



To: Mackinzey Fick  
Fr: Steve Cohen   
Date: 12/12/2024  
RE: Redbud Village CON Request for Extension

Regarding question 1:

Capital expenditures are not anticipated for another year. Once the largest sponsorship cohort can be developed then capital expenditures associated with construction will begin.

Regarding question 2.

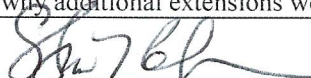
The reason that this (and probably 1 to 2 more) extension(s) will be required is that the owners are actively engaged in expanding the sponsorship base of their organization. The Mennonite church has a unique tithing apparatus that calls for each member (as an example, a family of 5 would constitute 5 members) of a sponsoring church agrees to contribute, to the nursing home, the sum of \$7.50 per member per month for LIFE. So, the more churches (each church may contain 300 to 600 members) that sign on as project sponsors, the more permanent income gets generated for the project. They currently have 13 churches with over 3900 members and are actively engaged in securing additional Mennonite churches into their sponsorship group.

Regarding question 7:

Preliminary financing has been secured and a commitment to build the entire project via multiple bank financing has been obtained. The Mennonite community is not accustomed to doing things via credit but rather is prone to saving and paying cash. This project is so big that they are availing themselves to the requirement for credit but wish to minimize its use. They have excellent credit due to their bias toward large amounts of equity and a firm commitment to repaying debt early when they do take out loans. They have the ability to finance Redbud Village via bank financing now but, as is their practice, they wish to build the equity via their tithing model which will reduce the amount of eventual permanent financing.

## 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: 12/12/24	
Project #: 6062 DS	Project Name: Redbud Village
Project Title/Description: Private Skilled Nursing Facility	
1. Briefly explain why a capital expenditure will not be incurred by the current deadline. <b>See attached</b>	
2. Briefly state the reason(s) for the extension request. <b>See attached</b>	
3. What steps have been completed for the project to date and when were they completed?	
<u>Date Completed</u>	<u>Step Completed</u> No construction steps have been completed.
4. What steps are needed in order to 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> 1st Q 2026	<u>Step to be Completed</u> The owners anticipate being ready to begin construction.
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> 4th Q 2026	<u>Step to be Completed</u> Construction is anticipated to take 9 months.
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. Owners and design professionals are currently in conversation with local P & Z officials	
7. Has financing been secured for the project? <input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> No Is financing available for immediate disbursement for the project? <input type="checkbox"/> Yes <input type="checkbox"/> No  If the answer is "no" to any of the above questions, explain. <b>See attached</b>  Give specifics of any and all existing financing problems and the reason(s) for their occurrence. <b>No problems are 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. Owners are actively engaged in securing additional churches to add to the sponsorship cohort.	
9. Explain any and all restructuring of the project as originally presented to the committee. <b>see #8</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>NO problems are anticipated</b>	
11. If this extension is granted, do you anticipate that additional six-month extensions will be necessary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "yes", how many would be needed? <u>2-3</u> Explain why additional extensions would be needed.	
Signature 	Printed Name <b>Steve Cohen</b> Date <b>12/12/24</b>