



# 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>

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Senator Doug Beck    Representative Ben Baker, Chair    Representative Steve Butz, Vice Chair  
Senator Sandy Crawford    Andrew H. Grimm    Dr. Patrice Komoroski    Michael J. Prost

October 1, 2024

Melanie Claborn  
3325 Benwater Pl  
St. Charles, MO 63301

**SUBJECT:** #6008 RS: St. Louis Assisted Living Solutions LLC  
Certificate of Need

Dear Ms. Claborn:

On October 1, 2024, the Missouri Health Facilities Review Committee deferred your extension request for the above-referenced project to the November 18, 2024 CON meeting.

As a reminder, you are required to submit written Periodic Progress Reports (MO 580-1871) indicating the development status of the project. These reports are due at the end of each six-month period after the original issuance of the CON until completion of the project.

If you have questions, please contact the Certificate of Need Program staff. Thank you for your cooperation in the CON process.

Sincerely,

Representative Ben Baker, Chair

BB/mb

c: file

# Certificate of Need Request for Extension



To request a six-month extension to incur a capital expenditure or above-ground construction, complete this form in its entirety. Also submit a completed Periodic Progress Report with this form if it is due at this time. Send this information by email to [CONP@health.mo.gov](mailto:CONP@health.mo.gov) (preferred), fax at 573-751-7894, or mail to CONP, P.O. Box 570, Jefferson City, MO 65102. Request for extensions must be received in adequate time to allow for processing prior to the meeting for which a decision is scheduled.

Date: 8/5/24	
Project #: 6008 RS	Project Name: St Louis Assisted Living Solutions, LLC
Project Title/Description: 16-bed Assisted Living Home in Wentzville, MO	
1. Briefly explain why a capital expenditure will not be incurred by the current deadline. <b>Delays associated with site plan development, investor finalization and bank financing</b>	
2. Briefly state the reason(s) for the extension request. More time needed to complete the items above and begin construction.	
3. What steps have been completed for the project to date and when were they completed?	
<u>Date Completed</u>	<u>Step Completed</u>
2022	Land Purchased
6/24	Demolition of Existing Structure on Building Site Completed
7/24	Financing Approved by Bank
8/24	Plans Submitted to City of Wentzville for approval
4. What steps are needed in order incur a capital expenditure (above ground construction or equipment lease/purchase) for the project, and when will they be completed?	
<u>Anticipated Completion Date</u>	<u>Step to be Completed</u>
8/24	Investor pool finalized
8/24	Bids received from contractors and decisions made on construction plan
9/24	Plans approved by City of Wentzville
9/24	Close on construction loan with Bank
5. What are the steps that will take place after the capital expenditure to complete the project and when do you anticipate that they will be completed?	
<u>Anticipated Completion Date</u>	<u>Step to be Completed</u>
10/24	Site work completed to allow for foundation work to begin
10/24	Above ground construction commences
4/25	Construction completed
5/25	City and State inspections
6. Are planning and/or zoning matters complete, and is the site approved? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "no", explain. <b>Preliminary discussions have occurred and plans have been submitted</b>	
7. Has financing been secured for the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>If financing has been acquired and documentation was not previously provided, attach a copy of the letter from the lender or 3<sup>rd</sup> party documentation.</i> Are financing contingencies complete? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is financing available for immediate disbursement for the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If the answer is "no" to any of the above questions, explain. <b>Bank approval has been provided, but remaining work (title work, appraisals, etc.) is in process.</b> Give specifics of any and all existing financing problems and the reason(s) for their occurrence. <b>None anticipated.</b>	
8. Are there any new equity partners for the project as originally presented to the committee? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "yes", explain. <b>4 minority investors (each with 2.5% ownership) have been brought into the project.</b>	
9. Explain any and all restructuring of the project as originally presented to the committee. <b>None</b>	
10. Describe any anticipated situation(s) or problems not previously addressed that may prevent the project from incurring a capital expenditure by the end of the requested extension, should the extension be granted. <b>None</b>	
11. If this extension is granted, do you anticipate that additional six-month extensions will be necessary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "yes", how many would be needed? _____ Explain why additional extensions would be needed.	
Signature	Printed Name <u>Melane Clabon</u> Date <u>8-5-24</u>