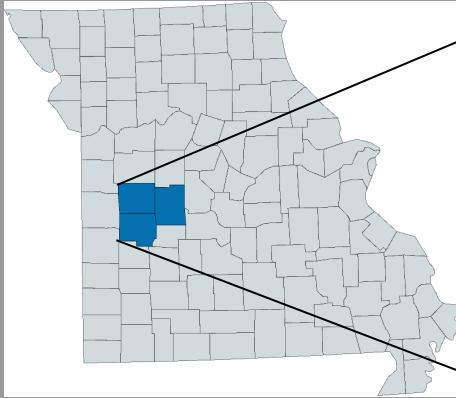
ADDITIONAL INFORMATION:

A small amount of additional information was required from the applicant and is posted on the Certificate of Need website.

New Business

#6197 HS: Golden Valley Memorial Hospital District

Acquire Robotic Surgery System



Location in Missouri



View of Primary Service Area

Applicant: Golden Valley Memorial Hospital District (owner/operator)

Contact Person: Craig Thompson, 660-890-7103
Craig.thompson@gvmh.org

Location: 1600 North 2nd St.
Clinton, 64735 (Henry County)

Cost: \$2,536,000

Appl. Rec'd: April 28, 2025

100 Days Ends: August 6, 2025 (30-Day Extension: September 5, 2025)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3)..... Documented
- Detailed Description 19 CSR 60-50.430(4)..... Documented
- Community Need..... 19 CSR 60-50.440(1)..... Documented
- Financial Feasibility 19 CSR 60-50.470(2-4).. Documented

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a robotic surgery system**. It would be a da Vinci 5 surgical robot.

The applicant expects the equipment to be delivered during November of 2025 and to be operational in January of 2026.

The applicant defined the primary service area as three counties: Benton, Henry, and St. Claire.

The public was notified of the project through an announcement in the *Clinton Daily Democrat* making the public aware of the project. There were no facilities within the applicant's primary service area to send letters which was verified by the CON office; however, the applicant notified a facility with similar services in their secondary service area. Four letters of support and no letters of opposition have been received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

For new units, a minimal annual utilization standard of 240 procedures for existing Robotic Surgery Units in the service area applies. However, there are no permanent Robotic Surgery Units in the primary service area, therefore, the criteria and standards have been **documented**.

The applicant stated projects the number of procedures for the first three full years beyond project completion to be to be 260, 285, and 310 respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

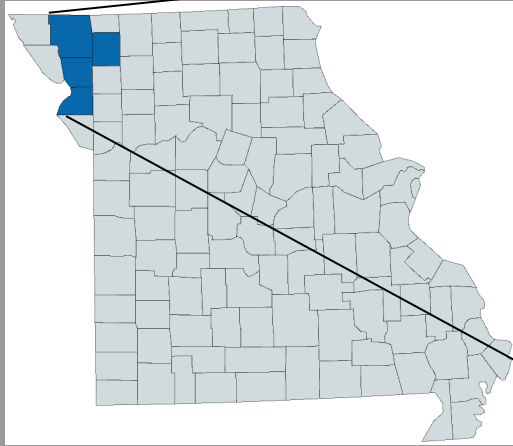
The project would be financed with unrestricted funds. A copy of an audited balance sheet and statement of revenues, expenses, and changes in net position were submitted documenting sufficient funds.

ADDITIONAL INFORMATION:

A small amount of additional information was required and is included with the electronic copy of the application on the CON website.

#6200 HS: Heartland Regional Medical Center

Acquire MRI Unit



Location in Missouri



View of Service Area

Applicant: Heartland Regional Medical Center (owner)
Heartland Regional Medical Center dba Mosaic Life Care (operator)

Contact Person: Tony Claycomb, 816-271-1312
tony.claycomb@mymhc.com

Location: 101 Mosaic Court
St. Joseph, 64506 (Buchanan County)

Cost: \$1,805,794

Appl. Rec'd: May 1, 2025

100 Days Ends: August 9, 2025 (30-Day Extension: September 8, 2025)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3)..... Documented
- Detailed Description 19 CSR 60-50.430(4)..... Documented
- Community Need..... 19 CSR 60-50.440(1).. **Partially Documented**
- Financial Feasibility 19 CSR 60-50.470(2-4).. Documented

#6200 HS: Heartland Regional Medical Center

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **purchase a new magnetic resonance imaging (MRI) unit**. The new MRI unit would be located within the new Mosaic Medical Office Building and will be replacing the current scanner at the Outpatient Imaging clinic. The project includes equipment, shielding, and construction costs necessary for the unit. Construction is anticipated to commence in September of 2025 and installation of the unit should occur in March of 2026. The applicant states that Mosaic plans to discontinue the use of MRI services and trade in the unit at the Outpatient once the new unit is installed.

The applicant defined the primary service area as four counties: Andrew, Buchanan, Gentry, and Nodaway.

The applicant provided a copy of a public newspaper announcement posted in the *St. Joseph News-Press*. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. No letters of support or opposition were received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **partially documented**.*

For new units, a minimal annual utilization standard of 2,000 procedures for existing MRIs in the service area applies. Based on the seven confirmed units in the service area and utilization obtained by the applicant and the CON office, all but two units (one unit is mobile) operated over the utilization threshold by the 3rd year, therefore the utilization standard has **been partially met**.

Location	City	# of Units	Utilization
Heartland Regional Medical Center	St. Joseph	2	6,369 in 2021, 7,536 in 2022, and 8,121 in 2023
Mosaic Life Care at St. Joseph- Radiology & Outpatient Imaging	St. Joseph	1	2,879 in 2021, 2,862 in 2022, and 2,747 in 2023
Open MRI of St. Joseph	St. Joseph	1	2,688 in 2021, 2,861 in 2022, and 3,147 in 2023
Orthopedic & Sports Medicine Center	St. Joseph	1	Unit is CON approved and not expected to be operational until summer 2025
Mosaic Medical Center – Albany	Albany	1** Unit is mobile	491 in 2022, 476 in 2023, and 559 in 2024
Mosaic Medical Center – Maryville	Maryville	1	1,727 in 2022, 1,671 in 2023, and 1,764 in 2024
Total		7	

#6200 HS: Heartland Regional Medical Center

The applicant projects the number of procedures for the first three full years beyond project completion at the new location to be 2,862, 3,005, and 3,155 respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

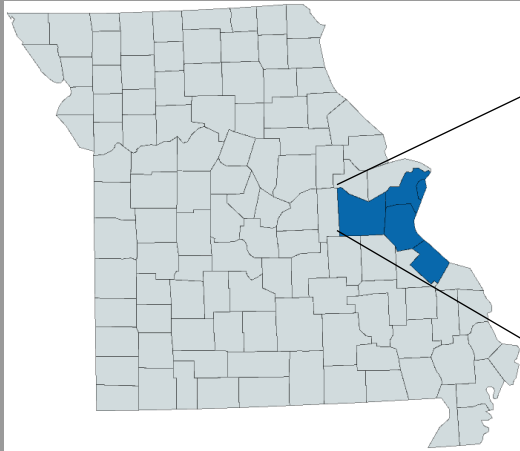
The application included a recent consolidated financial report documenting that sufficient funds are available to support the project.

ADDITIONAL INFORMATION:

Additional information was required from the applicant and is included with the project application on the CON website.

#6196 HS: Mercy Hospital South

Acquire Additional Robotic Surgery Unit



Location in Missouri



View of Service Area

Applicant: Mercy Health East Communities (owner)
Mercy Hospital South (operator)

Contact Person: Tyler Sturgeon, 314-525-1930
Tyler.sturgeon@mercy.net

Project Address: 10010 Kennerly Rd.
St. Louis, 63128 (St. Louis County)

Cost: \$2,647,453

Appl. Rec'd: May 1, 2025
100 Days Ends: August 9, 2025 (30-Day Extension: September 8, 2025)

Conclusions: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3)..... Documented
- Detailed Description 19 CSR 60-50.430(4)..... Documented
- Community Need..... 19 CSR 60-50.440(2)..... Documented
- Financial Feasibility 19 CSR 60-50.470(2-4).. Documented

#6196 HS: Mercy Hospital South

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a third robotic surgery system**. It would be a DaVinci Xi surgical system. The project includes the equipment, accessory upgrades, and software.

The applicant expects the equipment to be installed during August of 2025.

The applicant defined the primary service area as six Missouri counties: Franklin, Jefferson, St. Francois, Ste. Genevieve, St. Louis City, and St. Louis County.

The public was notified of the project through an announcement in the *St. Louis Post Dispatch* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. The application included three letters of support, and no opposition has been received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

For additional robotic surgery systems units, an optimum annual utilization standard of 240 procedures by the third year applies. The applicant's number of procedures using the two existing units during the three previous fiscal years of operation was 693, 1,045 and 1,096 respectively. Therefore, **the utilization standard has been met**.

The applicant projects the number of procedures for all three robotic units in fiscal years 2027, 2028 and 2029 to be 1,294, 1,316, and 1,316, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

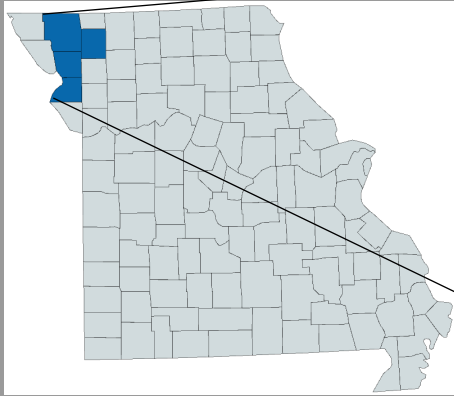
The applicant provided its most recent consolidated balance sheet to document sufficient funding is available for the project.

ADDITIONAL INFORMATION:

A small amount of additional information was required and is included with the electronic copy of the application on the CON website.

#6186 HS: *Heartland Regional Medical Center*

Acquire Additional EP Lab



Location in Missouri



View of Service Area in Missouri
(based on discharges)

Applicant: Heartland Regional Medical Center (owner)
Heartland Regional Medical Center dba Mosaic Life Care (operator)

Contact Person: Tony Claycomb, 816-271-1312
tony.claycomb@mymhc.com

Project Address: 5325 Faraon St.
St. Joseph, 64506 (Buchanan County)

Cost: \$1,385,729

Appl. Rec'd: May 1, 2025

100 Days Ends: August 9, 2025 (30-Day Extension: September 8, 2025)

Conclusions: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3)..... Documented
- Detailed Description 19 CSR 60-50.430(4)..... Documented
- Community Need..... 19 CSR 60-50.440(2)..... Documented
- Financial Feasibility 19 CSR 60-50.470(2-4).. Documented

#6186 HS: Heartland Regional Medical Center

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to acquire an **additional cardiac EP lab**. It would be a Philips Azurion 7 M12 Monoplane and EP mapping system. The project includes the equipment, shielding and construction costs necessary for the lab. Construction is anticipated to begin in December of 2025 and installation of the equipment is anticipated for April of 2026.

The applicant defined the primary service area as four Missouri counties: Andrew, Buchanan, Gentry, and Nodaway.

An announcement was published in the *St. Joseph News-Press* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. The application included two letters of support, and no opposition has been received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

For additional units, an optimum utilization standard applies. However, there are currently no CON standards for EP labs. Therefore, the utilization standard **has been met**.

The applicant's existing lab performed 482, 469 and 486 procedures for years 2022, 2023 and 2024, respectively. The projected annual utilization for the two EP labs for the first three years after completion are 609, 640, and 672 procedures, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

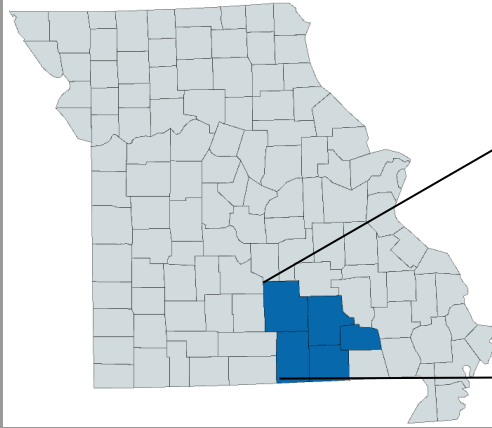
*Financial feasibility of the project was **documented**.*

The application included a recent consolidated financial report documenting that sufficient funds are available to support the project.

ADDITIONAL INFORMATION:

Additional information was required from the applicant and is included with the electronic copy of the application on the CON website.

Acquire MRI Unit



Location in Missouri



View of Service Area

Applicant: Mercy Hospital - St. Francis (owner/operator)

Contact Person: William Roberts, 417-820-7363
William.roberts@mercy.net

Location: 100 US-60
Mountain View, 65548 (Howell County)

Cost: \$1,514,692

Appl. Rec'd: May 2, 2025
100 Days Ends: August 10, 2025 (30-Day Extension: September 9, 2025)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3)..... Documented
- Detailed Description 19 CSR 60-50.430(4)..... Documented
- Community Need..... 19 CSR 60-50.440(1).. **Not Documented**
- Financial Feasibility 19 CSR 60-50.470(2-4).. Documented

#6204 HS: Mercy Hospital- St. Francis

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **purchase a new magnetic resonance imaging (MRI) unit**. The project includes a MAGNETOM Altea MRI and shielding necessary for the unit. The new equipment is expected to be operational by January of 2026. The applicant states that the hospital plans to discontinue the use of mobile MRI services once the new unit is installed.

The applicant defined the primary service area as five counties: Carter, Howell, Oregon, Shannon, and Texas.

The applicant provided a copy of a public newspaper announcement posted in the *Howell County News*. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. Two letters of support and no letters of opposition were received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **not documented**.*

For new units, a minimal annual utilization standard of 2,000 procedures for existing MRIs in the service area applies. Based on the one confirmed unit in the service area and utilization obtained by the applicant, the existing unit did not operate over the utilization threshold by the 3rd year, therefore the utilization standard has **not been met**.

Location	City	# of Units	Utilization
Ozarks Healthcare	West Plains	1	444 in 2022, 640 in 2023, and 601 in 2024
Total		1	

Additionally, the applicant included utilization data from 2022, 2023 and 2024 showing the mobile unit at the hospital has performed 509, 700, and 946 scans respectively.

The applicant stated that the availability of the proposed unit would increase utilization and projects the number of procedures for the first three full years beyond project completion to be 1,700, 2,000, and 2,250 respectively.

#6204 HS: Mercy Hospital- St. Francis

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

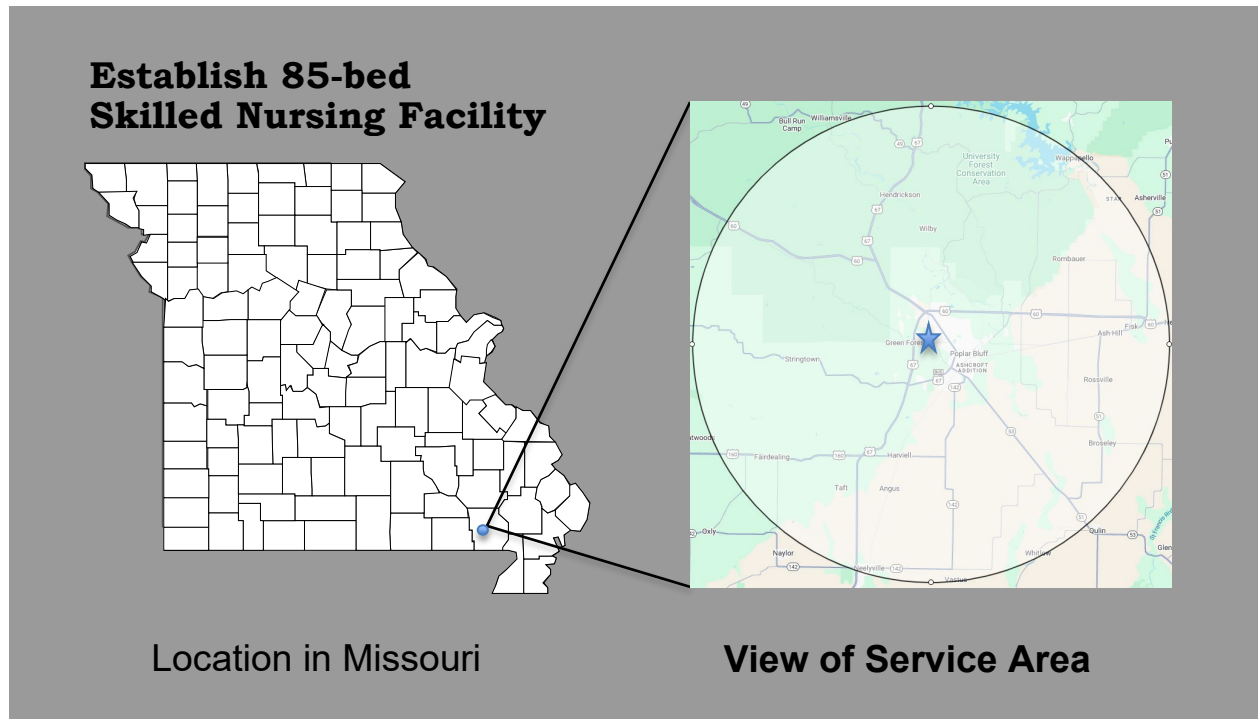
*Financial feasibility of the project was **documented**.*

The project will be funded through the Mercy Health Foundation. The application included a letter reflecting approval from the Foundation and Mercy's consolidated financial statements were also provided.

ADDITIONAL INFORMATION:

Additional information was required from the applicant and is included with the project application on the CON website.

#6205 NS: *Black River Skilled Nursing*



Applicant: PB Real Estate Holdings, LLC (owner)
Black River Skilled Nursing, LLC (operator)

Contact Person: Richard Hill, 314-621-2939
rhill@lashlybaer.com

Location: 2670 Shelby Rd.
Poplar Bluff, 63901 (Butler County)

Cost: \$11,000,000

Appl. Rec'd: May 2, 2025
100 Days Ends: August 10, 2025 (30-Day Extension: September 9, 2025)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3)..... Documented
- Detailed Description 19 CSR 60-50.430(4)..... Documented
- Community Need..... 19 CSR 60-50.450(1)..... **Not Documented**
- Financial Feasibility 19 CSR 60-50.470(1-4)..... Documented

#6205 NS: Black River Skilled Nursing

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **establish an 85-bed skilled nursing facility (SNF)**. This project includes construction of a 40,973 square-foot building with 65 private rooms and 10 semi-private memory care rooms. Construction would begin in October of 2025 and be completed in August of 2027.

An announcement of the project was placed in the *Daily American Republic* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. Twenty-eight letters of support and four letters of opposition have been received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for “Long-Term Care” was **not documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 53 beds per 1,000 population aged 65+
P = Year 2030 population age 65+ in the 15-mile radius
U = Number of existing licensed (520) and approved (0) ICF/SNF beds in the 15-mile radius (29 licensed beds were reported as unavailable.)

Unmet need = $(0.053 \times 9,289) - 520 = \text{-27 bed (surplus)}$

The Committee’s practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2023 through the 4th quarter of 2024 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **56.6%, 59.2%, 59.7%, 57.8%, 58.7%, and 59.5%**, respectively.

The applicants’ projected utilization for the first three years following completion is 49.8%, 80%, and 80%, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

Financial feasibility of the project was documented.

The applicant intends to utilize unrestricted funds and loans to finance the project. The applicant included a letter from Beussink, Hey & Roe, P.C. and MRV Banks documenting sufficient funds and financing are available.

ADDITIONAL INFORMATION:

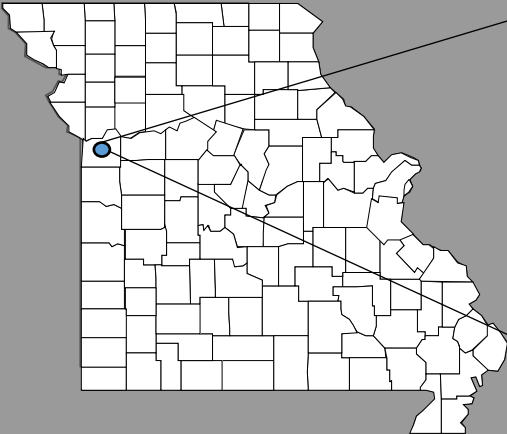
Additional information was required and is included with the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Hospital and Nursing Home Licensed and Available Beds

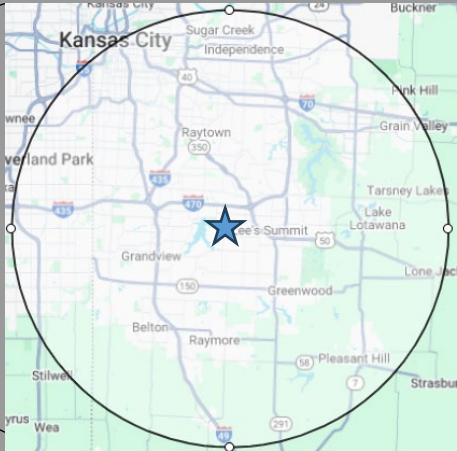
County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2023	4th Qtr 2023	1st Qtr 2024	2nd Qtr 2024	3rd Qtr 2024	4th Qtr 2024*			Average Occup %
						SNF	ICF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %	
Butler	Aspire Senior Living Poplar Bluff	3001 May St	Poplar Bluff	63901	0	120	0	120	46.4%	44.3%	44.8%	39.2%	38.3%	9,200	3,995	43.4%	42.7%
Butler	Cedargate Healthcare	2350 Kanell Blvd	Poplar Bluff	63901	0	108	0	108	52.1%	55.3%	51.8%	49.8%	55.1%	9,138	4,865	53.2%	52.9%
Butler	Manor, The	2071 Barron Rd	Poplar Bluff	63901	0	90	0	90	65.0%	65.9%	72.3%	76.0%	73.4%	8,280	6,171	74.5%	71.2%
Butler	Oakdale Care Center	2702 Debbie Ln	Poplar Bluff	63901	0	70	0	70	85.9%	94.2%	96.4%	90.1%	81.2%	6,440	5,397	83.8%	88.6%
Butler	Westwood Hills Health & Rehabilitatic Center	3100 Warrior Lane	Poplar Bluff	63901	0	132	0	132	46.3%	50.0%	48.7%	48.7%	55.5%	12,144	6,481	53.4%	50.4%
Subtotal for Butler		Number of Units in Subtotal: 5			0	520	0	520	56.6%	59.2%	59.7%	57.8%	58.7%	45,202	26,909	59.5%	58.6%
GRAND TOTALS:		Number in State: 5			0	520	0	520	56.6%	59.2%	59.7%	57.8%	58.7%	45,202	26,909	59.5%	58.6%

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

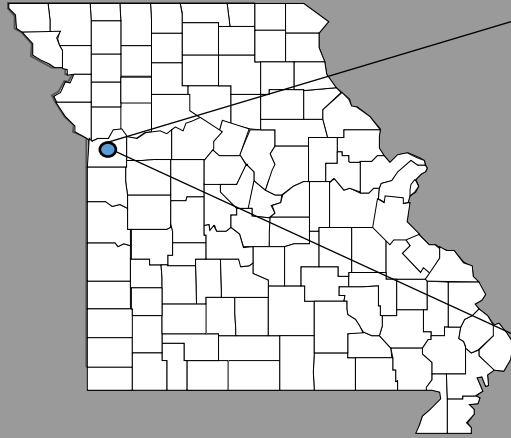
Add 18 Assisted Living Facility Beds



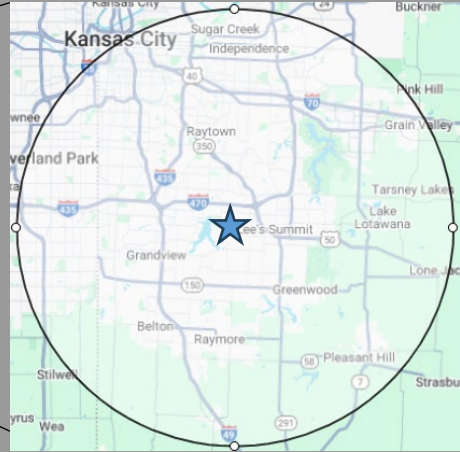
Location in Missouri



View of Service Area



Location in Missouri



View of Service Area

Applicant: Silverado Lee's Summit, LLC (owner/operator)

Contact Person: Richard Hill, 314-621-2939
rhill@lashlybaer.com

Location: 3101 SW 3rd St.
Lee's Summit, 64081 (Jackson County)

Cost: \$150,000

Appl. Rec'd: May 2, 2025

100 Days Ends: August 10, 2025 (30-Day Extension: September 9, 2025)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3)..... Documented
- Detailed Description 19 CSR 60-50.430(4)..... Documented
- Community Need..... 19 CSR 60-50.450(1)..... Documented
- Financial Feasibility 19 CSR 60-50.470(1-4).. Documented

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **add 18 assisted living facility (ALF) beds to an existing 54-bed ALF**. This project requires 4,500 square feet of minor renovations in some of the rooms. After project completion, there would be 28 private rooms and 22 semi-private rooms.

The applicant expects renovations to commence in July of 2025 and the beds to become licensed in September of 2025.

An announcement of the project was placed in the *Kansas City Star* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. No letters of support or opposition were received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+
P = Year 2025 population age 65+ in the 15-mile radius
U = Number of existing licensed (2,406) and approved (339) ALF/RCF beds in the 15-mile radius (129 licensed beds were reported as unavailable.)

Unmet need = $(0.025 \times 144,509) - 2,745 = \mathbf{867\text{-bed need}}$

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2023 through the 4th quarter of 2024 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **69.9%, 71.5%, 72.7%, 73.4%, 74.5%, and 76.5%**, respectively.

The applicant projected utilization for years 2026, 2027, and 2028 to be 73.2%, 84.1%, and 91.4%, respectively.

In January of 2024, the facility received a notice of noncompliance for an uncorrected Class I violation in the area of physical plant requirements.

#6210 RS: Silverado Lee's Summit

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The application included a letter from Capital Funding, LLC stating that it is willing to finance the project.

ADDITIONAL INFORMATION:

Additional information was required from the applicant and is included with the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

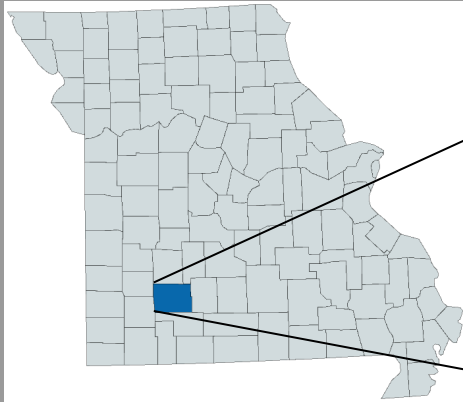
County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2023	4th Qtr 2023	1st Qtr 2024	2nd Qtr 2024	3rd Qtr 2024	4th Qtr 2024*			Average Occup %
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %	
Cass	Beautiful Savior Home	1003 S Cedar St	Belton	64012	0	55	0	55	34.9%	38.8%	42.5%	42.8%	45.7%	4,784	1,911	39.9%	40.8%
Cass	Benton House of Raymore	2100 Johnston Drive	Raymore	64083	0	95	0	95	70.1%	77.1%	89.4%	90.5%	94.4%	6,716	6,074	90.4%	85.3%
Cass	Bristol Manor of Pleasant Hill	2124 Highridge	Pleasant Hill	64080	0	0	12	12	67.0%	77.8%	82.0%	75.4%	68.4%	1,104	686	62.1%	72.1%
Cass	Bristol Manor Of Raymore	604 East Sunrise Dr	Raymore	64083	0	0	12	12	78.4%	90.7%	93.1%	95.1%	92.6%	1,104	987	89.4%	89.9%
Cass	Carnegie Village Senior Living Community	103 Bernard Dr	Belton	64012	0	85	0	85	82.4%	77.7%	71.0%	74.6%	84.8%	7,820	6,534	83.6%	79.0%
Cass	Foxwood Springs Living Center	1500 West Foxwood Dr	Raymore	64083	0	62	0	62	52.0%	50.7%	49.6%	52.4%	51.2%	5,520	3,150	57.1%	52.2%
Subtotal for	Cass	Number of Units in Subtotal: 6			0	297	24	321	64.0%	65.7%	67.4%	69.4%	73.1%	27,048	19,342	71.5%	68.5%
Jackson	Addington Place of Lee's Summit	2160 SE Blue Parkway	Lees Summit	64063	0	88	0	88	93.2%		85.2%	80.9%	80.6%	8,096	6,467	79.9%	84.0%
Jackson	Armour Oaks Senior Living Communi	8100 Wornall Rd	Kansas City	64114	0	47	0	47	73.7%	75.9%	77.4%	79.4%	82.3%				77.7%
Jackson	Baptist Homes of Independence (license merged 8/16/21)	17451 Medical Center Parkway	Independence	64057	0	0	20	20	50.0%	50.0%	50.5%	50.5%	50.0%				50.2%
Jackson	Beacon Hill Residential Care	2905 Campbell	Kansas City	64109	0	0	37	37	48.9%	47.7%	53.0%	50.9%	48.8%	3,404	1,749	51.4%	50.1%
Jackson	Beehive Homes of Grain Valley	101 Cross Creek Dr	Grain Valley	64029	0	32	0	32	62.5%	58.1%	55.6%	71.1%	61.1%	2,929	1,364	46.6%	59.2%
Jackson	Benton House of Blue Springs	1701 NW Jefferson Street	Blue Springs	64015	0	95	0	95	78.8%	80.5%	83.2%	93.8%	95.8%	6,716	6,522	97.1%	88.1%
Jackson	Bishop Spencer Place, Inc, The (CON app. 5/6/24)	4301 Madison Ave	Kansas City	64111	21	40	0	40	35.7%	38.6%	44.2%	49.1%	42.4%	3,680	1,600	43.5%	42.2%
Jackson	Brookdale Wornall Place	501 West 107th Street	Kansas City	64114	0	68	0	68	44.5%	42.8%	54.8%	67.7%	75.8%	5,827	4,408	75.6%	60.6%
Jackson	Butterfly Haven (Closed 3/22/25)	11500 Campbell St	Kansas City	64131	0	0	12	12									
Jackson	Carrie Dumas Long Term Care Facility	2836 Benton Blvd	Kansas City	64128	0	34	0	34	52.9%	52.3%	47.3%	47.6%	52.9%	3,128	1,656	52.9%	51.0%
Jackson	CCRC of Lee's Summit (CON App 1/4/2022)	1305 SW Arborwalk Blvd (38.854278,-94.407611)	Lee's Summit	64082	106	0	0	0									
Jackson	Cedarhurst of Blue Springs	20551 East Trinity Place	Blue Springs	64015	0	89	0	89	73.5%	70.7%	65.8%	70.4%	78.2%	8,188	6,562	80.1%	73.1%
Jackson	Collier Care Home, Inc	3001 Northwest Vesper St	Blue Springs	64015	0	0	15	15	80.0%	73.3%	73.7%	73.3%	73.3%	1,380	1,012	73.3%	74.5%
Jackson	Cross Creek at Lee's Summit	3320 NE Wilshire Dr.	Lee's Summit	64064	0	55	0	55	65.0%	77.6%	76.0%	85.3%	89.1%	5,060	4,495	88.8%	80.3%
Jackson	Essex of Grain Valley, The	401 SW Rock Creek Ln	Grain Valley	64029	0	0	12	12	87.5%	76.2%	74.3%	98.4%	100.0%	1,104	1,104	100.0%	89.4%
Jackson	Harris House Residential Care Facility The	3859 East 59th Terrace	Kansas City	64130	0	0	7	7	96.9%	100.0%	100.0%	100.0%	100.0%	644	644	100.0%	99.5%
Jackson	Hidden Lake Care Center (Closed 4/11/24)	11400 Hidden Lake Dr	Raytown	64133	0	0	0	0	62.9%	63.3%	67.4%						64.5%
Jackson	House of Care Center	3744 Benton Blvd	Kansas City	64128	0	0	8	8	86.1%	86.1%	87.5%	87.1%	97.8%	736	634	86.1%	88.5%
Jackson	Jackson Creek Memory Care (CON App. 12/23/24)	19400 E 40th St Court S	Independence	64057	35	0	0	0									
Jackson	Jackson Creek Post Acute	3980 S Jackson Dr	Independence	64057	0	62	0	62	46.2%	50.8%	44.4%	43.9%	50.2%	5,704	2,989	52.4%	48.0%
Jackson	Jolet Home	3920 Forest	Kansas City	64110	0	0	17	17	88.5%	88.9%	88.2%	82.4%	88.2%	1,564	1,472	94.1%	88.4%
Jackson	Kingswood	10000 Wornall Rd	Kansas City	64114	0	67	0	67	83.8%	81.9%	82.9%		75.2%	6,164	4,600	74.6%	79.5%
Jackson	Lodge Residential Care Facility, The	3860 East 60th St	Kansas City	64130	0	0	8	8	100.0%	100.0%	100.0%	100.0%	100.0%	736	736	100.0%	100.0%
Jackson	Luxe Life Senior Living	111 Mock Ave	Blue Springs	64014	0	0	57	57	52.4%	58.4%	67.1%	63.7%	58.6%	5,244	3,171	60.5%	60.1%
Jackson	Madison Senior Living, The	14001 Madison Avenue	Kansas City	64145	0	66	0	66	79.8%	81.5%	85.2%	81.1%	78.8%	5,888	4,709	80.0%	81.1%
Jackson	Maywood Manor	1041 West Truman Rd	Independence	64050	0	0	24	24	56.9%	72.9%	63.6%	72.6%	79.8%	2,208	1,751	79.3%	70.9%
Jackson	My Blessed Home	305 E 63rd St	Kansas City	64113	0	0	11	11	97.6%	73.5%	75.5%	81.3%	78.2%	262	222	84.7%	83.1%
Jackson	Oaks, The	5550 Noland Rd	Kansas City	64133	0	0	62	62	64.5%	65.6%	66.3%	67.2%	66.7%	5,704	3,862	67.7%	66.3%

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2023	4th Qtr 2023	1st Qtr 2024	2nd Qtr 2024	3rd Qtr 2024	4th Qtr 2024*			Average Occup %				
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %					
Jackson	Palestine Legacy Residences (CON approved 11/7/16)	3640 Benton Boulevard	Kansas City	64128	39	0	0	0													
Jackson	Parkway Senior Living, The	550 NE Napoleon Drive	Blue Springs	64014	0	72	0	72	91.8%	92.9%	88.3%	91.4%	92.2%	6,624	6,198	93.6%	91.7%				
Jackson	Princeton Senior Living The	1701 S E Oldham Parkway	Lee's Summit	64081	0	74	0	74	94.2%	93.3%	87.5%	86.8%	88.1%	6,256	5,733	91.6%	90.3%				
Jackson	Rockhill Manor Assisted Living	4235 Locust St	Kansas City	64110	0	190	0	190	78.8%	94.8%	93.8%	98.1%	96.9%	15,180	13,892	91.5%	92.0%				
Jackson	Silverado Lee's Summit	3101 SW 3rd Street	Lee's Summit	64081	0	54	0	54	85.2%	100.0%	93.6%	89.4%	94.1%	4,876	4,711	96.6%	93.2%				
Jackson	St. Anthony's	1010 East 68th Street	Kansas City	64131	0	81	0	81	65.4%	59.3%	65.3%	63.6%	63.6%	7,084	4,692	66.2%	63.9%				
Jackson	Summitview Terrace Assisted Living E Americare	12101 East Bannister Rd	Kansas City	64138	0	52	0	52	52.2%	53.9%	48.9%	49.0%	46.5%				50.1%				
Jackson	The Ashton on the Plaza	2 Emanuel Cleaver II Blvd	Kansas City	64112	0	96	0	96	49.7%	58.2%	64.0%	48.6%	44.8%				52.8%				
Jackson	Trustwell Living of Raytown	9110 E. 63rd Street	Raytown	64133	0	76	0	76													
Jackson	Villa Ventura Assisted Living Facility (Closed 12/20/23)	12100 Wornall Rd	Kansas City	64145	0	0	0	0													
Jackson	Village Assisted Living	1701 NW O'Brien Road	Lee's Summit	64081	0	50	0	50	98.7%	84.7%	83.0%	80.7%	77.7%	2,300	1,995	86.7%	85.3%				
Jackson	Village Assisted Living (RCF Closed 10/01/18)	1704 Northwest O'Brien Rd	Lees Summit	64081	4	172	0	172	82.5%	85.8%	88.8%	85.6%	84.6%	15,456	13,484	87.2%	85.7%				
Jackson	Waterford Ladies Home	500 Nw Vesper St	Blue Springs	64014	0	0	27	27	66.7%	64.5%	70.6%	73.6%	74.2%	2,484	1,635	65.8%	69.2%				
Jackson	White Oak Assisted Living	1415-1515 West White Oak	Independence	64050	0	78	0	78	45.7%	49.3%	45.4%	44.2%	44.2%	7,176	3,028	42.2%	45.2%				
Jackson	Wood Oaks, Inc	1804 South Sterling Ave	Independence	64052	0	0	30	30	91.7%	90.0%	91.8%	81.5%	91.7%	2,760	2,470	89.5%	89.4%				
Jackson	Zebra Hitch Senior Living (CON App. 9/12/23)	38.948556, -94.355917	Lee's Summit	64086	134	0	0	0													
Subtotal for Jackson						Number of Units in Subtotal: 44			339	1,738	347	2,085	70.8%	72.4%	73.6%	74.0%	74.7%	154,562	119,567	77.4%	73.7%
GRAND TOTALS:						Number in State: 50			339	2,035	371	2,406	69.9%	71.5%	72.7%	73.4%	74.5%	181,610	138,909	76.5%	73.0%

**Acquire two additional
Robotic Surgery Systems**



Location in Missouri



View of Primary Service Area

Applicant: Lester E. Cox Medical Centers (owner/operator)

Contact Person: John Chastain, 417-269-3108
John.chastain@coxhealth.com

Location: 3801 S National Ave.
Springfield, 65807 (Greene County)

Cost: \$5,047,000

Appl. Rec'd: May 2, 2025

100 Days Ends: August 10, 2025 (30-Day Extension: September 9, 2025)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3)..... Documented
- Detailed Description 19 CSR 60-50.430(4)..... Documented
- Community Need..... 19 CSR 60-50.440(1)..... Documented
- Financial Feasibility 19 CSR 60-50.470(2-4).. Documented

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a sixth and seventh robotic surgery system**. Both robotic surgery systems would be da Vinci Xi's. The applicant expects the equipment to be installed during September of 2025.

The applicant defined the primary service area as one county: Greene.

The public was notified of the project through an announcement in the *Springfield News-Leader* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. Additionally, the applicant also posted a notification on their website. The application included three letters of support, and no opposition has been received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

For additional units, an optimum annual utilization standard of 240 procedures by the applicants most recent year of operation applies. The applicant's average number of scans using the five existing robots in years 2022, 2023 and 2024 were 831, 1,362, and 1,839 respectively. Therefore, the utilization standard has **been met**.

The applicant projects the number of procedures for all seven robots after the first three full years beyond project completion to be 2,982, 3,182, and 3,282 respectively.

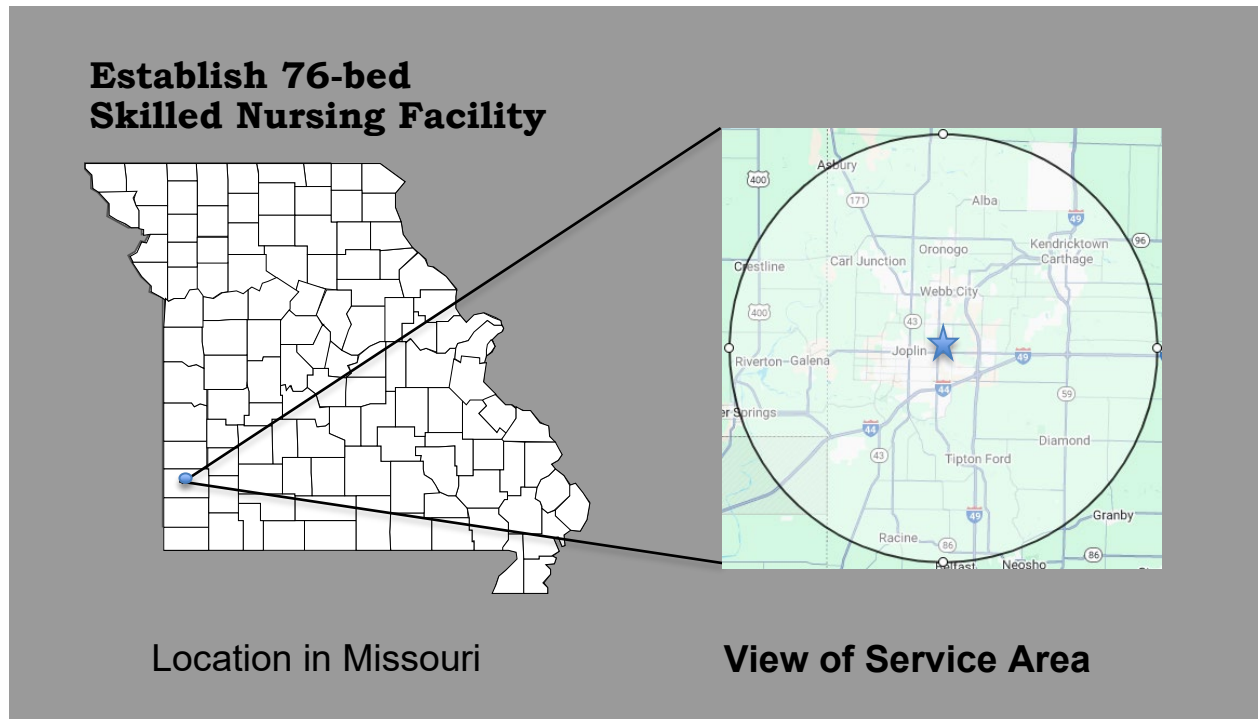
FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The project would be financed with unrestricted funds. A letter from Commerce Trust was submitted to document that sufficient funds are available.

ADDITIONAL INFORMATION:

Additional information was required and is included with the electronic copy of the application on the CON website.



Applicant: 201 S Northpark Joplin, LLC (owner)
Chapters Joplin Opco, LLC (operator)

Contact Person: Richard Hill, 314-621-2939
rhill@lashlybaer.com

Location: 201 S Northpark Lane
Joplin, 64801 (Jasper County)

Cost: \$650,000

Appl. Rec'd: May 2, 2025
100 Days Ends: August 10, 2025 (30-Day Extension: September 9, 2025)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3)..... Documented
- Detailed Description 19 CSR 60-50.430(4)..... Documented
- Community Need..... 19 CSR 60-50.450(1)..... Documented
- Financial Feasibility 19 CSR 60-50.470(1-4)..... Documented

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **establish a 76-bed skilled nursing facility (SNF)**. This project includes renovations of an existing 30,838 square-foot building attached to the applicants existing 90-bed assisted living facility. After project completion, nine beds will be licensed as semi-private, and fifty-eight beds will be licensed as private.

Renovations would commence in July of 2025 and be completed in September of 2025.

An announcement of the project was placed in the *Joplin Globe* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. No letters of support or opposition were received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for “Long-Term Care” was **documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 53 beds per 1,000 population aged 65+
P = Year 2030 population age 65+ in the 15-mile radius
U = Number of existing licensed (787) and approved (0) ICF/SNF beds in the 15-mile radius (2 licensed beds were reported as unavailable.)

Unmet need = $(0.053 \times 29,392) - 787 = \mathbf{770\text{-bed need}}$

The Committee’s practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2023 through the 4th quarter of 2024 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **84.9%, 86.3%, 86.3%, 86.5%, 86.5%**, and **88.5%**, respectively.

The applicants’ projected utilization for years 2026, 2027, and 2028 is 46%, 75%, and 91.7%, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

Financial feasibility of the project was documented.

The applicant intends utilize operating reserves to finance the project. Additionally, a letter from Pessy Weber, CPA states BEH LLC and its partners agree to fund the project up to \$400,000 on a pro rata basis.

ADDITIONAL INFORMATION:

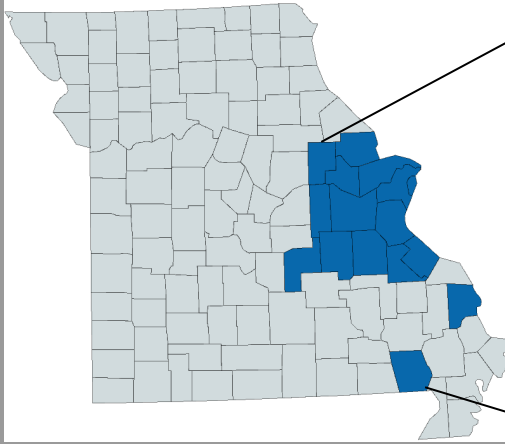
Additional information was required. A copy of the additional information provided by the applicant is included with the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Hospital and Nursing Home Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2023	4th Qtr 2023	1st Qtr 2024	2nd Qtr 2024	3rd Qtr 2024	4th Qtr 2024*			Average Occup %				
						SNF	ICF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %					
Jasper	Carthage Health And Rehabilitation Center	1901 Buena Vista Ave	Carthage	64836	0	120	0	120	92.8%	95.4%	91.2%	94.1%	92.6%	11,040	10,040	90.9%	92.8%				
Jasper	Communities of Wildwood Ranch	3222 South John Duffy Drive	Joplin	64804	0	120	0	120	91.0%	90.1%	88.5%	88.0%	89.8%	11,040	9,821	89.0%	89.4%				
Jasper	Joplin Gardens	2810 South Jackson Ave	Joplin	64804	0	92	0	92	69.1%	68.8%	69.3%	68.1%	68.6%				68.8%				
Jasper	St Luke's Nursing and Rehabilitation	1220 East Fairview Ave	Carthage	64836	0	95	0	95	77.0%	80.1%	85.7%	83.3%	82.6%	8,556	7,111	83.1%	81.9%				
Jasper	Webb City Health And Rehabilitation Center	2077 Stadium Dr	Webb City	64870	0	120	0	120	86.1%	89.1%	89.2%	89.0%	86.9%				88.1%				
Jasper	Westgate	3130 John Duffy Dr	Joplin	64804	0	120	0	120	84.7%	85.0%	85.9%	89.2%	90.0%	11,040	9,744	88.3%	87.2%				
Subtotal for	Jasper	Number of Units in Subtotal:		6	0	667	0	667	84.3%	85.6%	85.6%	86.1%	85.9%	41,676	36,716	88.1%	85.8%				
Newton	Joplin Health And Rehabilitation Cent	2218 West 32Nd St	Joplin	64804	0	120	0	120	88.3%	90.0%	90.0%	88.6%	89.6%	11,040	9,963	90.2%	89.5%				
Subtotal for	Newton	Number of Units in Subtotal:		1	0	120	0	120	88.3%	90.0%	90.0%	88.6%	89.6%	11,040	9,963	90.2%	89.5%				
GRAND TOTALS:						Number in State:		7	0	787	0	787	84.9%	86.3%	86.3%	86.5%	86.5%	52,716	46,679	88.5%	86.4%

#6209 HS: *Barnes-Jewish Hospital*

**Acquire 5 additional &
Replace 14 pieces of equipment**



Location in Missouri



View of Service Area

Applicant: Barnes-Jewish Hospital (owner/operator)

Contact Person: Greg Bratcher, 314-323-1231
gbratcher@bjc.org

Project Address: One Barnes-Jewish Hospital Plaza
St. Louis, 63110 (St. Louis City)

Cost: \$38,764,216

Appl. Rec'd: May 2, 2025

100 Days Ends: August 10, 2025 (30-Day Extension: September 9, 2025)

Conclusions: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3)..... Documented
- Detailed Description 19 CSR 60-50.430(4)..... Documented
- Community Need..... 19 CSR 60-50.440(2)..... Documented
- Financial Feasibility 19 CSR 60-50.470(2-4).. Documented

#6209 HS: *Barnes-Jewish Hospital*

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire two additional computed tomography (CT) scanners, two additional interventional radiology (IR) rooms, one additional magnetic resonance imaging (MRI) unit, and replace four computed tomography (CT) scanners, six interventional radiology (IR) rooms, and four magnetic resonance imaging (MRI) units**. The equipment acquired or replaced would be three Siemens Alpha CT scanners, three Siemens Xceed CT scanners, two Icono BiPlane IR units, five Icono single plane IR units, one Artis Q Ceiling IR unit with Edge Nexaris CT technology, three Siemens Vida MRI scanners, and two Siemens Sola MRI scanners. The project includes the equipment and updated shielding. The applicant plans to have all equipment operational by fall of 2025 within the new Plaza West Tower replacing Queeny Tower.

The applicant's service area consists of 16 Missouri counties (Butler, Cape Girardeau, Crawford, Franklin, Gasconade, Jefferson, Lincoln, Montgomery, Phelps, St. Charles, St. Francois, Ste. Genevieve, St. Louis, St. Louis City, Warren and Washington).

The public was notified of the project through an announcement in the *St. Louis Post-Dispatch*. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. The application included no letters of support or opposition.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

CT

For additional CT units, an optimum annual utilization standard of 4,000 procedures applies. The applicant's average number of scans using the 13 existing units in year 2022 was 56,583 and using the 14 existing units in years 2023 and 2024 were 62,109, and 65,670 respectively. Therefore, the utilization standard **has been met**.

The projected annual utilization for 17 CTs in 2026, 2027 and 2028 is: 74,314, 77,500, and 80,811 scans respectively.

For replacement equipment, all four units were previously purchased under the CON threshold. The average age of the existing units being replaced are over ten years old and some have even reached end of service notifications.

#6209 HS: *Barnes-Jewish Hospital*

IR

For additional units, an optimum utilization standard applies. However, there are currently no CON standards for interventional radiology rooms.

The projected annual utilization for all 11 IR rooms in 2026, 2027 and 2028 is: 12,443, 13,073, and 13,729 scans, respectively.

For replacement equipment, four units were previously purchased under the CON threshold, while the remaining two were previously approved under projects #4484 HT and #4585 HT. The average age of the existing units being replaced are over ten years old and some have even reached end of service notifications.

MRI

For additional MRI units, an optimum annual utilization standard of 3,000 procedures applies. The applicant's average number of scans using the 13 existing units in years 2022 and 2023 were 47,369 and 48,790, and using the 15 units in year 2024 was 54,506 respectively. Therefore, the utilization standard **has been met**.

The projected annual utilization for all 16 MRIs in 2026, 2027 and 2028 is: 57,706, 57,928, and 58,507 scans, respectively.

For replacement equipment, all four units were previously approved under projects #4264 HT, #4695 HT, #5139 HT, and #5764 HT. The average age of the existing units being replaced are over ten years old and some have even reached end of service notifications.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

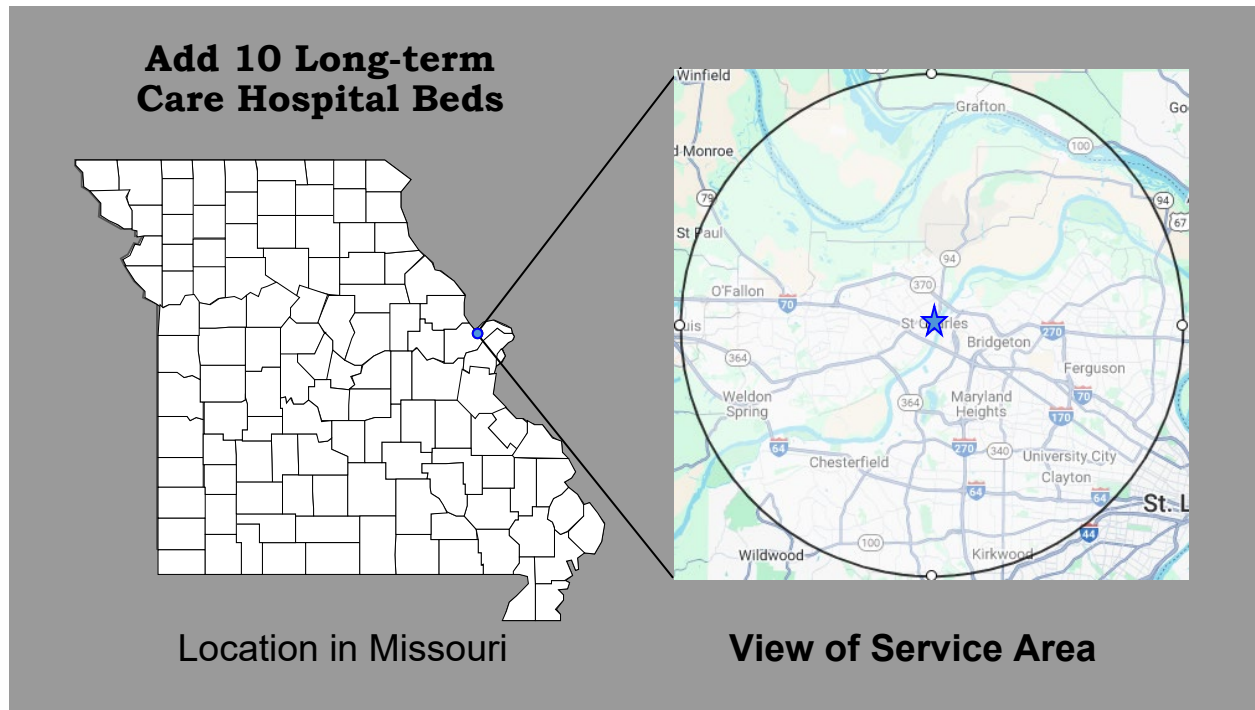
*Financial feasibility of the project was **documented**.*

The applicant provided a federal 990 form for BJC HealthCare documenting that sufficient funds are available to support the project.

ADDITIONAL INFORMATION:

Some additional information was required from the applicant. It is included with the electronic copy of the application on the CON website.

#6199 HS: *Select Specialty Hospital – St. Louis*



Applicant: Intensiva Hospital of Greater St. Louis, Inc. (owner)
Intensiva Hospital of Greater St. Louis dba Select Specialty Hospital - St. Louis (operator)

Contact Person: Kathy Butler, 314-516-2661
kbutler@ubglaw.com

Project Address: 300 First Capitol Dr., 1st Floor - Wing 1A & 1B, 2nd Floor
St. Charles, 63301 (St. Charles County)

Cost: \$3,023,366

Appl. Rec'd: May 2, 2025
100 Days Ends: August 10, 2025 (30-Day Extension: September 9, 2025)

Conclusions: *Based on the following Certificate of Need Rules:*

- Application Summary 19 CSR 60-50.430(3) Documented
- Detailed Description 19 CSR 60-50.430(4) Documented
- Community Need..... 19 CSR 60-50.450(1) Documented
- Financial Feasibility 19 CSR 60-50.470(1-4) ... Documented

#6199 HS: *Select Specialty Hospital – St. Louis*

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description was **complete**.*

The applicant proposes to **add 10 long-term care hospital (LTCH) beds** to an existing 33-bed LTCH. The existing LTCH operates on the 1st floor. The applicant plans to renovate 7,650 square feet of space on the 2nd floor of the building for the 10 additional LTCH beds. After project completion there would be 31 private rooms and six semi-private rooms.

Renovations would commence immediately after CON approval. Licensure of the new LTCH beds is expected to take place in September of 2025.

The hospital provides care to patients who require specialized treatment programs and staffing models. The treatment programs offered focus on specific patient needs and medical conditions such as physical rehabilitation, ventilator weaning protocols, comprehensive wound care, medication review and antibiotic stewardship, infection control prevention, and customized mobility, speech, and swallow programs.

An announcement of the project was placed in the *St. Louis Post Dispatch* making the public aware of the project. The applicant wholly-owns and operates the existing LTCH's in the 15-mile radius, therefore no letters were sent regarding the application. Two letters of support and no letters of opposition were received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long Term Care" was **documented**.*

For additional long-term care beds, the population-based need formula [**Unmet Need = (S x P) – U**] applies as follows:

Where: S = Service-specific need rate of 0.1 beds per 1,000 population

P = Year 2030 population in the 15-mile radius

U = Number of existing licensed (71) and approved (28) LTCH beds in the 15-mile radius (0 licensed beds were reported as unavailable.)

Unmet need = $(0.0001 \times 972,028) - 99 = \text{-1-bed surplus}$

**If the existing beds being replaced in the service area were removed (Select Specialty Hospital – Town & Country - 38) from the calculation, the bed need would be 36 beds.*

The Committee's practice has been to consider the occupancy of all long-term care beds of the same licensure category in the 15-mile service area. According to the survey data for the 3rd quarter of 2023 through the 4th quarter of 2024 (copy attached), the average available bed occupancy for all of the facilities

#6199 HS: *Select Specialty Hospital – St. Louis*

within the 15-mile radius was **81.6%, 84.6%, 87.4%, 89.7%, 85.5%, and 82.6%**, respectively.

Historical utilization for the existing 33 hospital beds for years 2022, 2023 and 2024 was 85.6%, 86.4%, and 82.2% respectively. The applicants' projected utilization for the existing and proposed hospital beds for the first three full years following project completion is 65.2%, 67.5%, and 69.7% respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The project would be funded with unrestricted funds. A copy of Select Medical Holdings consolidated balance sheets was included in the application verifying the budgeted funds.

ADDITIONAL INFORMATION:

Additional information was required from the applicant and is included with the electronic application on the CON.

Six-Quarter Occupancy of Long Term Care Hospital Facility Licensed and Available Beds

						CON App	Lic. Beds	3rd Qtr '23 Pat Days			4th Qtr '23 Pat Days			1st Qtr '24 Pat Days			2nd Qtr '24 Pat Days			3rd Qtr '24 Pat Days			4th Qtr '24 Pat Days			
Type	County	Facility Name	Address	City	Zip			Avail.	Occup	%	Avail.	Occup	%	Avail.	Occup	%	Avail.	Occup	%	Avail.	Occup	%	Avail.	Occup	%	
LH	St. Charles	Select Spec. Hosp-St. Louis	300 1st Capitol Drive, Units 1A & 1B	St. Charles	63301	0	33	3036	2474	81.5%	3036	2608	85.9%	3003	2526	84.1%	3003	2585	86.1%	3036	2500	82.3%	3036	2327	76.6%	
Subtotals for St. Charles						0	33	3036	2474	81.5%	3036	2608	85.9%	3003	2526	84.1%	3003	2585	86.1%	3036	2500	82.3%	3036	2327	76.6%	
LH	St. Louis	Select Specialty Hospital (CON App. 11/18/24 to replace 28 LTCH beds from Select Specialty Hospital-Town & Country)		11133 Dunn Road	St. Louis	63136	28*																			
LH	St. Louis	Select Specialty Hospital-Town & Country (Replacing 28 LTCH beds to Select Specialty Hospital at Dunn Road)		3015 N Ballas Rd.	St. Louis	63131	0	38*	3496	2858	81.8%	3496	2916	83.4%	3458	3124	90.3%	3458	3209	92.8%	3496	3087	88.3%	3496	3071	87.8%
Subtotals for St. Louis						28	38	3496	2858	81.8%	3496	2916	83.4%	3458	3124	90.3%	3458	3209	92.8%	3496	3087	88.3%	3496	3071	87.8%	
GRAND TOTAL						28	71	6532	5332	81.6%	6532	5524	84.6%	6461	5650	87.4%	6461	5794	89.7%	6532	5587	85.5%	6532	5398	82.6%	

LH: Long Term Acute Care Hospital
AL: CON Approved but Unlicensed

Last updated June 2, 2025

(An empty field signifies "no information" either because the facility is closed or recently opened-see facility name for special notes.)
*Select Specialty Hospital at 11133 Dunn Rd, St. Louis, MO was CON App. 11/18/24 to replace 28 LTCH beds from Select Specialty Hospital at 3015 N Ballas Rd., St. Louis MO. All 38 LTCH beds at N Ballas Rd. will be delicensed upon licensure of the 28 LTCH beds at 11133 Dunn Rd.

Previous Business

Previous Business

Item #1

#5433 RS: Springhouse Village

Rogersville (Greene County)

\$13,582,500, Voluntary forfeiture on CON to establish 85-bed ALF

Contact Person: John Foster, 417-521-8522, john@fosterseniorliving.com

On May 1, 2017, a CON was issued to Springhouse Village of Springfield, LLC (owner) and Foster Development Inc. d/b/a Foster Senior Living (operator), to establish an 85-bed ALF at 4374 East Mary Road, Rogersville, MO 65742, at a cost of \$13,582,500. This would be accomplished by constructing a new single-story, 73,436 square-foot building. The facility would have 67 private rooms and 9 semi-private rooms. A portion of the licensed beds would be for memory care. The application stated groundbreaking would commence in January of 2018, and the project be completed in January of 2019.

On May 15, 2025, a request for a voluntary forfeiture of the project was received. The applicant is requesting approval to forfeit this project. The applicant preserves the right to apply for a new CON in the future.

Item #2

#5717 RS: Springhouse Village

Rogersville (Greene County)

\$2,125,550, Voluntary forfeiture on CON to add 20 ALF beds

Contact Person: John Foster, 417-521-8522, john@fosterseniorliving.com

On November 4, 2019, a CON was issued to Springhouse Village of Springfield, LLC (owner) and Foster Development Inc d/b/a Foster Senior Living (operator) to add 20 assisted living facility (ALF) beds to CON approved project #5433 RS at 4374 East Mary Road, Rogersville, MO 65742, at a cost of \$2,125,550. This would be accomplished by changing the initial project plans to add 11,250 square-feet of 17 rooms and convert private rooms to semi-private rooms. Based on 105 ALF beds, there would be 83 private units and 11 semi-private units. The application stated that construction would begin in March of 2021 and be completed in June of 2022.

On May 15, 2025, a request for a voluntary forfeiture of the project was received. The applicant is requesting approval to forfeit this project. The applicant preserves the right to apply for a new CON in the future.

Item #3

#6015 NS: Windsor Estates of St. Charles

St. Charles (St. Charles County)

\$1,385,000, Cost overrun on CON to add 15 SNF beds

Contact Person: Mike Levitt, 816-444-0900, mikel@tutera.com

On July 24, 2023, a CON was issued to Windsor-St. Charles Property, LLC (owner) and Windsor Estates of St. Charles SNAL, LLC (operator) to add 15 skilled nursing facility (SNF) beds to an existing 66-bed SNF at 2150 W. Randolph St., St. Charles, MO 63301, at a cost of \$1,385,000. This would be accomplished through the renovations of 8,375 square-feet of space within the current structure that was previously licensed for assisted living care. Fifteen ALF beds would be delicensed and converted to private SNF beds. The application stated renovations would commence in July of 2023 and be completed in September of 2023.

On September 12, 2023, a change of owner to St. Charles PROPCO, LLC and a change of operator to St. Charles OPCO, LLC was approved.

On May 19, 2025, a request was received for a cost overrun. The final project cost is estimated to be \$1,900,000 which is \$515,000 over the approved project cost. The applicant states that the majority of these additional costs came from changes regarding the exit/egress pathways and

Previous Business

doors, upgrading existing wires and mechanical units, and upgrades to the boilers to be in compliance with DHSS licensure and City requirements.

Category	Proposed Cost	Approved Cost	Cost Difference
Construction Costs	\$1,765,000	\$1,250,000	\$515,000
Architectural/Engineering Fees	\$82,500	\$82,500	\$0
Other Equipment	\$20,500	\$20,500	\$0
Major Medical Equipment	\$0	\$0	\$0
Land Acquisition Costs	\$0	\$0	\$0
Consultant/Legal Fees	\$20,000	\$20,000	\$0
Interest During Construction	\$12,000	\$12,000	\$0
Other Costs	\$0	\$0	\$0
Total	\$1,900,000	\$1,385,000	\$515,000

Item #4

#6125 HS: Saint Luke's Radiation Therapy - Liberty, LLC

Kansas City (Platte County)

\$1,674,364, Cost overrun on CON to relocate a linear accelerator

Contact Person: Greg Bratcher, 314-323-1231, gbratcher@bjc.org

On October 1, 2024, a CON was issued to Saint Luke's Radiation Therapy - Liberty, LLC (owner/operator) to relocate a linear accelerator to 5830 NW Barry Road, Kansas City, MO 64154, at a cost of \$1,674,364. This would be accomplished through relocating the LINAC currently within Liberty Hospital on Glen Hendren Drive to St. Luke's Hospital campus on NW Barry Road. The unit was relocated in March of 2025 and the first patient was seen May 2, 2025.

On May 28, 2025, a request was received for a cost overrun. The final project cost is estimated to be \$2,294,781 which is \$620,417 over the approved project cost. The applicant states that the additional costs came from a major software change that is needed to make the unit function. The project has been completed.

Category	Proposed Cost	Approved Cost	Cost Difference
Construction Costs	\$0	\$814,818	\$-814,818
Architectural/Engineering Fees	\$0	\$0	\$0
Other Equipment	\$0	\$0	\$0
Major Medical Equipment	\$2,294,781	\$859,546	\$1,435,235
Land Acquisition Costs	\$0	\$0	\$0
Consultant/Legal Fees	\$0	\$0	\$0
Interest During Construction	\$0	\$0	\$0
Other Costs	\$0	\$0	\$0
Total	\$2,294,781	\$1,674,364	\$620,417

Item #5

#5840 RS: Majestic Residences at Old Hawthorne

Columbia (Boone County)

\$6,648,303, Eighth extension on CON to establish 36-bed ALF

Contact Person: Joseph Greaves, 573-442-2727, joe.greaves@centraldevelopmentgroup.com

On May 24, 2021, a CON was issued to Central MO RAL, INC (owner/operator), to establish a 36-bed assisted living facility (ALF) to be located at 38.929970, -92.255040, Columbia, MO 65201, at a cost of \$6,648,303. This would be accomplished through construction of three, single story, 7,028 square-foot buildings. Each building would house 12 private units and be equipped for memory care services. The application stated that construction would commence in July of 2021 and be completed in October of 2022.

Previous Business

At the February 3, 2025 CON meeting, the applicant requested one extension stating they have incurred over \$320,000 throughout the entire project and the reason for the delays of the project correlate with their equity party falling through. The applicant was set to close on a new partner February 12th.

On May 30, 2025, a request was received for an eighth extension to November 24, 2025. The applicant stated the project has experienced delays in securing financing. The applicant is currently working to renegotiate terms with another equity partner. Two additional extensions are being requested at this time. According to the last PPR, as of May 24, 2024, the applicant has incurred a total cost of \$332,150 in architectural/engineering, legal, and other fees.

Extension Request History

Request Rec'd	Reason for Request	Decision
11/24/21	Delays on financing and permits due to COVID-19	11/24/21-Extension to 5/24/22
6/6/22	Construction Delays	7/11/22- Extension to 11/24/22
12/26/22	Financing Delays	3/6/23- Extension to 5/24/2023
5/26/23	Financing Delays	9/12/23- Extension to 11/24/23
11/29/23	Financing Delays	1/8/24- Extension to 5/24/24
5/21/24	Financing Delays	7/29/24- Extension to 11/24/24
12/6/24	Financing Delays	2/3/25- Extension to 5/24/25

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that reports have been late in the past.

Item #6

#5707 RS: Poplar Bluff II – Assisted Living by Americare

Poplar Bluff (Butler County)

\$5,258,412, Eleventh extension request on CON to establish 34-bed ALF

Contact Person: Heather Westenhaver, 573-422-5188, hwestenhaver@americareusa.net

On January 6, 2020, a CON was issued to Poplar Bluff Residential, LLC (owner/operator) to establish a 34-bed assisted living facility (ALF) at 36.764722, -90.446111, Poplar Bluff, MO 63901, at a cost of \$5,258,412. This would be accomplished through the construction of a single story, 24,685 square-foot building. Twenty-eight units would be for single-occupancy and six units would be for double-occupancy. The application stated construction would commence in 2nd quarter of 2020 and be completed in 2nd quarter of 2021. The applicant stated they would delicense 17 ALF beds from their existing facility, River Mist-Assisted Living by Americare, within 6 months of licensure of Poplar Bluff II. River Mist is less than two miles distance from the proposed site.

At the July 29, 2024, CON meeting, the applicant requested two extensions stating the reason for the delays of the project correlate with cost inflation and high interest rates. Spring 2025 was estimated for above ground construction.

On June 6, 2025, a request was received for an eleventh extension to January 6, 2026. The applicant is working to make their current development projects financially feasible due to inflation and rising interest rates. They are currently working through the city plan approval process and expect approvals in 4th quarter of 2025, with site work beginning in 1st quarter of 2026. Therefore, one additional extension is anticipated at this time. According to the last PPR, as of January 6, 2025, the applicant has incurred a total cost of \$280,640 in land acquisition, architectural/engineering, and legal fees.

Extension Request History

Request Rec'd	Reason for Request	Decision
7/27/20	Easement & zoning	7/27/20-Extension to 1/6/21
11/9/20	COVID-19 delays	1/4/21-Extension to 7/6/21
5/17/21	COVID-19 delays	7/12/21- Two extensions to 7/6/22
6/2/22	Zoning Delays	7/11/22- Two extensions to 7/6/23
6/1/23	Zoning Delays	7/24/23- Two extensions to 7/6/24
6/17/24	City Delays	7/29/24-Two extensions to 7/6/25

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that reports have been late in the past.

Previous Business

Item #7

#5817 RS: Harmony Homes

Maryland Heights (St. Louis County)

\$10,707,830, Ninth extension on CON to establish an 80-bed ALF

Contact Person: Jonathan F. Dalton, 314-621-5070, jdalton@atllp.com

On January 4, 2021, a CON was issued to Harmony Homes Holdings 1, LLC (owner) and Live with Harmony LLC, (operator) to establish an 80-bed assisted living facility (ALF) at 600 North Ballas Road, Kirkwood, MO 63122, with a project cost of \$10,707,830. Six buildings consisting of 45,464 total square-feet would be constructed with four 16-bed buildings and two 8-bed buildings. Each 16-bed building would be licensed for 12 private rooms and 2 semi-private rooms. Each 8-bed building would be licensed for 6 private rooms and 1 semi-private room. The application stated construction on building one would commence in May of 2021 and the total project would be completed in May of 2022.

On March 7, 2022, a site change was approved to 1889 Ross Avenue, 12435 & 12440 Devine Dr., Maryland Heights, MO 63146.

On November 10, 2022, a site change was approved to 200 Plum Avenue; 43 Monima Drive; 201 Old Dorsett Rd; 203 Old Dorsett Rd; 209 Old Dorsett Rd; 307 Old Dorsett Rd; 309 Old Dorsett Rd., Maryland Heights, Missouri 63043

On May 5, 2025, a site change was approved to 211 Midland Avenue, Maryland Heights, Missouri 63043 and a change of owner to Harmony4Him, LLC was approved.

At the May 5, 2025, CON meeting, the applicant stated the land was acquired the week prior and they were ready to formally present to the City of Maryland Heights. The applicant has preliminary financing approvals with the bank and expects to start construction this summer to demolish/remove the existing home on the property.

On June 9, 2025, a request was received for a ninth extension to January 4, 2026. The applicant stated that they have closed on new land, however they have run into issues with the local regulatory procedures. Based on information submitted by the applicant, a new CON timeline for construction and completion of the project is unable to be determined at this time. According to the last PPR, as of January 4, 2025, the applicant has incurred a total cost of \$472,493 in architectural/engineering, land acquisition, and legal fees.

Extension Request History

Request Rec'd	Reason for Request	Decision
7/8/21	Covid-19 pandemic delays	7/9/21-Extension to 1/4/22
12/8/21	Site delays	1/4/22- Two Extensions to 1/4/23
12/5/22	Site delays	1/4/23-Two Extensions to 1/4/24
1/22/24	Site delays	3/4/24- Extension to 7/4/24
8/6/24	Site delays	10/1/24- Two Extensions to 7/4/25

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that majority of reports have been late in the past.

Management Issues

CON Non-Applicability Letters
Issued April 15, 2025 - June 24, 2025
(Sorted by issue date)

Project Information				Decription		Dates	Decision	Applicant	
Number	Project Name			Proposed Activity		LOI Rec'd	Issue Date	Owner Name	Phone No.
	Address	City	Zip	County	Original Proj Cost		Decision	Operator Name	
6212 RA	N & R of Bethany, Inc			Estblish 60-bed RCF		03/31/2025	05/13/2025	Bethany Real Estate Holdings, LLC	573-481-9625
	1305 S 7th St.	Bethany	64424	Harrison	\$0		Not Applicable	N & R of Bethany, Inc	
6213 RA	N & R of Charleston, LLC			Establish 105-bed RCF		03/31/2025	05/13/2025	L & R Charleston, Inc	573-481-9625
	1220 East Marshal	Charlseton	63834	Mississippi	\$0		Not Applicable	N & R of Charleston, LLC	
6214 RA	N & R of Republic, LLC			Establish 69-bed RCF		03/31/2025	05/13/2025	N & R of Southwest Missouri, LLC	573-481-9625
	300 S Cottonwood Ave	Republic	65738	Greene	\$0		Not Applicable	N & R Republic, LLC	
Total Non-Applicability		3							

Type of Project: H-Hospital R-Residential Care/Assisted Living
N-Skilled Nursing/Intermediate Care A-Applicability
F-Freestanding

LOI Rec'd. - Letter of Intent Received
Issue Date - Letter signed by Chair

Missouri Health Facilities Review Committee
Certificate of Need Expedited Ballot Meeting
July 24, 2025

Tentative Agenda

New Business

- | | |
|---|--|
| 1. #6211 RT: Mason Point Care Center
Chesterfield (St. Louis County)
\$0, LTC Bed Expansion (Purchase 10 ALF beds) | Automatically deferred to the
July 14, 2025 CON Meeting agenda
Pursuant to 19 CSR 60-50.420 (7)(C) |
| 2. #6192 DT: Independence Care Center of Perry County & Independence Court
Perryville (Perry County)
\$7,586,500, Renovate/Modernize 133-bed SNF & 75-bed RCF | |

Missouri Health Facilities Review Committee
Certificate of Need Expedited Ballot Meeting
August 21, 2025

Tentative Agenda

**Application deadline for this review cycle is July 10, 2025.*

Missouri Health Facilities Review Committee
Certificate of Need Meeting
September 9, 2025, 10:00 a.m.
TBD

Tentative Agenda

A. Committee Business

1. Review and Perfect Agenda
2. Approve Minutes

B. New Business

**New business deadline for this review cycle is June 27, 2025.*

C. Previous Business

**Previous business deadline for this review cycle is August 4, 2025.*

D. Management Issues

1. Non-Applicability Letters Issued
2. Activity Schedules
4. Other

Except to the extent disclosure is otherwise required by law, the Missouri Health Facilities Review Committee (Committee) is authorized to close meetings, records and votes to the extent they relate to the following: 610.021.(1), (3), (13), and (14) RSMo.

The Committee may go into closed session at anytime during the meeting. If the meeting is closed, the appropriate section will be announced to the public with a motion and vote recorded in open session minutes.

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
1011 NS	Garden View of Chesterfield Establish 240-Bed SNF	St. Louis	St. Louis	06/26/1986	\$11,735,000	79%		06/12/91: Transfer of ownership approved (formerly Barnes Continuing Care Corp.) 1/92: Project reported at 79% complete. 130/240 beds licensed
3765 NS	Frene Valley Geriatric & Rehab Center Replace 30 SNF beds	Hermann	Gasconade	06/21/2005	\$2,000,000	5%		1/9/23: Contact Correction. Previously was Tom Vaughn <tom.vaughn@huschblackwell.com>
3815 NS	Crescent Care, LLC Replace 264-bed SNF	St. Louis	St. Louis	09/21/2005	\$18,198,322	4%		Facility to be replaced: Tower Village (264-bed SNF), 4518 Blair Ave., St. Louis 63107, St. Louis City 11/20/06: Second extension 03/26/07: Third extension 12/03/07: Fourth extension 06/02/08: Fifth extension 12/08/08: Sixth extension 2009: Applicant documented above ground construction in 2009. 04/03/23: Contact Person updated. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>
4050 RS	Chateau Girardeau Add 18 ALF beds/renovate facility	Cape Girardeau	Cape Girardeau	06/04/2007	\$2,629,629	50%		05/09: 11 of 18 beds are complete and licensed. 4/3/23: Contact Person Change. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>
4170 RS	MH-Brookview, LLC (prev. Mackenzie Place) Establish 44-bed ALF	Maryland Heights	St. Louis	03/31/2008	\$7,300,000	5%		06/01/09: Change of owner/operator to MHBrookview, LLC, change of site, and reduction in project cost. 01/09/12: Multiple ext. to 03/30/12. 02/04/13: CON modified from 77-bed to 44 and \$12,597,650 to 7,300,000.
4307 RS	The Gardens at Barry Road Add 148 ALF beds	Kansas City	Platte	02/02/2009	\$27,000,000	20%		05/10/10: 2nd ext. to 08/01/10 09/13/10: 3rd ext. to 02/01/11 05/09/11: 4th ext. to 08/01/11 09/12/11: 5th ext. to 03/12/12. Owner/operator change to BSLC II. 10/04/11: Closed on financing 09/26/11. 2/21/14: 40 beds licensed
4479 NP	Columbia Manor Care Center Purchase 40 SNF beds- Expansion	Columbia	Boone	03/24/2010	\$2,924,500	0%		3/24/23: Rcvd Contact Correction. Was Thomas Vaughn <tom.vaughn@huschblackwell.com> 12/19/23: Rcvd Contact Correction. Was Emily Solum <emily.solum@huschblackwell.com> 1/8/24: Owner/Operator change approved; previously Columbia Manor, Inc (Owner/Operator)

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
4516 RS	The Lumiere of Chesterfield (Previously Establish 51-bed ALF	Chesterfield	St. Louis	07/12/2010	\$14,400,000	99%		1/24/11: 1st ext to 7/11/11 9/12/11: 2nd ext. to 1/12/12 5/7/12: 3rd ext. to 9/12/12 10/15/12: 4th ext. to 3/12/13 1/4/16: Multiple exts to 3/12/16 & operator change (was Chesterfield Senior Care, LLC) 5/2/16: 11th ext to 9/12/16 & owner change (prev. Vision Ventures, LLC), operator change (Prev. Covenant Senior Care, LLC) & site change (prev 17655 Wild Horse Creek Rd) 3/6/17: MHFRC changed numbering of exts. & approved 2nd & 3rd ext to 9/12/17 11/6/17: 4th & 5th exts to 9/12/18 & site change (Pr16580 Wild Horse Creek Road) 11/9/18- 6th & 7th ext to 9/12/19. 11/4/19-8th & 9th Ext to 9/12/20, Rich Hill stated if no cap exp by 9/2020, they will voluntarily forfeit the project. 7/13/20-10th ext to 3/12/21 10/31/22: 8/26/22: admin change to address, was 16125 Chesterfield Parkway 11/10/22: C/O approved was \$8,213,069 8/16/24: 2nd Name Change - Prev Shelbourne Senior Living (Previously Chesterfield Senior Care)
4739 RS	Avalon Memory Care LLC Establish 60-bed ALF	St. Louis	St. Louis	03/05/2012	\$5,399,868	79%		08/24/12: 1st ext. to 03/05/13. 05/06/13: 2nd extension to 09/05/13. 09/09/13: 3rd extension to 03/05/14. 03/10/14: 4th extension to 09/05/14. 09/08/14: 5th extension to 03/05/15. 03/02/15: 6th extension to 9/5/15
4773 NT	The Maples Health and Rehabilitation Replace 135-bed SNF	Springfield	Greene	07/09/2012	\$12,053,505	89%		Facility is licensed for 120 beds. Phase II of plan is not complete
5026 RS	Benton House of Staley Hills Establish 95-bed ALF	Kansas City	Clay	05/05/2014	\$10,200,000	92%		12/12/14: 1st ext 7-13-15 2nd ext to 11-5-15 3/7/16-3rd ext to 5/5/16 7/11/16 4th ext to 11/5/16 10/22/24: Contact person changed from Craig Elmore jjedcoe@aol.com
5091 RS	The Gables at Brady Circle Establish 80-bed ALF	St. Louis	St. Louis	11/03/2014	\$1,625,000	97%		5/3/15-1st ext to 11/3/15 6/18/24 Contact changed from Tom Piper macquest@mac.com

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5208 RS	St. Louis Altenheim ALF Memory Care Establish 30 bed ALF	St. Louis	St. Louis	09/14/2015	\$2,485,000	76%		9/1/22: Contact Correction Person rec'd. Originally Rich Hill <rhill@lashlybaer.com> 6/18/24 Contact Correction Person rcvd previously Thomas Piper macquest@mac.com
5234 DS	Copper Rock Village Establish 90-bed SNF and 60-bed ALF	Rogersville	Webster	01/04/2016	\$17,063,685	71%		7/22/16-1st ext to 1/4/17 3/6/17: 2nd & 3rd ext to 1/4/18 3/5/18: 4th & 5th ext to 1/4/19 1/10/23: Contact update. Contact was Thomas Vaughn <tom.vaughn@huschblackwell.com>
5323 RS	Palestine Legacy Residences Establish 39-bed ALF	Kansas City	Jackson	11/07/2016	\$5,471,250	17%	11/07/2025	1/29/18-1st ext. to 11/7/17 3/5/18: 2nd & 3rd ext. to 11/7/18 3/4/19: 4th & 5th ext to 11/7/19 5/6/19- site change approved, prev location was 3640 Benton Boulevard, project cost decreased from 9,259,235 11/4/19-6th & 7th ext to 11/7/20. 11/9/20- 8th & 9th ext to 11/7/21. 11/8/21: 10th & 11th ext to 11/7/22 11/10/22: 12th & 13th ext to 11/7/23 11/6/23: 14th & 15th ext to 11/7/24 10/21/24: Contact change from Craig Elmore jjedcoe@aol.com 2/3/25: 16th & 17th ext to 11/7/25
5433 RS	Springhouse Village Establish 85-bed ALF	Rogersville	Greene	05/01/2017	\$13,582,500	0%	05/01/2025	11/9/17-1st ext to 5/1/18 9/10/18-2nd & 3rd ext to 5/1/19 5/6/19- 4th & 5th Ext to 5/1/20 7/13/20-6th & 7th ext to 5/1/21 5/24/21-8th, 9th & 10th ext to 11/1/22 2/23/22-Contact person changed from Thomas R. Piper 11/10/22: 11th, 12th, & 13th ext to 5/1/24 5/6/24: 14th Ext Denied 7/29/24: Involuntary forfieture rescinded, 14th & 15th ext to 5/1/25 10/28/24: Contact Person changed from Liz Link
5446 RS	Mount Carmel Senior Living Establish 10-bed ALF	O'Fallon	St. Charles	07/10/2017	\$1,607,270	99%		1/17/18-1st ext to 7/10/18 7/18/18-2nd & 3rd ext to 7/10/19 7/8/19: 4th & 5th ext to 7/10/20 7/13/20-6th ext to 1/10/21 3/1/21-7th ext to 7/10/21, decreased number of beds from 32

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5509 RS	Essex Manor, LLC Establish 50-bed RCF	Essex	Stoddard	11/06/2017	\$302,000	98%		7/30/18-1st Ext to 11/6/18 11/9/18-2nd & 3rd ext to 11/6/19 11/4/19-4th ext to 5/6/20 7/13/20-5th & 6th ext to 5/6/21 5/24/21-7th & 8th ext to 5/6/22 9/12/22- 9th Ext to 11/06/22, Owner and Op change approved; previously Essex Manor, LLC (owner&operator); project cost decreased to \$302,000 5/30/24: Contact changed from Thomas Piper macquest@mac.com
5492 HA	Farmington Hospital and Behavioral Clinic Establish 48-bed Psychiatric Hospital	Farmington	St. Francois	11/06/2017	\$756,005	62%		
5493 NA	Farmington Nursing Center Establish 101-bed SNF	Farmington	St. Francois	11/06/2017	\$505,005	63%		NA Letter re-issued on 4/11/2019, previously to establish 65-bed SNF
5556 RS	Garden Villas of Meramec Valley Establish 60-bed ALF	Fenton	St. Louis	03/05/2018	\$14,580,000	0%	09/05/2025	4/30/19-1st ext to 3/5/19 7/8/19: 2nd & 3rd ext to 3/5/2020 3/2/20: 4th ext to 9/5/20 1/4/21: 5th & 6th exts to 9/5/21 11/8/21: 7th & 8th exts to 9/5/22 11/10/22: 9th, 10th, & 11th ext to 3/5/24 5/6/24: 12th, 13th & 14th Ext to 9/5/25
5668 HS	Cox Monett Hospital New/Replace 25-bed Hospital	Monett	Barry	03/04/2019	\$44,803,200	99%		9/6/19-granted 1st extension to 3/4/2020 *Contact person changed 10/18/22, was Christopher Breite
5717 RS	Springhouse Village Add 20-ALF beds	Rogersville	Greene	11/04/2019	\$2,125,550	0%	05/04/2025	5/29/20: 1st ext to 11/04/20 11/9/20: 2nd ext to 5/4/21 5/24/21-3rd, 4th & 5th ext to 11/4/22 2/23/22-Contact person changed from Thomas R. Piper 11/10/22: 6th, 7th, & 8th ext to 5/4/24 5/6/24: 9th Ext denied 7/29/24: Involuntary forfeiture rescinded, 9th & 10th ext to 5/4/25 10/28/24: Contact Change from Elizabeth Link lizlink7@gmail.com

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5707 RS	Poplar Bluff II - Assisted Living by Americare Establish 34-bed ALF	Poplar Bluff	Butler	01/06/2020	\$5,258,412	0%	07/06/2025	1/6/20-applicant stated that River Mist would forfeit 17 ALF beds within 6 months of licensure of Poplar Bluff II. 7/27/20: Sent email 1st Ext req. 1/4/21: 2nd ext to 7/6/21 7/12/21: 3rd & 4th ext to 7/6/22 7/11/22: 5th & 6th ext to 7/6/23 7/24/23: 7th & 8th ext to 7/6/24 7/29/24: 9th & 10th ext to 7/6/25
5797 RS	St. Charles Senior Living Community Establish 68-bed ALF	St. Charles	St. Charles	09/14/2020	\$16,870,389	2%		3/19/21: 1st ext to 9/14/21-emailed 9/14/21-2nd ext to 3/14/22 4/25/22- 3rd ext to 9/14/22 11/10/22- 4th and 5th ext to 9/14/23
5811 RS	Bowling Green Residential Care Add 20 RCF beds	Bowling Green	Pike	01/04/2021	\$51,000	50%		2/15/23- Breakdown of cost is saved in compliance folder, still need license showing the added beds.
5817 RS	Harmony Homes Establish 80-bed ALF	Maryland Heights	St. Louis	01/04/2021	\$10,707,830	5%	07/04/2025	7/9/21- 1st ext to 1/4/2022 1/4/22- 2nd and 3rd ext to 1/4/23 3/7/22: Site Change approved, previously 600 North Ballas Road, Kirkwood, MO. 63122 11/10/22: Site Change approved, previously 1889 & 1903 Ross Avenue & 12435 & 12440 Devine Dr., Maryland Heights, MO. 63146 1/9/23: 4th and 5th ext to 1/4/24 3/4/24: 6th Ext to 7/4/24 10/01/24: 7th & 8th Ext to 7/4/25 5/5/25: Site change approved, previously 200 Plum Avenue; 43 Monima Drive; 201 Old Dorsett Rd; 203 Old Dorsett Rd; 209 Old Dorsett Rd; 307 Old Dorsett Rd; 309 Old Dorsett Rd., Maryland Heights, MO 63043
5799 DS	The Baptist Home at Ashland Establish 20-bed ALF & 40-bed SNF	Ashland	Boone	03/01/2021	\$13,338,832	80%		10/29/21: 1st ext to 03/01/2022 9/12/22: 2nd & 3rd Ext to 3/01/23 3/6/23: 4th Ext to 9/1/23 9/12/23: 5th ext to 3/1/24
5812 NS	Ignite Medical Resort St. Peters Establish 91-bed SNF	St. Peters	St. Charles	03/01/2021	\$26,000,000	43%		8/27/21: 1st ext to 03/01/2022 11/8/21: owner change approved; previous owner was St. Peters Senior Partners, LLC 3/7/22: 2nd Ext to 9/1/22 9/12/22: 3rd Ext to 3/1/23 3/6/23: 4th & 5th Ext to 3/1/24 11/6/23: CO approved, prev cost: \$22,000,000 3/4/24: 6th Ext to 9/1/24

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5830 RS	Jefferson City-Assisted Living by Americare Establish 40-bed ALF	Jefferson City	Cole	03/01/2021	\$5,506,601	0%	03/01/2026	9/9/21: 1st ext to 03/01/2022 3/7/22: 2nd & 3rd Ext to 3/1/23 3/6/23: 4th & 5th Ext to 3/6/24 3/4/24: 6th & 7th Ext to 3/1/25 3/3/25: 8th & 9th Ext to 3/1/26
5840 RS	Majestic Residences at Old Hawthorne Establish 36-bed ALF	Columbia	Boone	05/24/2021	\$6,648,303	0%	05/24/2025	11/24/2021: Contact Person change, previously Barbara Bailey --bbaileysss9@gmail.com 11/24/21: 1st ext to 5/24/22 7/11/22: 2nd ext to 11/24/22 3/6/23: 3rd ext to 5/24/23 7/24/23: 4th ext deferred to 9/12/23 9/12/23: 4th ext to 11/24/23 1/8/24: 5th ext to 5/24/24 7/29/24: 6th ext to 11/24/24 2/3/25: 7th ext to 5/24/25
5848 RS	Hampton Manor of O'Fallon Establish 107-bed ALF	O'Fallon	St. Charles	05/24/2021	\$15,000,000	86%		
5860 RS	Cedarhurst of Wentzville Establish 80-bed ALF	Wentzville	St. Charles	07/12/2021	\$15,600,000	83%		1/13/22: 1st Ext to 7/12/22 7/11/22: 2nd ext to 1/12/23 1/9/23: 3rd ext to 7/12/23 1/27/25: Contact change from Nick Dwyer ndwyer@dover-development.com
5880 RS	Hampton Manor of St. Peters Establish 98-bed ALF	St. Peters	St. Charles	09/14/2021	\$16,089,000	99%		4/21/22: 1st ext to 9/14/22 10/01/24: Owner & operator change approved; Ow/OP previously Investors Lands Holding of St. Peters LLC
5879 DS	CCRC of Lee's Summit Establish 106-bed ALF and 40-bed SNF	Lee's Summit	Jackson	01/04/2022	\$29,729,097	76%		7/21/22: 1st ext to 1/04/23 1/9/23: 2nd, 3rd and 4th ext to 7/4/24
5893 RS	The Emerson at St. Peters Establish 22-bed ALF	St. Peters	St. Charles	01/04/2022	\$6,650,722	20%		6/23/22: 1st Ext to 1/4/23 10/01/24: Operator Change approved, previously Watermark St. Peters, LLC
5927 RS	Glenfield Memory Care Add 36 ALF beds	Cottleville	St. Charles	04/25/2022	\$5,151,850	95%		11/1/22: 1st ext req to 4/25/23 5/1/23: 2nd Ext to 10/25/23 11/6/23: 3rd ext to 4/25/24 6/17/25: Rec'd Contact Correction, previously Richard Hill <rhill@lashlybaer.com>
5933 RS	Hampton Manor of Republic Establish 107-bed ALF	Republic	Greene	09/12/2022	\$16,000,000	34%		

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5929 NS	Eagles Nest Nursing Home Establish 40-bed SNF	St. Louis	St. Louis City	09/12/2022	\$6,720,385	0%	09/12/2025	4/5/23: 1st extension to 9/12/23 11/6/23: 2nd & 3rd ext to 9/12/24 & site change approved, prev site: 4101 North Grand Blvd, St. Louis, 63107 5/28/24 Contact changed from Thomas Piper macquest@mac.com 10/01/24: 4th & 5th ext to 9/12/25
5954 RS	NWKC Senior Community, LLC Establish 79-bed ALF	Kansas City	Platte	09/12/2022	\$19,439,276	77%		3/14/23:1st Ext Granted to 9/12/23 10/4/23: contact person changed from Paul Brothers 11/6/23: 2nd & 3rd ext to 9/12/24, CO also approved.. Prev.\$16,607,558 4/30/24: Rec'd Contact Correction, prev. Cody Hagan <chagan@gravesgarrett.com> 7/29/24: Owner change approved, prev NWKC Senior Community, LLC
5963 NT	Mason Pointe Care Center Ren/Mod 256-bed SNF	Chesterfield	St. Louis	09/21/2022	\$16,838,176	85%		
5971 RS	Topwood Home, LLC Establish 75-bed ALF	Manchester	St. Louis	11/10/2022	\$13,850,000	0%	11/10/2025	6/23/23: 1st Ext to 11/10/2023 1/8/24: 2nd & 3rd Ext to 11/10/24 11/18/24: 4th & 5th Ext to 11/10/25
5970 DS	St. Louis Altenheim Add 23 ALF beds and 25 SNF beds	St. Louis	St. Louis City	11/10/2022	\$2,124,000	65%		6/21/23: 1st ext to 11/10/23 11/6/23: 2nd & 3rd ext to 11/10/24 6/18/24 Contact person changed previously Thomas Piper macquest@mac.com
5969 NT	Westfield Nursing Center Replace 82-bed SNF (15-mile replacement)	Sikeston	New Madrid	11/10/2022	\$11,500,000	75%		5/9/23: 1st Ext to 11/10/23
5989 HT	Barnes Jewish Hospital Replace MRI	St. Louis	St. Louis City	01/23/2023	\$10,834,000	35%		
5988 RT	Capetown Assisted Living Replace 5 ALF beds (6-mile replacement)	Cape Girardeau	Cape Girardeau	01/23/2023	\$1,208,700	0%	01/23/2026	5 ALF beds replaced from Auburn Creek 7/24/23: 1st Extension to 01/23/2024 3/4/24: 2nd & 3rd Ext to 1/23/25 3/3/25: 4th & 5th Ext to 1/23/26

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5995 NS	Premium Apartments (Prev. JP Advance Establish 150-bed SNF	Kansas City	Clay	05/01/2023	\$1,500,000	5%	11/01/2025	12/11/23: 1st Ext to 5/01/24 5/29/24: Contact changed from Thomas Piper macquest@mac.com 7/29/24: Owner change approved, prev Community Healthcare, LLC and 2nd & 3rd ext to 5/1/25 4/23/25: Contact change from Kim Heard 5/5/25: 4th Ext to 11/1/25
6004 RS	Neurological Transitional Center Establish 12-bed ALF	O'Fallon	St. Charles	05/01/2023	\$9,655,000	90%		11/28/23: 1st Ext to 5/1/24 5/2/24 : Cap exp met
5999 HS	Harrison County Community Hospital New/Replace 14-bed Critical Access Hospital	Bethany	Harrison	05/01/2023	\$63,200,000	43%		10/24/23: Contact Change from Craig Elmore <jjedcoe@aol.com> 10/25/2023: 1st Ext to 5/1/24 5/6/24: 2nd Ext to 11/1/24
6003 HS	UHS of Kansas City, LLC - Behavioral Establish 120-bed behavioral health hospital	Independence	Jackson	05/01/2023	\$63,932,911	8%		11/9/23: 1st ext to 5/01/23 5/6/24: 2nd & 3rd Ext to 5/1/25
6015 NS	Windsor Estates of St. Charles Add 15 SNF beds	St. Charles	St. Charles	07/24/2023	\$1,385,000	89%		9/12/23: Owner & Operator change approved; previously Windsor- St. Charles Property, LLC (owner) & Windsor Estates of St. Charles SNAL, LLC (operator)
6018 DS	The Baptist Home at Ashland Add 20 ALF beds and 14 SNF beds	Ashland	Boone	07/24/2023	\$102,000	40%		1/24/24: 1st Ext to 7/24/24
6008 RS	St. Louis Assisted Living Solutions LLC Establish 16-bed ALF	Wentzville	St. Charles	09/12/2023	\$2,791,000	2%	09/12/2025	3/13/24: 1st Ext to 9/12/24 10/01/24: Ext deferred to 11/18/24 meeting 11/18/24: 2nd Ext to 3/12/25 5/5/25: 3rd Ext to 9/12/25
6030 RS	Zebra Hitch Senior Living Establish 134-bed ALF	Lee's Summit	Jackson	09/12/2023	\$42,000,000	0%	09/12/2025	3/12/24: 1st Ext to 9/12/24 10/01/24: 2nd & 3rd Ext to 9/12/25
6031 HS	Emergency Care Hospital - Independence Establish 3-bed emergency care hospital	Independence	Jackson	09/12/2023	\$24,401,000	25%		3/12/24: 1st Ext to 9/12/24
6070 DT	The King's Daughters Home Renovate/Modernize RCF and ICF (Therapy Center Addition)	Mexico	Audrain	12/27/2023	\$1,465,868	95%		3/28/24: Contact changed from Eric Westues <eric@westhues.com>
6064 HS	Mercy Hospital Jefferson Acquire a robotic surgery unit	Festus	Jefferson	01/08/2024	\$2,173,711	99%		

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6061 HS	Mercy Hospital - Springfield Acquire an additional robotic surgery unit	Springfield	Greene	01/08/2024	\$1,870,857	99%		10/11/23: LOI was amended to reflect 1 unit instead of 2
6062 DS	Redbud Village Establish a 24-bed SNF and a 24-bed ALF	Versailles	Morgan	01/08/2024	\$25,000,000	0%	01/08/2026	6/18/24 Contact changed from Thomas Piper macquest@mac.com Staff granted 1st ext req to 1/8/25 2/3/25: 2nd & 3rd ext to 1/8/26
6060 RS	Aspen Valley Senior Homes - New Haven Establish 12-bed ALF	New Haven	Franklin	01/08/2024	\$1,718,200	0%		7/25/24 Staff granted 1st ext to 1/8/25 2/3/25: 2nd ext to 7/8/25
6046 HS	Mercy Hospital - Springfield Acquire additional PET/CT unit	Springfield	Greene	03/04/2024	\$1,298,886	99%		9/5/24 1st ext req approved by staff to 3/4/25
6093 HT	Mosaic Medical Center - Albany Replace MRI	Albany	Gentry	04/22/2024	\$1,342,494	84%		
6091 RS	Bishop Spencer Place Add 21 ALF beds	Kansas City	Jackson	05/06/2024	\$9,851,333	50%		
6085 RS	Arnold Senior Living Establish 78-bed ALF	Arnold	Jefferson	05/06/2024	\$20,186,230	0%	05/06/2026	4/30/24: Rec'd Contact Correction, prev. Cody Hagan <chagan@gravesgarrett.com> 11/6/24: Staff approved 1st ext req 5/5/25: 2nd & 3rd Ext to 5/6/26
6112 HT	Saint Luke's North Hospital Replace MRI	Kansas City	Platte	07/25/2024	\$4,313,647	10%		Will replace 3910 HA
6114 HT	Christian Hospital Northwest Replace MRI	Florissant	St. Louis County	07/25/2024	\$2,111,042	95%		Will replace 3420
6115 HT	Barnes-Jewish Hospital Replace EP Lab	St. Louis	St. Louis City	07/25/2024	\$2,131,288	1%		Will replace 4662
6103 RS	Harvey's Home for Assisted Living and Establish 17-bed ALF	Smithville	Clay	07/29/2024	\$2,669,681	0%	07/29/2025	1/23/25: 1st Ext Granted by staff
6109 HS	Saint Luke's Hospital Acquire addtl hybrid OR	Kansas City	Jackson	07/29/2024	\$5,069,178	0%		

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6105 HS	CoxHealth Rehabilitation Hospital Establish 63-bed rehabilitation hospital	Ozark	Christian	07/29/2024	\$52,155,171	15%		
6102 RS	Lake George Senior Living Add 10 ALF beds	Columbia	Boone	07/29/2024	\$900,000	0%	07/29/2025	1/29/25: 1st Ext Req approved by staff
6083 HS	St. Mary's Surgical Center Acquire robotic surgery unit	Blue Springs	Jackson	07/29/2024	\$2,600,750	0%	07/29/2025	2/25/25 - 1st ext req approved by staff
6106 HS	Mercy Hospital Wentzville Establish 75-bed hospital	Wentzville	St. Charles	07/29/2024	\$635,177,720	0%	07/29/2025	1/28/25: 1st Ext Req approved by staff
6143 HA	Orthopedic & Sports Medicine Center Replace MRI	St. Joseph	Buchanan	08/12/2024	\$745,157	99%		
6142 HA	Orthopedic & Sports Medicine Center Acquire CT Scanner	St. Joseph	Buchanan	08/12/2024	\$753,612	99%		
6127 HT	Saint Luke's Hospital Replace Interventional Radiology Biplane Angiography Unit	Kansas City	Jackson	08/21/2024	\$2,575,209	0%		
6131 HT	Mercy Hospital - Springfield Replace MRI	Springfield	Greene	09/19/2024	\$2,051,269	0%	09/19/2025	To replace 4075 HS 3/19/25: 1st ext req approved by staff
6132 DT	Fountainbleau Lodge Renovation and Modernization of SNF & ALF	Cape Girardeau	Cape Girardeau	09/19/2024	\$1,195,427	0%	09/19/2025	10/22/24: Contact Change from Craig Elmore jjedcoe@aol.com 4/25/25: Staff approved 1st ext req
6130 HT	North Kansas City Hospital Replace MRI	North Kansas City	Clay	09/19/2024	\$1,709,090	0%	09/19/2025	To replace #4184 HT 3/19/25: 1st ext req approved by staff
6120 HS	Hannibal Regional Healthcare System Acquire linear accelerator	Kirksville	Adair	10/01/2024	\$6,986,291	0%	10/01/2025	4/9/25: 1st ext req granted by staff
6125 HS	Saint Luke's Radiation Therapy - Liberty, Relocate linear accelerator	Kansas City	Platte	10/01/2024	\$1,674,364	99%		
6099 NS	St. Louis Altenheim Add 46 SNF beds	St. Louis	St. Louis City	10/01/2024	\$1,150,000	0%	10/01/2025	9/9/24 Contact Change from Tom Piper macquest@mac.com 4/25/25: Staff approved 1st ext req

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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
6123 HS	St. Louis Children's Hospital/KVC Mental Establish 77-bed pediatric psychiatric hospital	St. Louis	St. Louis	10/01/2024	\$66,640,170	0%	10/01/2025	5/22/25: 1st ext to 10/01/25
6122 RS	The Grand Royale Add 52 ALF beds	Gladstone	Clay	10/01/2024	\$25,000	99%		
6119 RS	Friendship Village Assisted Living & Add 28 ALF beds	St. Louis	St. Louis	10/01/2024	\$8,095,719	0%	10/01/2025	4/11/25: 1st ext req approved by staff
6153 FA	Gateway Cancer Treatment Center Replace Linear Accelerator (act of god, facility was flooded)	St. Louis	St. Louis	10/10/2024	\$2,353,598	0%		10/15/24: Contact person changed from Craig Elmore jjedcoe@aol.com
6146 HT	Missouri Baptist Medical Center Replace MRI	St. Louis	St. Louis	10/24/2024	\$2,194,027	0%		Will replace #3768 HS
6128 HT	Phelps Health Waynesville Medical Plaza Replace MRI	Waynesville	Pulaski	10/24/2024	\$2,087,209	99%		
6141 HS	Select Specialty Hospital Establish/Relocate 28-bed LTCH	St. Louis	St. Louis	11/18/2024	\$9,960,128	0%	11/18/2025	6/12/25: 1st Ext to 11/18/25 6/18/25: Rec'd Contact Change, previously Jon Dalton <jdalton@atltp.com>
6136 RS	New Hope Assisted Living Add 15 ALF beds	Poplar Bluff	Butler	11/18/2024	\$1,300,000	0%	11/18/2025	6/11/25: 1st ext to 11/18/25
6124 HS	Southwest Children's, LLC Establish 66-bed pediatric hospital-within-a hospital	Springfield	Greene	11/18/2024	\$3,169,900	0%	11/18/2025	5/22/25: 1st ext to 11/18/25
6129 RS	Levering Regional Health Center Add 179 RCF beds	Hannibal	Marion	11/18/2024	\$52,500	5%	11/18/2025	6/11/25: 1st ext to 11/18/25
6121 HS	Lake Regional Imaging Center Acquire PET/CT unit (PT to FT)	Osage Beach	Camden	11/18/2024	\$2,311,711	50%		
6138 HS	Barnes-Jewish Hospital Acquire an additional Hybrid OR	St. Louis	St. Louis City	11/18/2024	\$2,809,154	0%		
6151 HT	Cox South Replace IR Room	Springfield	Greene	11/21/2024	\$3,892,223	0%	11/21/2025	5/23/25: 1st ext granted to 11/21/25

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6152 NT	Friendship Village Chesterfield Renovate/Modernize 90-bed SNF	Chesterfield	St. Louis	11/21/2024	\$2,498,790	75%		
6183 RA	Jackson Creek Memory Care Establish 70-bed ALF	Independence	Jackson	12/23/2024	\$0	0%		5/30/25: Amended NA letter increase in beds from 35 to 70 ALF
6168 HT	SSM Health St. Joseph Lake Saint Louis Replace MRI	Lake St. Louis	St. Charles	12/27/2024	\$3,407,227	0%		
6167 HT	North Kansas City Hospital Replace LINAC	North Kansas City	Clay	12/27/2024	\$4,162,491	0%		Will replace 4902 HT
6166 HT	St. Luke's RAYUS Radiology - Winghaven Replace MRI	O'Fallon	St. Charles	12/27/2024	\$2,600,000	0%		
6169 HT	Northeast Regional Medical Center Replace MRI	Kirksville	Adair	12/27/2024	\$1,911,737	0%		Will replace 4096 HT
6171 HT	Poplar Bluff Regional Medical Center Replace Robotic Surgery System	Poplar Bluff	Butler	01/21/2025	\$1,781,000	0%		
6170 HS	SSM Health - St. Clare Hospital Replace Cardiac Cath Lab	Fenton	St. Louis	01/21/2025	\$2,715,316	0%		
6117 HS	SSM Health St. Clare Hospital Acquire robotic surgery unit	Fenton	St. Louis	02/03/2025	\$1,359,519	0%		
6165 HA	St. Louis Recovery Hospital Establish 41-bed psychiatric and substance abuse treatment hospital	St. Louis	St. Louis City	02/03/2025	\$963,230	0%		
6154 HS	Heartland Regional Medical Center Acquire two additional robotic surgery units	St. Joseph	Buchanan	02/03/2025	\$5,112,000	0%		
6118 HS	SSM Health St. Mary's - St. Louis Aquire robotic surgery unit	St. Louis	St. Louis City	02/03/2025	\$2,246,250	0%		
6137 DS	Scotland County Nursing Home District Establish 68-bed ICF & 28-bed RCF	Memphis	Scotland	02/03/2025	\$4,553,500	0%		
6190 RA	Close to Paradise Assisted Living II Establish 10-bed ALF	Springfield	Greene	02/03/2025	\$558,180	0%		

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6160 HS	Missouri Baptist Medical Center Acquire additional MRI unit	St. Louis	St. Louis County	02/03/2025	\$2,757,992	0%		
6159 HS	Mercy Hospital St. Louis Acquire additional robotic surgery system	St. Louis	St. Louis County	02/03/2025	\$2,536,000	0%		11/1/24: Contact Correctionrec'd, previously Emily Combs <emily.combs@mercy.net>
6158 HS	Broadway Arches - Behavioral Health Establish 72-bed behavioral health hospital	St. Louis	St. Louis City	02/03/2025	\$13,699,519	0%		
6157 HS	The University of Kansas Hospital Acquire linear accelerator	Liberty	Clay	02/03/2025	\$4,700,000	0%		
6156 HS	North Kansas City Hospital Acquire two additional IR units	North Kansas City	Clay	02/03/2025	\$3,258,638	0%		
6155 HS	Orthopedic & Sports Medicine Center, LLC Acquire MRI	Platte City	Platte	02/03/2025	\$1,186,311	0%		
6179 HT	SSM Health St. Mary's - St. Louis Replace Cath Lab	St. Louis	St. Louis City	02/21/2025	\$3,306,303	0%		Will replace #4234 HT
6182 HT	St. Luke's Hospital of Kansas City Replace CV Lab	Kansas City	Jackson	02/21/2025	\$2,119,686	0%		3/14/25: Contact change from Audrey Hill ahill@saintlukeskc.org
6180 HT	Phelps Health Hospital Replace CT	Rolla	Phelps	02/21/2025	\$1,667,988	0%		
6178 HT	Phelps Health MOB Replace CT	Rolla	Phelps	02/21/2025	\$1,157,334	0%		
6135 HT	Missouri Delta Medical Center Replace MRI	Sikeston	Scott	02/21/2025	\$2,316,633	0%		Will replace #4693 HT 5/22/25: Rec'd Contact Correction, previously Ross Lasater <jlaster@missouridelta.com>
6175 HS	Missouri Baptist Sullivan Hospital Acquire robotic surgery unit	Sullivan	Crawford	03/03/2025	\$1,986,000	0%		
6174 HS	St. Luke's Hospital Acquire additional robotic surgery unit	Chesterfield	St. Louis	03/03/2025	\$3,000,000	0%		

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6172 HS	Mercy Hospital Washington Acquire robotic surgery system	Washington	Franklin	03/03/2025	\$1,940,814	0%		
6177 RS	417 ResCare Establish 14-bed ALF	Springfield	Greene	03/03/2025	\$3,276,013	0%		
6176 HS	Parkland Health Center Acquire Robotic Sugery unit	Farmington	St. Francois	03/03/2025	\$1,986,000	0%		
6198 RA	The Baptist Home Smithville Establish 48-bed ALF	Smithville	Clay	04/04/2025	\$0	0%		
6188 HT	Barnes-Jewish St. Peters Hospital Replace MRI	St. Peters	St. Charles	04/24/2025	\$2,323,426	0%		Will replace #3978 HT
6189 HT	Missouri Baptist Medical Center Replace cath lab	St. Louis	St. Louis County	04/24/2025	\$1,369,336	0%		
6162 HT	Lake Regional Health System Replace cath lab	Osage Beach	Camden	04/24/2025	\$1,390,827	0%		Is replacing #6134 HA due to cost going over threshold.
6187 HS	Saint Luke's East Hospital Acquire additional LINAC	Lee's Summit	Jackson	05/05/2025	\$7,158,500	0%		3/14/25: Contact change from Audrey Hill ahill@saintlukeskc.org
6185 HS	Missouri Delta Medical Center Acquire cardiac cath lab	Sikeston	Scott	05/05/2025	\$2,248,206	0%		5/22/25: Rec'd Contact Correction, previously Ross Lasater <jlaster@missouridelta.com>
6184 HS	Select Specialty Hospital - St. Louis Central Establish 60-bed LTCH	St. Louis	St. Louis City	05/05/2025	\$10,574,072	0%		
6191 HT	Saint Francis Medical Center Replace two linear accelerators	Cape Girardeau	Cape Girardeau	05/05/2025	\$8,123,411	0%		Will be replacing #5474 HS & 4365 HS 4/23/25: Vote to be placed on 5/5 mtg rec'd by Rep Butz
6173 HS	Boone Health Acquire additional CT scanner	Columbia	Boone	05/05/2025	\$2,424,285	0%		
6214 RA	N & R of Republic, LLC Establish 69-bed RCF	Republic	Greene	05/13/2025	\$0	0%		
6212 RA	N & R of Bethany, Inc Estblish 60-bed RCF	Bethany	Harrison	05/13/2025	\$0	0%		

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6213 RA	N & R of Charleston, LLC Establish 105-bed RCF	Charlseton	Mississippi	05/13/2025	\$0	0%		
6193 HT	SSM Health St. Mary's Hospital Replace MRI	Jefferson City	Cole	05/22/2025	\$2,300,432	0%		Will replace MRI unit in #4191 HS
6194 HT	The University of Kansas Hospital Replace hybrid OR	Liberty	Clay	05/22/2025	\$3,800,000	0%		
6195 HT	SSM RAYUS Radiology Replace MRI	Bridgeton	St. Louis	05/22/2025	\$1,739,735	0%		

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