



# **CERTIFICATE OF NEED APPLICATION**

Project Number 6122 RS



**The Grand Royale  
Increase Assisted Living Capacity to a Total of 77 Beds**

Submitted to:  
Missouri Health Facilities Review Committee

June 28, 2024



Project Name: \_\_\_\_\_

Project No: \_\_\_\_\_

Project Description: \_\_\_\_\_

Done Page N/A Description

**Divider I. Application Summary:**

1. Applicant Identification and Certification (Form MO 580-1861)
2. Representative Registration (From MO 580-1869)
3. Proposed Project budget (Form MO 580-1863) and detail sheet with documentation of costs.
4. Provide documentation from MO Secretary of State that the proposed owner(s) and operator(s) are registered to do business in MO.
5. State if the license of the proposed operator or any affiliate of the proposed operator has been revoked within the previous five (5) years.
6. If the license of the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years, provide the name and address of the facility whose license was revoked.
7. State if the Medicare and/or Medicaid certification of any facility owned or operated by the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years.
8. If the Medicare and/or Medicaid certification of any facility owned or operated by the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years, provide the name and address of the facility whose Medicare and/or Medicaid certification was revoked.

**Divider II. Proposal Description:**

1. Provide a complete detailed project description.
2. Provide a timeline of events for the project, from CON issuance through project completion.
3. Provide a legible city or county map showing the exact location of the proposed facility.
4. Provide a site plan for the proposed project.
5. Provide preliminary schematic drawings for the proposed project.
6. Provide evidence that architectural plans have been submitted to the Department of Health and Senior Services.
7. Provide the proposed square footage.
8. Document ownership of the project site, or provide an option to purchase.
9. Define the community to be served.
10. Provide 2025 population projections for the 15-mile radius service area.
11. Identify specific community problems or unmet needs the proposal would address.
12. Provide historical utilization for each of the past three (3) **FULL** years and utilization projections through the first three (3) **FULL** years of operation of the new LTC beds.
13. Provide the methods and assumptions used to project utilization.
14. Document that consumer needs and preferences have been included in planning this project and describe how consumers had an opportunity to provide input.
15. Provide copies of any petitions, letters of support or opposition received.
16. Document that providers of similar health services in the proposed 15-mile radius have been notified of the application by a public notice in the local newspaper.
17. Document that providers of all affected facilities in the proposed 15-mile radius were addressed letters regarding the application.

**Divider III. Service Specific Criteria and Standards:**

1. For ICF/SNF beds, address the population-based bed need methodology of fifty-three (53) beds per one thousand (1,000) population age sixty-five (65) and older.
2. For RCF/ALF beds, address the population-based bed need methodology of twenty-five (25) beds per one thousand (1,000) population age sixty-five (65) and older.
3. For LTCH beds, address the population-based bed need methodology of one-tenth (0.1) bed per one thousand (1,000) population.
4. Document any alternate need methodology used to determine the need for additional beds such as Alzheimer's, mental health or other specialty beds.
5. For any proposed facility which is designed and operated exclusively for persons with acquired human immunodeficiency syndrome (AIDS) provide information to justify the need for the type of beds being proposed.
6. If the project is to add beds to an existing facility, has the facility received a Notice of Noncompliance within the last 18 months as a result of a survey, inspection or complaint investigation? If the answer is yes, explain.

**Divider IV. Financial Feasibility Review Criteria and Standards:**

1. Document that the proposed costs per square foot are reasonable when compared to the latest "RS Means Construction Cost data"
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.
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.
4. Document how patient charges are derived.
5. Document responsiveness to the needs of the medically indigent.
6. For a proposed new skilled nursing or intermediate care facility, what percentage of your admissions would be Medicaid eligible on the first day of admission or become Medicaid eligible within 90 days of admission?
7. For an existing skilled nursing or intermediate care facility, what percentage of your admissions are Medicaid eligible on the first day of admission or becomes Medicaid eligible within 90 days of admission.

# Divider I

**Divider I: Application Summary**

**1. Applicant Identification and Certification (Form MO 580-1861)**

See Attachment 2.

**2. Representative Registration (Form MO 580-1869)**

See Attachments 3a, 3b and 3c.

**3. Proposed Project Budget (Form MO 580-1863) and detail sheet**

See Attachments 4a and 4b.

**4. Documentation from MO Secretary of State that owner and operator are registered to conduct business in Missouri.**

See Attachment 5.

**5. State if license of the proposed operator or any affiliate of the proposed operator has been revoked within the previous five (5) years.**

The license of the proposed operator or any of its affiliates has not been revoked within the previous five years.

**6. If the license of the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years, provide the name and address of the facility whose license was revoked.**

Not applicable. The license of the proposed operator or any of its affiliates has not been revoked within the previous five years.

**7. State if Medicare and/or Medicaid certification of any facility owned or operated by the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years.**

The Medicare/Medicaid certification of the proposed operator or any of its affiliates has not been revoked within the previous five years.

**8. If the Medicare and/or Medicaid certification of any facility owned or operated by the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years, provide the name and address of the facility whose Medicare and/or Medicaid certification was revoked.**

Not applicable. The Medicare/Medicaid certification of the proposed operator or any of its affiliates has not been revoked within the previous five years.

# Divider I Attachments

# Attachment 1

## Proposed Budget Detail Sheet

**1. New Construction Costs**

Not applicable. This project does not involve new construction.

**2. Renovation Costs**

\$5,000 represents the total estimate of renovation costs.

**4. Architectural/Engineering Fees**

Not applicable. This project does not involve architectural/engineering fees.

**5. Other Equipment**

Not applicable. This project does not involve the purchase of any equipment.

**6. Major Medical Equipment**

Not applicable. This project does not involve the purchase of any major medical equipment.

**7. Land Acquisition Costs**

Not applicable. This project involves renovation of an existing facility and therefore will not result in acquisition of land.

**8. Consultant's Fees/Legal Fees**

\$20,000 represents the total estimate of legal and consultant fees.

**9. Interest During Construction**

Not applicable. This project does not involve any construction costs.

**10. Other Costs**

Not applicable. There are no other costs associated with this project.

# Attachment 2





Certificate of Need Program

APPLICANT IDENTIFICATION AND CERTIFICATION

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.)

Table with 2 columns: Title of Proposed Project, Project Number, Project Address, County. Values: The Grand Royale, 6122 RS, 2900 NE Kendallwood Pkwy, Gladstone, MO 64119, Clay.

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

Table with 3 columns: List All Owner(s), Address, Telephone Number. Includes entries for GGCC, LLC d/b/a The Grand Royale with address 2692 Madison RD Ste N1-307 Cincinnati, OH 45208 and phone 513-400-5501.

3. Ownership (Check applicable category.)

Form with checkboxes for Nonprofit Corporation, Individual, City, District, Partnership, Corporation, County, and Other LLC.

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.)

Table with 3 columns: Name of Contact Person, Title, Telephone Number, Fax Number, E-mail Address, Signature of Contact Person, Date of Signature. Values: Darcy Schaeffer, Consultant, 512-371-8011, 512-371-8001, dschaeffer@rpcconsulting.com, Darcy Schaeffer, 06/25/2024.

# Attachment 3-a



Certificate of Need Program

REPRESENTATIVE REGISTRATION

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

Project Name The Grand Royale	Number 6122 RS
----------------------------------	-------------------

(Please type or print legibly.)

Name of Representative Darcy Schaeffer	Title Consultant
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Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Research & Planning Consultants	Telephone Number 512-371-8011
--	----------------------------------

Address (Street/City/State/Zip Code)  
6300 La Calma Dr, Suite 170, Austin TX 78752

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

Name of Individual/Agency/Corporation/Organization being Represented GGCC, LLC (d/b/a Grand Royale)	Telephone Number 512-400-5501
--	----------------------------------

Address (Street/City/State/Zip Code)  
2692 Madison Rd Ste N1-307 Cincinnati, OH 45208

Check one. Do you:

- Support
- Oppose
- Neutral

Relationship to Project:

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

Other Information:

\_\_\_\_\_

\_\_\_\_\_

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

Original Signature <i>Darcy Schaeffer</i>	Date June 25, 2024
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# Attachment 3-b



Certificate of Need Program

REPRESENTATIVE REGISTRATION

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

Project Name Number

(Please type or print legibly.)

Name of Representative Title

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

Address (Street/City/State/Zip Code)

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

Name of Individual/Agency/Corporation/Organization being Represented Telephone Number

Address (Street/City/State/Zip Code)

Check one. Do you:

- Support
Oppose
Neutral

Relationship to Project:

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

Other Information:

Blank lines for other information

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

Original Signature Date June 24, 2024

# Attachment 3-c



Certificate of Need Program

REPRESENTATIVE REGISTRATION

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

Project Name The Grand Royale	Number 6122 RS
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(Please type or print legibly.)

Name of Representative Rachel Short	Title Consultant
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Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Research and Planning Consultants	Telephone Number 512-371-8004
--	----------------------------------

Address (Street/City/State/Zip Code) 6300 La Calma Dr. Suite 170, Austin, TX 78761
---

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

Name of Individual/Agency/Corporation/Organization being Represented GGCC, LLC (d/b/a Grand Royale)	Telephone Number (513) 400-5501
--	------------------------------------

Address (Street/City/State/Zip Code) 2692 Madison RD Ste N1-307 Cincinnati, OH 45208
---

Check one. Do you:

- Support
- Oppose
- Neutral

Relationship to Project:

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

Other Information:

\_\_\_\_\_

\_\_\_\_\_

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

Original Signature <i>Rachel Short</i>	Date 06/06/2024
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# Attachment 4-a





Certificate of Need Program

**PROPOSED PROJECT BUDGET**

**Description**

**Dollars**

**COSTS:\***

*(Fill in every line, even if the amount is "\$0".)*

- 1. New Construction Costs \*\*\* \_\_\_\_\_
- 2. Renovation Costs \*\*\* \_\_\_\_\_
- 3. Subtotal Construction Costs** (#1 plus #2) **\_\_\_\_\_**
- 4. Architectural/Engineering Fees \_\_\_\_\_
- 5. Other Equipment (not in construction contract) \_\_\_\_\_
- 6. Major Medical Equipment \_\_\_\_\_
- 7. Land Acquisition Costs \*\*\* \_\_\_\_\_
- 8. Consultants' Fees/Legal Fees \*\*\* \_\_\_\_\_
- 9. Interest During Construction (net of interest earned) \*\*\* \_\_\_\_\_
- 10. Other Costs \*\*\* \_\_\_\_\_
- 11. Subtotal Non-Construction Costs** (sum of #4 through #10) **\_\_\_\_\_**
- 12. Total Project Development Costs** (#3 plus #11) **\_\_\_\_\_\*\***

**FINANCING:**

- 13. Unrestricted Funds \_\_\_\_\_
- 14. Bonds \_\_\_\_\_
- 15. Loans \_\_\_\_\_
- 16. Other Methods (specify) \_\_\_\_\_
- 17. Total Project Financing** (sum of #13 through #16) **\_\_\_\_\_\*\***

- 18. New Construction Total Square Footage \_\_\_\_\_
- 19. New Construction Costs Per Square Foot \*\*\*\*\* \_\_\_\_\_
- 20. Renovated Space Total Square Footage \_\_\_\_\_
- 21. Renovated Space Costs Per Square Foot \*\*\*\*\* \_\_\_\_\_

*Note: Renovated cost per square foot is \$0.23. Form does not show decimals*

\* 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.

# Attachment 4-b

## Proposed Budget Detail Sheet

**1. New Construction Costs**

Not applicable. This project does not involve new construction.

**2. Renovation Costs**

\$5,000 represents the total estimate of renovation costs.

**4. Architectural/Engineering Fees**

Not applicable. This project does not involve architectural/engineering fees.

**5. Other Equipment**

Not applicable. This project does not involve the purchase of any equipment.

**6. Major Medical Equipment**

Not applicable. This project does not involve the purchase of any major medical equipment.

**7. Land Acquisition Costs**

Not applicable. This project involves renovation of an existing facility and therefore will not result in acquisition of land.

**8. Consultant's Fees/Legal Fees**

\$20,000 represents the total estimate of legal and consultant fees.

**9. Interest During Construction**

Not applicable. This project does not involve any construction costs.

**10. Other Costs**

Not applicable. There are no other costs associated with this project.

# Attachment 5

[MY ACCOUNT](#)[HOME](#)[SEARCH](#)[MISC INFO](#)[UCC FILING](#)[Help](#)

## Limited Liability Company Details as of 5/30/2024

Required Field \*

File Documents - select the filing from the "Filing Type" drop-down list, then click FILE ONLINE.

File Registration Reports - click FILE REGISTRATION REPORT.

Copies or Certificates - click FILE COPIES/CERTIFICATES.

[RETURN TO SEARCH RESULTS](#)**Create Filing**[FILE ONLINE](#)

Amendment to Articles of Organization

[ORDER COPIES/ CERTIFICATES](#)

General Information	Filings	Principal Office Address	Contact(s)
Name(s)	<b>GGCC, LLC</b>	Principal Office Address	<b>6051 N CHESTNUT AVE STE B GLADSTONE, MO 64119</b>
Type	<b>Limited Liability Company</b>	Charter No.	<b>LC001553364</b>
Domesticity	<b>Domestic</b>	Home State	<b>MO</b>
Registered Agent	<a href="#">C T CORPORATION SYSTEM</a> <b>120 S Central Ave CLAYTON, MO 63105</b>	Status	<b>Active</b>
Date Formed	<b>8/28/2017</b>		
Duration	<b>Perpetual</b>		

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# Divider II

## Divider II: Application Summary

**1. Provide a complete detailed project description**

The Grand Royale, LLC, is an existing senior living facility in Clay County, Missouri. It currently operates 45 skilled nursing (SNF) beds and 25 assisted living (ALF) beds. In addition to SNF and ALF, The Grand Royale offers independent living housing and short-term rehabilitation. Residents are supported mentally, physically, and spiritually through a complete program of activities. Resident medical and supportive services include meals, medication administration, emergency call systems, social services, assistance with activities of daily living, weekly linen and laundry, and housekeeping services. This proposal will increase ALF capacity to 77 beds. Six existing ALF rooms will be converted from single to double occupancy to accommodate married couples. Forty-five (45) SNF beds will be converted to ALF from SNF. An attendant station room will be converted into a single occupancy ALF room. This facility will no longer provide SNF services.

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

See Attachment 6.

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

See Attachment 7.

**4. Provide a site plan for the proposed project**

See Attachment 8 for site map of facility. The northern wing of the facility is where the existing and new ALF beds will be located.

**5. Provide preliminary schematic drawings for the proposed project.**

See Attachment 9 for line drawings of the facility. Page 1 of Attachment 9 shows current line drawings (before project completion). Rooms 102–110, 201–208, 308, 309, 311–317, 320–322, 324–327, 330, 332, 333, 335–337, and 402–407 will be converted from SNF to ALF beds. Rooms 503–508 will be converted from single to double occupancy ALF beds. The room marked “ATTENDANT” will be converted to a single occupancy ALF room.

Page 2 of Attachment 9 shows line drawings after project is completed. The large, red Xs denote all ALF rooms at the facility.

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

See Attachment 10.

**7. Provide the proposed square footage**

The entire space (including rooms, common areas, hallways, etc.) that will serve ALF residents after this CON application approval is 58,411 square feet. The proposed square footage that will be converted 52 beds is 21,478 square feet. The converted total includes the 46 rooms which will be converted from SNF to ALF, the six single occupancy ALF rooms which will be converted to double occupancy and the attendant room which will be converted to an ALF bed.

**8. Document ownership of the project site, or provide an option to purchase.**

See Attachment 11 for the Warranty Deed and Lease.

**9. Define the community to be served.**

The service area for the proposed project is the southern part of Clay County, primarily the Gladstone area. The alternative service area maps included in Attachments 12a-12b show a 15-mile radius, as required by the CON application. However, the Missouri River disrupts patient flow because it increases transportation time. For this reason, Clay County residents prefer to receive long-term care north of the river.

Most ALF residents are ages 65+. However, the facility will admit a person under age 65 who has acute physical disabilities to an ALF bed. The majority of assisted living residents need help with at least one activity of daily living and typically cannot live on their own safely.

**10. Provide 2025 population projections for the 15-mile radius service area.**

The 2025 projected 15-mile radius population age 65 and older is 113,635.<sup>1</sup>

The 2025 projected 15-mile radius total population is 675,728.<sup>2</sup>

See Attachments 12a–12b for the DHSS 15-mile zip code and cities maps.

See Attachment 12c for the DHSS 15-mile zip code 65+ populations.

See Attachment 12d for the DHSS 15-mile zip code total populations.

**11. Identify specific community problems or unmet needs the proposal would address.**

Since opening in 2020, The Grand Royale has become a trusted provider in the community. It has built long-lasting relationships with residents by listening to their opinions and meeting their ever-changing needs. The Grand Royale's core values include compassion, integrity, generosity, respect, and meaningful purpose. These core values guide everyday services and make Grand Royale a leader in the senior living community. This proposal was developed through Grand Royale's staff's connection with residents and expertise in senior care.

<sup>1</sup> Population projections calculated using data from the Department of Health and Senior Services.

<sup>2</sup> Population projections calculated using data from the Department of Health and Senior Services.



The proposed project will increase the number of ALF beds at The Grand Royale facility by converting 6 ALF rooms from single to double occupancy, 45 SNF beds to ALF beds and one attendant station room into an ALF bed. The facility will no longer offer SNF services. The proposed project responds to these factors:

- Growing senior population
- Increasing need for assisted living level of care
- Feedback from married residents
- Research on loneliness in seniors
- Assisted living bed need (as calculated by the community need methodology of 25 beds per 1,000 population 65+)

**Growing Senior Population:** Most Grand Royale residents are expected to come from Clay County. Clay County continues to experience rapid population growth, especially among the 65+ population. According to data from the US Census Bureau,<sup>3</sup> Clay County’s 65+ population is expected to grow 15% from 2023 to 2028. This is a higher rate of growth than the statewide average.

**2023–2028 Percent Change, 65+ Population**

	<b>2023</b>	<b>2028</b>	<b>% Change</b>
Clay	41,420	47,775	15%
Missouri	1,164,508	1,305,510	12%

Source: US Census Bureau accessed via ESRI [2022/2027 Esri Updated Demographics \(arcgis.com\)](https://www.esri.com/arcgis/resources/articles/2022/2027-Esri-Updated-Demographics)

**Increasing Need for Assisted Living Level of Care:** The US population is living longer, which means the need for senior care is growing. According to the Actuarial Life Table from the Social Security Administration, the life expectancy for someone 65 years old is to about age 85 for women and to age 82 for men.<sup>4</sup> As this growth continues, there will be increasing need for senior care to support elderly people properly in their later years.

The Grand Royale has outgrown current ALF bed space. Since 2023, Grand Royale has maintained a waitlist of potential residents who fit ALF criteria but cannot become residents due to Grand Royale’s high ALF occupancy. Adding 52 beds would allow the Grand Royale to expand and serve these individuals needing an ALF level of care.

**Feedback From Married Residents:** Many residents have been married to their partners for decades and desire to continue living with their spouses as they age. The Grand Royale offers independent living for residents who do not yet fit the criteria for the ALF level of care but desire an active, social lifestyle with senior care on site. Independent living housing can accommodate married couples, and many residents enjoy this benefit.

<sup>3</sup> via Esri [Got five minutes? Get to know Esri Updated Demographics](https://www.esri.com/arcgis/resources/articles/2022/2027-Esri-Updated-Demographics)

<sup>4</sup> Actuarial Life Table,” Social Security Administration, <https://www.ssa.gov/oact/STATS/table4c6.html>

However, the ALF rooms at Grand Royale are all single occupancy, which means married couples cannot room together once one or both of them need a higher level of care. This separation puts a strain on couples who have relied on one another's companionship for many years.

Attachment 13 contains letters of support for this project from residents of the Grand Royale who support married couples living together in the ALF. These letters discuss the difficulties of separation and the positive impact of married couples continuing to live together. Below is an excerpt from a letter of support written by resident William Batton.

*From my personal experience in watching my wife, I can fully support and agree to add occupancy for married couples on assisted living. My wife and I moved in on independent living, and were only here for a short time before she went into hospice and had to move to long term care. Couples should have the opportunity to stay together once the time is needed. They should have the right to keep their lives filled with love, peace, and blessings while remaining together. This would promote happiness, freedom, and quality of life by offering this option.*

**Research on Loneliness in Seniors:** Social isolation and loneliness are risk factors for poor health outcomes, especially in older populations. Social isolation is the objective physical separation from others, and loneliness is the subjective feeling of distress from being alone or separated.<sup>5</sup> Social isolation and loneliness are different but often related. Loneliness is associated with a 50% higher risk of dementia and higher rates of mental health risk (e.g., depression, anxiety, and suicide).<sup>6</sup>

Elderly married couples often have a long history of caring for one another. They are familiar with one another and often advocate for one another better than others can. Separation can result in increased anxiety and stress for both spouses, which can strain any existing cognitive health struggles.

**Assisted Living Bed Need:** When the community need methodology of 25 beds per 1,000 population 65+ is applied to the 113,635 population of 65+ in the 15-mile radius, it results in a total residential care facility (RCF) or ALF need of 2,841 beds. There are 2,442 licensed and approved ALF beds in the same radius, according to the CON published inventory. Therefore, there is an unmet need for 399 RCF/ALF beds in this area.

See Attachments 12a–12b for the DHSS 15-mile zip code and cities maps.

See Attachment 12c for the DHSS 15-mile zip code 65+ populations.

See Attachment 17 for the bed need formula.

<sup>5</sup> "Social Isolation, Loneliness in Older People Pose Health Risks," National Institute on Aging, <https://www.nia.nih.gov/news/social-isolation-loneliness-older-people-pose-health-risks>.

<sup>6</sup> National Academies of Sciences, Engineering, and Medicine, *Social Isolation and Loneliness in Older Adults: Opportunities for the Health Care System* (Washington, DC: The National Academies Press, 2020), DOI 10.17226/25663.

**12. Provide historical utilization for each of the past three (3) FULL years and utilization projections through the first three (3) FULL years of operation of the new LTC beds.**

The table below shows historical and projected utilization for ALF beds. See Attachment 20.

	Historical Utilization			Projected Utilization		
	2021*	2022	2023	2024**	2025	2026
Patient Days	891	6,987	8,586	12,270	26,645	26,645
ALF Beds	25	25	25	77	77	77
Occupancy %	20%	77%	94%	89%	95%	95%

\*The first ALF patient was admitted in July 2021

\*\*ALF beds increase to 77 October 24, 2024

**13. Provide the methods and assumptions used to project utilization.**

Historical utilization was based on actual patient days in 2021 through 2023, limited to ALF patients. Projected utilization for 2025-2026 assumes an average daily census of 73 patients. Patient days are calculated by multiplying the average daily census by the number of days in the period. The 2024 utilization assumes the Grand Royale will begin operating 77 ALF beds in October 2024. See Attachment 20.

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

This project was based on the needs and preferences expressed by Grand Royale residents and the local community. As discussed in the response to question 11 (Divider II) of this application, married independent living residents want to remain housed with their spouses when they transition to the ALF level of care. Attachment 13 contains letters of support from the Grand Royale residents expressing this need.

Also discussed in the response to question 11 (Divider II) of this application is the unmet need for ALF beds. The community need methodology for ALF beds shows an unmet need of 399 RCF/ALF beds in this area. (See Attachment 17 for the bed need formula.) This need is also demonstrated through a waitlist for ALF beds the Grand Royale has maintained for since 2023. Grand Royale strives to meet the needs of all their residents and believes this project will address the needs of both residents and the local community.

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

See Attachment 13 for letters of support for this project. Any additional letters of support or opposition, as well as any petitions, will be submitted with supplemental documentation.

**16. Document that providers of similar health services in the proposed 15-mile radius have been notified of the application by a public notice in the local newspaper.**

A public notice was submitted to the *Kansas City Star* on June 7, 2024 for publication on June 24, 2024. See Attachment 14.

**17. Document that providers of all affected facilities in the proposed 15-mile radius were addressed letters regarding the application.**

A letter was sent to affected facilities within a 15-mile radius on June 10, 2024. See Attachment 15 for a signed notarized attestation that the letters were sent. Sample language and the list of providers to whom the letters were sent are included below. Attachment 16 also contains a list of the ALF providers.

Sample Letter:

Re: The Grand Royale- Project No. 6122 RS

To Whom It May Concern:

Please be advised that GGCC, LLC d/b/a The Grand Royale will submit a Certificate of Need application on June 28, 2024, to increase assisted living occupancy to a total of 77 beds at its current facility at 2900 NE Kendallwood Parkway in Gladstone, MO 64119.

Sincerely,  
Kim Heard

List of Recipient Facilities and their Zip Code:

Addington Place of Shoal Creek	64157
Benton House of Staley Hills	64155
Bristol Manor of Smithville	64089
Cedars of Liberty Health Care Center	64068
Grand Royale, The (Opened 7/26/21)	64119
Heritage Village of Gladstone	64119
Kendallwood Senior Living (Closed 9/13/23)	64119
Linden Woods Village	64119
McCrite Plaza at Briarcliff Assisted Living	64116
Mockingbird Manor Residential Care	64068
Norterre	64068
Oak Pointe of Kearney	64060
Our Lady of Mercy Country Home	64068

Oxford Grand at Shoal Creek	64158
Senior Living at the Elms (CON App 7/12/21)	64024
The Wellington Senior Living (Opened 10/21/22)	64068
Westbrook Care Center, Inc	64060
Anthology of the Plaza (Opened 96 beds 7/24/19)	64112
Armour Oaks Senior Living Community	64114
Baptist Homes of Independence (license merged 8/16/21)	64057
Beacon Hill Residential Care	64109
Benton House of Blue Springs	64015
Bishop Spencer Place, Inc, The	64111
Blue Hills Rest Home, Inc	64058
Brookdale Wornall Place	64114
Butterfly Haven	64131
Carrie Dumas Long Term Care Facility	64128
Cedarhurst of Blue Springs	64015
Collier Care Home, Inc	64015
Harris House Residential Care Facility, The	64130
Hidden Lake Care Center	64133
House of Care Center	64128
Jackson Creek Post Acute	64057
Jeanne Jukan Center (closed 4/12/23)	64138
Jolet Home	64110
Kingswood	64114
Lodge Residential Care Facility, The	64130
Maywood Manor	64050
My Blessed Homes	64113
Oaks, The	64133
Palestine Legacy Residences (CON approved 11/7/16)	64128
Rockhill Manor Assisted Living	64110
St. Anthony's	64131
Summitview Terrace Assisted Living By Americare	64138
Trustwell Living of Raytown	64133
Turning Point Group Home (Closed 04/01/23)	64057
Waterford South (Closed 8/26/22)	64131
White Oak Assisted Living	64050
Wood Oaks, Inc	64052
Autumn Woods, Inc	64151
Benton House of Tiffany Springs	64154
Gardens at Barry Road, The	64153
Heritage Village of Platte City	64079
Leona House	64151
NWKC Senior Community, LLC (CON App. 9/12/22)	64154
Primrose Retirement Community of Kansas City	64154
Senior Star at Wexford Place (CON App. 3/6/23)	64151
The Burlington Creek Senior Living	64151
Tiffany Springs Senior Care Community	64154
Wexford Place Assisted Living and Memory Support by Senior Star	64151
Windemere Healthcare Center, LLC	64150

## **Divider II Attachments**

# Attachment 6

**The Grand Royale**  
**(Increase in Assisted Living Beds)**

**Proposed Timeline**

Activity		Date
1	Request for assisted living bed increase sent to licensure	July 31, 2024
2	Request for skilled nursing bed decrease sent to licensure	July 31, 2024
3	Obtain CON	September 9, 2024
4	Skilled Nursing Beds close	September 9, 2024
5	New assisted living bed available	September 14, 2024
6	Approval for increase/decrease from Licensure	October 24, 2024



# Attachment 7



Liberty

Gladstone

Platte

Clay



69

29

435

Wyandotte

635

169

670

Kansas City

MISSOURI

24

Independence

70

40

KANSAS

123

Merriam

56

Overland Park

Prairie Village

71

Jackson

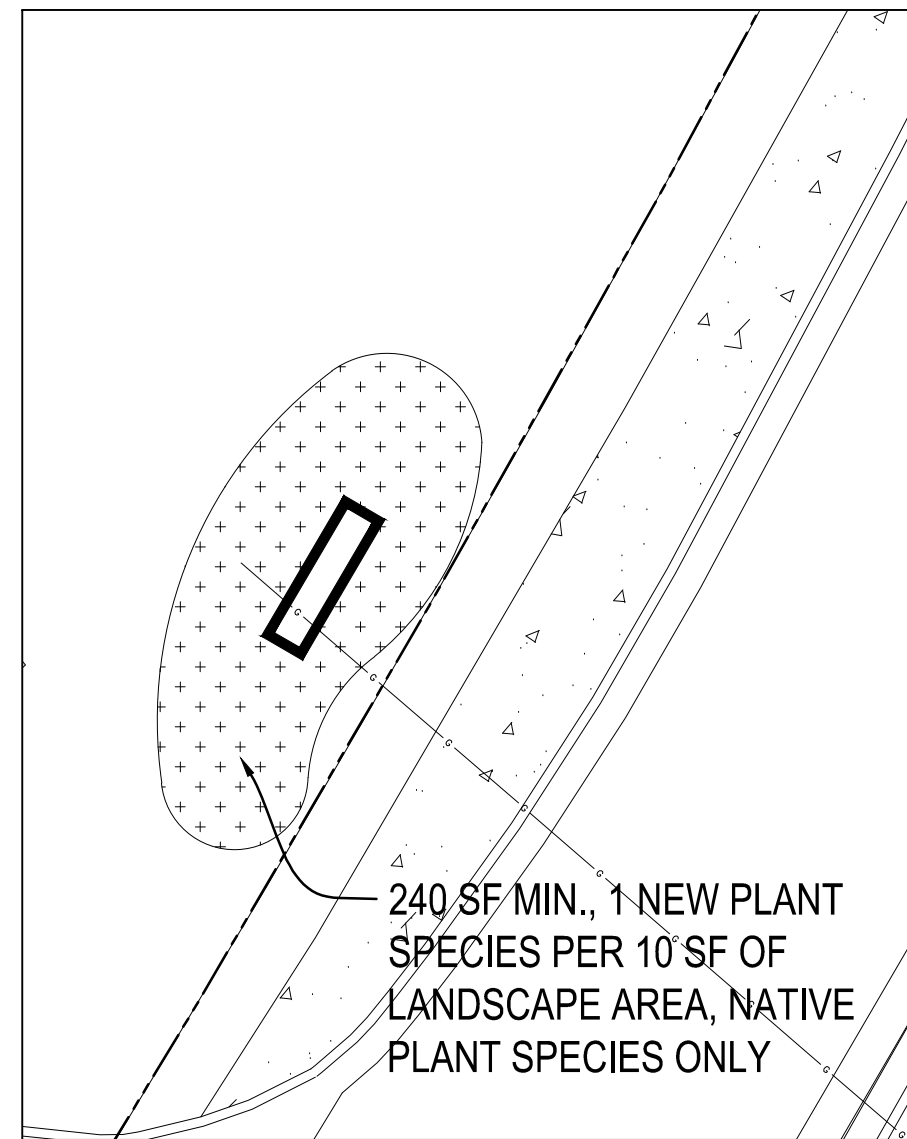
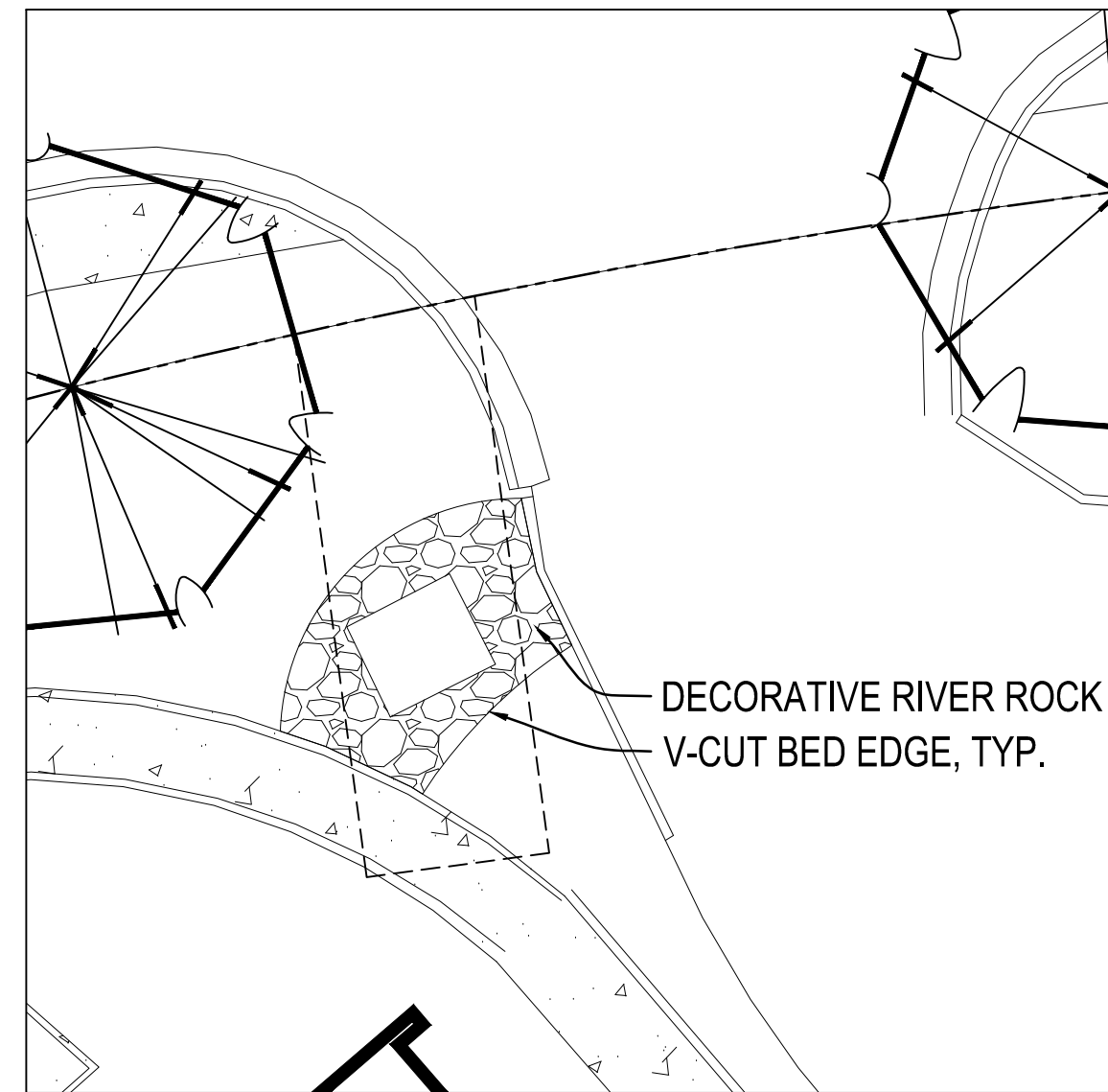
Raytown

Johnson

Leawood

470

# Attachment 8



**UTILITY ENLARGEMENT PLAN**  
SCALE 1"=10'-0"

**ENTRY MONUMENT ENLARGEMENT PLAN**  
SCALE 1"=10'-0"

**PLANT LIST:**

	Common Name	Botanical Name	Size	Notes
<b>Overstory Trees/ Street Trees</b>				
GRT	Goldenrain tree	Koeleruteria paniculata	1.5" cal	B&B
RMP	Red Maple	Acer rubrum	1.5" cal	B&B
<b>Evergreen Trees</b>				
ERC	Eastern Red Cedar	Juniperus virginiana	5' Ht.	B&B
NWS	Norway Spruce	Picea abies	5' Ht.	B&B

**LANDSCAPE REQUIREMENTS (GLADSTONE, MO)**

**STREET TREES (9.1200.060):**

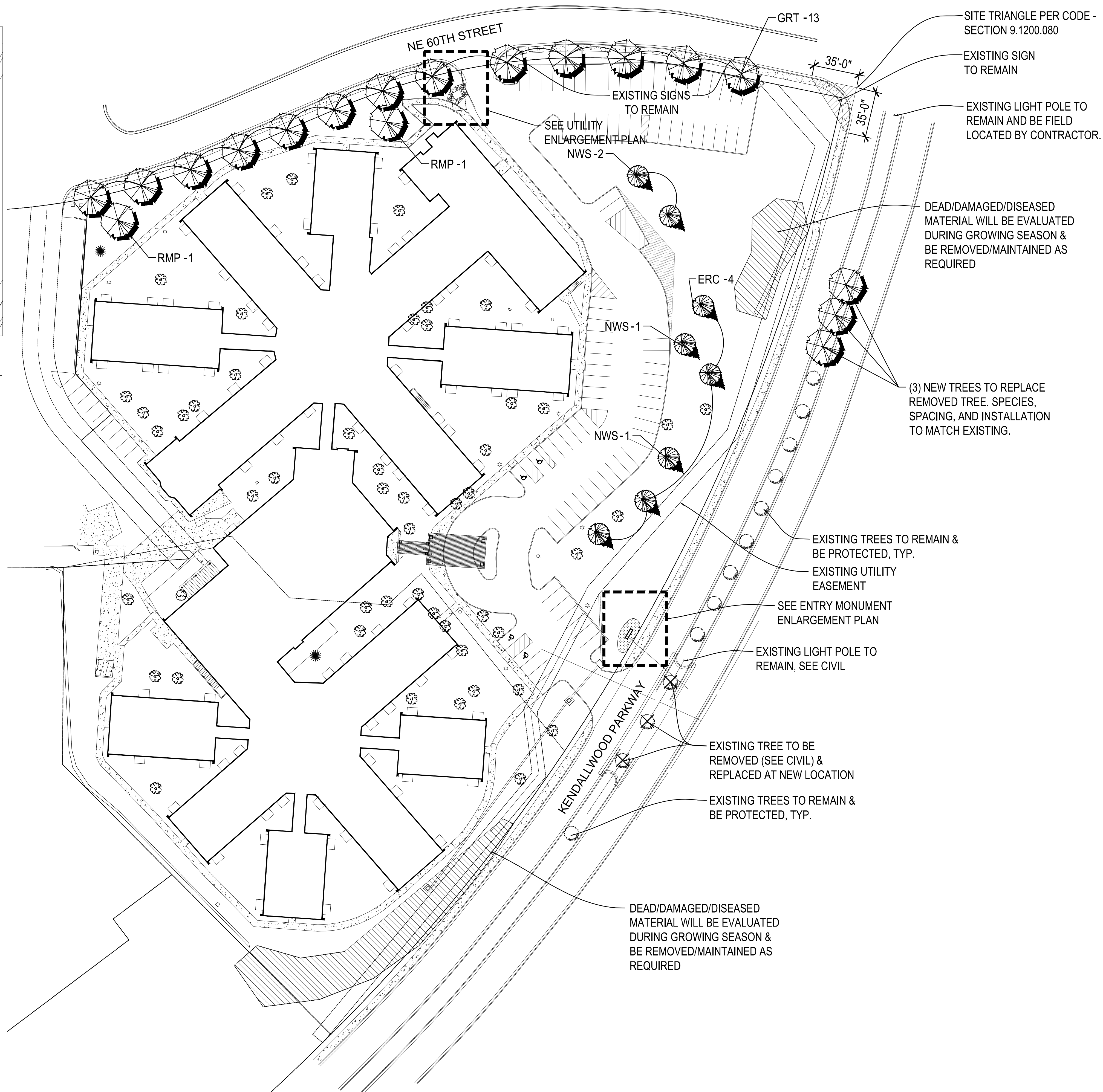
1. 1 MEDIUM TREE PER 40 LF OF STREET FRONTAGE.

	REQUIRED:	PROVIDED:
NE 60TH STREET = +/-594 LF/ 40 LF =	15 TREES	15 TREES

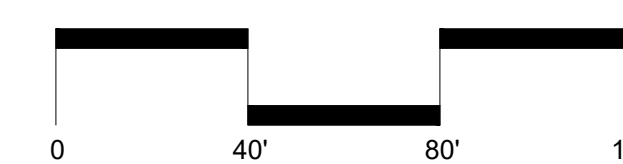
- EXISTING TREES TO REMAIN
- LANDSCAPE BED
- DECORATIVE RIVER ROCK

**GENERAL NOTES:**

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
  - A. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
  - B. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. REFER TO L2.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
5. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.. REFER TO L2.00 FOR PLANTING SOIL MIX.
6. ROCK BEDS SHALL BE BUFFALO RIVER ROCK BY HOUSE OF ROCKS DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
7. ALL EXISTING PLANT MATERIAL TO REMAIN TO THE GREATEST EXTENT PRACTICABLE. DEAD AND DISEASED MATERIAL IS TO BE REMOVED. ALL REMAINING PLANT MATERIALS IS TO BE CLEANED UP/TRIMMED AS REQUIRED.
8. ALL LANDSCAPING TO BE MAINTAINED IN PERPETUITY BY OWNER, INCLUDING STREET TREES. ALL DEAD PLANT MATERIAL TO BE PROMPTLY REPLACED.
9. NATIVE PLANTS SPECIES TO BE USED.
10. EXISTING UTILITIES TO BE FIELD VERIFIED.



**TREE PLANTING PLAN**  
SCALE 1"=40'-0"

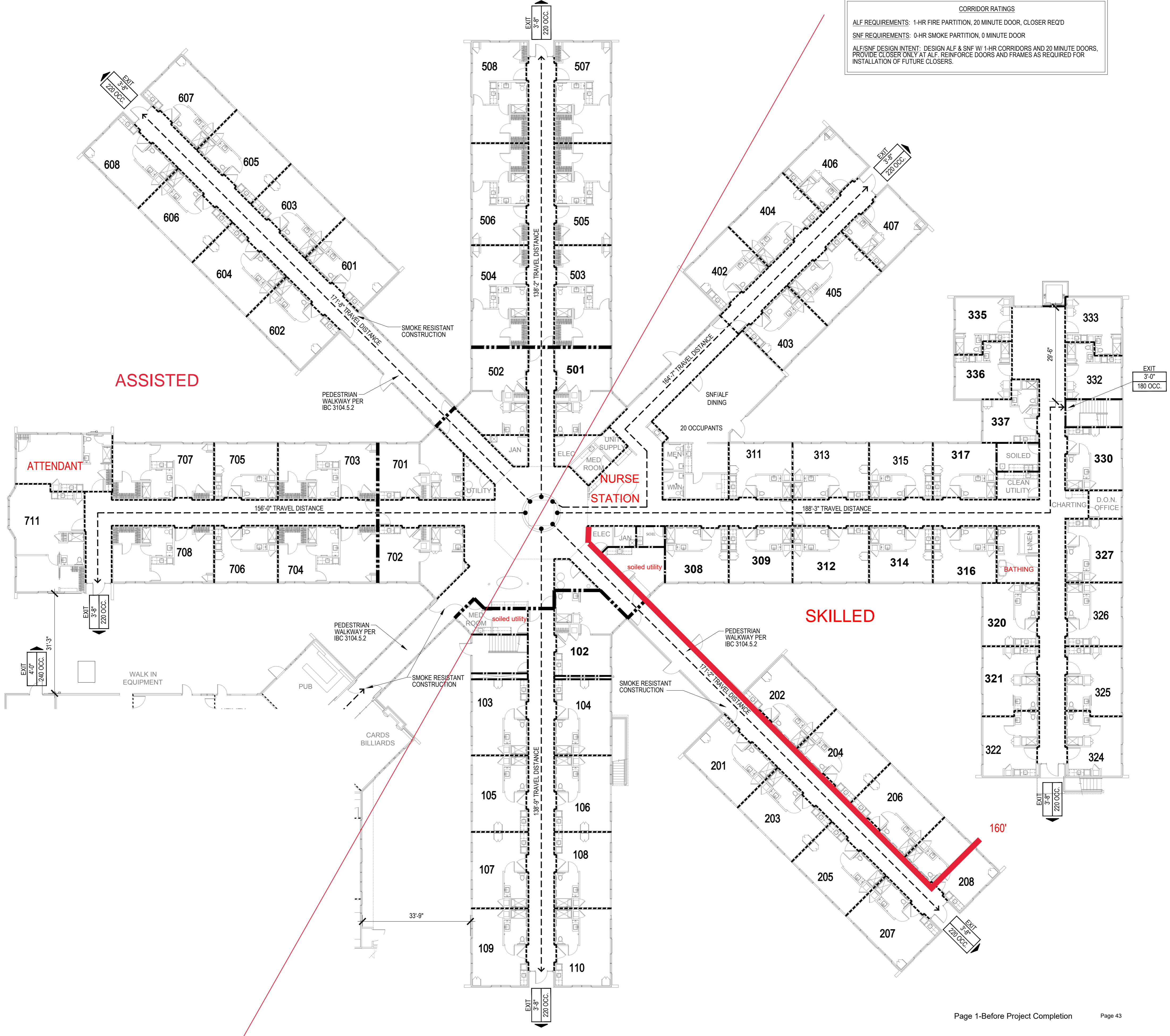


# Attachment 9

ALF REQUIREMENTS: 1-HR FIRE PARTITION, 20 MINUTE DOOR, CLOSER REQ'D

SNF REQUIREMENTS: 0-HR SMOKE PARTITION, 0 MINUTE DOOR

ALF/SNF DESIGN INTENT: DESIGN ALF & SNF W/ 1-HR CORRIDORS AND 20 MINUTE DOORS. PROVIDE CLOSER ONLY AT ALF. REINFORCE DOORS AND FRAMES AS REQUIRED FOR INSTALLATION OF FUTURE CLOSERS.



ASSISTED

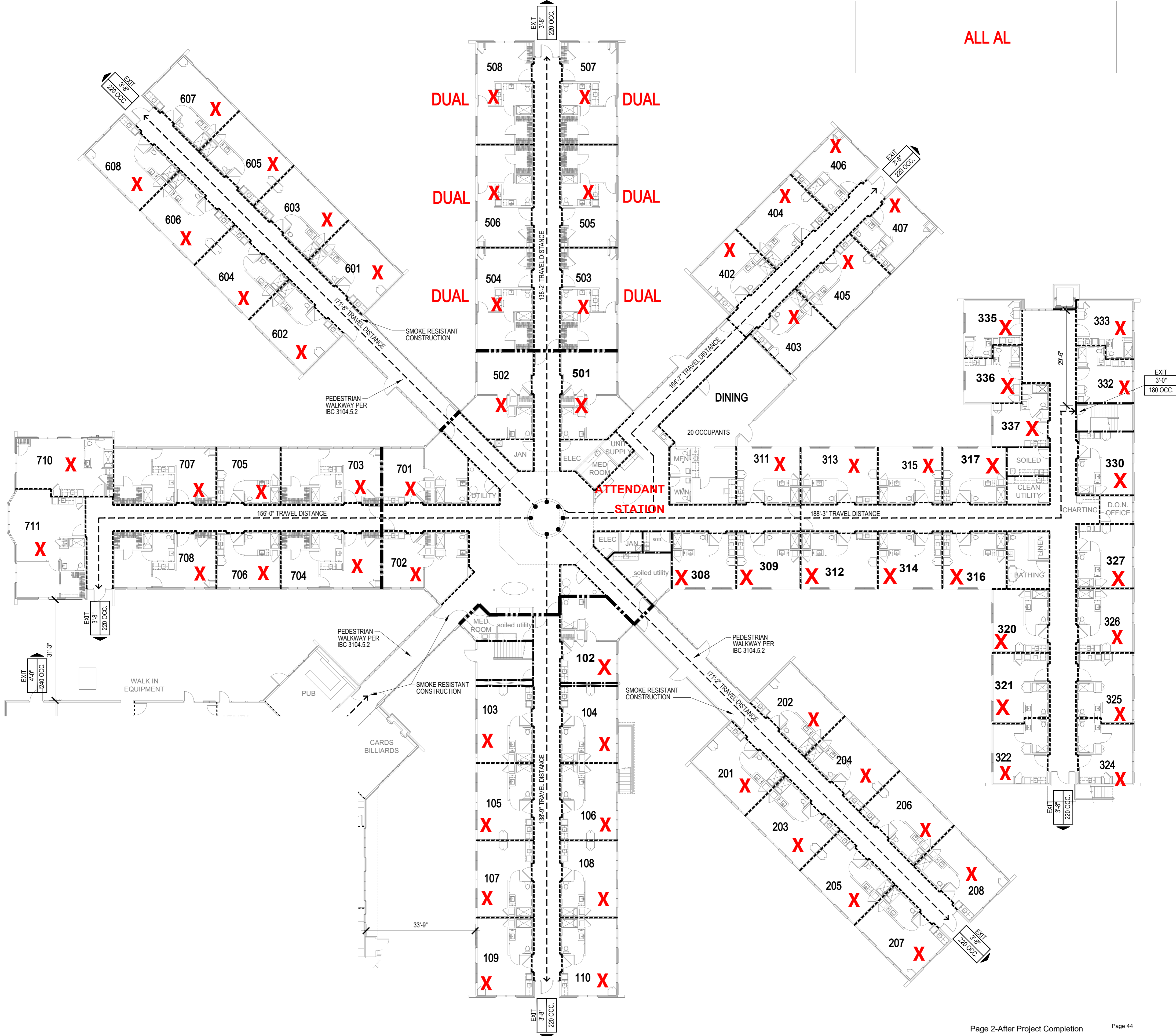
ATTENDANT

SKILLED

NURSE STATION

160'

ALL AL



# Attachment 10



**From:** [Aaron Yuzva](#)  
**To:** [Rachel Short](#)  
**Cc:** [Kim Heard](#); [Darcy Schaeffer](#)  
**Subject:** FW: B100, B200 halls  
**Date:** Thursday, June 20, 2024 8:10:47 AM  
**Attachments:** [image001.png](#)  
[Facility AL Plan.pdf](#)  
[core\\_area.pdf](#)

---

**From:** Aaron Yuzva  
**Sent:** Friday, May 31, 2024 9:52 AM  
**To:** Schaumburg, Carrie <[Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)>  
**Subject:** RE: B100, B200 halls

Good morning! Please see attached proposed AL plans. Nothing to change in the core area.

Thank you

---

**From:** Schaumburg, Carrie <[Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)>  
**Sent:** Thursday, May 30, 2024 4:30 PM  
**To:** Aaron Yuzva <[aaron@grandroyalekc.com](mailto:aaron@grandroyalekc.com)>  
**Cc:** East, David <[David.East@health.mo.gov](mailto:David.East@health.mo.gov)>  
**Subject:** RE: B100, B200 halls

Yes. And the central core area if it will be licensed (kitchen, dining etc are required for licensure).

Thank you,



**Carrie Schaumburg** | Architect  
Missouri Department of Health and Senior Services  
Engineering Consultation Unit  
P.O. Box 570, Jefferson City, MO 65102-0570  
573-526-5350 | [Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)

**WE HAVE MOVED.**

Please note our new physical address is now:  
920 Wildwood  
Jefferson City, MO 65109

**Online Reporting for Abuse and Neglect is now available. Adult abuse and neglect reports can now be made online 24/7, <https://health.mo.gov/safety/abuse/>**

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**From:** Aaron Yuzva <[aaron@grandroyalekc.com](mailto:aaron@grandroyalekc.com)>  
**Sent:** Thursday, May 30, 2024 4:29 PM  
**To:** Schaumburg, Carrie <[Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)>  
**Cc:** East, David <[David.East@health.mo.gov](mailto:David.East@health.mo.gov)>  
**Subject:** Re: B100, B200 halls

Sorry, just want to make sure I'm clear. As far as plans; we are not make any building changes so a map that shows all AL with an attendant station?

Get [Outlook for iOS](#)

---

**From:** Schaumburg, Carrie <[Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)>  
**Sent:** Thursday, May 30, 2024 4:26:10 PM  
**To:** Aaron Yuzva <[aaron@grandroyalekc.com](mailto:aaron@grandroyalekc.com)>  
**Cc:** East, David <[David.East@health.mo.gov](mailto:David.East@health.mo.gov)>  
**Subject:** RE: B100, B200 halls

Yes. You will need to at least submit plans for the approval.

If the licensure level changes, you may need to update current exceptions and second business that are on file depending on what they say.

Thank you,



**Carrie Schaumburg** | Architect  
Missouri Department of Health and Senior Services  
Engineering Consultation Unit  
P.O. Box 570, Jefferson City, MO 65102-0570  
573-526-5350 | [Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)

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---

**From:** Aaron Yuzva <[aaron@grandroyalekc.com](mailto:aaron@grandroyalekc.com)>  
**Sent:** Thursday, May 30, 2024 1:49 PM  
**To:** Schaumburg, Carrie <[Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)>  
**Subject:** RE: B100, B200 halls

Good morning, my administrator and CON consultants are asking, for this conversion is there any ECU approval necessary?

Thank you

---

**From:** Schaumburg, Carrie <[Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)>  
**Sent:** Tuesday, May 14, 2024 9:30 AM  
**To:** Aaron Yuzva <[aaron@grandroyalekc.com](mailto:aaron@grandroyalekc.com)>  
**Subject:** RE: B100, B200 halls

Has the owner been working on the CON for this?

Thank you,



**Carrie Schaumburg** | Architect  
Missouri Department of Health and Senior Services  
Engineering Consultation Unit  
P.O. Box 570, Jefferson City, MO 65102-0570  
573-526-5350 | [Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)

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---

**From:** Aaron Yuzva <[aaron@grandroyalekc.com](mailto:aaron@grandroyalekc.com)>  
**Sent:** Tuesday, May 14, 2024 9:26 AM  
**To:** Schaumburg, Carrie <[Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)>  
**Subject:** RE: B100, B200 halls

Good morning, I wanted to make sure you and your ECU team was aware that not only will we be changing B100/ B200 from SNF to ALF, we will also be changing the B300 and B400. This will mean we will have zero SNF patients. Let me know if you have any questions or if I need to do anything for your department.

Thank you!  
Aaron

---

**From:** Schaumburg, Carrie <[Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)>

**Sent:** Thursday, March 28, 2024 12:42 PM  
**To:** Aaron Yuzva <aaron@grandroyalekc.com>  
**Cc:** East, David <David.East@health.mo.gov>; Veltrop, Lisa\_DHSS <Lisa.Veltrop@health.mo.gov>; Kelly, Shahrina <Shahrina.Kelly@health.mo.gov>  
**Subject:** RE: B100, B200 halls

Aaron,

I'm not sure what else you would need on the licensure end. I'm guessing that those beds would also need to be de-certified with CMS to convert from SNF to ALF and a new bed listing submitted. Otherwise, I would say you got the big items covered: CON and any construction changes that need to occur.

Thank you,



**Carrie Schaumburg** | Architect  
Missouri Department of Health and Senior Services  
Engineering Consultation Unit  
P.O. Box 570, Jefferson City, MO 65102-0570  
573-526-5350 | [Carrie.Schaumburg@health.mo.gov](mailto:Carrie.Schaumburg@health.mo.gov)

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---

**From:** Aaron Yuzva <aaron@grandroyalekc.com>  
**Sent:** Wednesday, March 27, 2024 10:36 AM  
**To:** Schaumburg, Carrie <Carrie.Schaumburg@health.mo.gov>  
**Subject:** B100, B200 halls

Good morning! I can't believe I'm sending this message, but a new owner has come onboard and wants to know what it would take to change the 100 and 200 halls from SNF back to AL. I know we would have to have things like LOI, CON, and construction changes, but I'm sure there is more.

As always thank you so much for all of your help

**Aaron Yuzva**  
Director of plant operations

# Attachment 11

## Missouri Warranty Deed

*This Indenture*, Made as of October 27, 2017, by and between **Rock Creek Holdings, LLC**, a Missouri limited liability company, herein called the **grantor**, and **GGCC, LLC**, a Missouri limited liability company, herein called the **grantee**.

(Grantees Mailing address is: 6051 N. Chestnut Ave., Ste B, Gladstone, MO 64119)

WITNESSETH THAT THE SAID GRANTOR, in consideration of the transfer of assets and other valuable considerations, to be paid by grantee (receipt of which is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said grantee, its successors and assigns, the following described lots, tracts and parcels of land lying, being and situate in the County of **Clay** and the State of **Missouri**, to wit:

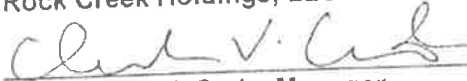
See Exhibit A attached hereto on pages 3 & 4

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said grantee and unto its successors and assigns forever; the said grantor covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims, and that it will warrant and defend the title to the said premises unto the said grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever; except as herein before stated.

IN WITNESS WHEREOF, The said grantor has hereunto caused these presents to be signed the day and year above written by its Member.

Rock Creek Holdings, LLC

  
By: Charles V. Cuda, Manager

STATE OF MISSOURI  
COUNTY OF JACKSON

On this 21 day of October, 2017, before me, the undersigned, a Notary Public, in and for said state, personally appeared **Charles V. Cuda, Manager**, known to me to be the person described in and who executed the foregoing instrument on behalf of Rock Creek Holdings, LLC, a Missouri limited liability company, and acknowledged that he executed the same as the free act and deed on behalf of said limited liability company.

WITNESS my hand and notary seal subscribed and affixed in said County and State, the day and year first above written.

My Commission Expires:

  
Print Name: KAREN SIEWERT  
Notary Public in and for said County and State

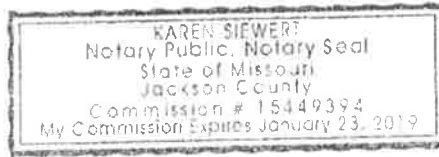


EXHIBIT A

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Kansas City, County of Clay, State of Missouri.

Tract 1 (Fee Simple)

All that part of Lot 20, KENDALLWOOD COMMERCIAL CENTER - SECOND PLAT, a subdivision of land in Gladstone, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Lot 20; thence North 89 degrees 52 minutes 21 seconds East, along the North line of said Lot 20, 64.26 feet; thence Easterly along said Northerly line, on a curve to the left tangent to the last described course having a radius of 530.00 feet, an arc distance of 102.99 feet to the True Point of Beginning of the tract to be herein described; thence continuing Easterly, along said Northerly line, on a curve to the left having an initial tangent bearing of North 78 degrees 44 minutes 18 seconds East, a radius of 530.00 feet, an arc distance of 108.43 feet; thence North 67 degrees 01 minutes 00 seconds East, along said Northerly line, 97.65 feet; thence Easterly, on a curve to the right, tangent to the last described course, having a radius of 470.00 feet, an arc distance of 283.01 feet; thence South 78 degrees 29 minutes 00 seconds East, along said Northerly line, 104.98 feet to a point on the Westerly line of Kendallwood Parkway, as now established; thence Southwesterly along the Westerly line, on a curve to the right having a radius of 1,428.51 feet, an arc distance of 807.31 feet; thence continuing Southwesterly, along said Westerly line, on a curve to the right, having an initial tangent bearing of South 44 degrees 34 minutes 20 seconds West, a radius of 1,750.00 feet, an arc distance of 16.19 feet to the most Southerly corner of said Lot 20; thence North 45 degrees 02 minutes 31 seconds West, along the Southwesterly line of said Lot 20, 289.98 feet; thence North 0 degrees 27 minutes 25 seconds East, along said Westerly line, 150.00 feet to the Northeast corner of Lot 21, said KENDALLWOOD COMMERCIAL CENTER - SECOND PLAT; thence North 86 degrees 04 minutes 31 seconds East, 95.35 feet; thence North 42 degrees 16 minutes 46 seconds West, 121.80 feet; thence North 49 degrees 01 minutes 24 seconds East, 30.49 feet; thence North 40 degrees 58 minutes 36 seconds West, 41.43 feet to a point on the South end of an existing 8 inches concrete retaining wall; thence North 4 degrees 09 minutes 18 seconds East, along the centerline of said wall and its Northerly prolongation thereof, 133.97 feet to the True Point of Beginning.

Tract 2 (Easement)

Together with an easement for access, ingress and egress in, on and over the following described property as reserved in Warranty Deed filed November 2, 1999, recorded as Document No. P18395 in Book 2910, at Page 66 and Easement Agreement recorded in Book 4752 at Page 219:

A strip of land 24.00 feet in width over and across Lot 20, KENDALLWOOD

Assured Quality Title Company

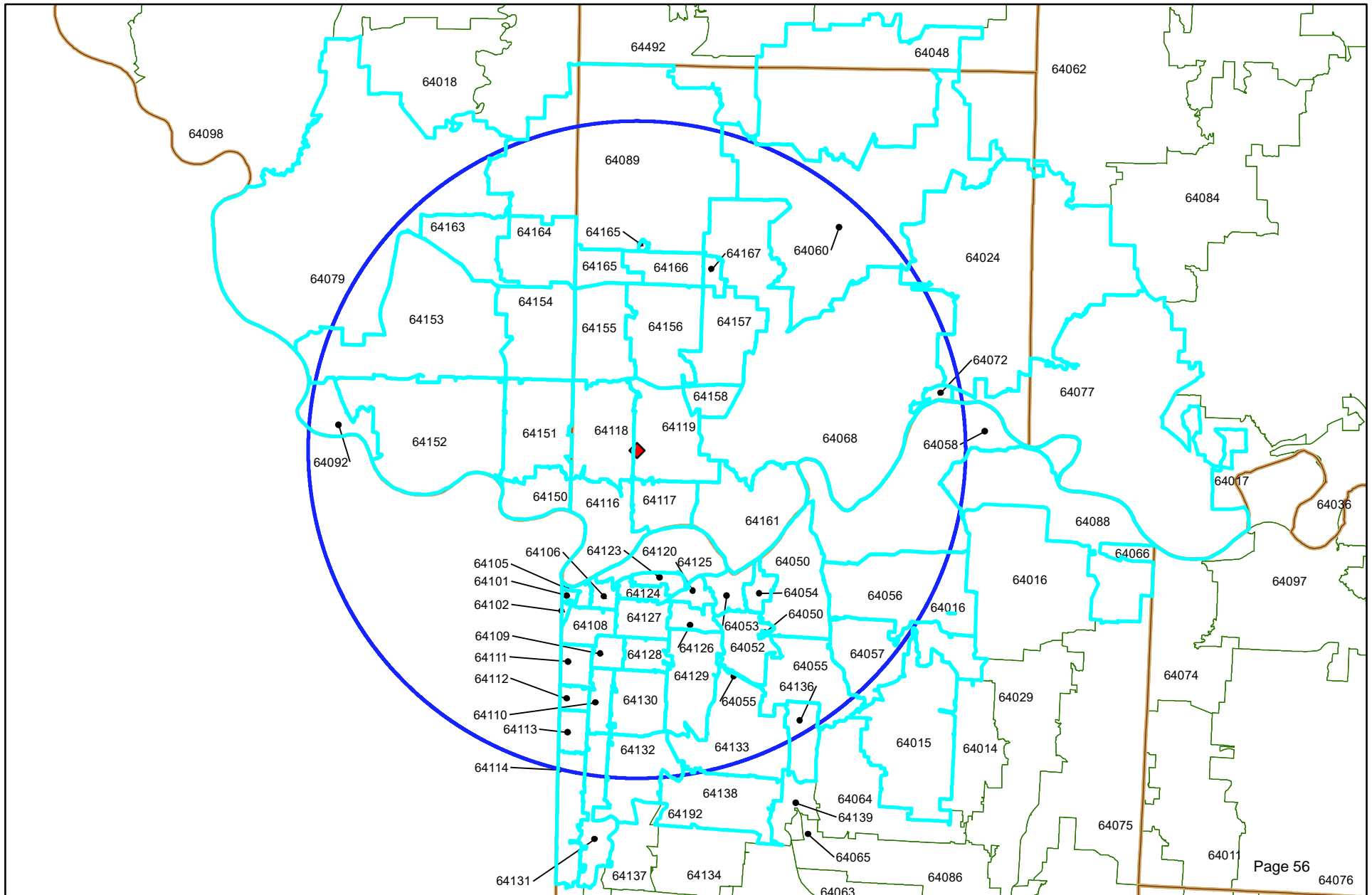


COMMERCIAL CENTER- SECOND PLAT, a subdivision of land in Gladstone, Clay County, Missouri, lying 12.00 feet on each side of the following described centerline: Commencing at the Northwest corner of said Lot 20, thence North 89 degrees 52 minutes 21 seconds East, along the North line of said Lot 20, 64.26 feet; thence Easterly, along said North line, on a curve to the left, tangent to the last described course, having a radius of 530.00 feet, an arc distance of 71.20 feet to the True Point of Beginning of the centerline to be herein described; thence South 4 degrees 09 minutes 18 seconds West, 97.53 feet; thence Southeasterly, on a curve to the left, tangent to the last described course, having a radius of 100.00 feet, an arc distance of 81.04 feet; thence South 42 degrees 16 minutes 46 seconds East, 132.37 feet to the Point of Termination.

# Attachment 12-a

# CON 15 Mile Radius

2900 NE Kendallwood Pkwy  
Gladstone, MO 64119  
(Lat: 39.200693 & Long: -94.545704)



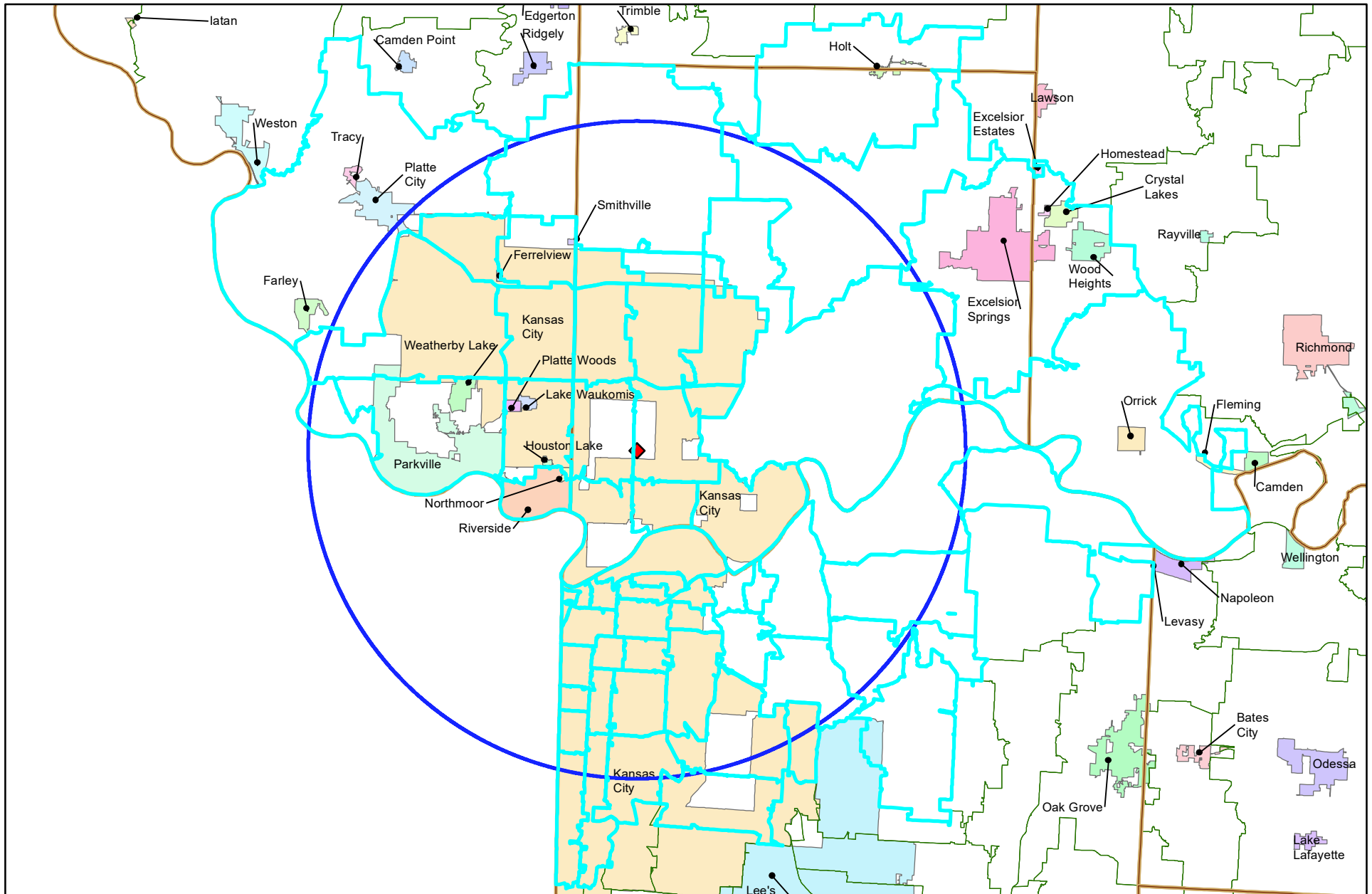
# Attachment 12-b

# CON 15 Mile Radius

2900 NE Kendallwood Pkwy

Gladstone, MO 64119

(Lat: 39.200693 & Long: -94.545704)



# Attachment 12-c

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	POPULATION 65+			Project Number:			Project Address:			2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
2	Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius	
3	1	64015	5,237			0	0	5,237	0%	0		0	0	0	
4						0						0			
5						0						0			
6	2	64024	3,784	Crystal Lakes	34	90%	31	2,644	1,140	10%	114	0%	0	0	114
7				Excelsior Springs	2,451	100%	2,451					0%	0		
8				Homestead	46	100%	46					0%	0		
9				Wood Heights	116	100%	116					0%	0		
10	3	64048	905	Holt	85	100%	85	85	820	1%	8	0%	0	0	8
11						0						0			
12						0						0			
13	4	64050	4,728			0	0	4,728	100%	4,728		0	0	4,728	
14						0						0			
15						0						0			
16	5	64052	4,456			0	0	4,456	100%	4,456		0	0	4,456	
17						0						0			
18						0						0			
19	6	64053	866			0	0	866	100%	866		0	0	866	
20						0						0			
21						0						0			
22	7	64054	660			0	0	660	100%	660		0	0	660	
23						0						0			
24						0						0			
25	8	64055	10,069			0	0	10,069	90%	9,062		0	0	9,062	
26						0						0			
27						0						0			
28	9	64056	2,588			0	0	2,588	75%	1,941		0	0	1,941	
29						0						0			
30						0						0			
31	10	64057	4,144			0	0	4,144	80%	3,315		0	0	3,315	
32						0						0			
33						0						0			
34	11	64058	1,132			0	0	1,132	90%	1,019		0	0	1,019	
35						0						0			
36						0						0			
37	12	64060	2,576			0	0	2,576	50%	1,288		0	0	1,288	
38						0						0			
39						0						0			
40	13	64068	7,134			0	0	7,134	97%	6,920		0	0	6,920	
41						0						0			
42						0						0			
43	14	64072	37			0	0	37	100%	37		0	0	37	
44						0						0			
45						0						0			
46	15	64077	343	Fleming	17	50%	9	113	231	2%	5	0%	0	0	5
47				Orrick	104	100%	104					0%	0		
48						0						0			
49	16	64079	2,747	Farley	61	100%	61	956	1,791	33%	591	0%	0	42	633
50				Platte City	834	100%	834					5%	42		
51				Tracy	61	100%	61					0%	0		
52	17	64088	326			0	0	326	8%	26		0	0	26	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	POPULATION 65+			Project Number:			Project Address:			2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
2	Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius	
53							0						0		
54							0						0		
55	18	64089	2,344				0	0	2,344	55%	1,289		0	0	1,289
56							0						0		
57							0						0		
58	19	64092	10				0	0	10	90%	9		0	0	9
59							0						0		
60							0						0		
61	20	64101	5				0	0	5	100%	5		0	0	5
62							0						0		
63							0						0		
64	21	64102	0				0	0	0	100%	0		0	0	0
65							0						0		
66							0						0		
67	22	64105	449				0	0	449	100%	449		0	0	449
68							0						0		
69							0						0		
70	23	64106	601				0	0	601	100%	601		0	0	601
71							0						0		
72							0						0		
73	24	64108	1,159				0	0	1,159	100%	1,159		0	0	1,159
74							0						0		
75							0						0		
76	25	64109	1,112				0	0	1,112	100%	1,112		0	0	1,112
77							0						0		
78							0						0		
79	26	64110	1,648				0	0	1,648	100%	1,648		0	0	1,648
80							0						0		
81							0						0		
82	27	64111	2,011				0	0	2,011	100%	2,011		0	0	2,011
83							0						0		
84							0						0		
85	28	64112	1,407				0	0	1,407	100%	1,407		0	0	1,407
86							0						0		
87							0						0		
88	29	64113	2,014				0	0	2,014	100%	2,014		0	0	2,014
89							0						0		
90							0						0		
91	30	64114	5,946				0	0	5,946	90%	5,351		0	0	5,351
92							0						0		
93							0						0		
94	31	64116	3,380				0	0	3,380	100%	3,380		0	0	3,380
95							0						0		
96							0						0		
97	32	64117	2,511				0	0	2,511	100%	2,511		0	0	2,511
98							0						0		
99							0						0		
100	33	64118	8,471				0	0	8,471	100%	8,471		0	0	8,471
101							0						0		
102							0						0		



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	POPULATION 65+			Project Number:			Project Address:			2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
2		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
103	34	64119	6,009				0	0	6,009	100%	6,009		0	0	6,009
104							0						0		
105							0						0		
106	35	64120	68				0	0	68	100%	68		0	0	68
107							0						0		
108							0						0		
109	36	64123	1,193				0	0	1,193	100%	1,193		0	0	1,193
110							0						0		
111							0						0		
112	37	64124	1,231				0	0	1,231	100%	1,231		0	0	1,231
113							0						0		
114							0						0		
115	38	64125	188				0	0	188	100%	188		0	0	188
116							0						0		
117							0						0		
118	39	64126	653				0	0	653	100%	653		0	0	653
119							0						0		
120							0						0		
121	40	64127	2,002				0	0	2,002	100%	2,002		0	0	2,002
122							0						0		
123							0						0		
124	41	64128	1,912				0	0	1,912	100%	1,912		0	0	1,912
125							0						0		
126							0						0		
127	42	64129	1,710				0	0	1,710	100%	1,710		0	0	1,710
128							0						0		
129							0						0		
130	43	64130	3,933				0	0	3,933	100%	3,933		0	0	3,933
131							0						0		
132							0						0		
133	44	64131	3,364				0	0	3,364	0%	0		0	0	0
134							0						0		
135							0						0		
136	45	64132	1,814				0	0	1,814	50%	907		0	0	907
137							0						0		
138							0						0		
139	46	64133	7,584				0	0	7,584	75%	5,688		0	0	5,688
140							0						0		
141							0						0		
142	47	64136	657				0	0	657	40%	263		0	0	263
143							0						0		
144							0						0		
145	48	64138	5,082				0	0	5,082	1%	51		0	0	51
146							0						0		
147							0						0		
148	49	64150	659	Northmoor	51		0	0	659	100%	659		0	0	659
149				Riverside	668		0						0		
150							0						0		
151	50	64151	5,346	Houston Lake	48		0	0	5,346	100%	5,346		0	0	5,346
152				Kansas City	78,695		0						0		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	POPULATION 65+			Project Number:			Project Address:			2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
2	Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius	
153			Lake Waukomis	287		0						0			
154			Northmoor	51		0						0			
155			Parkville	1,027		0						0			
156			Platte Woods	135		0						0			
157			Riverside	668		0						0			
158	51	64152	4,874	Kansas City	78,695		0	0	4,874	100%	4,874		0	0	4,874
159				Parkville	1,027		0					0			
160				Weatherby	12		0					0			
161	52	64153	983	Kansas City	78,695	10%	7,870	7,900	-6,917	95%	-6,571	10%	7,870	7,900	1,329
162				Parkville	1,027	3%	31				3%	31			
163							0					0			
164	53	64154	2,698	Kansas City	78,695		0	0	2,698	100%	2,698		0	0	2,698
165							0					0			
166							0					0			
167	54	64155	3,181				0	0	3,181	100%	3,181		0	0	3,181
168							0					0			
169							0					0			
170	55	64156	743				0	0	743	100%	743		0	0	743
171							0					0			
172							0					0			
173	56	64157	1,674				0	0	1,674	100%	1,674		0	0	1,674
174							0					0			
175							0					0			
176	57	64158	390				0	0	390	100%	390		0	0	390
177							0					0			
178							0					0			
179	58	64161	63				0	0	63	100%	63		0	0	63
180							0					0			
181							0					0			
182	59	64163	130	Ferrelview	128		0	0	130	100%	130		0	0	130
183				Kansas City	78,695		0					0			
184							0					0			
185	60	64164	84	Kansas City	78,695		0	0	84	100%	84		0	0	84
186				Smithville	1,683		0					0			
187							0					0			
188	61	64165	15				0	0	15	100%	15		0	0	15
189							0					0			
190							0					0			
191	62	64166	89				0	0	89	100%	89		0	0	89
192							0					0			
193							0					0			
194	63	64167	57				0	0	57	100%	57		0	0	57
195							0					0			
196							0					0			
197							0					0			
198			143,186		482,791		11,697	11,697	131,489		105,693		7,942	7,942	113,635
199															
200	Rev. 05/2013														

# Attachment 12-d

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	POPULATION Total			Project Number:			Project Address:			2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
2		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
3	1	64015	34,647				0	0	34,647	0%	0		0	0	0
4							0						0		
5							0						0		
6	2	64024	17,650	Crystal Lakes	327	90%	294	13,161	4,489	10%	449	0%	0	0	449
7				Excelsior Springs	12,029	100%	12,029					0%	0		
8				Homestead	178	100%	178					0%	0		
9				Wood Heights	660	100%	660					0%	0		
10	3	64048	4,473	Holt	495	100%	495	495	3,978	1%	40	0%	0	0	40
11							0						0		
12							0						0		
13	4	64050	22,225				0	0	22,225	100%	22,225		0	0	22,225
14							0						0		
15							0						0		
16	5	64052	22,107				0	0	22,107	100%	22,107		0	0	22,107
17							0						0		
18							0						0		
19	6	64053	5,109				0	0	5,109	100%	5,109		0	0	5,109
20							0						0		
21							0						0		
22	7	64054	3,620				0	0	3,620	100%	3,620		0	0	3,620
23							0						0		
24							0						0		
25	8	64055	35,709				0	0	35,709	90%	32,138		0	0	32,138
26							0						0		
27							0						0		
28	9	64056	18,724				0	0	18,724	75%	14,043		0	0	14,043
29							0						0		
30							0						0		
31	10	64057	17,282				0	0	17,282	80%	13,826		0	0	13,826
32							0						0		
33							0						0		
34	11	64058	7,501				0	0	7,501	90%	6,751		0	0	6,751
35							0						0		
36							0						0		
37	12	64060	16,835				0	0	16,835	50%	8,418		0	0	8,418
38							0						0		
39							0						0		
40	13	64068	41,643				0	0	41,643	97%	40,394		0	0	40,394
41							0						0		
42							0						0		
43	14	64072	239				0	0	239	100%	239		0	0	239
44							0						0		
45							0						0		
46	15	64077	1,850	Fleming	124	50%	62	836	1,014	2%	20	0%	0	0	20
47				Orrick	774	100%	774					0%	0		
48							0						0		
49	16	64079	18,302	Farley	323	100%	323	5,939	12,363	33%	4,080	0%	0	263	4,343
50				Platte City	5,259	100%	5,259					5%	263		
51				Tracy	357	100%	357					0%	0		
52	17	64088	1,432				0	0	1,432	8%	115		0	0	115

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	POPULATION Total			Project Number:			Project Address:			2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
2		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
53							0						0		
54							0						0		
55	18	64089	15,068				0	0	15,068	55%	8,287		0	0	8,287
56							0						0		
57							0						0		
58	19	64092	49				0	0	49	90%	44		0	0	44
59							0						0		
60							0						0		
61	20	64101	361				0	0	361	100%	361		0	0	361
62							0						0		
63							0						0		
64	21	64102	0				0	0	0	100%	0		0	0	0
65							0						0		
66							0						0		
67	22	64105	4,451				0	0	4,451	100%	4,451		0	0	4,451
68							0						0		
69							0						0		
70	23	64106	9,304				0	0	9,304	100%	9,304		0	0	9,304
71							0						0		
72							0						0		
73	24	64108	8,628				0	0	8,628	100%	8,628		0	0	8,628
74							0						0		
75							0						0		
76	25	64109	8,559				0	0	8,559	100%	8,559		0	0	8,559
77							0						0		
78							0						0		
79	26	64110	14,240				0	0	14,240	100%	14,240		0	0	14,240
80							0						0		
81							0						0		
82	27	64111	15,983				0	0	15,983	100%	15,983		0	0	15,983
83							0						0		
84							0						0		
85	28	64112	8,199				0	0	8,199	100%	8,199		0	0	8,199
86							0						0		
87							0						0		
88	29	64113	11,919				0	0	11,919	100%	11,919		0	0	11,919
89							0						0		
90							0						0		
91	30	64114	23,970				0	0	23,970	90%	21,573		0	0	21,573
92							0						0		
93							0						0		
94	31	64116	15,972				0	0	15,972	100%	15,972		0	0	15,972
95							0						0		
96							0						0		
97	32	64117	15,472				0	0	15,472	100%	15,472		0	0	15,472
98							0						0		
99							0						0		
100	33	64118	44,093				0	0	44,093	100%	44,093		0	0	44,093
101							0						0		
102							0						0		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	POPULATION Total			Project Number:			Project Address:			2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
2		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
103	34	64119	30,449				0	0	30,449	100%	30,449		0	0	30,449
104							0						0		
105							0						0		
106	35	64120	295				0	0	295	100%	295		0	0	295
107							0						0		
108							0						0		
109	36	64123	10,662				0	0	10,662	100%	10,662		0	0	10,662
110							0						0		
111							0						0		
112	37	64124	12,664				0	0	12,664	100%	12,664		0	0	12,664
113							0						0		
114							0						0		
115	38	64125	1,909				0	0	1,909	100%	1,909		0	0	1,909
116							0						0		
117							0						0		
118	39	64126	6,131				0	0	6,131	100%	6,131		0	0	6,131
119							0						0		
120							0						0		
121	40	64127	15,852				0	0	15,852	100%	15,852		0	0	15,852
122							0						0		
123							0						0		
124	41	64128	9,628				0	0	9,628	100%	9,628		0	0	9,628
125							0						0		
126							0						0		
127	42	64129	9,683				0	0	9,683	100%	9,683		0	0	9,683
128							0						0		
129							0						0		
130	43	64130	16,629				0	0	16,629	100%	16,629		0	0	16,629
131							0						0		
132							0						0		
133	44	64131	21,099				0	0	21,099	0%	0		0	0	0
134							0						0		
135							0						0		
136	45	64132	12,829				0	0	12,829	50%	6,415		0	0	6,415
137							0						0		
138							0						0		
139	46	64133	36,153				0	0	36,153	75%	27,115		0	0	27,115
140							0						0		
141							0						0		
142	47	64136	3,104				0	0	3,104	40%	1,242		0	0	1,242
143							0						0		
144							0						0		
145	48	64138	26,293				0	0	26,293	1%	263		0	0	263
146							0						0		
147							0						0		
148	49	64150	3,387	Northmoor	356		0	0	3,387	100%	3,387		0	0	3,387
149				Riverside	3,874		0						0		
150							0						0		
151	50	64151	29,482	Houston Lake	256		0	0	29,482	100%	29,482		0	0	29,482
152				Kansas City	520,097		0						0		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	POPULATION Total			Project Number:			Project Address:			2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
2		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
153				Lake Waukomis	963		0						0		
154				Northmoor	356		0						0		
155				Parkville	8,217		0						0		
156				Platte Woods	411		0						0		
157				Riverside	3,874		0						0		
158	51	64152	32,526	Kansas City	520,097		0	0	32,526	100%	32,526		0	0	32,526
159				Parkville	8,217		0						0		
160				Weatherby	101		0						0		
161	52	64153	7,777	Kansas City	520,097	10%	52,010	52,256	-44,479	95%	-42,255	10%	52,010	52,256	10,001
162				Parkville	8,217	3%	247					3%	247		
163							0						0		
164	53	64154	14,790	Kansas City	520,097		0	0	14,790	100%	14,790		0	0	14,790
165							0						0		
166							0						0		
167	54	64155	27,623				0	0	27,623	100%	27,623		0	0	27,623
168							0						0		
169							0						0		
170	55	64156	9,449				0	0	9,449	100%	9,449		0	0	9,449
171							0						0		
172							0						0		
173	56	64157	28,287				0	0	28,287	100%	28,287		0	0	28,287
174							0						0		
175							0						0		
176	57	64158	7,874				0	0	7,874	100%	7,874		0	0	7,874
177							0						0		
178							0						0		
179	58	64161	384				0	0	384	100%	384		0	0	384
180							0						0		
181							0						0		
182	59	64163	809	Ferrelview	1,108		0	0	809	100%	809		0	0	809
183				Kansas City	520,097		0						0		
184							0						0		
185	60	64164	393	Kansas City	520,097		0	0	393	100%	393		0	0	393
186				Smithville	11,987		0						0		
187							0						0		
188	61	64165	151				0	0	151	100%	151		0	0	151
189							0						0		
190							0						0		
191	62	64166	313				0	0	313	100%	313		0	0	313
192							0						0		
193							0						0		
194	63	64167	403				0	0	403	100%	403		0	0	403
195							0						0		
196							0						0		
197							0						0		
198			842,644		3,189,045		72,688	72,688	769,956		623,209		52,519	52,519	675,728
199															
200	Rev. 05/2013														

# Attachment 13





Grand Royale  
2900 NE Kendallwood Parkway  
Gladstone, MO 64119

**May 7, 2024**

Missouri Department of Health & Senior Services  
Certificate of Need Program  
920 Wildwood Drive  
Jefferson City, MO 65109

To whom it may concern,

From my personal experience in watching my wife, I can fully support and agree to add occupancy for married couples on assisted living. My wife and I moved in on independent living, and only here for a short time before she went into hospice and had to move to long term care. Couples should have the opportunity to stay together once the time is needed. They should have the right to keep their lives filled with love, peace, and blessings while remaining together. This would promote happiness, freedom, and quality of life by offering this option.

The lord is my shepherd, I shall not be in want. He makes me lie down in green pastures, he leads beside still waters, he restores my soul, he guides me in path of righteousness, even for his name sake, though I walk through the valley of the shadow of death, I will fear no evil, for you are with me, your rod and staff they comfort me, you prepare a table before me, in the presence of my enemies, you and anoint my head with oil, my cup overflows. Surely goodness and love will follow me, all the days of my life, and I will dwell in the house of lord forever.

Psalm 23

Thank you for your consideration regarding this matter,

**William Battin**

May 8, 2024

Missouri Department of Health and Senior Services

Dear Sirs:

Currently Bill and I are residents in the Independent Living section of Grand Royale Senior Living Community in Gladstone, Missouri. My husband was admitted to skilled nursing section upon release from St Luke's Rehabilitation Center April, 2022. He had suffered a stroke February, 2022 which left him with Aphasia (difficulty to express and speak written and spoken language). When he was admitted he was not able to speak coherently or to care for himself. After receiving intensive care from the skilled staff of nurses and doctors, he improved and was moved to room 607B in the Assisted Living Section.

In August 2023, following the sale of our home, I moved into 607B and began sharing the room with him. Since he was receiving care of the professional staff and since, I was there for support and comfort, he made remarkable improvement. When he was admitted he was not able to communicate with anyone verbally, nor was he able to walk without a walker or a cane..

I helped him improve his health by being here with him, sharing his daily routine assisting him to communicate with others and participate in limited activities. This reduced his level of anxiety and increased his comfort level. Knowing that I was in the bed next to him helped him feel protected and at ease. Being here to take him in my car to medical visits has been a big help, too. He would have had difficulty going into the appointment, without me. If I were not living here, (in cases where Grand Royale could not take him to a medical visit) I would have needed to drive here, take him to the appointment and return home. That would have added too many miles to my leased vehicle

Bill has come a long way with his medical condition, his communication skills and his social skills since his first day at Grand Royale. He is now able to verbalize to the point others can understand what he is saying. He socializes with other residents and takes part in family events on the outside..He is one of the most successful patients at Grand Royale.Having me here with him, sharing his room, has been very beneficial to his level of progress. Also, it has been financially feasible saving us from having to pay for two places to live.

Sincerely,

William R. Sutton

Carla Sutton



Grand Royale  
2900 NE Kendallwood Parkway  
Gladstone, MO 64119

**May 10, 2024**

Missouri Department of Health & Senior Services  
Certificate of Need Program  
920 Wildwood Drive  
Jefferson City, MO 65109

Dear Committee Members,

I am writing regarding the Grand Royale's need for an increase in occupancy on the assisted living side. Allowing caregivers to stay with their spouse as they grow old together is the most compassionate decision the committee can make. It ensures a continuum of care and support that is guided by the Grand Royale with the least restrictive environment available to aging couples in the community. Easing fears of loneliness, isolation, and caregiver stress would help couples to retain their shared standard of living and live healthier and longer lives.

As the baby boomer population continues to increase, I feel the need for communities like this to change to meet the needs of all its residents. I am currently living on the Independent Living side and have many friends here that are couples and may need the services sooner than later. Thank you for your consideration of this request. Your approval would have a profound impact on married couples already living here, along with those in the community searching for a new home.

Sincerely,

**Deanna Caudill**



Grand Royale  
2900 NE Kendallwood Parkway  
Gladstone, MO 64119

**May 3, 2024**

Missouri Department of Health & Senior Services  
Certificate of Need Program  
920 Wildwood Drive  
Jefferson City, MO 65109

Dear Members of the Health Facilities Review Committee:

I am writing to respectfully request approval for The Grand Royale to increase its assisted living capacity by eight beds, raising the total to 33 beds. This addition is not merely a numerical increase; it is a step towards compassionate care that acknowledges the emotional and psychological benefits of companionship in the lives of residents like me.

As a resident of Independent Living, at some point, I will need to prepare to transition into assisted living. If my husband was living, I would want the option to accommodate our lifestyle in Assisted Living. The Grand Royale's proposal to allow double occupancy in eight rooms is a thoughtful solution that would enable couples to continue living together, offering significant emotional support by preserving the intimacy and companionship that has strengthened over a lifetime.

I have noticed many behaviors of various residents who live here currently. If they are separated from their loved ones, they seem to be emotionally and mentally challenged. If they could be together, this would be a form of reassurance and caring for one another. The proposed increase in beds would ensure that they can remain together in a comfortable and caring environment, which is crucial to their well-being.

I urge the committee to consider the positive impact that this change will have on the lives of many couples who wish to remain together during this phase of life. Your approval would affirm that the physical setting of care can and should accommodate the deep human need for closeness and personal connection.

Thank you for considering this request. We look forward to your compassionate assessment and hope for a positive response that upholds the values of care and companionship.

Sincerely,

**Dr. Jan Watkins**

# Attachment 14



The Beaufort Gazette  
 The Belleville News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
143017	561582	Print Legal Ad-IPL01776940 - IPL0177694		\$207.56	1	15 L

**Attention:** Rachel Short  
 Research & Planning Consultants  
 6300 La Calma Dr. Suite 170  
 Austin, TX 78752

rshort@rpccconsulting.com

**Certificate of Need  
 Public Notice**

GGCC, LLC d/b/a The Grand Royale plans to increase assisted living occupancy to a total of 77 beds at its current facility at 2900 NE Kendallwood Parkway in Gladstone, MO 64119, pending Certificate of Need approval of their \$25,000 application from the Missouri Health Facilities Review Committee. This application (project 6122 RS) will be filed on June 28, 2024  
 IPL0177694  
 Jun 24 2024

**THE STATE OF TEXAS  
 COUNTY OF TARRANT**

Mary Castro,

make oath and swear that

CYPRESS MEDIA, LLC, publishers of The Kansas City Star is published in the Kansas City, Missouri, metro (distribution) area including but not exclusively to Johnson and Wyandotte Counties in the state of Kansas, and Cass, Clay, Jackson and Platte Counties in the state of Missouri. We confirm the notice ran the days scheduled in this statement. A true copy of which is hereto attached was duly published in The Kansas City Star.

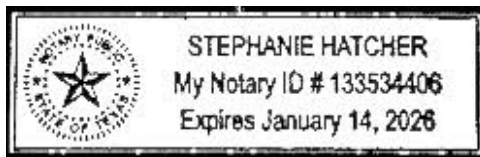
1 insertion(s) published on:  
 06/24/24

*Mary Castro*

Sworn to and subscribed before me this 24th day of June in the year of 2024

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

# AN ALTAVILLA STARTS REHAB

Royals right-handed relief pitcher Dan Altavilla who was placed on the 15-day injured list with a back strain, will report to spring training in Arizona and begin rehab, manager Dave Quatraro said.

It's a very low lat in," Quatraro said. Altavilla suffered the injury during a pitch in the Wednesday's game at the Oakland A's. With the loss, he's 0-1 with a 3.33 ERA.

Altavilla, 31, is 8-8 with a 3.33 ERA in 124 games for the Seattle Mariners, San Diego Padres and Los Angeles Dodgers.

## GET UP FOR ROYALS

The Royals begin a home homestand on Friday, June 24, starting with a game against the

respondents; to utilize other services provided by the chosen firm; or to take any other such action as may be deemed in the best interest of the Kansas City Care Clinic and Health Center.  
IPL0179571  
Jun 19,24 2024

### BIDS ACCEPTED

Bids for New Premium Campsites at Weston Bend State Park, Project No. X2221-01, will be received by FMDC, State of MO, UNTIL 1:30 PM, 7/16/24. For specific project information and ordering plans, go to: <http://oa.mo.gov/facilities>  
IPL0176511  
Jun 6-7,9-14,16-21,23-28,30 2024

### Certificate of Need Public Notice

GGCC, LLC d/b/a The Grand Royale plans to increase assisted living occupancy to a total of 77 beds at its current facility at 2900 NE Kendallwood Parkway in Gladstone, MO 64119, pending Certificate of Need approval of their \$25,000 application from the Missouri Health Facilities Review Committee. This application (project 6122 RS) will be filed on June 28, 2024  
IPL0177694  
Jun 24 2024

### BIDS ACCEPTED

Bids for Construct New Columbarium Wall at Higginsville Veterans Cemetery, Project No. U2406-01, will be received by FMDC, State of MO, UNTIL 1:30 PM, July 23, 2024 via Missouri Bids.

### LEGAL NOTICE

A Public Hearing on the L. L. Sewer District's Open House for fiscal year 2024-2025 will be held on Thursday, July 11, 2024 at 9:00 a.m., at the District's Administration Building, 1000 East Old Atherton Road, Independence, Missouri.  
Jeff Shook  
Executive Director  
IPL0179112  
Jun 19,24 2024

## Animals

### Dogs

#### AKC bred papillon

Raised in home, well socialized, checked, vaccinated, no papers

#### Small Breed Puppies

[bandgkennels.com](http://bandgkennels.com)  
816-261-4517 / 660

akc Golden Retriever  
6/26/24 microchipped  
moved vet checked  
423-0889

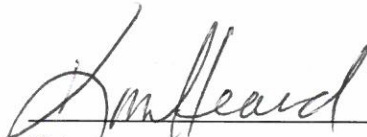
# Attachment 15





**Attestation of Compliance**

I, Kim Heard, certify that to the best of my knowledge and belief, have followed all applicable regulations regarding notifying surrounding facilities of application submitted to the Missouri Health Facilities Review Committee by The Grand Royale for the establishment of a 77-bed Assisted Living Facility by letter dated June 10, 2024.

  
\_\_\_\_\_  
Signature

6-20-24  
Date

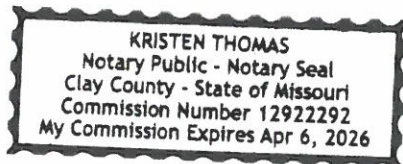
State of Missouri

County of Clay

I, Kristen Thomas, a notary public in and for the State of Missouri, do hereby certify that Kim Heard, whose name is signed to the writing above, has this day acknowledged the same before me.

  
\_\_\_\_\_  
Notary Public

June 20, 2024  
Date



# Attachment 16

County	Facility Name	Address	City	Zip	CON Approved	Licensed Beds		
Clay	Addington Place of Shoal Creek	9601 N Tullis Dr	Kansas City	64157	0	88	0	88
Clay	Benton House of Staley Hills	11071 N Woodland Ave	Kansas City	64155	15	80	0	80
Clay	Bristol Manor of Smithville	1502 S Commercial	Smithville	64089	0	0	12	12
Clay	Cedars of Liberty Health Care Center	200 West Ruth Ewing Rd	Liberty	64068	0	0	206	206
Clay	Grand Royale, The (Opened 7/26/21)	2900 NE Kendallwood Parkwa	Gladstone	64119	0	25	0	25
Clay	Heritage Village of Gladstone	3000 NE 64th St	Gladstone	64119	0	60	0	60
Clay	Kendallwood Senior Living (Closed 9/13/23)	2801 N E 60th St	Gladstone	64119	0	0	0	0
Clay	Linden Woods Village	2901 NE 72nd Street	Gladstone	64119	0	40	0	40
Clay	McCrite Plaza at Briarcliff Assisted Living	1201 N W Tullison Rd	Kansas City	64116	0	164	0	164
Clay	Mockingbird Manor Residential Care	227 W Franklin	Liberty	64068	0	0	16	16
Clay	Norterre	2555 Norterre Circle	Liberty	64068	0	60	0	60
Clay	Oak Pointe of Kearney	200 Meadowbrook Drive	Kearney	64060	0	55	0	55
Clay	Our Lady of Mercy Country Home	2160 Mercy Dr	Liberty	64068	0	0	44	44
Clay	Oxford Grand at Shoal Creek	8280 N Tullis Ave	Kansas City	64158	0	98	0	98
Clay	Senior Living at the Elms (CON App 7/12/21)	401 Regent Street	Excelsior Springs	64024	110	0	0	0
Clay	The Wellington Senior Living (Opened 10/21/22)	1051 Kent St	Liberty	64068	0	66	0	66
Clay	Westbrook Care Center, Inc	401 Platte Clay Way	Kearney	64060	0	0	27	27
Jackson	Anthology of the Plaza (Opened 96 beds 7/24/19)	2 Emanuel Cleaver II Blvd	Kansas City	64112	0	96	0	96
Jackson	Armour Oaks Senior Living Community	8100 Wornall Rd	Kansas City	64114	0	47	0	47
Jackson	Baptist Homes of Independence (license merged)	17451 Medical Center Parkwa	Independence	64057	0	0	20	20
Jackson	Beacon Hill Residential Care	2905 Campbell	Kansas City	64109	0	0	37	37
Jackson	Benton House of Blue Springs	1701 NW Jefferson Street	Blue Springs	64015	0	95	0	95
Jackson	Bishop Spencer Place, Inc, The	4301 Madison Ave	Kansas City	64111	0	40	0	40
Jackson	Blue Hills Rest Home, Inc	2207 N Blue Mills Rd	Independence	64058	0	63	0	63
Jackson	Brookdale Wornall Place	501 West 107th Street	Kansas City	64114	0	68	0	68
Jackson	Butterfly Haven	11500 Campbell St	Kansas City	64131	0	0	12	12
Jackson	Carrie Dumas Long Term Care Facility	2836 Benton Blvd	Kansas City	64128	0	34	0	34
Jackson	Cedarhurst of Blue Springs	20551 East Trinity Place	Blue Springs	64015	0	89	0	89
Jackson	Collier Care Home, Inc	3001 Northwest Vesper St	Blue Springs	64015	0	0	15	15
Jackson	Harris House Residential Care Facility, The	3859 East 59th Terrace	Kansas City	64130	0	0	7	7
Jackson	Hidden Lake Care Center	11400 Hidden Lake Dr	Raytown	64133	0	0	48	48
Jackson	House of Care Center	3744 Benton Blvd	Kansas City	64128	0	0	8	8
Jackson	Jackson Creek Post Acute	3980 S Jackson Dr	Independence	64057	0	62	0	62
Jackson	Jeanne Jugan Center (closed 4/12/23)	8745 James A Reed Rd	Kansas City	64138	0	0	0	0
Jackson	Jolet Home	3920 Forest	Kansas City	64110	0	0	17	17
Jackson	Kingswood	10000 Wornall Rd	Kansas City	64114	0	67	0	67
Jackson	Lodge Residential Care Facility, The	3860 East 60th St	Kansas City	64130	0	0	8	8
Jackson	Maywood Manor	1041 West Truman Rd	Independence	64050	0	0	24	24
Jackson	My Blessed Homes	305 E 63rd St	Kansas City	64113	0	0	11	11
Jackson	Oaks, The	5550 Noland Rd	Kansas City	64133	0	0	62	62
Jackson	Palestine Legacy Residences (CON approved 11/20/22)	3640 Benton Boulevard	Kansas City	64128	39	0	0	0
Jackson	Rockhill Manor Assisted Living	4235 Locust St	Kansas City	64110	0	190	0	190
Jackson	St. Anthony's	1010 East 68th Street	Kansas City	64131	0	81	0	81
Jackson	Summitview Terrace Assisted Living By America	12101 East Bannister Rd	Kansas City	64138	0	52	0	52
Jackson	Trustwell Living of Raytown	9110 E. 63rd Street	Raytown	64133	0	76	0	76
Jackson	Turning Point Group Home (Closed 04/01/23)	1720 Swope Dr	Independence	64057	0	0	0	0
Jackson	Waterford South (Closed 8/26/22)	11515 Holmes Rd	Kansas City	64131	0	0	0	0
Jackson	White Oak Assisted Living	1415-1515 West White Oak	Independence	64050	0	78	0	78
Jackson	Wood Oaks, Inc	1804 South Sterling Ave	Independence	64052	0	0	30	30
Platte	Autumn Woods, Inc	5500 Nw Houston Lake Dr	Kansas City	64151	0	0	28	28
Platte	Benton House of Tiffany Springs	5901 NW 88th Street	Kansas City	64154	0	80	0	80
Platte	Gardens at Barry Road, The	8300 NW Barry Rd	Kansas City	64153	108	140	0	140
Platte	Heritage Village of Platte City	15 Wallingford Dr	Platte City	64079	0	0	30	30
Platte	Leona House	5000 NW Old Trail Rd	Kansas City	64151	0	7	0	7
Platte	NWKC Senior Community, LLC (CON App. 9/12/22)	39.24652, -94.60744	Kansas City	64154	79	0	0	0
Platte	Primrose Retirement Community of Kansas City	8559 North Line Creek Parkwa	Kansas City	64154	0	44	0	44
Platte	Senior Star at Wexford Place (CON App. 3/6/23)	6500 N. Cosby Ave	Kansas City	64151	67	0	0	0
Platte	The Burlington Creek Senior Living	6311 N Cosby Avenue	Kansas City	64151	0	110	0	110
Platte	Tiffany Springs Senior Care Community	9101 N Ambassador Drive	Kansas City	64154	0	89	0	89
Platte	Wexford Place Assisted Living and Memory Supp	6460 N Cosby Ave	Kansas City	64151	0	98	0	98
Platte	Windemere Healthcare Center, LLC	3100 North West Vivion Rd	Riverside	64150	0	0	65	65

# Divider III

**Divider III: Application Summary**

- 1. For ICF/SNF beds, address the population-based bed need methodology of fifty-three (53) beds per one thousand (1,000) population age sixty-five (65) and older.**

Not applicable.

- 2. For RCF/ALF beds, address the population-based bed need methodology of twenty-five (25) beds per one thousand (1,000) population age sixty-five (65) and older.**

Attachment 17 contains a copy of 19 CSR 60-50.450 Criteria and Standards for Long Term Care. Below is a summary of the bed need methodology, as outlined in the criteria and standards. Attachment 17 also contains copies of all supporting documentation for calculating the bed need, using the below methodology.

The population and map data provided by Department of Health and Senior Services staff show a population of 113,635 people aged 65+ within a 15-mile radius of this project. The Department of Health and Senior Services' six-quarter summary showed an RCF/ALF inventory of 2,442 licensed and available beds within a 15-mile radius of this project. Based on these data, there is a need for 399 additional ALF beds.

$$\text{Unmet Need} = (2.5\% \times P) - U$$

Where:

25 = RCF/ALF need rate per 1,000 persons aged 65+

P = Projected population within a 15-mile radius

U = Number of existing licensed and available beds within 15-mile radius

$$\text{Unmet Need} = (0.025 \times 113,635) - 2,442 = 399 \text{ beds}$$

- 3. For LTCH beds, address the population-based bed need methodology of one-tenth (0.1) bed per one thousand (1,000) population.**

Not applicable.

- 4. Document any alternate need methodology used to determine the need for additional beds such as Alzheimer's, mental health or other specialty beds.**

Not applicable. This application is not a proposal for specialty beds. This application is for 52 beds. The standard 15-mile need analysis indicates a need for 399 ALF beds, therefore, the need fulfills 19 CSR 60-50.450 Criteria and Standards for Long Term Care. See Attachment 17 for supporting documentation.

- 5. For any proposed facility which is designed and operated exclusively for persons with acquired human immunodeficiency syndrome (AIDS) provide information to justify the need for the type of beds being proposed.**

Not applicable. This project does not include a proposal for a facility exclusively for persons with AIDS.

- 6. If the project is to add beds to an existing facility, has the facility received a Notice of Noncompliance within the last 18 months as a result of a survey, inspection or complaint investigation? If the answer is yes, explain.**

The Grand Royale has not received a Notice of Noncompliance within the last 18 months.

# Divider III Attachments

# Attachment 17



## **19 CSR 60-50.450 Criteria and Standards for Long-Term Care**

*PURPOSE: This rule outlines the criteria and standards against which a project involving a long-term care facility would be evaluated in a Certificate of Need (CON) review.*

(1) The following population-based long-term care bed need methodology for the fifteen- (15-) mile radius shall be used to determine the need:

(A) Approval of additional intermediate care facility/skilled nursing facility (ICF/SNF) beds will be based on:

1. A service area need determined to be fifty-three (53) beds per one thousand (1,000) year 2025 population age sixty-five (65) and older minus the current supply of ICF/SNF beds shown in the most recent Six-Quarter Occupancy of Hospital and Nursing Home Licensed and Available Beds report as provided by the Certificate of Need Program (CONP) which includes licensed and Certificate of Need (CON)-approved beds;

(B) Approval of additional residential care facilities/assisted living facilities (RCF/ALF) beds will be based on:

1. A service area need determined to be twenty-five (25) beds per one thousand (1,000) year 2025 population age sixty-five (65) and older minus the current supply of RCF/ALF beds shown in the most recent Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds as provided by the CONP which includes licensed and CON-approved beds; and

(C) Approval for Long-Term Care Hospital (LTCH) beds, as described in 42 CFR, section 412.23(e), will be based on a service area need determined to be one-tenth (0.1) bed per one thousand (1,000) year 2025 population minus the current supply of LTCH beds shown in the most recent Six-Quarter Occupancy of Long-Term Care Hospital Facility Licensed and Available Beds as provided by the CONP which includes licensed beds and CON-approved beds.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Population 65+ within 15 mile Radius of The Grand Royale Facility														
2	POPULATION 65+			Project Number:			Project Address: 2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)								
3		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
4	1	64015	5,237				0	0	5,237	0%	0		0	0	0
5							0						0		
6							0						0		
7	2	64024	3,784	Crystal Lakes	34	90%	31	2,644	1,140	10%	114	0%	0	0	114
8				Excelsior Springs	2,451	100%	2,451					0%	0		
9				Homestead	46	100%	46					0%	0		
10				Wood Heights	116	100%	116					0%	0		
11	3	64048	905	Holt	85	100%	85	85	820	1%	8	0%	0	0	8
12							0						0		
13							0						0		
14	4	64050	4,728				0	0	4,728	100%	4,728		0	0	4,728
15							0						0		
16							0						0		
17	5	64052	4,456				0	0	4,456	100%	4,456		0	0	4,456
18							0						0		
19							0						0		
20	6	64053	866				0	0	866	100%	866		0	0	866
21							0						0		
22							0						0		
23	7	64054	660				0	0	660	100%	660		0	0	660
24							0						0		
25							0						0		
26	8	64055	10,069				0	0	10,069	90%	9,062		0	0	9,062
27							0						0		
28							0						0		
29	9	64056	2,588				0	0	2,588	75%	1,941		0	0	1,941
30							0						0		
31							0						0		
32	10	64057	4,144				0	0	4,144	80%	3,315		0	0	3,315
33							0						0		
34							0						0		
35	11	64058	1,132				0	0	1,132	90%	1,019		0	0	1,019
36							0						0		
37							0						0		
38	12	64060	2,576				0	0	2,576	50%	1,288		0	0	1,288
39							0						0		
40							0						0		
41	13	64068	7,134				0	0	7,134	97%	6,920		0	0	6,920
42							0						0		
43							0						0		
44	14	64072	37				0	0	37	100%	37		0	0	37
45							0						0		
46							0						0		
47	15	64077	343	Fleming	17	50%	9	113	231	2%	5	0%	0	0	5
48				Orrick	104	100%	104					0%	0		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
2	POPULATION 65+				Project Number:			Project Address:		2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
3		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
49							0						0		
50	16	64079	2,747	Farley	61	100%	61	956	1,791	33%	591	0%	0	42	633
51				Platte City	834	100%	834					5%	42		
52				Tracy	61	100%	61					0%	0		
53	17	64088	326				0	0	326	8%	26		0	0	26
54							0						0		
55							0						0		
56	18	64089	2,344				0	0	2,344	55%	1,289		0	0	1,289
57							0						0		
58							0						0		
59	19	64092	10				0	0	10	90%	9		0	0	9
60							0						0		
61							0						0		
62	20	64101	5				0	0	5	100%	5		0	0	5
63							0						0		
64							0						0		
65	21	64102	0				0	0	0	100%	0		0	0	0
66							0						0		
67							0						0		
68	22	64105	449				0	0	449	100%	449		0	0	449
69							0						0		
70							0						0		
71	23	64106	601				0	0	601	100%	601		0	0	601
72							0						0		
73							0						0		
74	24	64108	1,159				0	0	1,159	100%	1,159		0	0	1,159
75							0						0		
76							0						0		
77	25	64109	1,112				0	0	1,112	100%	1,112		0	0	1,112
78							0						0		
79							0						0		
80	26	64110	1,648				0	0	1,648	100%	1,648		0	0	1,648
81							0						0		
82							0						0		
83	27	64111	2,011				0	0	2,011	100%	2,011		0	0	2,011
84							0						0		
85							0						0		
86	28	64112	1,407				0	0	1,407	100%	1,407		0	0	1,407
87							0						0		
88							0						0		
89	29	64113	2,014				0	0	2,014	100%	2,014		0	0	2,014
90							0						0		
91							0						0		
92	30	64114	5,946				0	0	5,946	90%	5,351		0	0	5,351
93							0						0		
94							0						0		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
2	POPULATION 65+				Project Number:			Project Address:		2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
3		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
95	31	64116	3,380				0	0	3,380	100%	3,380		0	0	3,380
96							0						0		
97							0						0		
98	32	64117	2,511				0	0	2,511	100%	2,511		0	0	2,511
99							0						0		
100							0						0		
101	33	64118	8,471				0	0	8,471	100%	8,471		0	0	8,471
102							0						0		
103							0						0		
104	34	64119	6,009				0	0	6,009	100%	6,009		0	0	6,009
105							0						0		
106							0						0		
107	35	64120	68				0	0	68	100%	68		0	0	68
108							0						0		
109							0						0		
110	36	64123	1,193				0	0	1,193	100%	1,193		0	0	1,193
111							0						0		
112							0						0		
113	37	64124	1,231				0	0	1,231	100%	1,231		0	0	1,231
114							0						0		
115							0						0		
116	38	64125	188				0	0	188	100%	188		0	0	188
117							0						0		
118							0						0		
119	39	64126	653				0	0	653	100%	653		0	0	653
120							0						0		
121							0						0		
122	40	64127	2,002				0	0	2,002	100%	2,002		0	0	2,002
123							0						0		
124							0						0		
125	41	64128	1,912				0	0	1,912	100%	1,912		0	0	1,912
126							0						0		
127							0						0		
128	42	64129	1,710				0	0	1,710	100%	1,710		0	0	1,710
129							0						0		
130							0						0		
131	43	64130	3,933				0	0	3,933	100%	3,933		0	0	3,933
132							0						0		
133							0						0		
134	44	64131	3,364				0	0	3,364	0%	0		0	0	0
135							0						0		
136							0						0		
137	45	64132	1,814				0	0	1,814	50%	907		0	0	907
138							0						0		
139							0						0		
140	46	64133	7,584				0	0	7,584	75%	5,688		0	0	5,688

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
2	POPULATION 65+				Project Number:			Project Address:		2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
3		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
141							0						0		
142							0						0		
143	47	64136	657				0	0	657	40%	263		0	0	263
144							0						0		
145							0						0		
146	48	64138	5,082				0	0	5,082	1%	51		0	0	51
147							0						0		
148							0						0		
149	49	64150	659	Northmoor	51		0	0	659	100%	659		0	0	659
150				Riverside	668		0						0		
151							0						0		
152	50	64151	5,346	Houston Lake	48		0	0	5,346	100%	5,346		0	0	5,346
153				Kansas City	78,695		0						0		
154				Lake Waukomis	287		0						0		
155				Northmoor	51		0						0		
156				Parkville	1,027		0						0		
157				Platte Woods	135		0						0		
158				Riverside	668		0						0		
159	51	64152	4,874	Kansas City	78,695		0	0	4,874	100%	4,874		0	0	4,874
160				Parkville	1,027		0						0		
161				Weatherby	12		0						0		
162	52	64153	983	Kansas City	78,695	10%	7,870	7,900	-6,917	95%	-6,571	10%	7,870	7,900	1,329
163				Parkville	1,027	3%	31					3%	31		
164							0						0		
165	53	64154	2,698	Kansas City	78,695		0	0	2,698	100%	2,698		0	0	2,698
166							0						0		
167							0						0		
168	54	64155	3,181				0	0	3,181	100%	3,181		0	0	3,181
169							0						0		
170							0						0		
171	55	64156	743				0	0	743	100%	743		0	0	743
172							0						0		
173							0						0		
174	56	64157	1,674				0	0	1,674	100%	1,674		0	0	1,674
175							0						0		
176							0						0		
177	57	64158	390				0	0	390	100%	390		0	0	390
178							0						0		
179							0						0		
180	58	64161	63				0	0	63	100%	63		0	0	63
181							0						0		
182							0						0		
183	59	64163	130	Ferrelview	128		0	0	130	100%	130		0	0	130
184				Kansas City	78,695		0						0		
185							0						0		
186	60	64164	84	Kansas City	78,695		0	0	84	100%	84		0	0	84

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
2	POPULATION 65+				Project Number:			Project Address:		2900 NE Kendallwood Pkwy, Gladstone, MO 64119 (39.200693, -94.545704)					
3		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
187				Smithville	1,683		0						0		
188							0						0		
189	61	64165	15				0	0	15	100%	15		0	0	15
190							0						0		
191							0						0		
192	62	64166	89				0	0	89	100%	89		0	0	89
193							0						0		
194							0						0		
195	63	64167	57				0	0	57	100%	57		0	0	57
196							0						0		
197							0						0		
198							0						0		
199			143,186		482,791		11,697	11,697	131,489		105,693		7,942	7,942	113,635
200															
201	Rev. 05/2013														
202	Source: Worksheet provided by The Department of Health and Senior Services staff														

County	Facility Name	Address	City	Zip	CON Approved	ALF
Clay	Addington Place of Shoal Creek	9601 N Tullis Dr	Kansas City	64157	0	88
Clay	Benton House of Staley Hills	11071 N Woodland Ave	Kansas City	64155	15	80
Clay	Bristol Manor of Smithville	1502 S Commercial	Smithville	64089	0	0
Clay	Cedars of Liberty Health Care Center	200 West Ruth Ewing Rd	Liberty	64068	0	0
Clay	Grand Royale, The (Opened 7/26/21)	2900 NE Kendallwood Parkwa	Gladstone	64119	0	25
Clay	Heritage Village of Gladstone	3000 NE 64th St	Gladstone	64119	0	60
Clay	Kendallwood Senior Living (Closed 9/13/23)	2801 N E 60th St	Gladstone	64119	0	0
Clay	Linden Woods Village	2901 NE 72nd Street	Gladstone	64119	0	40
Clay	McCrite Plaza at Briarcliff Assisted Living	1201 N W Tullison Rd	Kansas City	64116	0	164
Clay	Mockingbird Manor Residential Care	227 W Franklin	Liberty	64068	0	0
Clay	Norterre	2555 Norterre Circle	Liberty	64068	0	60
Clay	Oak Pointe of Kearney	200 Meadowbrook Drive	Kearney	64060	0	55
Clay	Our Lady of Mercy Country Home	2160 Mercy Dr	Liberty	64068	0	0
Clay	Oxford Grand at Shoal Creek	8280 N Tullis Ave	Kansas City	64158	0	98
Clay	Senior Living at the Elms (CON App 7/12/21)	401 Regent Street	Excelsior Springs	64024	110	0
Clay	The Wellington Senior Living (Opened 10/21/22)	1051 Kent St	Liberty	64068	0	66
Clay	Westbrook Care Center, Inc	401 Platte Clay Way	Kearney	64060	0	0
Jackson	Anthology of the Plaza (Opened 96 beds 7/24/18)	2 Emanuel Cleaver II Blvd	Kansas City	64112	0	96
Jackson	Armour Oaks Senior Living Community	8100 Wornall Rd	Kansas City	64114	0	47
Jackson	Baptist Homes of Independence (license merged)	17451 Medical Center Parkwa	Independence	64057	0	0
Jackson	Beacon Hill Residential Care	2905 Campbell	Kansas City	64109	0	0
Jackson	Benton House of Blue Springs	1701 NW Jefferson Street	Blue Springs	64015	0	95
Jackson	Bishop Spencer Place, Inc, The	4301 Madison Ave	Kansas City	64111	0	40
Jackson	Blue Hills Rest Home, Inc	2207 N Blue Mills Rd	Independence	64058	0	63
Jackson	Brookdale Wornall Place	501 West 107th Street	Kansas City	64114	0	68
Jackson	Butterfly Haven	11500 Campbell St	Kansas City	64131	0	0
Jackson	Carrie Dumas Long Term Care Facility	2836 Benton Blvd	Kansas City	64128	0	34
Jackson	Cedarhurst of Blue Springs	20551 East Trinity Place	Blue Springs	64015	0	89
Jackson	Collier Care Home, Inc	3001 Northwest Vesper St	Blue Springs	64015	0	0
Jackson	Harris House Residential Care Facility, The	3859 East 59th Terrace	Kansas City	64130	0	0
Jackson	Hidden Lake Care Center	11400 Hidden Lake Dr	Raytown	64133	0	0
Jackson	House of Care Center	3744 Benton Blvd	Kansas City	64128	0	0
Jackson	Jackson Creek Post Acute	3980 S Jackson Dr	Independence	64057	0	62
Jackson	Jeanne Jugan Center (closed 4/12/23)	8745 James A Reed Rd	Kansas City	64138	0	0
Jackson	Jolet Home	3920 Forest	Kansas City	64110	0	0
Jackson	Kingswood	10000 Wornall Rd	Kansas City	64114	0	67
Jackson	Lodge Residential Care Facility, The	3860 East 60th St	Kansas City	64130	0	0
Jackson	Maywood Manor	1041 West Truman Rd	Independence	64050	0	0
Jackson	My Blessed Homes	305 E 63rd St	Kansas City	64113	0	0
Jackson	Oaks, The	5550 Noland Rd	Kansas City	64133	0	0
Jackson	Palestine Legacy Residences (CON approved 1	3640 Benton Boulevard	Kansas City	64128	39	0
Jackson	Rockhill Manor Assisted Living	4235 Locust St	Kansas City	64110	0	190
Jackson	St. Anthony's	1010 East 68th Street	Kansas City	64131	0	81
Jackson	Summitview Terrace Assisted Living By America	12101 East Bannister Rd	Kansas City	64138	0	52
Jackson	Trustwell Living of Raytown	9110 E. 63rd Street	Raytown	64133	0	76
Jackson	Turning Point Group Home (Closed 04/01/23)	1720 Swope Dr	Independence	64057	0	0
Jackson	Waterford South (Closed 8/26/22)	11515 Holmes Rd	Kansas City	64131	0	0
Jackson	White Oak Assisted Living	1415-1515 West White Oak	Independence	64050	0	78
Jackson	Wood Oaks, Inc	1804 South Sterling Ave	Independence	64052	0	0
Platte	Autumn Woods, Inc	5500 Nw Houston Lake Dr	Kansas City	64151	0	0
Platte	Benton House of Tiffany Springs	5901 NW 88th Street	Kansas City	64154	0	80
Platte	Gardens at Barry Road, The	8300 NW Barry Rd	Kansas City	64153	108	140
Platte	Heritage Village of Platte City	15 Wallingford Dr	Platte City	64079	0	0
Platte	Leona House	5000 NW Old Trail Rd	Kansas City	64151	0	7
Platte	NWKC Senior Community, LLC (CON App. 9/12	39.24652, -94.60744	Kansas City	64154	79	0
Platte	Primrose Retirement Community of Kansas City	8559 North Line Creek Parkwa	Kansas City	64154	0	44
Platte	Senior Star at Wexford Place (CON App. 3/6/23)	6500 N. Cosby Ave	Kansas City	64151	67	0
Platte	The Burlington Creek Senior Living	6311 N Cosby Avenue	Kansas City	64151	0	110
Platte	Tiffany Springs Senior Care Community	9101 N Ambassador Drive	Kansas City	64154	0	89
Platte	Wexford Place Assisted Living and Memory Sup	6460 N Cosby Ave	Kansas City	64151	0	98
Platte	Windemere Healthcare Center, LLC	3100 North West Vivion Rd	Riverside	64150	0	0
<b>TOTAL</b>						<b>2,442</b>

Source: List provided by Department of Health and Senior Services staff

### Unmet Need for Additional ALF Beds in 15-mile Radius of Grand Royale

Formula Element	Number
Population 65+*	113,635
Need for ALF Beds (Population x 25/1000)	2,841
Existing Beds in Radius**	2,442
Unmet Need Need	399

*\*Population calculated from worksheet provided by the Department of Health and Senior Services staff*

*\*\*List provided by Department of Health and Human Services staff*



# Divider IV

#### **Divider IV: Application Summary**

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

This project does not involve construction. Costs totaling \$5,000 have been proposed for minor repairs and upgrades, such as new paint. The project costs of \$5,000 for 21,478 sq. ft., or \$0.23 per square foot (See Attachment 4a) are less than the ¾ percentile of \$265.67 per square foot for RS Means for the Kansas City Missouri Area (see Attachment 18).

- 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.**

See Attachment 19 for a letter from Central Bank of the Midwest.

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

Historical and projected revenues and expenses can be found in Attachment 20.

- 4. Document how patient charges are derived.**

Patient charges are based on market surveys of prevailing rates for assisted living residents in the Kansas City area. According to a Cost of Care Study by Genworth, the median cost in the area is \$5,475 per month.<sup>1</sup> The Grand Royal patient charges were also compared to estimated non-operating costs including mortgage cost, depreciation, taxes and interest charges to ensure viability of the facility.

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

Please see Attachment 21 for a copy of the Grand Royale’s existing policy for meeting the needs of the medically indigent.

- 6. For a proposed new skilled nursing or intermediate care facility, what percentage of your admissions would be Medicaid eligible on the first day of admission or become Medicaid eligible within 90 days of admission?**

Not applicable. This is not an application for a new skilled nursing or intermediate care facility.

- 7. For an existing skilled nursing or intermediate care facility, what percent of your admissions are Medicaid eligible on the first day of admission or becomes Medicaid eligible within 90 days of admission?**

<sup>1</sup> <https://www.genworth.com/aging-and-you/finances/cost-of-care>

Not applicable. This is not an application for an existing skilled nursing facility (SNF) or intermediate care facility. Although the applicant has operated SNF beds in the past, this proposal will terminate SNF operations at this facility. Additionally, the applicant does not accept Medicaid ALF patients at this facility.

## **Divider IV Attachments**

# Attachment 18

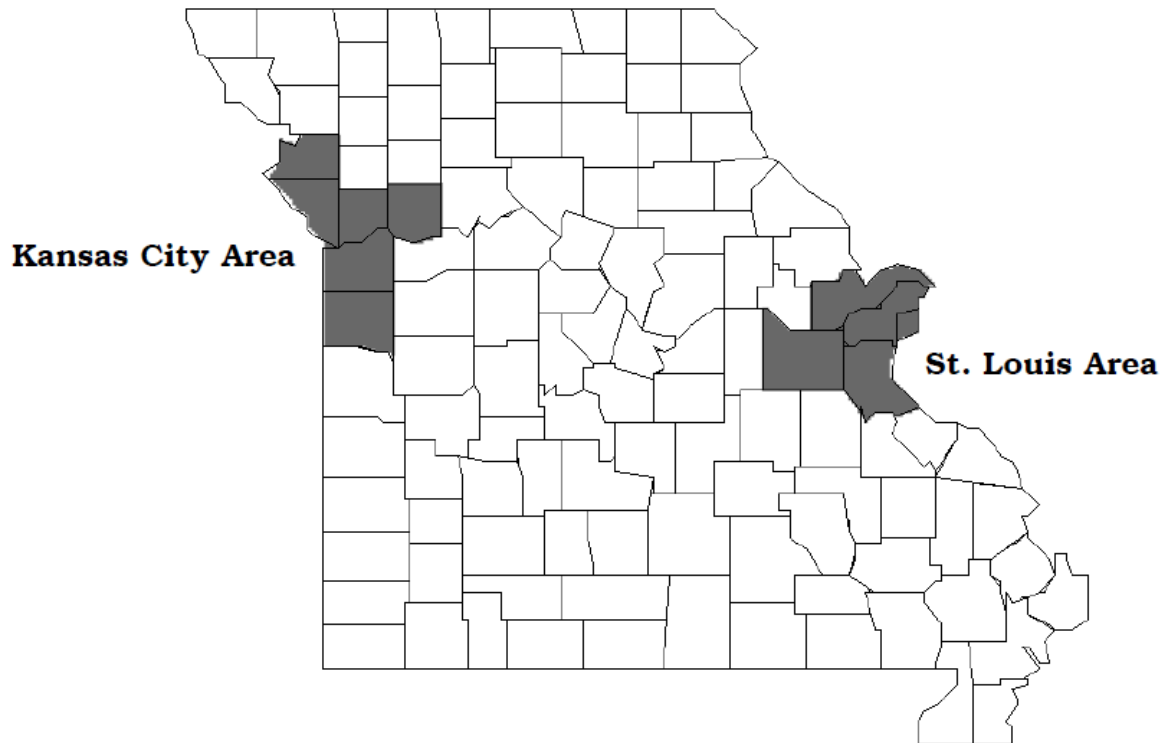
# RS Means Cost Data

## RS Means Cost Data Percentile Limits Total New Construction Project Costs\*

*Source: 2024 RS Means Building Construction Cost Data*

<u>Type of Facility</u>	<u>Percentile</u>	<u>St. Louis Area</u>	<u>Kansas City Area</u>	<u>Other Missouri Area</u>
<b>Hospital</b>	<b>3/4</b>	492.50	497.50	455.00
Cost Per Sq. Ft.	Median	458.03	462.68	423.15
<b>Nursing Home/ Assisted Living Facility**</b>	<b>3/4</b>	263.00	265.67	242.97
Cost Per Sq. Ft.	Median	198.97	200.99	183.82

*\*\*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.**

# Attachment 19



June 12, 2024

Project Name: The Grand Royale  
Project #: 6122 RS

To Whom It May Concern:

GGCC, LLC d/b/a The Grand Royale, has an open and active account with Central Bank of the Midwest.

The Grand Royale currently and routinely has sufficient funds to cover the \$25,000 expenses for this CON project to increase Bed licenses.

Thank you

A handwritten signature in black ink that reads "Theresa Smith". The signature is written in a cursive, flowing style.

**Theresa Smith**

BCM, AVP Central Bank of the Midwest  
A Division of the Central Trust Bank  
6410 N Prospect  
Gladstone, MO 64119  
NMLS #1049864  
(Direct) 816.448.7207 ext. 20252



# Attachment 20

**SERVICE-SPECIFIC REVENUES AND EXPENSES****Project Title:** The Grand Royale**Project #:** 6122 RS**Historical Financial Data for Latest Three Full Years plus Projections Through Three Full Years Beyond Project Completion**

Use an individual form for each affected service with a sufficient number of copies of this form to cover entire period, and fill in the years in the appropriate blanks.

	<b>Year</b>		
	<u>2021</u>	<u>2022</u>	<u>2023</u>
<b>Amount of Utilization:*</b>	891	6,987	8,586
<b>Revenue:</b>			
Average Charge**	\$121	\$132	\$143
Gross Revenue	\$108,025	\$922,633	\$1,231,404
Revenue Deductions	0	0	0
Operating Revenue	108,025	922,633	1,231,404
Other Revenue	0	28,000	36,102
<b>TOTAL REVENUE</b>	<b>\$108,025</b>	<b>\$950,633</b>	<b>\$1,267,506</b>
<b>Expenses:</b>			
Direct Expenses			
Salaries	80,070	628,197	772,017
Fees	0	0	0
Supplies	9,207	72,238	88,776
Other	576	4,521	5,556
<b>TOTAL DIRECT</b>	<b>\$89,853</b>	<b>\$704,956</b>	<b>\$866,349</b>
Indirect Expenses			
Depreciation	7,633	59,883	73,593
Interest***	12,301	96,505	118,599
Rent/Lease	43,620	342,223	420,572
Overhead****	0	0	0
<b>TOTAL INDIRECT</b>	<b>\$63,554</b>	<b>\$498,611</b>	<b>\$612,764</b>
<b>TOTAL EXPENSES</b>	<b>\$153,407</b>	<b>\$1,203,567</b>	<b>\$1,479,113</b>
<b>NET INCOME (LOSS):</b>	<b>-\$45,382</b>	<b>-\$252,934</b>	<b>-\$211,607</b>

\*Utilization will be measured in "patient days" for licensed beds, "procedures" for equipment, or other appropriate units of measure specific to the service affected.

\*\*Indicate how the average charge/procedure was calculated.

\*\*\*Only on long term debt, not construction.

\*\*\*\*Indicate how overhead was calculated.

**SERVICE-SPECIFIC REVENUES AND EXPENSES****Project Title:** The Grand Royale**Project #:** 6122 RS**Historical Financial Data for Latest Three Full Years plus Projections Through Three Full Years Beyond Project Completion**

Use an individual form for each affected service with a sufficient number of copies of this form to cover entire period, and fill in the years in the appropriate blanks.

	<b>Year</b>		
	<u>2024</u>	<u>2025</u>	<u>2026</u>
<b>Amount of Utilization:*</b>	12,270	26,645	26,645
<b>Revenue:</b>			
Average Charge**	\$163	\$173	\$182
Gross Revenue	\$2,004,550	\$4,483,295	\$4,716,530
Revenue Deductions	0	0	0
Operating Revenue	2,004,550	4,483,295	4,716,530
Other Revenue	138,000	3,000	0
<b>TOTAL REVENUE</b>	<b>\$2,142,550</b>	<b>\$4,486,295</b>	<b>\$4,716,530</b>
<b>Expenses:</b>			
Direct Expenses			
Salaries	665,371	460,497	500,901
Fees	0	0	0
Supplies	116,426	102,798	109,058
Other	33,436	42,500	45,008
<b>TOTAL DIRECT</b>	<b>\$815,233</b>	<b>\$605,795</b>	<b>\$654,967</b>
Indirect Expenses			
Depreciation	0	0	0
Interest***	128,754	149,639	153,137
Rent/Lease	141,601	164,569	168,417
Overhead****	777,188	887,292	933,008
<b>TOTAL INDIRECT</b>	<b>\$1,047,543</b>	<b>\$1,201,500</b>	<b>\$1,254,562</b>
<b>TOTAL EXPENSES</b>	<b>\$1,862,776</b>	<b>\$1,807,295</b>	<b>\$1,909,529</b>
<b>NET INCOME (LOSS):</b>	<b>\$279,774</b>	<b>\$2,679,000</b>	<b>\$2,807,001</b>

\*Utilization will be measured in "patient days" for licensed beds, "procedures" for equipment, or other appropriate units of measure specific to the service affected.

\*\*Indicate how the average charge/procedure was calculated.

\*\*\*Only on long term debt, not construction.

\*\*\*\*Indicate how overhead was calculated.

Form 1865 notes, methodologies and assumptions

**Notes:**

- With the change request being part of the way through the year, revenue for 2024 is a mix of actual historical data and projected data. Please note, the historical data only includes ALF occupancy, revenues and expenses.
- The first ALF patient was admitted in July 2021, so that year’s data is July through December.

**Methodology:**

**Amount of Utilization**

- Average daily census patients per month \* number of days in each month
- Leap year adjustment made per directions

**Average Charge**

- ALF related revenue divided by amount of utilization

**Other Revenue**

- Community Fees

**Direct Expenses**

- Grand Royale had improved reporting starting in 2023 allowing for ALF specific costs.
- For 2021 and 2022 direct expenses, the 2023 cost per resident utilization unit was multiplied by the utilization amount in each year. This includes food for residents.
- Example:

	2021	2022	2023	Cost per Unit (2023)
Amount of Utilization	891	6,987	8,586	
Salaries	80,070	628,197	772,017	89.92
Fees	-	-	-	-
Supplies	9,207	72,238	88,776	10.34
Other	576	4,521	5,556	0.65
	$=891*0.65$			

**Indirect Expenses**

- 2021 and 2022 indirect expenses were also calculated based on the 2023 cost per resident utilization unit was multiplied by the utilization amount in each year. 2024 and future years use 2024 year-to-date indirect expenses per unit, applied to future projected utilization.
- Example:

	2021	2022	2023	Cost per Unit (2023)
Amount of Utilization	891	6,987	8,586	
Interest	7,633	59,883	73,593	8.57
Rent/Lease	12,301	96,505	118,599	13.81
Overhead	43,620	342,223	420,572	48.98
	$=891*48.98$			

**Assumptions:**

- Projections for 2025 and 2026 assume 95% occupancy.

# Attachment 21



## Medically Indigent Policy

The Grand Royale believes in making high-quality, affordable health care a priority in the community. For this reason, every effort is made to help residents find the proper insurance or funding source. Designated representative is available on site to help residents apply for Medicaid or secondary insurance. Private-pay options are also available. No referral will be denied simply because of lack of active insurance.