

**From:** [Madi Miller](#)  
**To:** [Fick, Mackinzey](#)  
**Subject:** Re: CON 6177  
**Date:** Tuesday, January 7, 2025 4:06:01 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[Matt Miller - The Ridge HZ 55 LLC Verification Letter.pdf](#)

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See below.



**MADI MILLER**  
DIRECTOR OF BUSINESS DEVELOPMENT  
MILLER COMMERCE  
✉ : [madi@millercommerce.com](mailto:madi@millercommerce.com)  
☎ : 417-496-1535

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**From:** Fick, Mackinzey <[Mackinzey.Fick@health.mo.gov](mailto:Mackinzey.Fick@health.mo.gov)>  
**Date:** Tuesday, January 7, 2025 at 3:07 PM  
**To:** Madi Miller <[madi@millercommerce.com](mailto:madi@millercommerce.com)>  
**Subject:** RE: CON 6177

Madi,

After review, some additional documentation is still needed.

- The document showing unrestricted funds are available is dated 9/18/24 and lists specifically Matt Miller, not The Ridge HZ 55, LLC. Provide a new/updated document with these changes. (attached)

**This information is needed by Tuesday, January 14<sup>th</sup>, 2025.**

*Mackinzey Fick*

Assistant Program Coordinator, Certificate of Need  
Department of Health and Senior Services  
920 Wildwood Drive, P.O. Box 570  
Jefferson City, MO 65102  
OFFICE: 573-751-6403  
FAX: 573-751-7894  
EMAIL: [mackinzey.fick@health.mo.gov](mailto:mackinzey.fick@health.mo.gov)  
<http://health.mo.gov/information/boards/certificateofneed/index.php>

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**From:** Madi Miller <[madi@millercommerce.com](mailto:madi@millercommerce.com)>

**Sent:** Thursday, January 2, 2025 1:38 PM  
**To:** Fick, Mackinzezy <[Mackinzezy.Fick@health.mo.gov](mailto:Mackinzezy.Fick@health.mo.gov)>  
**Subject:** Re: CON 6177

Hi Mackinzezy. Please see our responses below and attached.

- Provide new construction 3<sup>rd</sup> party documentation or methods/assumptions used.  
**Response:** The New Construction Costs are based on soft bids to confirm actual costs of similar projects actively under construction. We are estimating the site construction to be \$466,092 (\$52/SF) and the RAL Construction to be \$2,008,125 (\$225/SF). Together this blends to \$2,474,217 (\$277/SF).
- Provide ownership documentation for the land. (attached)
- Provide unrestricted fund documentation. The letter from OMB states they only plan to cover the site work, construction, and land development. (attached)



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**From:** Fick, Mackinzezy <[Mackinzezy.Fick@health.mo.gov](mailto:Mackinzezy.Fick@health.mo.gov)>  
**Date:** Thursday, December 26, 2024 at 3:56 PM  
**To:** Madi Miller <[madi@millercommerce.com](mailto:madi@millercommerce.com)>  
**Subject:** CON 6177

Madi,

After review of the application, some additional information is needed.

- Provide new construction 3<sup>rd</sup> party documentation or methods/assumptions used,
- Provide ownership documentation for the land. (attached)
- Provide unrestricted fund documentation. The letter from OMB states they only plan to cover the site work, construction, and land development.

**This information is needed by Friday, January 3<sup>rd</sup>, 2025.**

042971-21 26 Aug 2021 03:45:55 PM



Book: 2021  
Page: 042971-21  
2 pages

REAL ESTATE DOCUMENT  
GREENE COUNTY, MISSOURI  
RECORDERS CERTIFICATION

*Cheryl Dawson Spaulding*  
Cheryl Dawson-Spaulding  
Recorder of Deeds

lcunningham

**Warranty Deed by Limited Liability Company**

THIS DEED, Made and entered into this 20 day of August, 2021, by and between

Grantor: **RW DEVELOPMENTS, LLC**

of the County of GREENE, State of Missouri, party or parties of the first part, and

Grantee: **THE RIDGE HZ 55+ LLC**

of the County of GREENE, State of Missouri, party or parties of the second part,

Grantee's mailing address:

*431 S. Jefferson Ste 105 Springfield MO 65806*

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of GREENE and State of Missouri, to-wit:

**ALL OF LOT THREE (3), FINAL PLAT THE RIDGE AT WARD BRANCH - PHASE 2, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE FINAL PLAT IN PLAT BOOK AAA, AT PAGE 685. FILED IN THE RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.**

SUBJECT TO EASMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD THE SAME, Together with all rights and appurtnances to the same, belonging unto the said party or parties forever.


The said party of the first part covenanting that said party and the heirs, executors, administrators and assigns of such party, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs, successors, and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements, and liens of record, if any, and zoning laws.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its authorized Manager(s) or Member(s) the day and year first above written.

RW Developments, LLC  
Philaoe Holdings, LLC, Member

  
By: Philaoe Williams, Sole Member


Rhodes and Associates, LLC, Member

  
By: Joseph V. Rhodes III, Sole Member

State of MISSOURI  
County of GREENE

On this 20 day of July 2021 before me appeared **Philaoe Williams**, to me known to be the persons described in and who executed the foregoing instrument as **Sole Member of Philaoe Holdings, LLC, Member of RW Developments, LLC**, a limited liability company, and acknowledged that he executed the same as his free act and deed of said limited liability company and are acting for and on behalf of and as **Member** or designated agents of the said limited liability company.

My Commission expires:


  
Notary Public

State of MISSOURI  
County of GREENE

H. FOSS  
Notary Public – Notary Seal  
STATE OF MISSOURI  
Greene County  
My Commission Expires Jan. 5, 2024  
Commission #12450727

On this 20 day of July 2021 before me appeared **Joseph V. Rhodes III**, to me known to be the persons described in and who executed the foregoing instrument as **Sole Member of Rhodes and Associates, LLC, Member of RW Developments, LLC**, a limited liability company, and acknowledged that he executed the same as his free act and deed of said limited liability company and are acting for and on behalf of and as **Member** or designated agents of the said limited liability company.

My Commission expires:

  
Notary Public

H. FOSS  
Notary Public – Notary Seal  
STATE OF MISSOURI  
Greene County  
My Commission Expires Jan. 5, 2024  
Commission #12450727



January, 7th 2025

Dear Whom It May Concern,

This note serves as verification that as of 01/07/2025 Matt Miller/The Ridge HZ 55, LLC has available funds in deposit accounts with OakStar Bank above the amount of \$819,003 dollars.

Alyssa Vance  
AVP, Corporate Services Officer  
avance@oakstarbank.com  
417.447.9559

**From:** [Madi Miller](#)  
**To:** [Fick, Mackinzey](#)  
**Subject:** Re: 417 ResCare  
**Date:** Wednesday, January 29, 2025 10:33:25 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Hi Mackinzey! See below.

	<u>Acres</u>	<u>%</u>	<u>Price</u>
Total Parcel	5.4	100%	823,284
Excess Land A	2.33	43%	355,232
Excess Land B	2.00	37%	304,920
RAL Land	1.07	20%	163,132

Agreed- We also reviewed the population-based need calculation presented in the CON application and agree with your population findings of 69,587. We also agree with your number of beds in the applicants 15-mile radius. Therefore, we calculated a bed surplus of 442 RCF/ALF beds within 15 miles of the site. Let me know if you agree or disagree with our findings.



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**From:** Fick, Mackinzey <[Mackinzey.Fick@health.mo.gov](mailto:Mackinzey.Fick@health.mo.gov)>  
**Date:** Tuesday, January 28, 2025 at 12:49 PM  
**To:** Madi Miller <[madi@millercommerce.com](mailto:madi@millercommerce.com)>  
**Subject:** 417 ResCare

Madi,

After review of your application, some additional information is needed.

- Why does the proposed project budget state land acquisition costs are \$163,123, however the Borrower's Statement shows the purchase price to be \$823,284. If the land was allocated between two entities, provide documentation or methods and assumptions of how the percentage was determined.

We also reviewed the population-based need calculation presented in the CON application and agree with your population findings of 69,587. We also agree with your number of beds in the applicants 15-mile radius. Therefore, we calculated a bed surplus of 442 RCF/ALF beds within 15 miles of the site. Let me know if you agree or disagree with our findings.