CERTIFICATE OF NEED APPLICATION

Kennett Hospital Revitalization Project

Establish 49-bed Primary Care Hospital

Project #5795 HS

submitted to

Missouri Health Facilities Review Committee
Project Name: Kennedy Hospital Revitalization Project
Project Description: Establish 49-bed Primary Care Hospital

Divider I. Application Summary:

| ✓ | 0 | 1. Applicant Identification and Certification (Form MO 580-1861) |
| ✓ | 7.8 | 2. Representative Registration (From MO 580-1869) |
| ✓ | 8-11 | 3. Proposed Project budget (Form MO 580-1863) and detail sheet with documentation of costs. |

Divider II. Proposal Description:

| ✓ | 13.17 | 1. Provide a complete detailed project description. |
| ✓ | 18 | 2. Provide a timeline of events for the project, from CON issuance through project competition. |
| ✓ | 19 | 3. Provide a legible city or county map showing the exact location of the proposed facility. |
| ✓ | 20 | 4. Provide a site plan for the proposed project. |
| ✓ | 21 | 5. Provide preliminary schematic drawings for the proposed project. |
| ✓ | 22 | 6. Provide evidence that architectural plans have been submitted to the Department of Health and Senior Services. |
| ✓ | 13 | 7. Provide the proposed gross square footage. |
| ✓ | 23-29 | 8. Document ownership of the project site, or provide an option to purchase. |
| ✓ | 14, 50 | 9. Define the community to be served (service area: 2025 population, area, rationale) |
| ✓ | 69 | 10. Provide utilization estimates for the first FULL three years of operation following project completion. |
| ✓ | 14 | 11. Provide the methods and assumptions used to project utilization. |
| ✓ | 14 | 12. Provide the proposed number of licensed beds by medical specialty. |
| ✓ | 15 | 13. Document that consumer needs and preferences have been included in planning this project and describe how consumers had an opportunity to provide input. |
| ✓ | 29-43 | 14. Provide copies of any petitions, letters of support or opposition received |

Divider III. Community Need Criteria and Standards:

| ✓ | 47-48 | 1. Document the methodology utilized to determine the need for the proposed hospital. |
| ✓ | 48-50, 52-54 | 2. Document that the current occupancy of other hospitals in the proposed geographic service area exceeds 80%. |
| ✓ | 50 | 3. Discuss the impact the proposed hospital would have on utilization of other hospitals in the geographic service area. |
| ✓ | 50 | 4. Document the unmet need in the geographic service area for each type of bed being proposed according to the population-based formula. |

Divider IV. Financial Feasibility Review Criteria and Standards:

| ✓ | 56 | 1. Document that the proposed costs per square foot are reasonable when compared to the latest "RS Means Construction Cost data". |
| ✓ | 56 | 2. Document that sufficient financing is available by providing a letter from a financial institution or an auditor’s statement indicating that sufficient funds are available. |
| ✓ | 60 | 3. Provide Service-Specific Revenues and Expenses (Form MO 580-1865) for the latest three (3) years, and projected through three (3) FULL years beyond project completion. |
| ✓ | 56 | 4. Document how patient charges are derived. |
| ✓ | 56 | 5. Document responsiveness to the needs of the medically indigent. |
DIVIDER I: Application Summary

Application Summary shall include the completed forms in the following order:

1. Applicant Identification and Certification (Form MO 580-1861)
   
   (see Attachment 2, preceded by amended Letter of Intent, see Attachment 1)

2. Representative Registration (Form MO 580-1869)
   
   (see Attachments 3a - 3b)

3. Proposed Project Budget (Form MO 580-1863) and detail sheet
   
   (see Attachments 4a - 4b)
DIVIDER I: Attachments
1. Project Information  
(Attach additional pages as necessary to identify multiple project sites.)

Title of Proposed Project: Kennett Hospital Revitalization Project
County: Dunklin

Project Address (Street/City/State/Zip Code or Plat map if no address):
1301 First Street, Kennett, MO 63857

2. Applicant Identification  
(Attach additional pages as necessary to list all owners and operators.)

List All Owner(s): (List corporate entity.)
Mainstreet HealthVentures, LLC
Address (Street/City/State/Zip Code): 5675 Jimmy Carter Blvd, Suite 109 Norcross, GA 30071
Telephone Number: 770-710-0905

List All Operator(s): (List entity to be licensed or certified.)
Kenneth Healthcare Affiliates, LLC
Address (Street/City/State/Zip Code): 1301 First Street, Kennett, MO 63857
Telephone Number: 573-724-3287

3. Type of Review

Full Review:
- [ ] New Hospital
- [X] New/Add LTC Beds*
- [ ] New/Add LTCH Beds/Eqpt.
- [ ] New/Additional Equipment
- [ ] Replacement Equipment not previously approved

Expedited Review:
- [ ] 6-mile RCF/ALF Replacement
- [ ] 15-mile LTC Replacement
- [ ] 30-mile LTC Replacement
- [ ] LTC Bed Expansion
- [ ] LTC Renov./Modernization
- [ ] Equipment Replacement previously approved

Non-Applicability Review:
- [ ] (See 7. Applicability next page)

4. Project Description  
(Information should be brief but sufficient to understand scope of project.)

Include the number of long-term care beds to be added or replaced, square footage of new construction and/or renovation, services affected, and major medical equipment to be acquired or replaced. If requesting a non-applicability letter, also complete the next page of this form.

This project proposes to replace the previous hospital structure in order to construct a 49-bed full-service Primary Care Hospital of about 70,000 sq ft.

The Inpatient Bed Component is comprised of 37 Adult Acute Beds, 6 Pediatric Acute Beds, and 6 Intensive Care Unit Beds. Dual certification for "swing-bed" status for all beds, provision of physical, occupational and speech therapy and Medicare "provider based status" for urgent care clinic.

Other components will include a 4-room Inpatient/Outpatient Surgical Suite with a Surgical Recovery Unit, 24-hour 7-bed Emergency Room to include a 5-bed "Urgent Care Clinic" for non-emergent patients, 24-hour Medical Imaging (Fluoroscopy, CT, MRI, Ultrasound; Nuclear Medicine and Portable X-ray), and 24-hour Clinical Lab (Chemistry, Hematology, Blood Bank).

*If new or additional long-term care beds, provide the average occupancy of all licensed and available beds in the appropriate category within the fifteen-mile radius, check one of the following, and attach applicable documentation or explanation.
- [ ] Bed need standard is met. (Attach documentation)  -OR-  [ ] Special exceptions apply. (Attach explanation)

Key:
LTC = Long-Term Care; LTCH = Long-Term Care Hospital; RCF/ALF = Residential Care Facility/Assisted Living Facility

5. Estimated Project Cost:

$ 25,000,000

6. Authorized Contact Person Identification  
(List only one person, regardless of number of owners/operators.)

Name of Contact Person: Thomas R. Piper
Title: CEO

Contact Person Address (Company/Street/City/State/Zip Code):
MacQuest Consulting, LLC, 611 Hobbs Road, Jefferson City, MO 65109

Telephone Number: 573-230-5350
Fax Number: n/a
E-mail Address: macquest@mac.com
Signature of Contact Person:

Date of Signature: June 16, 2020

MO 580-1862 (1/1/2014)
The information provided must match the Letter of Intent for this project, without exception.

1. Project Location (Attach additional pages as necessary to identify multiple project sites.)

Title of Proposed Project: Kennett Hospital Revitalization Project

Project Address (Street/City/State/Zip Code):
1301 First Street, Kennett, MO 63857

Project Number: 5795 HS

County: Dunklin

2. Applicant Identification (Information must agree with previously submitted Letter of Intent.)

List All Owner(s): (List corporate entity.)
Mainstreet HealthVentures, LLC

Address (Street/City/State/Zip Code):
5675 Jimmy Carter Blvd, Suite 109, Norcross, GA 30071

Telephone Number: 770-710-0905

List All Operator(s): (List entity to be licensed or certified.)
Kannett Healthcare Affiliates, LLC

Address (Street/City/State/Zip Code):
1301 First Street, Kennett, MO 63857

Telephone Number: 573-724-3287

3. Ownership (Check applicable category.)

☐ Nonprofit Corporation ☐ Individual ☐ City ☐ District
☐ Partnership ☐ Corporation ☐ County ☐ Other
☐ Limited Liability Corporation

4. Certification

In submitting this project application, the applicant understands that:

(A) The review will be made as to the community need for the proposed beds or equipment in this application;
(B) In determining community need, the Missouri Health Facilities Review Committee (Committee) will consider all similar beds or equipment within the service area;
(C) The issuance of a Certificate of Need (CON) by the Committee depends on conformance with its Rules and CON statute;
(D) A CON shall be subject to forfeiture for failure to incur an expenditure on any approved project six (6) months after the date of issuance, unless obligated or extended by the Committee for an additional six (6) months;
(E) Notification will be provided to the CON Program staff if and when the project is abandoned; and
(F) A CON, if issued, may not be transferred, relocated, or modified except with the consent of the Committee.

We certify the information and date in this application as accurate to the best of our knowledge and belief by our representative's signature below:

5. Authorized Contact Person (Attach a Contact Person Correction Form if different from the Letter of Intent.)

Name of Contact Person: Thomas R. Piper

Title: CEO, MacQuest Consulting, LLC

Telephone Number: 573-230-5360

Fax Number: n/a

E-mail Address: macquest@mac.com

Signature of Contact Person: [Signature]

Date of Signature: June 11, 2020
# Certificate of Need Program

## REPRESENTATIVE REGISTRATION

(A registration form must be completed for each project represented)

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kennett Hospital Revitalization Project ... establish 49-bed primary care hospital</td>
<td>5795 HS</td>
</tr>
</tbody>
</table>

(Please type or print legibly)

<table>
<thead>
<tr>
<th>Name of Representative</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thomas R. Piper</td>
<td>CEO</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other)</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>MacQuest Consulting, LLC</td>
<td>573-230-5350</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address (Street/City/State/Zip Code)</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>611 Hobbs Road, Jefferson City, MO 65109</td>
<td></td>
</tr>
</tbody>
</table>

Who's interests are being represented?
(If more than one, submit a separate Representative Registration Form for each.)

<table>
<thead>
<tr>
<th>Name of Individual/Agency/Corporation/Organization being Represented</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kennett Hospital</td>
<td>573-724-3287</td>
</tr>
</tbody>
</table>

Address (Street/City/State/Zip Code)

1301 First Street, Kennett, MO 63857

Check one. Do you:  
✓ Support  
☐ Oppose  
☐ Neutral

Relationship to Project:

☐ None  
☐ Employee  
☐ Legal Counsel  
✓ Consultant  
☐ Lobbyist  
☐ Other (explain): __________________________

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

Original Signature: ___________________________________________  
Date: May 18, 2020

MO 589-1590 (11-01)
<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Kennett Hospital Revitalization Project . . . establish 49-bed primary care hospital</th>
<th>Number:</th>
<th>5795 HS</th>
</tr>
</thead>
</table>

(Please type or print legibly)

<table>
<thead>
<tr>
<th>Name of Representative</th>
<th>Kerry Noble</th>
<th>Title</th>
</tr>
</thead>
</table>

| Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) | Telephone Number | 573-724-3287 |

<table>
<thead>
<tr>
<th>Address (Street/City/State/Zip Code)</th>
</tr>
</thead>
</table>

Who's interests are being represented?
(If more than one, submit a separate Representative Registration Form for each.)

<table>
<thead>
<tr>
<th>Name of Individual/Agency/Corporation/Organization being Represented</th>
<th>Telephone Number</th>
<th>573-724-3287</th>
</tr>
</thead>
</table>

| Address (Street/City/State/Zip Code) | 1301 First Street, Kennett, MO 63857 |

Check one. Do you:  
☑ Support  
☐ Oppose  
☐ Neutral

Other information: ____________________________

Relationship to Project:  
☐ None  
☐ Employee  
☐ Legal Counsel  
☑ Consultant  
☐ Lobbyist  
☐ Other (explain): ____________________________

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

Original Signature:  

Kerry l. Noble  

Date:  

May 19, 2020  

MO 503-1889 (11-01)
### PROPOSED PROJECT BUDGET

<table>
<thead>
<tr>
<th>Description</th>
<th>Dollars</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COSTS:</strong> *</td>
<td></td>
</tr>
<tr>
<td>1. New Construction Costs ***</td>
<td>$14,340,000</td>
</tr>
<tr>
<td>2. Renovation Costs ***</td>
<td>$0</td>
</tr>
<tr>
<td>3. <em>Subtotal Construction Costs</em> (#1 plus #2)</td>
<td>$14,340,000</td>
</tr>
<tr>
<td>4. Architectural/Engineering Fees</td>
<td>$960,000</td>
</tr>
<tr>
<td>5. Other Equipment (not in construction contract)</td>
<td>$8,900,000</td>
</tr>
<tr>
<td>6. Major Medical Equipment</td>
<td>$0</td>
</tr>
<tr>
<td>7. Land Acquisition Costs ***</td>
<td>$100,000</td>
</tr>
<tr>
<td>8. Consultants’ Fees/Legal Fees ***</td>
<td>$50,000</td>
</tr>
<tr>
<td>9. Interest During Construction (net of interest earned) ***</td>
<td>$650,000</td>
</tr>
<tr>
<td>10. Other Costs ***</td>
<td>$0</td>
</tr>
<tr>
<td>11. <em>Subtotal Non-Construction Costs</em> (sum of #4 through #10)</td>
<td>$10,660,000</td>
</tr>
<tr>
<td>12. Total Project Development Costs (#3 plus #11)</td>
<td>$25,000,000 **</td>
</tr>
</tbody>
</table>

### FINANCING:

<table>
<thead>
<tr>
<th>Description</th>
<th>Dollars</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. Unrestricted Funds</td>
<td>$0</td>
</tr>
<tr>
<td>14. Bonds</td>
<td>$0</td>
</tr>
<tr>
<td>15. Loans</td>
<td>$25,000,000</td>
</tr>
<tr>
<td>16. Other Methods (specify)</td>
<td>$0</td>
</tr>
<tr>
<td>17. <strong>Total Project Financing</strong> (sum of #13 through #16)</td>
<td>$25,000,000 **</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>18. New Construction Total Square Footage</td>
<td>78,750</td>
</tr>
<tr>
<td>19. New Construction Costs Per Square Foot</td>
<td>$182</td>
</tr>
<tr>
<td>20. Renovated Space Total Square Footage</td>
<td>0</td>
</tr>
<tr>
<td>21. Renovated Space Costs Per Square Foot</td>
<td>$0</td>
</tr>
</tbody>
</table>

* Attach additional page(s) detailing how each line item was determined, including all methods and assumptions used. Provide documentation of all major costs.

** These amounts should be the same.

*** Capitalizable items to be recognized as capital expenditures after project completion.

**** Include as Other Costs the following: other costs of financing; the value of existing lands, buildings and equipment not previously used for health care services, such as a renovated house converted to residential care, determined by original cost, fair market value, or appraised value; or the fair market value of any leased equipment or building, or the cost of beds to be purchased.

****** Divide new construction costs by total new construction square footage.

******* Divide renovation costs by total renovation square footage.
Proposed Project Budget Detail Sheet

1. New Construction Costs
   $14,340,000 represents the estimated cost of construction based on demolition of the existing facility, then erection of a new structure, as estimated by Stan Morris Construction, LLC (see Attachment 4c).

2. Renovation Costs
   (not applicable)

4. Architectural/Engineering Fees
   $960,000 represents the estimated cost of architectural fees to develop finished drawings for construction.

5. Other Equipment (not in construction contract)
   $8,900,000 is comprised of $6.8 Million for Clinical equipment and $2.1 million for furnishings and “non-clinical” equipment.

6. Major Medical Equipment
   (not applicable)

7. Land Acquisition Costs
   $100,000 is the value of the land and building as shown in the Warranty Deed.

8. Consultant’s Fees/Legal Fees
   $50,000 for development and attorney’s fees.

9. Interest During Construction
   $650,000 has been allocated for interest during renovation.

10. Other Costs
    No other costs are listed.
### Estimate

**Stan Morris Construction LLC**  
104 St. Francis Street  
Kennett, MO 63857 US  
8705984353  
stanmorrisconstruction@gmail.com

**ADDRESS**  
Main Street HealthVentures  
1301 First Street  
Kennett, MO 63857

<table>
<thead>
<tr>
<th>QTY</th>
<th>ACTIVITY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Remove asbestos from all buildings at 1301 First Street. Demolish hospital building and reuse concrete, brick, etc and use to fill in hole at existing back entrance area of hospital. Level, compact, and over fill with builder's gravel and/or sand and/or slag so that ground can be built on.</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
</tr>
<tr>
<td>1</td>
<td>Build new 70,000 square foot building (strata/sabs technology)</td>
<td>2,100,000.00</td>
<td>2,100,000.00</td>
</tr>
<tr>
<td>1</td>
<td>Install all new electrical.</td>
<td>2,300,000.00</td>
<td>2,300,000.00</td>
</tr>
<tr>
<td>1</td>
<td>Install all new plumbing and fixtures</td>
<td>2,600,000.00</td>
<td>2,600,000.00</td>
</tr>
<tr>
<td>1</td>
<td>Install all new HVAC</td>
<td>2,540,000.00</td>
<td>2,540,000.00</td>
</tr>
<tr>
<td>1</td>
<td>Install all new med gases</td>
<td>1,400,000.00</td>
<td>1,400,000.00</td>
</tr>
<tr>
<td>1</td>
<td>Finish interior of building with finished walls, flooring, paint, doors</td>
<td>1,400,000.00</td>
<td>1,400,000.00</td>
</tr>
</tbody>
</table>

**TOTAL**  
$14,340,000.00

---

Accepted By:  
Accepted Date:
DIVIDER II: Proposal Description

Proposal description shall include documents which:

1. Provide a complete detailed project description.

   This project proposes to demolish the previous hospital structure, then construct in its place a new building in order to create a 49-bed full-service Primary Care Hospital of about 78,750 sq ft. Other components will include a 4-room Inpatient/Outpatient Surgical Suite with a Surgical Recovery Unit, 24-hour 7-bed Emergency Room to include a 5-bed "Urgent Care Clinic" for non-emergent patients, 24-hour Medical Imaging (Fluoroscopy, CT, MRI, Ultrasound; Nuclear Medicine and Portable X-ray), and 24-hour Clinical Lab (Chemistry, Hematology, Blood Bank).

   (see brochure in Attachment 5a)

2. Provide a timeline of events for the project, from the issuance of the CON through project completion.

   (see Attachment 5c)

3. Provide a legible city or county map showing the exact location of the proposed facility.

   (see Attachment 5d)

4. Provide site plan for the proposed project.

   (see Attachments 5e <site plan>)

5. Provide preliminary schematic drawings for the proposed project.

   (see Attachment 5f <facility schematic>)

6. Provide evidence that architectural plans have been submitted to the Department of Health and SeniorServices.

   (see Attachment 6)

7. Provide the proposed gross square footage.

   The square footage of the constructed facility is 78,750 square feet.
8. Document ownership of the project site, or provide an option to purchase.

Attached please find the Special Warranty Deeds which document acquisition of the real estate by Mainstreet HealthVentures, LLC (see Attachments 7a - 7g).

9. Define the community to be served (service area: 2025 population, area, rationale).

The community to be served is primarily defined as the general population in the Primary Services Area (Dunklin County), plus the Secondary Service Area (the counties immediately around Dunklin County, see Attachment 8).

10. Provide utilization estimates for the first FULL three years of operation following project completion.

(see Attachment 511c)

11. Provide the methods and assumptions used to project utilization.

A review was conducted of the utilization trends for the former Hospital, Twin Rivers Regional Medical Center, Kennett as well as all of the Hospitals located within the Secondary Market to include Pemiscot Memorial Hospital, Hayti; Poplar Bluff Regional Medical Center, Poplar Bluff; Southeast Hospital of Stoddard County, Dexter; and Missouri Delta Medical Center, Sikeston . (Source: Filed Medicare Cost Reports for the Period 2015-2018). It was noted that in 2015, the latest period for which the “DHSS-MOPHIMS MICA” is available, Twin Rivers Regional Medical Center captured 74.3% of the Hospital Inpatient Discharges for Dunklin County (3,701/4,984). The Hospital Inpatient Discharges for Twin Rivers Regional Medical Center for the period 2016 until its closure in June 2018 indicates that the inpatient discharges captured by Twin Rivers Regional Medical Center as a percentage of inpatient discharges within Dunklin County remained fairly consistent.

For the period 2015-2017, (last full year of operation was 2017), Twin Rivers Regional Medical Center experienced an average Inpatient Occupancy of 26.6%. Based upon a licensed acute bed capacity of 108 beds, the average daily census was reported to be 28.7 acute patients per day. It is anticipated that the New Hospital Facility will have the ability to maintain an Average Daily Census of 24 Inpatients per day and an average of 5 Observation Patients per day resulting in an average daily census of occupied beds of 59% (29/ 49 total acute beds):

- Acute Adult:   15
- ICU Adult:     3
- Acute Peds:    2
- Swing-bed:     4
  Total           24
12. **Provide the proposed number of licensed beds by medical specialty.**

The Inpatient Bed Component is comprised of 37 Adult Acute Beds, 6 Pediatric Acute Beds, and 6 Intensive Care Unit Beds. Dual certification for “swing-bed” status for all beds, provision of physical, occupational and speech therapy and Medicare “provider based status” for urgent care clinic.

13. **Document that consumers needs and preferences have been included in planning this project and describe how consumers had an opportunity to provide input.**

The Applicant met with numerous residents and officials in the Kennett area in order to determine their perceptions of acute care needs in this area. All were very supportive and encouraging.

Consumer needs in the community will be met by this 49-bed hospital because the care model will focus on the acute and emergency care needs of the residents. These services are currently of limited availability in the area.

Interested persons were also notified of this application via newspaper Public Notice in the June 17, 2020, edition of the Delta Dunklin Democrat (see Attachment 11d).

14. **Provide copies of any petitions, letters of support or opposition received.**

The following letters of support (see Attachments 9a):

- Senator Doug Libla, District 25
- Representative Dale Wright, District 116
- Representative Andrew McDaniel, District 150
- Representative Herman Morse, District 151
- Dr. Chancellor Wayne, Mayor of Kennett
- Councilman Bob Hancock, Kennett City Council, Ward 1
- Councilman Barry Tate, Kennett City Council, Ward 2
- Councilman Marco Parr. Kennett City Council, Ward 3
- Don Collins, Ron Huber, Patrick McHaney: Dunklin County Commission
- Abdullah Arshad, MD, Hayti Medical & Diagnostics
- Timothy W. McPherson, DO, McPherson Medical & Diagnostics, LLC
- Edmund C. Landry, MD, FAAOS, Orthopaedic Surgery
- Stan Morris, Consultant, Mainstreet, HealthVentures, LLC
- Petition in Support with 3,518 signatures
DIVIDER II: Attachments
Your destination for quality care.

When you choose Twin Rivers Regional Medical Center, you’re choosing quality care from physicians and staff who care about you. We provide a wide range of services for you and your family, and are constantly working to enhance them. You can feel confident turning to us for each of the following:

• Behavioral Health
• Cancer Care Center
• Emergency Medicine
• Eye Care (Ophthalmology)
• Geriatric Medicine (Senior Services)
• Imaging and Radiology
• Men’s Health
• Orthopedic Center

• Outpatient Services
• Pediatrics
• Rehabilitation Services
• Respiratory Care (Pulmonary Medicine)
• Surgical Services
• Urology
• Women’s Health Center
• Wound Healing Center

For more information about our services, visit TwinRiversRegional.com.
Kennett Hospital Revitalization Project  
CON #5795 HS  
Project Development Time-line  
Facility Description:

<table>
<thead>
<tr>
<th>Design</th>
<th>Single Story</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>70,000</td>
</tr>
<tr>
<td>Bed Capacity</td>
<td>49</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task</th>
<th>Commencement Date</th>
<th>Duration</th>
<th>Completion Date</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>CON Approval</td>
<td>9/14/2020</td>
<td></td>
<td></td>
<td>Official Notification of CON approval</td>
</tr>
<tr>
<td><strong>Project Development:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Facility Design</td>
<td>9/15/2020</td>
<td>10 weeks</td>
<td>11/23/2020</td>
<td></td>
</tr>
<tr>
<td>Site Preparation</td>
<td>10/1/2020</td>
<td>9 weeks</td>
<td>11/30/2020</td>
<td>Demolition of Existing Structure/Site Preparation</td>
</tr>
<tr>
<td>Construction Documents</td>
<td>11/24/2020</td>
<td>10 weeks</td>
<td>2/2/2021</td>
<td>Completion of Detailed Drawings</td>
</tr>
<tr>
<td>Bid Letting</td>
<td>2/15/2021</td>
<td>4 weeks</td>
<td>3/15/2021</td>
<td>Selection of Contractor</td>
</tr>
<tr>
<td><strong>Construction Period:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Erection of Structure</td>
<td>4/1/2021</td>
<td>52 weeks</td>
<td>9/17/2021</td>
<td>Completion of Building Exterior/Interior Framing</td>
</tr>
<tr>
<td>Completion of Interior</td>
<td>9/17/2021</td>
<td>28 weeks</td>
<td>4/1/2022</td>
<td>Installation of Fixtures/HVAC/Interior Finishes</td>
</tr>
<tr>
<td>Installation of Eqpt/Furnishings</td>
<td>4/1/2022</td>
<td>5 weeks</td>
<td>5/1/2022</td>
<td>Ready for occupancy</td>
</tr>
<tr>
<td>Opening/Licensure Inspection</td>
<td>5/1/2022</td>
<td></td>
<td></td>
<td>Accept Patients</td>
</tr>
</tbody>
</table>
Geographic Location of Kennett Hospital
Site Plan

original structure to be demolished

New Hospital
From: Tom Piper <macquest@mac.com>
Subject: Kennett Hospital CON proposal
Date: June 30, 2020 at 3:42:02 PM CDT
To: David East <david.east@dhss.mo.gov>
Cc: Kerry Noble <knoblerhcm@yahoo.com>,
    Brian Edmison <brian@be-architecture.com>

David:

Please find attached a site plan and schematic drawing to introduce the proposed establishment of a new 49-bed acute care hospital in Kennett.

More detailed drawings and specifications will follow this as we navigate through the Certificate of Need process, and work toward construction drawings, contingent on CON approval.

Thank you for your consideration.

Tom

__________________________________________
Thomas R. Piper, CEO
MacQuest Consulting, LLC
611 Hobbs Road
Jefferson City, MO 65109
    ph: 573-230-5350
SPECIAL WARRANTY DEED

DATE: January 11, 2020

GRANTOR: Kennett Properties LLC, a Missouri limited liability company.

GRANTEE: Billionaires Funding Group LLC, a Georgia limited liability company.

3675 Jimmy Carter Blvd #109
Norcross, CA 30071

CONSIDERATION: Ten Dollars ($10.00) and other valuable consideration.

DESCRIPTION OF REAL ESTATE:

TRACT 1:

A part of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 1, Township 18 North, Range 9 East in the City of Kennett, Dunklin County, Missouri described as commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) and running...
South 0 degrees 08 minutes West, 60.90 feet; thence North 88 degrees 55 minutes East 37.75 feet to a point of beginning; and running thence South 0 degrees 01 minutes East, 986.57 feet along the east right of way line of Teaco Avenue, as now located; thence North 89 degrees 28 minutes East 549.93 feet; thence North 0 degrees 01 minutes West, 991.85 feet along the west line of Barbara Heights Subdivision, as now located and the northerly extension thereof; thence South 88 degrees 55 minutes West, 550 feet along the south right of way line of Missouri State Route No. 84 (First Street) as now located to the point of beginning.

LESS AND EXCEPT:

Lot 1, Twin Rivers Subdivision to the City of Kennett, Dunklin County, Missouri as shown on the plat of the subdivision filed in Plat Book 5, Page 340.

ALSO, LESS AND EXCEPT:

A part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 1, Township 18 North, Range 9 East described as beginning at the Northwest corner of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and run thence South 0 degrees 08 minutes West 60.90 feet along the quarter-section line; thence North 88 degrees 55 minutes East 37.75 feet; thence South 0 degrees 01 minutes East 633.94 feet along the East right of way line of Teaco Avenue to a point of beginning; running thence North 89 degrees 59 minutes East 327 feet; thence South 0 degrees 01 minutes East 349.68 feet; thence south 89 degrees 28 minutes West, 327.01 feet; thence North 0 degrees 01 minutes West 352.63 feet along the East right of way line of Teaco Avenue.

ALSO, LESS AND EXCEPT:

A part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 1, Township 18 North, Range 9 East of the Fifth Principal Meridian, Dunklin County, Missouri and being further described as follows: Beginning at a point that lies South 00 degrees 08 minutes 00 seconds West 60.90 feet and North 88 degrees 55 minutes 00 seconds East 37.75 feet from the NW corner of the said NW1/4 NE1/4 and run thence North 88 degrees 55 minutes 00 seconds East 550.00 feet; thence South 00 degrees 01 minutes 00 seconds East 237.64 feet; thence South 88 degrees 55 minutes 00 seconds West 550.00 feet; thence North 00 degrees 01 minutes 00 seconds West 237.64 feet to the point of beginning.
SPECIAL WARRANTY DEED

DATE: January 11, 2020

GRANTOR: Kennett Properties LLC, a Missouri limited liability company.

GRANTEE: Billionaires Funding Group LLC, a Georgia limited liability company.

5675 Jimmy Carter Blvd #109
Norcross, GA 30071

CONSIDERATION: Ten Dollars ($10.00) and other valuable consideration.

DESCRIPTION OF REAL ESTATE:

TRACT 1:

A part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 1, Township 18 North, Range 9 East in the City of Kennett, Dunklin County, Missouri described as commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and running thence...
STATE OF

COUNTY OF

On January 11, 2020, Juvenal Perez, acting in his capacity as Manager of Kennett Properties LLC, a Missouri limited liability company, personally appeared before me and presented proof that he is the person who executed this document on behalf of the limited liability company. He acknowledged he executed this document as the free act and deed of the limited liability company.

As proof of these facts, I have signed and sealed this document on the above date.

Notary Public-

My Commission Expires: 7-14-2020

Irving Gonzalez
## Transaction Details

**Date:** 6/15/2020  
**Time:** 2:56 PM  
**Ref. #:** 100543  
**Auth. Code:** 045625  
**Mastercard Credit Credit Sale**  
**Card:** 3445  

A convenience fee has been added to your payment, charged by the processor.

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>PYMT - Shared Lender Copies</td>
<td>$5.00</td>
</tr>
<tr>
<td>e-mail: <a href="mailto:monica@billionairesfundinggroup.com">monica@billionairesfundinggroup.com</a></td>
<td></td>
</tr>
<tr>
<td>770-875-8927</td>
<td></td>
</tr>
<tr>
<td>Subtotal</td>
<td>$5.00</td>
</tr>
<tr>
<td>Conv. Fee</td>
<td>$2.00</td>
</tr>
<tr>
<td>Total Due</td>
<td>$7.00</td>
</tr>
</tbody>
</table>

Sign Here  
Cardholder Copy: Retain this copy for statement validation.
SPECIAL WARRANTY DEED

This Deed, made on the 30 day of June, 2020, by and between Billionaires Funding Group, LLC, a Georgia limited liability company, Grantor, whose mailing address is 5675 Jimmy Carter Blvd. #109, Norcross, Georgia 30071, and Mainstreet HealthVentures, LLC, a Missouri limited liability company, Grantee, whose mailing address is 1301 First Street, Kennett, Missouri 63857;

WITNESSETH that Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, do by these presents, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said Grantee and its assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Dunklin and State of Missouri, to-wit:

DESCRIPTION ATTACHED AS EXHIBIT “A”

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances, unto Grantee and Grantee's heirs, successor, and assigns, forever; and the Grantor hereby covenants that these premises are free from all encumbrances except as set forth above, and that Grantor will warrant and defend the title to these premises unto the Grantee, and Grantee's heirs, successors, and assigns, forever, against the lawful claims of all persons claiming through the Grantor.
IN WITNESS WHEREOF, the said Grantor has caused hereunto set its hand the day and year above written.

Billionaires Funding Group, LLC

By

[Signature]

Print Name and Title

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF (GA )

) SS.

COUNTY OF Fulton )

BE IT REMEMBERED, That on this 30th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came [name], acting in his/her capacity as [title] of Billionaires Funding Group, LLC, a Georgia Limited Liability Company, personally appeared before me and presented proof that he/she is the person who executed this document on behalf of the limited liability company and acknowledged that he/she executed this document as the free act and deed of the limited liability company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

My Appointment Expires

6-10-24

Notary Public

[Notary Seal]
June 3, 2020

Kerry L. Noble
Kennett Hospital Revitalization Project
1301 First Street
Kennett, MO 63857

RE: Letter of Support for “Certificate of Need” (Project #5795 HS)

Dear Mr. Noble,

Please accept this letter to document my support of Mainstreet Health Ventures, LLC “New Hospital Application” to the Missouri State “Certificate of Need” Program for the establishment of a 49 bed full service Primary Care Hospital to be located at 1301 First Street, Kennett, MO 63587 (Formerly Twin Rivers Regional Medical Center).

Dunklin County and the City of Kennett have been without immediate access to critical inpatient hospital and emergency care services in the entirety of Dunklin County following the closure of Twin Rivers Regional Medical Center in June 2018. This Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once again identify Kennett and the Dunklin County Region as a viable alternative for industrial development with the presence of a “full service” primary care and emergency services hospital to meet the industrial employers’ medical care needs.

I enthusiastically support Mainstreet Health Venters, LLC’s New Hospital Application to the Certificate of Need program. Please do not hesitate to contact me or my legislative assistant, Carol Workman, at (573) 751-4843 if you have any questions.

Sincerely,

[Signature]

Senator Doug Libla, 25th District
May 26, 2020

Kerry L. Noble
Kennett Hospital Revitalization Project
1301 First Street
Kennett, Missouri 63857

RE: Letter of Support for “Certificate of Need” (Project #5795 HS)

Dear Mr. Noble,

Please accept this letter as confirmation of my support for the Mainstreet Heath Ventures, LLC “New Hospital Application” to the Missouri State “Certificate of Need” Program to establish a 49 bed full service Primary Care Hospital (Formerly Twin Rivers Regional Medical Center) to be located at 1301 First Street, Kennett, Missouri 63857.

As a current state legislator and past healthcare executive I’ve been concerned about the rash of hospital closings in southeast Missouri which have left many of our communities without immediate access to healthcare services. One significant cessation of access to critical Inpatient Hospital and Emergency Care Services was in Dunklin County and the City of Kennett, with the closure of Twin Rivers Regional Medical Center in June 2018.

Because hospitals are typically one of the largest employers in our communities I’m confident that Mainstreet Heath Ventures, LLC’s Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once again identify Kennett and the Dunklin County Region as a viable alternative for Industrial Development with the presence of a “full service” Primary Care and Emergency Services Hospital to meet the Industrial Employers’ medical care needs.

Thank you for your favorable consideration of the “New Hospital Application” on behalf of Mainstreet Health Ventures, LLC.

Respectfully,

Dale Wright
District 116
June 1, 2020

Missouri Health Facilities Review Committee
3418 Knipp Drive
P. O. Box 570
Jefferson City, MO 65102

RE: Letter of Support for “Certificate of Need” (Project #5795 HS)

To the members of the review committee,

Please accept this letter to document my support of Mainstreet HealthVentures, LLC “New Hospital Application” to the Missouri State “Certificate of Need” Program for the establishment of a 49 bed full service Primary Care Hospital to be located at 1301 First Street, Kennett, Missouri 63857 (Formerly Twin Rivers Regional Medical Center).

Dunklin County and the City of Kennett have been without immediate access to critical Inpatient Hospital and Emergency Care Services in the entirety of Dunklin County following the closure of Twin Rivers Regional Medical Center in June 2018. This Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once again identify Kennett and the Dunklin County Region as a viable alternative for Industrial Development with the presence of a “full service” Primary Care and Emergency Services Hospital to meet the Industrial Employers’ medical care needs.

Thank you for your favorable consideration of the “New Hospital Application” on behalf of Mainstreet HealthVentures, LLC.

Respectfully yours,

Representative Andrew McDaniel
6-2-2020

Dear Mr. Noble:

I was delighted to hear that there is a move afoot to reopen the hospital at Kennett. It is inconceivable to me that a county with a facility does not have a functioning hospital. Paragould, Hartville, Jonesboro, or Poplar Bluff is too far in an emergency. (My wife graduated from KHS and still has siblings in Kennett.)

I'm sorry for this hand-written letter, but my computer here at home is on the fritz. If I can be of help, don't hesitate to contact me. 820-7502.

Herman Morse
151st District Rep.

Committees
Special Committee on Aging, Vice-Chairman
Special Committee on Student Accountability, Vice-Chairman
Agriculture Policy, Member
Corrections and Public Institutions, Member
June 23, 2020

Kerry L. Noble  
Kennett Hospital Revitalization Project  
1301 First Street  
Kennett, Missouri 63857

RE: Letter of support for the “Certificate of Need” (Project #5795 HS)

Dear Mr. Noble,

Please accept this letter to document my support of Mainstreet Health Ventures, LLC “New Hospital Application” to the Missouri State Certificate of Need Program for the establishment of a 49 bed full service Primary Care Hospital to be located at 1301 First Street, Kennett MO 63057. (Formerly Twin Rivers Regional Medical Center).

Dunklin County and the City of Kennett have been without immediate access to critical inpatient Hospital and Emergency Care Services in the entirety of Dunklin County following the closure of Twin Rivers Regional Medical Center in June 2018. This Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once again identify Kennett and Dunklin County Region as a viable alternative for Industrial Development with the presence of a “full Service” Primary Care and Emergency Services Hospital to meet he Industrial Employers’ medial care needs.

Thank you for your favorable consideration of the “New Hospital Application” on behalf of Mainstreet Health Ventures, LLC.

Respectfully,

Dr. Chancellor Wayne  
Mayor of Kennett, Missouri
Kerry L. Noble  
Kennett Hospital Revitalization Project  
1301 First Street  
Kennett, Missouri 63857

RE: Letter of Support for “Certificate of Need” (Project #5795 HS)

Dear Mr. Noble,

Please accept this letter to document my support of Mainstreet HealthVentures, LLC “New Hospital Application” to the Missouri State “Certificate of Need” Program for the establishment of a 49 bed full service Primary Care Hospital to be located at 1301 First Street, Kennett, Missouri 63857 (Formerly Twin Rivers Regional Medical Center).

Dunklin County and the City of Kennett have been without immediate access to critical Inpatient Hospital and Emergency Care Services in the entirety of Dunklin County following the closure of Twin Rivers Regional Medical Center in June 2018. This Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once again identify Kennett and the Dunklin County Region as a viable alternative for Industrial Development with the presence of a “full service” Primary Care and Emergency Services Hospital to meet the Industrial Employers’ medical care needs.

Thank you for your favorable consideration of the “New Hospital Application” on behalf of Mainstreet HealthVentures, LLC.

Respectfully,

[Signature]

Bob Hancock  
Kennett City Councilman, Ward 1

page 36 of 62
Kerry L. Noble  
Kennett Hospital Revitalization Project  
1301 First Street  
Kennett, Missouri 63857  

RE: Letter of Support for “Certificate of Need” (Project #5795 HS)  

Dear Mr. Noble,  

Please accept this letter to document my support of Mainstreet HealthVentures, LLC “New Hospital Application” to the Missouri State “Certificate of Need” Program for the establishment of a 49 bed full service Primary Care Hospital to be located at 1301 First Street, Kennett, Missouri 63857 (Formerly Twin Rivers Regional Medical Center).  

Dunklin County and the City of Kennett have been without immediate access to critical Inpatient Hospital and Emergency Care Services in the entirety of Dunklin County following the closure of Twin Rivers Regional Medical Center in June 2018. This Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once again identify Kennett and the Dunklin County Region as a viable alternative for Industrial Development with the presence of a “full service” Primary Care and Emergency Services Hospital to meet the Industrial Employers’ medical care needs.  

Thank you for your favorable consideration of the “New Hospital Application” on behalf of Mainstreet HealthVentures, LLC.  

Respectfully,  

[Signature]
Kerry L. Noble  
Kennett Hospital Revitalization Project  
1301 First Street  
Kennett, Missouri 63857  

RE: Letter of Support for “Certificate of Need” (Project #5795 HS)  

Dear Mr. Noble,  

Please accept this letter to document my support of Mainstreet HealthVentures, LLC “New Hospital Application” to the Missouri State “Certificate of Need” Program for the establishment of a 49 bed full service Primary Care Hospital to be located at 1301 First Street, Kennett, Missouri 63857 (Formerly Twin Rivers Regional Medical Center).  

Dunklin County and the City of Kennett have been without immediate access to critical Inpatient Hospital and Emergency Care Services in the entirety of Dunklin County following the closure of Twin Rivers Regional Medical Center in June 2018. This Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once again identify Kennett and the Dunklin County Region as a viable alternative for Industrial Development with the presence of a “full service” Primary Care and Emergency Services Hospital to meet the Industrial Employers’ medical care needs.  

Thank you for your favorable consideration of the “New Hospital Application” on behalf of Mainstreet HealthVentures, LLC.  

Respectfully,  

[Signature]

MARCO PARR, Councilman, WARD 3
June 24, 2020

Kerry L. Noble
 Kennett Hospital Revitalization Project
 1301 First Street
 Kennett, MO 63857

Re: Letter of Support for "Certificate of Need" (Project #5795 HS)

Dear Mr. Noble:

Please accept this letter to document my support of MainStreet HealthVentures, LLC "New Hospital Application" to the Missouri State "Certificate of Need" Program for the establishment of a 49 bed full service Primary Care Hospital to be located at 1301 First Street, Kennett, Missouri 63857 (Formerly Twin Rivers Regional Medical Center).

Dunklin County has been without immediate access to critical inpatient Hospital and Emergency Care Services in the entirely of Dunklin County following the closure of Twin Rivers Regional Medical Center in June 2018. This Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once again identify Kennett and Dunklin County Region as a viable alternative for Industrial Development with the presence of a "full service" Primary Care and Emergency Services Hospital to meet the Industrial Employers' medical care needs.

Thank you for your favorable consideration of the "New Hospital Application" on behalf of Mainstreet HealthVentures, LLC.

Respectfully,

Don Collins
Presiding Commissioner

Ron Huber
First District Commissioner

Patrick McHaney
Second District Commissioner
Hayti Medical & Diagnostics  
223 South 3rd  
Hayti, Mo 63851

Phone (573) 479-3075  "Serving all of your Healthcare Needs"  Fax 1-888-801-5002

Abdullah Arshad, MD  
Board Certified Internal Med/Emer Med/Wound Med  
(573) 724-0083

RE: Letter of Support for "Certificate of Need" (Project #5795 HS)

Dear Mr. Noble,

Please accept this letter to document my support of Mainstreet HealthVentures, LLC "New Hospital Application” to the Missouri State “Certificate of Need” Program for the establishment of a 49 bed full service Primary Care Hospital to be located at 1301 First Street, Kennett Missouri 63857 (Formerly Twin Rivers Regional Medical Center).

Dunklin County and City of Kennett have been without immediate access to critical Inpatient Hospital and Emergency Care Services in the entirety of Dunklin County following the closure of Twin Rivers Regional Medical Center in June 2018. This Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once Industrial Development with presence of a :full service” Primary Care and Emergency Services Hospital to meet the Industrial Employers” medical care needs.

Thank you for your favorable consideration of the "New Hospital Application” on behalf of Mainstreet HealthVentures, LLC.

Respectfully,

Abdullah Arshad, MD
RE: Letter of Support for “Certificate of Need” (Project #5795 HS)

Dear Mr. Noble,

Please accept this letter to document my support of Mainstreet HealthVentures, LLC “New Hospital Application” to the Missouri State “Certificate of Need” Program for the establishment of a 49 bed full service Primary Care Hospital to be located at 1301 First Street, Kennett, Missouri 63857 (Formerly Twin Rivers Regional Medical Center).

Dunklin County and City of Kennett have been without immediate access to critical inpatient Hospital and Emergency Care Services in the entirety of Dunklin County following the closure of Twin Rivers Regional Medical Center in June 2018. This Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once again identify Kennett and the Dunklin County Region as viable alternative for Industrial Development with the presence of a “full service” Primary Care and Emergency Services Hospital to meet the Industrial Employers” medical care needs.

Thank You for your favorable consideration of the “New Hospital Application” on behalf of Mainstreet HealthVentures, LLC.

Respectfully,

Timothy W. McPherson, DO
Kerry L. Noble  
Kennett Hospital Revitalization Project  
1301 First Street  
Kennett, Missouri 63857  

RE: Letter of Support for “Certificate of Need” (Project #5795 HS)  

Dear Mr. Noble,  

Please accept this letter to document my support of Mainstreet HealthVentures, LLC “New Hospital Application” to the Missouri State “Certificate of Need” Program for the establishment of a 49 bed full service Primary Care Hospital to be located at 1301 First Street, Kennett, Missouri 63857 (Formerly Twin Rivers Regional Medical Center).  

Dunklin County and the City of Kennett have been without immediate access to critical Inpatient Hospital and Emergency Care Services in the entirety of Dunklin County following the closure of Twin Rivers Regional Medical Center in June 2018. This Hospital Renovation and Revitalization Project will not only re-establish immediate access to critical health care services for the region but will result in a dramatic economic impact in terms of significant employment growth and once again identify Kennett and the Dunklin County Region as a viable alternative for Industrial Development with the presence of a “full service” Primary Care and Emergency Services Hospital to meet the Industrial Employers’ medical care needs.  

I practiced orthopaedic surgery at Twin Rivers from February 2000 until its closure. At my peak, the Kennett Orthopaedic Center had a draw area of 70,000 population. That alone can speak for the need in Kennett. The reason my practiced closed is the lack of a local hospital facility.  

Thank you for your favorable consideration of the “New Hospital Application” on behalf of Mainstreet HealthVentures, LLC.  

Respectfully,  

Edmund C. Landry, MD, FAAOS  
Orthopaedic Surgery  
573-717-0122  
ed@landrys.net  
formerly Kennett Orthopaedic Center
May 28, 2020

The reason we are sending this letter to you is to ask for your help. If you agree with the content and purpose of the letter please sign and return in the self addressed stamped envelope. Thank you for your time and consideration.

Sincerely,

[Signature]

Stan Morris, Consultant

Mainstreet HealthVentures, LLC
Petition in Support of Kennett Hospital Revitalization Project

This petition is to renovate, revitalize, and reopen the former Twin Rivers Regional Medical Center in Kennett, Missouri. This petition will go to with/before the Certificate of Need Committee in Jefferson City.

As a resident of Dunklin County, Missouri, and the surrounding areas and communities, I am in full support of the efforts of Mainsreet HealthVentures, LLC, 1301 First Street, Kennett, Missouri 63857, to seek approval of a "Certificate of Need" for the renovation and revitalization of the former Twin Rivers Regional Medical Center for the purpose of opening a 49 bed (full service) Primary Care Hospital which will provide immediate access for 24 hour Emergency Care Services, Inpatient Acute Care Services, Inpatient Intensive Care Services, Inpatient and Outpatient Surgical Care Services,

https://www.change.org/p/missouri-state-house-support-kennett-hospital-revitalization-project
and Inpatient and Outpatient Diagnostic Radiology and Laboratory Services.

This facility will bring access of vital medical care services once again to our region, which was lost with the closure of Twin Rivers Medical Center in June, 2018,

The more than 70,000 residents in Kennett and the surrounding areas need their hospital back to have “timely and effective healthcare”.

The initial facility was opened in 1951, and there have been five additions since the 1950s. Approximately 50,000 square feet is newer than the rest of the facility.

Having the hospital back would be a major asset to the City of Kennett. Reopening the hospital would bring peace of mind in knowing there would be excellent health care where the citizens of Kennett and surrounding communities could be treated, get MRIs, CAT scans, blood work, etc. done much closer to home. Reopening the hospital would also bring revenue, jobs, and potentially new businesses to the area.

We need your help. Please sign this Petition that will go to Local and State Politicians. We need your signatures to help with the Certificate of Need Committee in Jefferson City.

We thank and appreciate all who sign and help support bringing immediate health care back to our area!

(list of 3,518 signatures separately available)
DIVIDER III: Community Need Criteria and Standards

Document the following, if applicable:

1. **Document the methodology utilized to determine the need for the proposed hospital.**

   The proposed Kennett Hospital Revitalization Project will fill a major void which was left by the closure of Twin Rivers Regional Medical Center in June 2018. The residents of Kennett, Dunklin County and the surrounding region had been afforded direct access to a Primary Care Hospital for 67 years since the initial opening of Dunklin County Memorial Hospital in 1951. The County discontinued ownership in 1984 and the hospital has been sold multiple times over the past 32 year period.

   The methodology utilized to determine need was primarily based upon a review of the population demographics as well as the utilization of area hospitals within the Dunklin; Pemiscot; Butler; New Madrid; and Stoddard County Region of Southeast Missouri as well as the area hospitals within the Craighead and Mississippi County Region of Northeast Arkansas.

   The population trends for Dunklin County, and in particular, the City of Kennett, reflects a slight growth in population for Dunklin County (annual rate increase of .23%) as compared to a slight decline in population for the City of Kennett (annual rate of decline .18%) for the period 2010; 2015; and 2020 respectively. Household trends follow a pattern similar to the population trend for both Dunklin County and the City of Kennett with total households for Dunklin County increasing from 12,837 in 2010 to a projected 13,111 in 2020 (2.1 % increase over this 10 year period) as compared to a decline in total Households for the City of Kennett for this same time period of 2.2%. Age trends for the same period reflect an “aging population” for both Dunklin County and the City of Kennett. The Age Group 0-14 has declined by 9.4%; Age Group 15-24 has declined by 6.9%; Age Group 25-54 has declined by 7.5%; while the Age Groups 55+ has increased by 11.9%.

   The positive trend is reflected in the Median Household Income ($32,195 or increase of 9.6%); Average Household Income ($46,132 or increase of 13.9%); and Per Capita Income ($18,616 or increase of 12.0%) for both Dunklin County for the period 2010-2020 as compared to City of Kennett Household Income ($35,195 or increase of 10.6%); Average Household Income ($50,577 or increase of 18.0%); and Per Capita Income ($20,380 or increase of 19.4%). However, it is noted that the Income Trends for Dunklin County is lower than any of the adjoining Missouri and Arkansas Counties. This can be directly attributed to the loss of major industrial employers in Kennett over recent years. (Source: Retail Trade Analysis 2015 as prepared by Missouri Innovation Corporation).

   A review of the extensive data as compiled for the Periods 2015-2018 for the Missouri Hospitals located in Dunklin; Pemiscot; Butler; and Stoddard Counties reveals that prior to its closing in June 2018, Twin Rivers Regional Medical Center, Kennett generated 74.3% of the hospital inpatient discharges for Dunklin County in 2015 which is the most recent year that DHHS-MOPHIMS MICA publication is available. Following
closure of Twin Rivers Regional Medical Center in June 2018, it was noted that the total hospital discharges among the Missouri Hospitals located in Dunklin; Pemiscot; Butler; and Stoddard Counties declined by 2.7%. However, due to the proximity of two major Secondary Level Hospitals located in Jonesboro, Arkansas (Craighead County) which is 60 miles southwest of Kennett, it is assumed that many of the patients requiring inpatient admission utilized the services of St. Bernard’s Regional Medical Center and NEA Baptist Hospital.

The major need, however, is expressed in the lack of access to immediate emergency and surgical care services. (See attached News Article “How many more People have to Die? What a closed Rural Hospital tells us about US Healthcare” at https://www.theguardian.com/us-news/2019/dec/27/missouri-twin-rivers-hospital-medical-center-healthcare-crisis-america-dying).

2. **Document that the current occupancy of other hospitals in the proposed geographic service area exceeds 80%**.

Occupancy in the four hospitals proposed secondary service area have not exceeded 80% in the past five years *(see Attachments 10a - c)*.

A review was performed of the Missouri Counties of Dunklin, Pemiscot, New Madrid, Stoddard and Butler for the most current data available (Source DHHS-MOPHIMS MICA 2015), for the purpose of analyzing the comparative data associated with the inpatient hospital utilization within each of the County regions. The cumulative findings are presented in the attached “Community Need Criteria Standards County Region”. A summary of the findings for Dunklin County are as follows:

1. Total Inpatient Discharges 4,984
2. % of Total Inpatient Discharges 24.3%
3. Inpatient Days 23,208
4. % of Inpatient Days 23.6%
5. Total Charges $185.6 million
6. % of Total Charges 20.7%
7. Charges/Discharge $37,228
8. Avg Charges/Discharge Total Region $43,670
9. Charges/Patient Day $7,995
10. Charges/Patient Day Total Region $9,125
11. % Charges/Patient Day 87.6%

A review was performed of the Missouri Hospitals located within the Missouri Counties of Dunklin, Pemiscot, Stoddard and Butler Hospitals for the Medicare Cost Report Period 2015 (Source Filed 2015 Medicare Cost Report) for the purpose of analyzing the comparative data related to the utilization and charges for the following facilities:

- Pemiscot Memorial Hospital, Pemiscot County, Hayti, Mo.
- Poplar Bluff Regional Medical Center, Butler County, Poplar Bluff, Mo.
- Southeast Hospital of Stoddard County, Stoddard County, Dexter, Mo.
- Missouri Delta Medical Center, Stoddard County, Sikeston, Mo.
- Twin Rivers Regional Medical Center, Kennett, Mo.
The cumulative findings are presented in the attached “Community Need Criteria Standards Hospital Facility”. A summary of the findings for the former Twin Rivers Regional Medical Center, Kennett are as follows:

1. Total Inpatient Discharges 3,701
2. % of Dunklin County Discharges 74.3%
3. Inpatient Days 11,322
4. % of Dunklin County Inpatient Days 48.8%
5. Total Charges 324.9 million
6. % of Charges 175%
7. Charges/Discharge $87,784
8. Avg Charges/Discharge All Hospitals $97,743
9. Charges/Patient Day $28,695
10. Charges/Patient Day All Hospitals $22,710
11. % Charges/Patient Day 126%

This review was extended to encompass the Medicare Cost Report periods 2016-2018 (Source Filed Medicare Cost Reports 2016-2018). However, the data for the individual County Regions was not available beyond 2015. The cumulative findings are presented in the attached “Community Need Criteria Standards Hospital Facility 2016-2018”. A summary of the findings for the former Twin Rivers Regional Medical Center, Kennett are as follows:

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inpatient Discharges</td>
<td>2,756</td>
<td>3,010</td>
<td>1,051*</td>
<td>6,817</td>
</tr>
<tr>
<td>% Inpatient Discharges (All Hospitals)</td>
<td>14.7%</td>
<td>16.0%</td>
<td>5.8%</td>
<td>12.2%</td>
</tr>
<tr>
<td>Inpatient Days</td>
<td>9,960</td>
<td>10,197</td>
<td>3,487*</td>
<td>23,644</td>
</tr>
<tr>
<td>% Inpatient Days (All Hospitals)</td>
<td>13.3%</td>
<td>13.6%</td>
<td>4.6%</td>
<td>10.5%</td>
</tr>
<tr>
<td>Total Charges (Million)</td>
<td>$308.2</td>
<td>$326.2</td>
<td>$131.8</td>
<td>$766.2</td>
</tr>
<tr>
<td>% Total Charges (All Hospitals)</td>
<td>15.3%</td>
<td>15.1%</td>
<td>6.2%</td>
<td>12.1%</td>
</tr>
<tr>
<td>Charges/Discharge (Thousands)</td>
<td>$111.8</td>
<td>$108.4</td>
<td>$125.4</td>
<td>$115.2</td>
</tr>
<tr>
<td>Avg Charges/Discharge (All Hospitals)</td>
<td>$107.7</td>
<td>$114.7</td>
<td>$117.3</td>
<td>$113.2</td>
</tr>
<tr>
<td>Charges/Patient Day (Thousands)</td>
<td>$30.9</td>
<td>$32.0</td>
<td>$37.8</td>
<td>$33.6</td>
</tr>
<tr>
<td>Charges/Patient Day (All Hospitals)</td>
<td>$27.0</td>
<td>$28.7</td>
<td>$28.4</td>
<td>$28.0</td>
</tr>
<tr>
<td>% Charges/Patient Day</td>
<td>1.14%</td>
<td>1.12%</td>
<td>1.33%</td>
<td>1.20%</td>
</tr>
</tbody>
</table>

*Twin Rivers Regional Medical Center closed effective June 12, 2018

This review was extended to encompass the Arkansas area hospitals located in Mississippi, Greene and Craighead Counties (Source: American Hospital Directory 2019). This information was only available for one of the Missouri Hospitals (Missouri Delta Medical Center) for 2019 therefore a comparative analysis was unable to be performed. However, it was noted that the Average Charges/Discharge for the Arkansas facilities for the 2019 period was $70,945 as compared to the Missouri Hospitals for 2018 of $117,300 which reflects that the Missouri Hospital average charges/discharge are $46,355 higher per discharge or 165% greater than the Arkansas Hospitals. The charges/patient day for the Arkansas facilities for the 2019 period was $16,498 as
compared to the Missouri Hospitals for 2018 of $28,000 which again reflects a significant higher average charge per patient day for Missouri Hospitals of $11,502 or 170% greater than the Arkansas Hospitals.

3. Discuss the impact the proposed hospital would have on utilization of other hospitals in the geographic service area.

A review of the extensive data as compiled from the filed Medicare Cost Reports for the Missouri Hospitals located in Dunklin; Pemiscot; Butler and Stoddard Counties during the period 2015-2018, prior to the closure of Twin Rivers Regional Medical Center in June 2018, reveals that Twin Rivers Regional Medical Center generated 74.3% of the hospital inpatient discharges for Dunklin County in 2015 which is the most recent year that the DHHS-MOPHIMS MICA publication is available. Following closure of Twin Rivers Regional Medical Center in June 2018, it was noted that total hospital discharges among the Missouri Hospitals in the above mentioned counties declined by 2.7%. This would seem to indicate that many of the patients from the Dunklin County region previously served by Twin Rivers Regional Medical Center utilized the services of St. Bernard’s Regional Medical Center and NEA Baptist Hospital both located approximately 60 miles southwest of Kennett, Missouri in Jonesboro, Craighead County, Arkansas for access to elective (non-emergent) hospital services.

4. Document the unmet need in the geographic service area for each type of bed being proposed according to the population-based formula.

The baseline for additional Acute Hospital Beds is computed as follows:

<table>
<thead>
<tr>
<th>Bed Capacity</th>
<th>Occupancy %</th>
<th>ADC</th>
<th>Occupancy %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-49</td>
<td>50%</td>
<td>&lt;25</td>
<td>50%</td>
</tr>
</tbody>
</table>

a. Patient Days/1000 population = 677  
b. Population for Dunklin County = 31,953  
c. Projected Patient Days= 21,632

<table>
<thead>
<tr>
<th>Year</th>
<th>Projected Patient Days</th>
<th>Projected ADC</th>
<th>Projected Occupancy %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1</td>
<td>7756</td>
<td>21.25</td>
<td>43</td>
</tr>
<tr>
<td>Year 2</td>
<td>8997</td>
<td>24.65</td>
<td>50</td>
</tr>
<tr>
<td>Year 3</td>
<td>10,585</td>
<td>29.00</td>
<td>59</td>
</tr>
</tbody>
</table>

Most of the city of Kennett, including the area where the hospital building is located, is eligible for federal New Market Tax Credits as an economically distressed area. The NMTC program has been used for all types of projects around the country, including those for hospitals/medical facilities. In most cases, the tax credits reduce the cost of a project by an average of 20 percent. In addition, this same area is located in a federal Opportunity Zone, that was created by the new federal tax law passed in December of 2018 and it creates unique opportunities. The capital investment for construction and equipment and the number of jobs that will be created, could provide an opportunity for you to benefit from one of these programs.

(provided by Jim Grebing, Economic Development Director, City Light, Gas & Water, Kennett)
DIVIDER III: Attachments
## Individual Hospital Statistics for Missouri

Data are based on each hospital's most recent cost report and other sources / Definitions

<table>
<thead>
<tr>
<th>Hospital Name</th>
<th>City</th>
<th>Staffed Beds</th>
<th>Total Discharges</th>
<th>Patient Days</th>
<th>Gross Patient Revenue ($'000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>University of Missouri Women's and Children's Hospital</td>
<td>Columbia</td>
<td>98</td>
<td>6,077</td>
<td>27,099</td>
<td>$285,682</td>
</tr>
<tr>
<td>Barnes-Jewish Hospital</td>
<td>Saint Louis</td>
<td>1,368</td>
<td>49,494</td>
<td>286,816</td>
<td>$5,992,622</td>
</tr>
<tr>
<td>Barnes-Jewish Saint Peters Hospital</td>
<td>Saint Peters</td>
<td>113</td>
<td>5,350</td>
<td>20,715</td>
<td>$423,656</td>
</tr>
<tr>
<td>Barnes-Jewish West County Hospital</td>
<td>Creve Coeur</td>
<td>77</td>
<td>2,845</td>
<td>6,223</td>
<td>$436,818</td>
</tr>
<tr>
<td>Bates County Memorial Hospital</td>
<td>Butler</td>
<td>44</td>
<td>825</td>
<td>2,958</td>
<td>$106,236</td>
</tr>
<tr>
<td>Belton Regional Medical Center</td>
<td>Belton</td>
<td>71</td>
<td>3,557</td>
<td>10,589</td>
<td>$509,525</td>
</tr>
<tr>
<td>Boone Hospital Center</td>
<td>Columbia</td>
<td>350</td>
<td>12,845</td>
<td>56,553</td>
<td>$933,585</td>
</tr>
<tr>
<td>Bothwell Regional Health Center</td>
<td>Sedalia</td>
<td>108</td>
<td>3,923</td>
<td>15,340</td>
<td>$346,815</td>
</tr>
<tr>
<td>Cameron Regional Medical Center</td>
<td>Cameron</td>
<td>59</td>
<td>1,352</td>
<td>4,977</td>
<td>$174,463</td>
</tr>
<tr>
<td>Capital Region Medical Center</td>
<td>Jefferson City</td>
<td>114</td>
<td>5,319</td>
<td>18,742</td>
<td>$597,913</td>
</tr>
<tr>
<td>Capital Region Southwest Campus</td>
<td>Jefferson City</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Centerpoint Medical Center</td>
<td>Independence</td>
<td>281</td>
<td>16,651</td>
<td>66,617</td>
<td>$2,289,660</td>
</tr>
<tr>
<td>Christian Hospital</td>
<td>Saint Louis</td>
<td>223</td>
<td>12,659</td>
<td>61,368</td>
<td>$1,093,893</td>
</tr>
<tr>
<td>Citizens Memorial Hospital</td>
<td>Bolivar</td>
<td>72</td>
<td>3,141</td>
<td>9,487</td>
<td>$428,108</td>
</tr>
<tr>
<td>Cox Medical Center Branson</td>
<td>Branson</td>
<td>124</td>
<td>6,671</td>
<td>28,033</td>
<td>$798,343</td>
</tr>
<tr>
<td>Cox Medical Center South</td>
<td>Springfield</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Cox North Hospital</td>
<td>Springfield</td>
<td>672</td>
<td>32,971</td>
<td>169,863</td>
<td>$4,055,266</td>
</tr>
<tr>
<td>Fitzgibbon Hospital</td>
<td>Marshall</td>
<td>52</td>
<td>1,384</td>
<td>4,336</td>
<td>$125,720</td>
</tr>
<tr>
<td>Freeman West</td>
<td>Joplin</td>
<td>391</td>
<td>16,999</td>
<td>85,482</td>
<td>$2,141,926</td>
</tr>
<tr>
<td>Fulton Medical Center</td>
<td>Fulton</td>
<td>37</td>
<td>143</td>
<td>332</td>
<td>$28,328</td>
</tr>
<tr>
<td>General Leonard Wood Army Community Hospital</td>
<td>Fort Leonard Wood</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Golden Valley Memorial Hospital</td>
<td>Clinton</td>
<td>42</td>
<td>2,051</td>
<td>7,237</td>
<td>$310,508</td>
</tr>
<tr>
<td>Hannibal Regional Hospital</td>
<td>Hannibal</td>
<td>99</td>
<td>4,534</td>
<td>16,367</td>
<td>$474,328</td>
</tr>
<tr>
<td>Harry S. Truman Memorial Veterans' Hospital</td>
<td>Columbia</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>John Cochran Division</td>
<td>Saint Louis</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>John J. Pershing VA Medical Center</td>
<td>Poplar Bluff</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Kansas City VA Medical Center</td>
<td>Kansas City</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Lake Regional Health System</td>
<td>Osage Beach</td>
<td>116</td>
<td>4,705</td>
<td>15,879</td>
<td>$543,313</td>
</tr>
<tr>
<td>Lee's Summit Medical Center</td>
<td>Lee's Summit</td>
<td>80</td>
<td>4,431</td>
<td>16,004</td>
<td>$668,997</td>
</tr>
<tr>
<td>Liberty Hospital</td>
<td>Liberty</td>
<td>199</td>
<td>7,747</td>
<td>32,282</td>
<td>$748,119</td>
</tr>
<tr>
<td>Mercy Children's Hospital Saint Louis</td>
<td>Saint Louis</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Mercy Children's Hospital Springfield</td>
<td>Springfield</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Mercy Heart and Vascular Hospital Saint Louis</td>
<td>Saint Louis</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Mercy Hospital Jefferson</td>
<td>Festus</td>
<td>321</td>
<td>9,618</td>
<td>42,108</td>
<td>$792,628</td>
</tr>
<tr>
<td>Mercy Hospital Joplin</td>
<td>Joplin</td>
<td>240</td>
<td>12,793</td>
<td>58,466</td>
<td>$990,109</td>
</tr>
<tr>
<td>Mercy Hospital Lebanon</td>
<td>Lebanon</td>
<td>43</td>
<td>2,497</td>
<td>6,103</td>
<td>$289,203</td>
</tr>
<tr>
<td>Mercy Hospital Saint Louis</td>
<td>Saint Louis</td>
<td>859</td>
<td>41,026</td>
<td>228,212</td>
<td>$3,960,135</td>
</tr>
<tr>
<td>Mercy Hospital South</td>
<td>Saint Louis</td>
<td>767</td>
<td>26,057</td>
<td>123,678</td>
<td>$1,680,804</td>
</tr>
<tr>
<td>Mercy Hospital Springfield</td>
<td>Springfield</td>
<td>665</td>
<td>36,279</td>
<td>176,726</td>
<td>$3,894,850</td>
</tr>
<tr>
<td>Mercy Hospital Washington</td>
<td>Washington</td>
<td>148</td>
<td>6,706</td>
<td>22,181</td>
<td>$895,010</td>
</tr>
<tr>
<td>Missouri Baptist Medical Center</td>
<td>Saint Louis</td>
<td>426</td>
<td>21,022</td>
<td>96,662</td>
<td>$1,768,843</td>
</tr>
<tr>
<td>Missouri Delta Medical Center</td>
<td>Sikeston</td>
<td>121</td>
<td>3,198</td>
<td>12,143</td>
<td>$350,966</td>
</tr>
<tr>
<td>Hospital Name</td>
<td>City</td>
<td>Beds</td>
<td>Annual Admissions</td>
<td>Reimbursement Amount</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>-----------------------</td>
<td>------</td>
<td>-------------------</td>
<td>---------------------</td>
<td></td>
</tr>
<tr>
<td>Moberly Regional Medical Center</td>
<td>Moberly</td>
<td>51</td>
<td>919</td>
<td>$2,694</td>
<td></td>
</tr>
<tr>
<td>Mosaic Life Care at St. Joseph Medical Center</td>
<td>Saint Joseph</td>
<td>352</td>
<td>21,465</td>
<td>$72,356</td>
<td></td>
</tr>
<tr>
<td>Mosaic Medical Center - Maryville</td>
<td>Maryville</td>
<td>52</td>
<td>1,115</td>
<td>$2,735</td>
<td></td>
</tr>
<tr>
<td>Nevada Regional Medical Center</td>
<td>Nevada</td>
<td>71</td>
<td>976</td>
<td>$3,100</td>
<td></td>
</tr>
<tr>
<td>North Kansas City Hospital</td>
<td>North Kansas City</td>
<td>411</td>
<td>13,097</td>
<td>$84,421</td>
<td></td>
</tr>
<tr>
<td>Northeast Regional Medical Center</td>
<td>Kirksville</td>
<td>51</td>
<td>2,309</td>
<td>$8,206</td>
<td></td>
</tr>
<tr>
<td>Ozarks Medical Center</td>
<td>West Plains</td>
<td>103</td>
<td>5,687</td>
<td>$19,661</td>
<td></td>
</tr>
<tr>
<td>Parkland Health Center - Farmington</td>
<td>Farmington</td>
<td>108</td>
<td>3,209</td>
<td>$10,124</td>
<td></td>
</tr>
<tr>
<td>Peumscot Memorial Main Hospital</td>
<td>Hayti</td>
<td>167</td>
<td>1,428</td>
<td>$5,565</td>
<td></td>
</tr>
<tr>
<td>Phelps Health Hospital</td>
<td>Rolla</td>
<td>242</td>
<td>4,963</td>
<td>$19,524</td>
<td></td>
</tr>
<tr>
<td>Poplar Bluff Regional Medical Center - Oak Grove</td>
<td>Poplar Bluff</td>
<td>232</td>
<td>11,000</td>
<td>$47,531</td>
<td></td>
</tr>
<tr>
<td>Progress West Hospital</td>
<td>O'Fallon</td>
<td>69</td>
<td>6,300</td>
<td>$12,732</td>
<td></td>
</tr>
<tr>
<td>Research Medical Center</td>
<td>Kansas City</td>
<td>442</td>
<td>16,398</td>
<td>$90,052</td>
<td></td>
</tr>
<tr>
<td>Saint Alexius Hospital - Broadway Campus</td>
<td>Saint Louis</td>
<td>178</td>
<td>2,510</td>
<td>$15,319</td>
<td></td>
</tr>
<tr>
<td>Saint Francis Medical Center</td>
<td>Cape Girardeau</td>
<td>307</td>
<td>10,055</td>
<td>$49,798</td>
<td></td>
</tr>
<tr>
<td>Saint Joseph Medical Center</td>
<td>Kansas City</td>
<td>141</td>
<td>6,316</td>
<td>$25,250</td>
<td></td>
</tr>
<tr>
<td>Saint Luke's Des Peres Hospital</td>
<td>Saint Louis</td>
<td>88</td>
<td>3,255</td>
<td>$9,494</td>
<td></td>
</tr>
<tr>
<td>Saint Luke's East Hospital</td>
<td>Lee's Summit</td>
<td>184</td>
<td>13,566</td>
<td>$55,824</td>
<td></td>
</tr>
<tr>
<td>Saint Luke's Hospital</td>
<td>Chesterfield</td>
<td>464</td>
<td>14,702</td>
<td>$68,296</td>
<td></td>
</tr>
<tr>
<td>Saint Luke's Hospital of Kansas City</td>
<td>Kansas City</td>
<td>460</td>
<td>21,183</td>
<td>$125,303</td>
<td></td>
</tr>
<tr>
<td>Saint Luke's North Hospital - Barry Road</td>
<td>Kansas City</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Saint Luke's North Hospital - Smithville</td>
<td>Smithville</td>
<td>130</td>
<td>7,198</td>
<td>$28,863</td>
<td></td>
</tr>
<tr>
<td>Saint Mary's Medical Center</td>
<td>Blue Springs</td>
<td>83</td>
<td>4,690</td>
<td>$17,366</td>
<td></td>
</tr>
<tr>
<td>Southeast Health Center of Stoddard County</td>
<td>Dexter</td>
<td>48</td>
<td>1,508</td>
<td>$4,841</td>
<td></td>
</tr>
<tr>
<td>Southeast Hospital</td>
<td>Cape Girardeau</td>
<td>194</td>
<td>7,639</td>
<td>$40,153</td>
<td></td>
</tr>
<tr>
<td>SSM Health Saint Clare Hospital - Fenton</td>
<td>Fenton</td>
<td>180</td>
<td>12,032</td>
<td>$43,406</td>
<td></td>
</tr>
<tr>
<td>SSM Health Saint Joseph Hospital-Saint Charles</td>
<td>Saint Charles</td>
<td>256</td>
<td>13,836</td>
<td>$60,222</td>
<td></td>
</tr>
<tr>
<td>SSM Health DeFeul Hospital - St. Louis</td>
<td>Bridgeton</td>
<td>516</td>
<td>25,205</td>
<td>$105,281</td>
<td></td>
</tr>
<tr>
<td>SSM Health Rehabilitation Hospital - Bridgeton</td>
<td>Bridgeton</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>SSM Health Rehabilitation Hospital- Lake Saint Louis</td>
<td>Lake Saint Louis</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>SSM Health Saint Joseph Hospital Center - Wentzville</td>
<td>Wentzville</td>
<td>86</td>
<td>588</td>
<td>$1,071</td>
<td></td>
</tr>
<tr>
<td>SSM Health Saint Joseph Hospital - Lake Saint Louis</td>
<td>Lake Saint Louis</td>
<td>199</td>
<td>10,902</td>
<td>$37,284</td>
<td></td>
</tr>
<tr>
<td>SSM Health Saint Louis University Hospital</td>
<td>Saint Louis</td>
<td>327</td>
<td>21,743</td>
<td>$89,302</td>
<td></td>
</tr>
<tr>
<td>SSM Health Saint Mary's Hospital - Audrain</td>
<td>Mexico</td>
<td>60</td>
<td>1,598</td>
<td>$4,571</td>
<td></td>
</tr>
<tr>
<td>SSM Health Saint Mary's Hospital - Jefferson City</td>
<td>Jefferson City</td>
<td>167</td>
<td>6,861</td>
<td>$26,602</td>
<td></td>
</tr>
<tr>
<td>SSM Health Saint Mary's Hospital - Saint Louis</td>
<td>Saint Louis</td>
<td>676</td>
<td>28,259</td>
<td>$106,887</td>
<td></td>
</tr>
<tr>
<td>Texas County Memorial Hospital</td>
<td>Houston</td>
<td>47</td>
<td>1,191</td>
<td>$3,701</td>
<td></td>
</tr>
<tr>
<td>TMC Health Sciences District</td>
<td>Kansas City</td>
<td>238</td>
<td>12,317</td>
<td>$73,618</td>
<td></td>
</tr>
<tr>
<td>Truman Medical Center Lakewood</td>
<td>Kansas City</td>
<td>298</td>
<td>4,416</td>
<td>$22,452</td>
<td></td>
</tr>
<tr>
<td>University of Missouri Hospital</td>
<td>Columbia</td>
<td>591</td>
<td>25,942</td>
<td>$137,555</td>
<td></td>
</tr>
<tr>
<td>Western Missouri Medical Center</td>
<td>Warrensburg</td>
<td>58</td>
<td>2,458</td>
<td>$8,485</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL** 16,706 710,740 3,273,493 $74,225,399
KENNETT HOSPITAL REVITALIZATION PROJECT
COMMUNITY NEED CRITERIA STANDARDS

*Source: DHSS-MOPHIMS MICA 2015

<table>
<thead>
<tr>
<th>County Region</th>
<th>Inpatient Discharges</th>
<th>Inpatient Days</th>
<th>Total Charges</th>
<th>Charges/Discharge</th>
<th>Charges/Pat Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dunklin County</td>
<td>4,984</td>
<td>23,208</td>
<td>$185,548,719</td>
<td>$37,228.87</td>
<td>$7,995.03</td>
</tr>
<tr>
<td>Pemiscot County</td>
<td>2,814</td>
<td>12,957</td>
<td>$83,249,507</td>
<td>$29,584.04</td>
<td>$6,425.06</td>
</tr>
<tr>
<td>New Madrid County</td>
<td>2,324</td>
<td>11,516</td>
<td>$93,225,764</td>
<td>$40,114.35</td>
<td>$8,025.63</td>
</tr>
<tr>
<td>Stoddard County</td>
<td>4,063</td>
<td>18,352</td>
<td>$179,525,922</td>
<td>$44,185.55</td>
<td>$9,782.36</td>
</tr>
<tr>
<td>Butler County</td>
<td>6,343</td>
<td>32,107</td>
<td>$354,917,714</td>
<td>$55,954.23</td>
<td>$11,054.21</td>
</tr>
<tr>
<td>Total County Region</td>
<td>20,528</td>
<td>98,240</td>
<td>$896,467,626</td>
<td>$43,670.48</td>
<td>$9,125.28</td>
</tr>
</tbody>
</table>

Bootheel Region

<table>
<thead>
<tr>
<th>County Region</th>
<th>Inpatient Discharges</th>
<th>Inpatient Days</th>
<th>Total Charges</th>
<th>Charges/Discharge</th>
<th>Charges/Pat Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>21,320</td>
<td>99,906</td>
<td>$848,315,242</td>
<td>$39,789.65</td>
<td>$8,491.13</td>
<td></td>
</tr>
</tbody>
</table>

Southeast Missouri

<table>
<thead>
<tr>
<th>County Region</th>
<th>Inpatient Discharges</th>
<th>Inpatient Days</th>
<th>Total Charges</th>
<th>Charges/Discharge</th>
<th>Charges/Pat Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>72,779</td>
<td>342,086</td>
<td>$2,892,262,012</td>
<td>$39,740.33</td>
<td>$8,454.78</td>
<td></td>
</tr>
</tbody>
</table>

*Source: Filed 2015 Medicare Cost Report

<table>
<thead>
<tr>
<th>HOSPITAL FACILITY</th>
<th>Inpatient Discharges</th>
<th>Inpatient Days</th>
<th>Total Charges</th>
<th>Charges/Discharge</th>
<th>Charges/Pat Day</th>
<th>Staffed Beds</th>
<th>% Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Twin Rivers Regional/Kennett</td>
<td>3,701</td>
<td>11,322</td>
<td>$324,888,961</td>
<td>$87,784.10</td>
<td>$28,695.36</td>
<td>108</td>
<td>28.7</td>
</tr>
<tr>
<td>Pemiscot Memorial/Hayti</td>
<td>1,543</td>
<td>7,309</td>
<td>$75,408,953</td>
<td>$48,871.64</td>
<td>$10,317.27</td>
<td>49</td>
<td>40.8</td>
</tr>
<tr>
<td>Southeast Hospital/Dexter</td>
<td>788</td>
<td>2,365</td>
<td>$53,998,763</td>
<td>$68,526.34</td>
<td>$22,832.45</td>
<td>48</td>
<td>13.5</td>
</tr>
<tr>
<td>Missouri Delta/Sikeston</td>
<td>3,341</td>
<td>14,000</td>
<td>$288,101,983</td>
<td>$86,232.26</td>
<td>$20,578.71</td>
<td>110</td>
<td>34.8</td>
</tr>
<tr>
<td>Poplar Bluff Regional</td>
<td>10,132</td>
<td>42,157</td>
<td>$1,164,038,086</td>
<td>$114,892.23</td>
<td>$27,613.16</td>
<td>220</td>
<td>52.5</td>
</tr>
<tr>
<td>Total Hospital Facilities</td>
<td>19,505</td>
<td>77,153</td>
<td>$1,906,486,746</td>
<td>$97,743.48</td>
<td>$22,710.46</td>
<td>535</td>
<td>39.5</td>
</tr>
</tbody>
</table>
DIVIDER IV: Financial Feasibility Criteria and Standards
DIVIDER IV: Financial Feasibility Criteria and Standards

Document the following, if applicable:

1. Document that the proposed costs per square foot are reasonable when compared to the latest “RS Means Construction Cost data”.

   The New Construction Costs per square foot is calculated to be $182.10 (see Attachment 4c) which is much lower than the “Hospital Cost per sq. ft.” per the RS Means Cost Data for “Other Missouri Area” for 2020 of $381.92 (3/4 Percentile) and $353.63 (Median) (see Attachment 11a).

2. Document that sufficient financing is available by providing a letter from a financial institution or an auditors statement indicating that sufficient funds are available.

   A letter of interest from the Southern Bank demonstrates the applicant's financing method (see Attachment 11b).

3. Provide Service-Specific Revenues and Expenses (Form MO 580-1865) for the latest three (3) years, and projected through three (3) years beyond project completion.

   Since this is a new hospital facility, there are projections for 2022 to 2024 (see Attachment 11c).

4. Document how patient charges were derived.

   A review was conducted of the historical Charges/Discharge and Charges/Patient Day for the Hospital Providers in the Southeast Missouri Region for the period 2015-2018 as per the filed Medicare Cost Reports. The focus will be to keep the cost/charge ratio as low as possible to minimize the “out of pocket” costs of the co-payments to all patients. Medicare and Medicaid reimbursement will be accepted and payment rates will be negotiated with all Management Care contracts.

5. Document responsiveness to the needs of the medically indigent.

   Financial Assistance Policies will be developed for all “non-insured” and “under-insured” patients. A “sliding-scale” fee will be utilized in determining payment level based upon the individuals’ family income as per the Federal Poverty Income Guidelines.

   Interested persons were also notified of this application via newspaper Public Notice in the June 17, 2020, edition of the Delta Dunklin Democrat (see Attachment 11d).
DIVIDER IV: Attachments
# RS Means Cost Data

## RS Means Cost Data Percentile Limits

**Total New Construction Project Costs**

*Source: 2020 RS Means Building Construction Cost Data*

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Percentile</th>
<th>St. Louis Area</th>
<th>Kansas City Area</th>
<th>Other Missouri Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital</td>
<td>3/4</td>
<td>409.86</td>
<td>406.62</td>
<td>381.92</td>
</tr>
<tr>
<td>Cost Per Sq. Ft.</td>
<td>Median</td>
<td>379.50</td>
<td>376.50</td>
<td>353.63</td>
</tr>
<tr>
<td>Nursing Home/</td>
<td>3/4</td>
<td>194.30</td>
<td>192.77</td>
<td>181.06</td>
</tr>
<tr>
<td>Assisted Living Facility*</td>
<td>Median</td>
<td>161.92</td>
<td>160.64</td>
<td>150.88</td>
</tr>
</tbody>
</table>

**Since 2017, nursing homes and assisted living facilities have been combined into one cost per square foot.**

* Renovation costs should not exceed 70% of total new construction project costs.

MO 580-1866
Kerry Noble  
Kennett Healthcare Affiliates  

RE: Proposed hospital project in Kennett, MO  

Mr. Noble,  

This letter is in regard to recent discussions between Billionaire Funding Group/Kennett Healthcare Affiliates and local lenders in Kennett Missouri including the undersigned lender regarding the Kennett Hospital Project. Lender is aware of the need for an acute care medical facility in Kennett due to the closing of Twin Rivers Regional Medical Center in June of 2018. The undersigned lender is interested in engaging in further discussion with Kennett Healthcare Affiliates in regards to funding the construction of a new 49 bed hospital to serve the Kennett, MO region.  

Lender will need additional time to complete further due diligence and credit underwriting prior to presenting a formal term sheet. Any binding commitment to lend is subject to consideration and approval by the credit authorities of the lender. Lender may withdraw from the discussion contemplated in the letter at any time and for any reason at its sole discretion.  

Additional questions may be directed to the undersigned at any of the contact points provided below.  

Best Regards,  

Chase Burch  
Chase Burch, Loan Officer  
Southern Bank-Kennett
** Indicate how the average charge/procedure was calculated:
Gross Revenue/Total Patient Days

*** Interest Expense is comprised of the interest expense for a Bank Line of Credit in the amount $2,500,000 for 24 months @ 5% rate of interest. All financing costs of the Capital Leases of the Major Medical equipment are included in the "Other Expenses" as part of the Equipment Lease Expense of $1,200,000 for Years 1, 2, and 3 respectively.

****Indicate how overhead was calculated: Overhead Expenses are comprised of all "non-payroll" operating expenses associated with all "non-clinical" cost centers in the amount of $1,750,000 for Years 1, 2 an 3 respectively.
Mainstreet HealthVentures, LLC, an Affiliate of Billionaire Funding Group, LLC plans to establish a 49 bed Primary Care Hospital at 1301 First Street, Kennett, MO 63857 via construction of a new 70,000 square foot hospital facility pending Certificate of Need approval of their $25,000,000 application from the Missouri Health Facilities Review Committee. This application (Proj. No. 5795 HS) will be filed on or before July 2, 2020.

For Immediate Release: June 18, 2020

Kennett Hospital Revitalization Project Announces Plans to Construct New Hospital Replacement Facility

Mainstreet Ventures, LLC, the developer of the proposed “Kennett Hospital Revitalization Project” to re-establish a Primary Care Hospital in the City of Kennett, announced today that there has been a major revision in its Certificate of Need “Letter of Intent”.

In a statement released today, Kerry Noble, Consultant for Mainstreet Ventures, LLC stated: “I am very pleased to announce that we have modified our Letter of Intent for a Certificate of Need to reflect that the Project Development will now be comprised of construction of a new 70,000 s.f. hospital structure to accommodate the planned 49 bed acute care full service hospital in lieu of using the existing Hospital facility.”

Previously, the “Letter of Intent” would have sought approval for the renovation of the former Twin Rivers Regional Medical Center structure. Following more extensive evaluation, Noble said “it was determined that it would be in the best interest of the citizens of Kennett and the surrounding area that medical services be delivered in the most modern, technologically advanced and cost efficient physical environment possible”. As result, the plan will be to demolish the existing hospital structure and replace with a new “state of the art” energy efficient facility.

In making this announcement, Noble also said “there are numerous advantages to this approach which include:

1. All “new hospital” building construction and safety code requirements will be met including the Seismic requirements thus eliminating the need to seek exemption from those guidelines as existed via use of the existing structure;
2. The new construction will provide for an extremely cost efficient 70,000 square foot (single story) facility to allow for a more up to date interior configuration in concert with the manner in which healthcare is delivered today with more emphasis on shorter inpatient lengths of stay and increased outpatient testing/treatment.
3. The latest “high efficiency” mechanical HVAC systems will be installed which will provide for low utility costs and increased temperature control throughout the facility resulting in greater patient comfort.
4. The new structure will eliminate the need to continuously expend vital resources for facility maintenance and repair as would be necessary in the existing structure.”

The Kennett Hospital Revitalization Project CON #5795 HS application will be submitted to the Missouri Facilities Review Committee on July 2, 2020 with a final determination as to its approval expected in Mid-September.
END of
CERTIFICATE OF NEED APPLICATION

Kennett Hospital Revitalization Project
Establish 49-bed Primary Care Hospital

Project #5795 HS