



CERTIFICATE OF NEED APPLICATION

MISSION RIDGE – ADD 15 ALF BEDS

On Behalf Of
Veterans for Senior Living, LLC



Project No. 6235 RS

Add 15 ALF Beds

Submitted to:

Missouri Health Facilities Review Committee

August 29, 2025

Submitted by:

Jon F. Dalton

Brendan F. McGuire Jr.

Armstrong Teasdale LLP

7700 Forsyth Blvd Suite 1800

St. Louis, MO 63105

Project Name: Mission RidgeProject No: 6235 RSProject Description: Add 15 ALF BedsDone Page N/ADescription**Divider I. Application Summary:**

- | | | |
|---|------|--|
| ✓ | 5 | 1. Applicant Identification and Certification (Form MO 580-1861) |
| ✓ | 6 | 2. Representative Registration (Form MO 580-1869) |
| ✓ | 7 | 3. Proposed Project budget (Form MO 580-1863) and detail sheet with documentation of costs. |
| ✓ | 8-10 | 4. Provide documentation from MO Secretary of State that the proposed owner(s) and operator(s) are registered to do business in MO. |
| ✓ | 4 | 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 State if the license of the proposed operator or any affiliate of the proposed operator has been revoked within the previous five (5) years. |
| | 4 | ✓ 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 If the license of the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years, provide the name and address of the facility whose license was revoked. |
| ✓ | 4 | 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certification of any facility owned or operated by the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years. |
| | 4 | ✓ 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certification of any facility owned or operated by the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years, provide the name and address of the facility whose Medicare and/or Medicaid certification was revoked.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:

- | | | |
|---|-------|---|
| ✓ | 12 | 1. Provide a complete detailed project description. |
| ✓ | 12 | 2. Provide a timeline of events for the project, from CON issuance through project completion. |
| ✓ | 14 | 3. Provide a legible city or county map showing the exact location of the proposed facility. |
| ✓ | 12 | 4. Provide a site plan for the proposed project. |
| ✓ | 12 | 5. Provide preliminary schematic drawings for the proposed project. |
| ✓ | 12 | 6. Provide evidence that architectural plans have been submitted to the Department of Health and Senior Services. |
| ✓ | 12 | 7. Provide the proposed square footage. |
| ✓ | 12 | 8. Document ownership of the project site, or provide an option to purchase. |
| ✓ | 12 | 9. Define the community to be served. |
| ✓ | 13 | 10. Provide projected year population for the 15-mile radius service area. |
| ✓ | 13 | 11. Identify specific community problems or unmet needs the proposal would address. |
| | 13 | 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 | 13. Provide the methods and assumptions used to project utilization. |
| ✓ | 13 | 14. Document that consumer needs and preferences have been included in planning this project and describe how consumers had an opportunity to provide input. |
| ✓ | 13 | 15. Provide copies of any petitions, letters of support or opposition received. |
| ✓ | 15 | 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. |
| ✓ | 15-67 | 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. |
| ✓ | 69-79 | 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. |
| ✓ | 79-80 | 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. |
| ✓ | 69 | 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. |
| ✓ | 83-84 | 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. |
| ✓ | 82 | 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

APPLICATION SUMMARY

DIVIDER I. APPLICATION SUMMARY

1. **Application Identification and Certification (Form MO 580-1861).**
See attached.
2. **Representative Registration (Form 580-1869).**
See attached.
3. **Proposed Project budget (Form MO 580-1863) and detail sheet with documentation of costs.**
See attached.
4. **Provide documentation from MO Secretary of State that the proposed owner(s) and operator(s) are registered to do business in MO.**
See attached.
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**
Neither the operator nor any affiliate of the operator has had their license 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.**
Not applicable.
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.**
No facility owned or operated by the operator or any affiliate of the operator has had its Medicare and/or Medicaid certification 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.**
Not applicable.



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.)

Title of Proposed Project Mission Ridge	Project Number 6235 RS
Project Address (Street/City/State/Zip Code) 4349 S. Kansas Avenue, Springfield, MO 65810	County Greene

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

List All Owner(s): <small>(List corporate entity.)</small>	Address (Street/City/State/Zip Code)	Telephone Number
Veterans for Senior Living, LLC	431 S. Jefferson Ave, Ste 105 Springfield, MO 65806	417-893-6008

List All Operator(s): <small>(List entity to be licensed or certified.)</small>	Address (Street/City/State/Zip Code)	Telephone Number
Veterans for Senior Living Management, LLC	4349 S. Kansas Avenue Springfield, MO 65810	417-520-7020

3. Ownership (Check applicable category.)

- | | | | |
|--|--------------------------------------|---------------------------------|--|
| <input type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Individual | <input type="checkbox"/> City | <input type="checkbox"/> District |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Corporation | <input type="checkbox"/> County | <input checked="" type="checkbox"/> 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.)

Name of Contact Person Jon Dalton	Title Legal Counsel
Telephone Number 314-259-4702	Fax Number 314-621-5065
E-mail Address jdalton@atltp.com	
Signature of Contact Person 	Date of Signature 08/27/2025



Certificate of Need Program

REPRESENTATIVE REGISTRATION

(A registration form must be completed for each project presented.)	
Project Name Mission Ridge	Number 6235 RS
(Please type or print legibly.)	
Name of Representative Jon Dalton	Title Legal Counsel
Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Armstrong Teasdale LLP	Telephone Number 314-621-5070
Address (Street/City/State/Zip Code) 7700 Forsyth Blvd., Suite 1800, Saint Louis, MO 63105	
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 Veterans for Senior Living, LLC	Telephone Number 417-893-6008
Address (Street/City/State/Zip Code) 431 S. Jefferson Ave, Suite 105, Springfield, MO 65806	
<div>Check one. Do you: <input checked="" type="checkbox"/> Support <input type="checkbox"/> Oppose <input type="checkbox"/> Neutral</div> <div>Relationship to Project: <input type="checkbox"/> None <input type="checkbox"/> Employee <input checked="" type="checkbox"/> Legal Counsel <input type="checkbox"/> Consultant <input type="checkbox"/> Lobbyist <input type="checkbox"/> Other (explain):</div> <div>Other Information: _____ _____</div> <div>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: <i>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.</i></div>	
Original Signature 	Date 08/27/2025



Certificate of Need Program

PROPOSED PROJECT BUDGET

Description

Dollars

COSTS:*

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

1. New Construction Costs ***	\$0
2. Renovation Costs ***	\$0
3. Subtotal Construction Costs (#1 plus #2)	\$0
4. Architectural/Engineering Fees	\$0
5. Other Equipment (not in construction contract)	\$0
6. Major Medical Equipment	\$0
7. Land Acquisition Costs ***	\$0
8. Consultants' Fees/Legal Fees ***	\$0
9. Interest During Construction (net of interest earned) ***	\$0
10. Other Costs ***	\$0
11. Subtotal Non-Construction Costs (sum of #4 through #10)	\$0
12. Total Project Development Costs (#3 plus #11)	\$0 **

FINANCING:

13. Unrestricted Funds	\$0
14. Bonds	\$0
15. Loans	\$0
16. Other Methods (specify)	\$0
17. Total Project Financing (sum of #13 through #16)	\$0 **

18. New Construction Total Square Footage	0
19. New Construction Costs Per Square Foot *****	\$0
20. Renovated Space Total Square Footage	0
21. Renovated Space Costs Per Square Foot *****	\$0

* 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.



State of Missouri

Jason Kander, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

LC001515596
Date Filed: 11/28/2016
Effective: 11/29/2016
Jason Kander
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

Veterans for Senior Living, LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

Real Estate

3. The name and address of the limited liability company's registered agent in Missouri is:

James Joesph Ferrier

431 S Jefferson Suite 105

Springfield MO 65806

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: ☐ managers ☒ members (check one)

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer (PO box may only be used in addition to a physical street address):

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

Name

Address

City/State/Zip

Miller Commerce Assets,

LLC

2144 E. Republic Road Suite B-300

Springfield MO 65804

7. ☐ Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

☐ The limited liability company gives notice that the series has limited liability.

New Series:

☐ The limited liability company gives notice that the series has limited liability.

New Series:

☐ The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: LEAN Management

Address: Email: joe@lean-mgmt.com

City, State, and Zip Code: _____

LLC-1 (08/2013)

8. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: : 11/29/2016

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Miller Commerce Assets, LLC - Matthew Miller	MILLER COMMERCE ASSETS, LLC - MATTHEW MILLER	11/28/2016
<i>Organizer Signature</i>	<i>Printed Name</i>	<i>Date of Signature</i>

STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Veterans for Senior Living, LLC
LC001515596

filed its Articles of Organization with this office on the 28th day of November, 2016, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, Jason Kander, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 28th day of November, 2016, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 28th day of November, 2016.

Effective Date: November 29, 2016


Secretary of State



DIVIDER II

PROPOSAL DESCRIPTION

DIVIDER II. PROPOSAL DESCRIPTION

I. Provide a complete detailed project description.

Mission Ridge, located at 4349 S. Kansas Avenue in Springfield, is an existing senior housing community offering independent living, assisted living, and memory care services. The property opened for independent living residents in October 2023 and received a license for 60 assisted living/memory care beds on January 17, 2024. There are 15 assisted living units at the property which can accommodate couples, leading to this application, which seeks to accommodate seniors wishing to live in the facility as a couple. Applicant is nearing the 60-bed licensed capacity and wishes to secure licensure for additional beds in order to accommodate such seniors wishing to live as couples. No new construction is taking place, and this proposal aims to further enhance its offered services, particularly to residents desiring to live in the facility as couples.

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

CON Approval:	11/10/2025
Addition of Beds:	All items are in place; 11/10/2025
First Resident Move-in:	All items are in place; 11/10/2025

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

See attached.

4. Provide a site plan for the proposed project.

Previously submitted with past application Project #5412 RS; no changes to be made.

5. Provide preliminary schematic drawings for the proposed project.

Previously submitted with past application Project #5412 RS; no changes to be made.

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

Previously submitted with past application Project #5412 RS; no changes to be made.

7. Provide the proposed square footage.

Previously submitted with past application Project #5412 RS; no changes to be made.

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

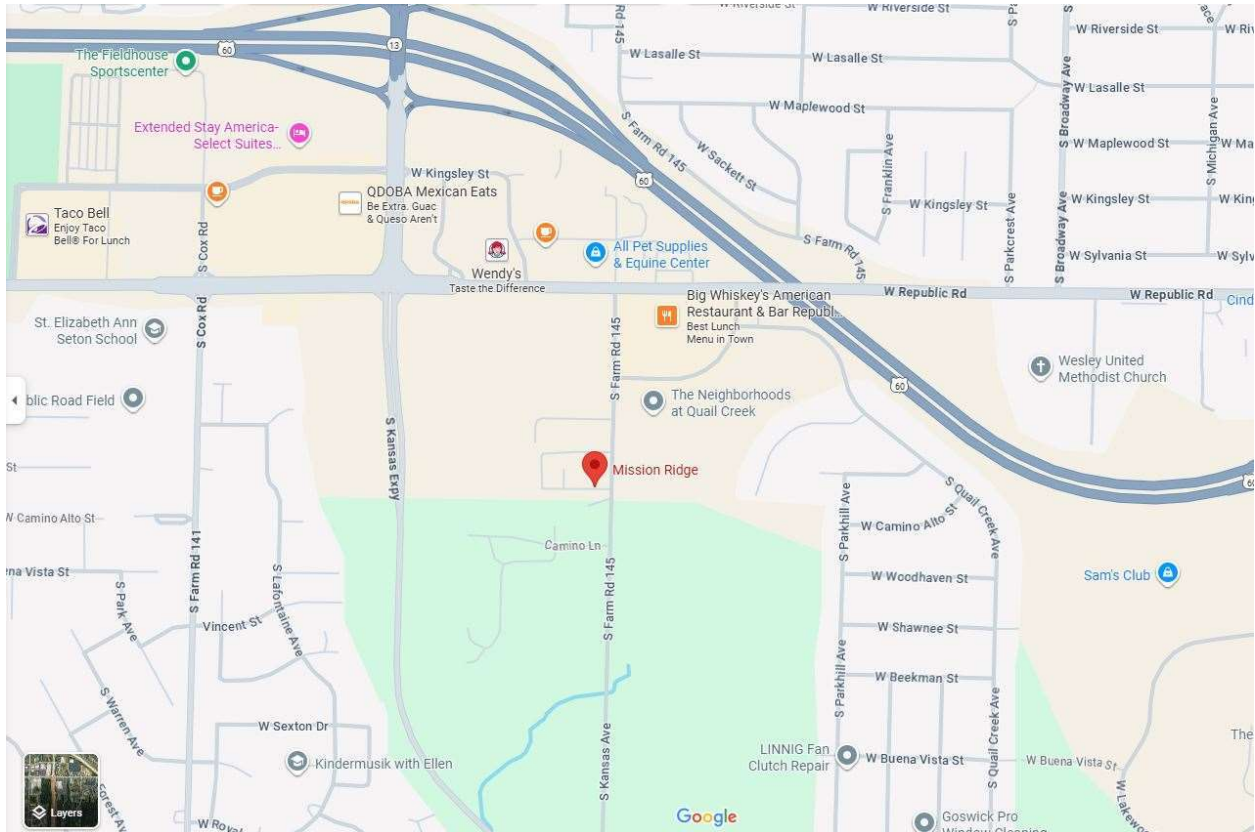
Previously submitted with past application Project #5412 RS; no changes to be made.

9. Define the community to be served.

The community to be served is 65 and older population of Springfield and the surrounding area located within a 15-mile radius of the proposed site.

- 10. Provide projected year population for the 15-mile radius service area.**
There will be approximately 78,226 individuals aged 65 or older in the service area surrounding the project, based on the State of Missouri's 2030 population estimates.
- 11. Identify specific community problems or unmet needs the proposal would address.**
The elderly population continues to increase over time and more elderly people will be seeking skilled nursing care in their community. Further, elderly couples seeking to reside together at a licensed facility as couples will increase as the elderly population increases.
- 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.**
Historical – Facility Opened 1/17/24 and currently sits at 84.6% occupancy.
2022 – N/A% Occupancy; N/A resident days
2023 – N/A% Occupancy; N/A resident days
2024 – 58.3% Occupancy; 5,460 resident days
Projected –
2026 – 95-100% Occupancy; ~6,825 resident days
2027 – 95-100% Occupancy; ~6,825 resident days
2028 – 95-100% Occupancy; ~6,825 resident days
- 13. Provide the methods and assumptions used to project utilization.**
The methods and assumptions used to project utilization was based on the Applicant's historical operations in the Springfield market over the last several years.
- 14. Document that consumer needs and preferences have been included in planning this project and describe how consumers had an opportunity to provide input.**
Public notice was previously submitted with Project #5412 RS.
- 15. Provide copies of any petitions, letters of support or opposition received.**
The Applicant will provide letters or petitions as it receives them.
- 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.**
Publication notice was previously submitted with past application Project #5412 RS, and was also submitted for publication at the Springfield Daily Citizen on August 29, 2025, see attached affidavit of publication.
- 17. Document that providers of all affected facilities in the proposed 15-mile radius were addressed letters regarding the application.**
See attached.

LOCATION MAP



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI)
COUNTY OF GREENE) ss.

I, Darby Bowler, being duly sworn according to law, state that I am the Office Manager of the Springfield Daily Citizen, a Digital newspaper based in the County of Greene; which newspaper has been submitted online to our website: sgfcitizen.org, which newspaper has been published regularly and consecutively for a period of more than three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agree to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper beginning on the following day:

Vol. _____ No. _____ 29 day of August, 2025
Vol. _____ No. _____ day of _____,
Vol. _____ No. _____ day of _____,
Vol. _____ No. _____ day of _____,
Vol. _____ No. _____ day of _____,
Vol. _____ No. _____ day of _____,

Darby Bowler
Office Manager

Subscribed and sworn to before me this 29th day of August, 2025.



Breanna Perillo
Notary Public

My Commission expires: 02/28/2026



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Bristol Manor of Republic
634 East Highway 174
Springfield, MO 65810

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Bristol Manor of Willard
511 Watson
Willard, MO 65781

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Bungalows at Chesterfield Village
2410 West chesterfield Blvd
Springfield, MO 65807

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

A handwritten signature in blue ink, appearing to read 'J. Dalton', written over a light blue horizontal line.

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Bungalows at Springfield East
3540 East Cherokee
Springfield, MO 65809

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Castlewood Senior Living
1538 N Old Castle Road
Nixa, MO 65714

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Cedarhurst of Springfield
1146 E. Lakewood St
Springfield, MO 65810

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Century Pines Assisted Living
709 East McCracken Rd
Ozark, MO 65727

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

A handwritten signature in blue ink, appearing to read 'J. Dalton', written over a light blue horizontal line.

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Close to Paradise Assisted Living II
3824 East Farm Rd 156
Springfield, MO 65809

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Copper Rock Village
712 Copper Rock Drive
Rogersville, MO 65742

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Cottage at Century Pines
707 East McCracken Rd
Ozark, MO 65721

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Fremont Senior Living
1520 E Bates St
Springfield, MO 65804

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

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Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Golden Estate Residential Care
1134 West Norton Rd
Springfield, MO 65803

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Jacobs Care Center, LLC
932 West state
Springfield, MO 65806

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



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Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Joy Assisted Living for Seniors
2030 W. Mont Vernon St
Springfield, MO 65802

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Lakewood-Assisted Living by Americare
4685 Robberson Ave
Springfield, MO 65810

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

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Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Life Enhancement Village of the Ozarks, Inc.
732 South Gregg Rd
Nixa, MO 65714

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Maranatha Village, Inc.
233 East Norton Rd
Springfield, MO 65803

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Northpark Village – Assisted Living by Americare
4449 North Highway Nn
Ozark, MO 65721

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

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Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Oaks Cottage Assisted Living
5448 N. 2nd Ave
Ozark, MO 65721

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Jonathan F. Dalton

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Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Promise Care Center, LLC
1111 Care Ave.
Nixa, MO 65714

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Quality Residential Care
2034 West College
Springfield, MO 65806

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

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Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Ravenwood – Assisted Living By Americare
1950 East Republic Rd
Springfield, MO 65804

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

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Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Riverview Residential lace
1200 West Hall St.
Ozark, MO 65721

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at is facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Sequoia Village
657 N. Montego St
Nixa, MO 65714

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



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Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Special Force Family Ministries
428 South Harrison St.
Nixa, MO 65714

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Spring Ridge – Assisted Living By Americare
2828 South Meadowbrook
Springfield, MO 65807

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

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Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Spring Valley Assisted Living
2915 S. Fremont
Springfield, MO 65804

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Jonathan F. Dalton

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Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Springhouse Village
4374 East Mary Road
Rogersville, MO 65742

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Jonathan F. Dalton

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Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Springhouse Village
3877 East Farm Road 132
Springfield, MO 65802

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Jonathan F. Dalton

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Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

The Essex of Ozark
5173 North 22nd
Ozark, MO 65721

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

The Gardens
1302 West Sunset
Springfield, MO 65807

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Hopedale Cottage Assisted Living
1314 W. School Street
Ozark, MO 65721

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

The Lodges
2401 W. Grand St
Springfield, MO 65802

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Township Senior Living
4150 W. Republic Road
Battlefield, MO 65619

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

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Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Turners Rock
3911 East state Highway D
Springfield, MO 65809

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Jonathan F. Dalton

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Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

VSL Springfield Assisted Living, LLC
1401 West Elfindale St
Springfield, MO 65807

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025, Missouri Health Facilities Review Committee meeting.

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Yours truly,

Jonathan F. Dalton

JFD



Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

417 ResCare
817 West El Camino Alto
Springfield, MO 65810

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

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Jonathan F. Dalton

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Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Baptist Homes of Ozark
1625 West Garton Rd.
Ozark, MO 65721

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 2025 Missouri Health Facilities Review Committee meeting.

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Jonathan F. Dalton

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Jonathan F. Dalton

Direct T 314.259.4702 F 314.552.4861

jdalton@atllp.com

August 28, 2025

Bradford Court – Assisted Living By Americare
902 North Main
Nixa, MO 65714

Re: Mission Ridge Assisted Living

Dear Sir or Madam,

Pursuant to Certificate of Needs rules and requirements, this letter hereby provides you with notice that Veterans for Senior Living Management, LLC and Veterans for Senior Living, LLC purpose to increase the licensed assisted living beds by 15 at its facility located at 4349 S. Kansas Ave., in the town of Springfield, MO, pending Certificate of Need approval of application 6235 RS at the November 10, 25, Missouri Health Facilities Review Committee meeting.

Questions and comments may be submitted to me at Jdalton@atllp.com.

Yours truly,

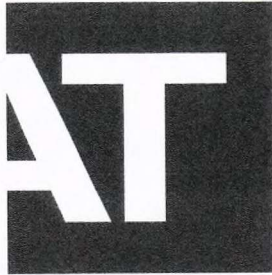
Jonathan F. Dalton

JFD



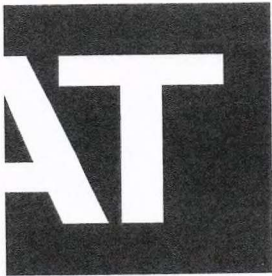
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

VSL Springfield Assisted Living, LLC
1401 West Elfindale St
Springfield, MO 65807



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Copper Rock Village
712 Copper Rock Drive
Rogersville, MO 65742



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Century Pines Assisted Living
709 East McCracken Rd
Ozark, MO 65727



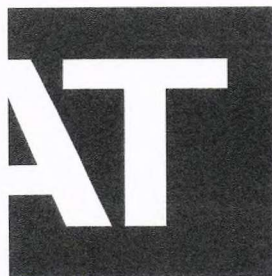
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Springhouse Village
4374 East Mary Road
Rogersville, MO 65742



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Township Senior Living
4150 W. Republic Road
Battlefield, MO 65619



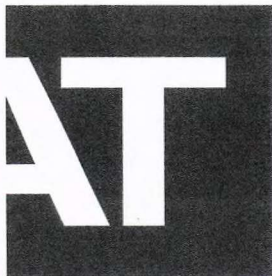
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Turners Rock
3911 East state Highway D
Springfield, MO 65809



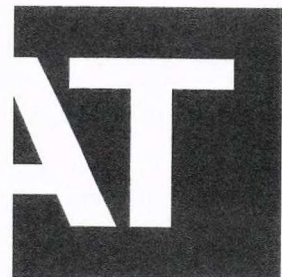
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Spring Ridge – Assisted Living By
Americare
2828 South Meadowbrook
Springfield, MO 65807



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Spring Valley Assisted Living
2915 S. Fremont
Springfield, MO 65804



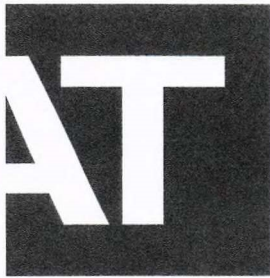
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ST. LOUIS, MO 63105

Springhouse Village
3877 East Farm Road 132
Springfield, MO 65802



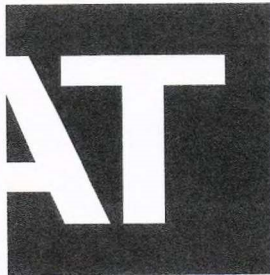
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Maranatha Village, Inc.
233 East Norton Rd
Springfield, MO 65803



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Quality Residential Care
2034 West College
Springfield, MO 65806



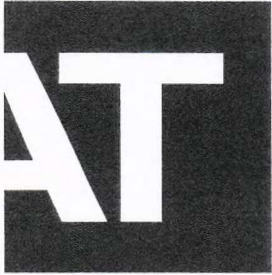
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Ravenwood – Assisted Living By
Americare
1950 East Republic Rd
Springfield, MO 65804



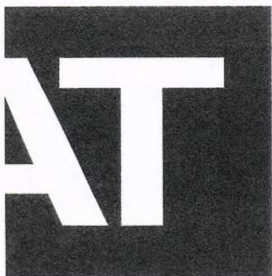
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Joy Assisted Living for Seniors
2030 W. Mont Vernon St
Springfield, MO 65802



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Lakewood-Assisted Living by Americare
4685 Robberson Ave
Springfield, MO 65810



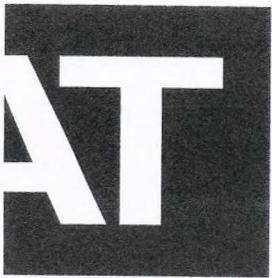
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ST. LOUIS, MO 63105

The Lodges
2401 W. Grand St
Springfield, MO 65802



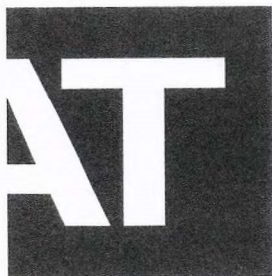
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

The Gardens
1302 West Sunset
Springfield, MO 65807



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Golden Estate Residential Care
1134 West Norton Rd
Springfield, MO 65803



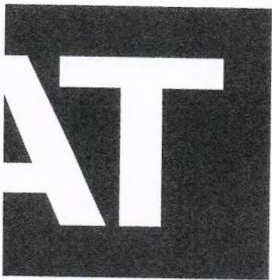
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Jacobs Care Center, LLC
932 West state
Springfield, MO 65806



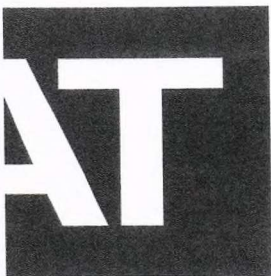
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Fremont Senior Living
1520 E Bates St
Springfield, MO 65804



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Close to Paradise Assisted Living II
3824 East Farm Rd 156
Springfield, MO 65809



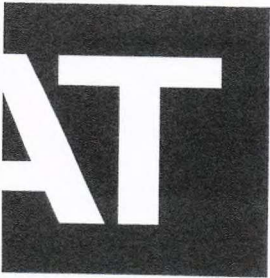
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Cedarhurst of Springfield
1146 E. Lakewood St
Springfield, MO 65810



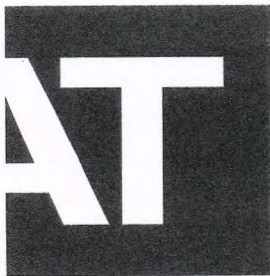
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Bristol Manor of Willard
511 Watson
Willard, MO 65781



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Bungalows at Chesterfield Village
2410 West chesterfield Blvd
Springfield, MO 65807



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Bungalows at Springfield East
3540 East Cherokee
Springfield, MO 65809



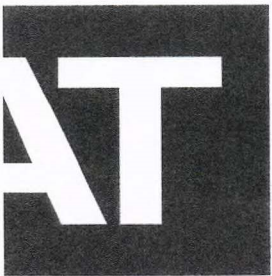
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Bristol Manor of Republic
634 East Highway 174
Springfield, MO 65810



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Bradford Court – Assisted Living By
Americare
902 North Main
Nixa, MO 65714



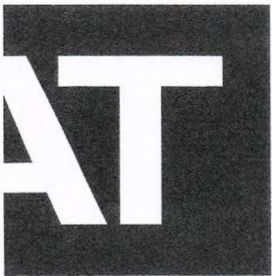
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Baptist Homes of Ozark
1625 West Garton Rd.
Ozark, MO 65721



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

The Essex of Ozark
5173 North 22nd
Ozark, MO 65721



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Life Enhancement Village of the Ozarks,
Inc.
732 South Gregg Rd
Nixa, MO 65714



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

417 ResCare
817 West El Camino Alto
Springfield, MO 65810



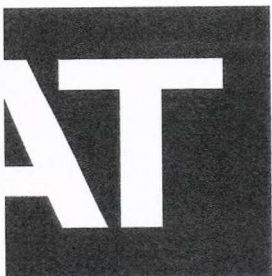
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Special Force Family Ministries
428 South Harrison St.
Nixa, MO 65714



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Sequoia Village
657 N. Montego St
Nixa, MO 65714



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Riverview Residential Iace
1200 West Hall St.
Ozark, MO 65721



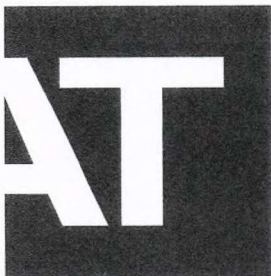
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Northpark Village – Assisted Living by
Americare
4449 North Highway Nn
Ozark, MO 65721



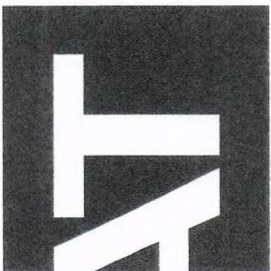
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Oaks Cottage Assisted Living
5448 N. 2nd Ave
Ozark, MO 65721



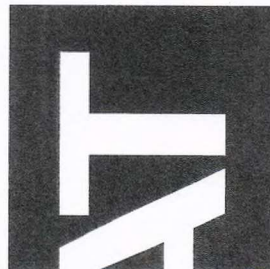
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Promise Care Center, LLC
1111 Care Ave.
Nixa, MO 65714



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Cottage at Century Pines
707 East McCracken Rd
Ozark, MO 65721



ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO 63105

Hopedale Cottage Assisted Living
1314 W. School Street
Ozark, MO 65721

DIVIDER III

SERVICE SPECIFIC CRITERIA AND STANDARDS

DIVIDER III. SERVICE SPECIFIC CRITERIA AND STANDARDS

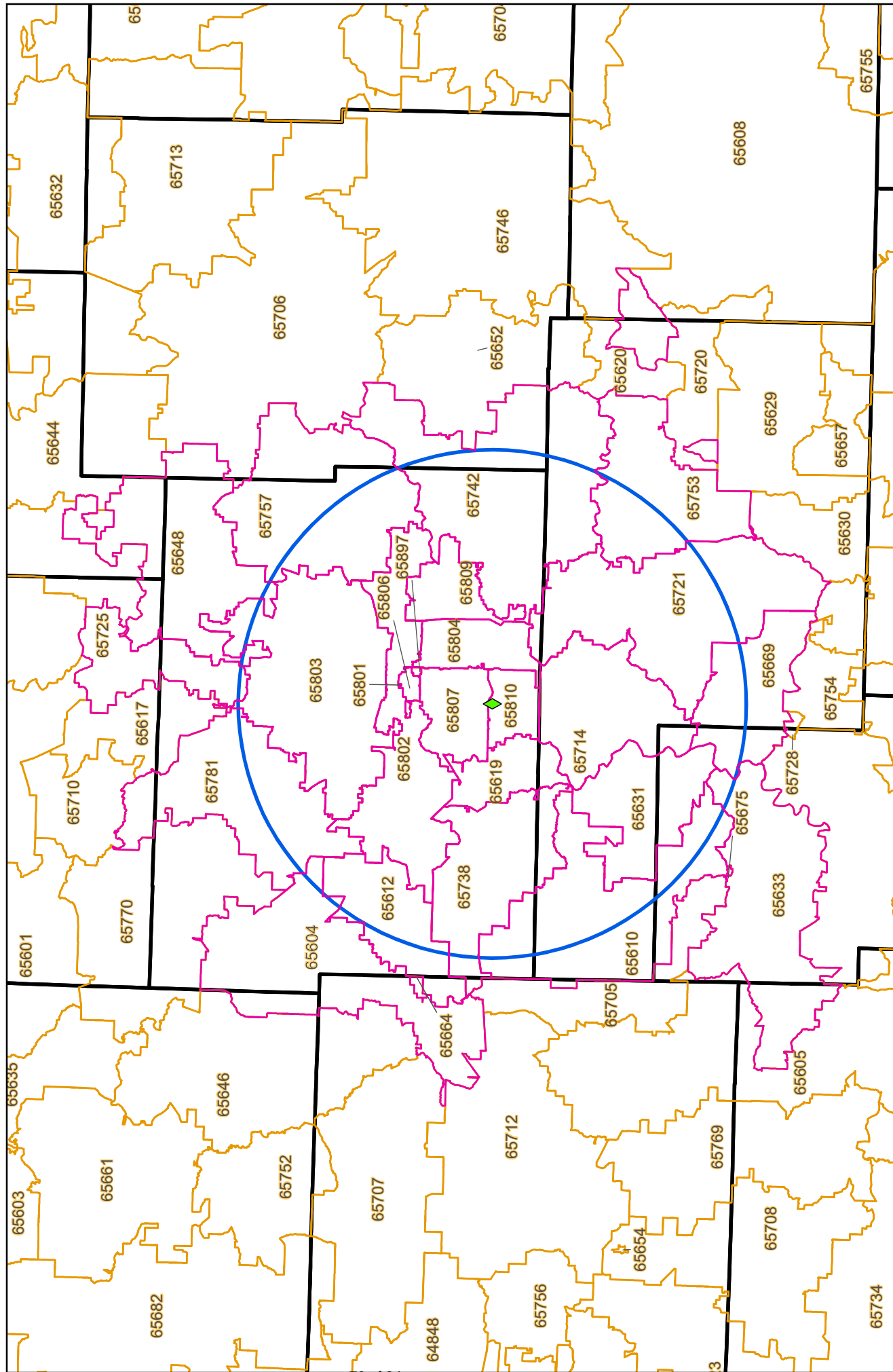
- 1. For ICF/SNF beds, address the population-based bed need methodology of fifty-three (53) beds per one thousand (1,000) population age sixty-five (65) and older.**
Not applicable.
- 2. For RCF/ALF beds, address the population-based bed need methodology of twenty-five (25) beds per one thousand (1,000) population age sixty-five (65) and older.**
The Department of Health and Senior Services provided the maps and 2030 population data for individuals aged 65 and older for those zip codes and cities within 15 miles of the proposed facility. The population data, facilities list, and calculations are attached.
 - a. $\text{Unmet need} = [(R \times P) - U]$
 - b. $R = \text{CON Need Coefficient for RCF/ALF} = 25/1000$
 - c. $P = \text{2030 Population aged 65 and older in 15-mile radius} = 78,226$
 - d. $U = \# \text{ of RCF/ALF beds in 15-mile radius} = 2,206$
 - e. $\text{Unmet Need} = [(0.025 \times 78,226) - 2,206] = 250 \text{ ALF BED SURPLUS.}$
- 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.**
There are two facilities that have been CON approved but unbuilt and greater than three years. One of these facilities currently sits at 0% completion after being approved in 2017, and currently is occupying 105 beds in the service area. Further, using the occupancy data provided, there are over 160 beds that are reported unavailable by the operator. With these two considerations taken into account, and before other commonly accepted adjustments to the need-based methodology, there is an 81-bed deficit in the service area. This facility would add 15 beds in the service area where there is a documented need. See attached.
- 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.
- 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.**
None.

Page 1 of Divider II(2)

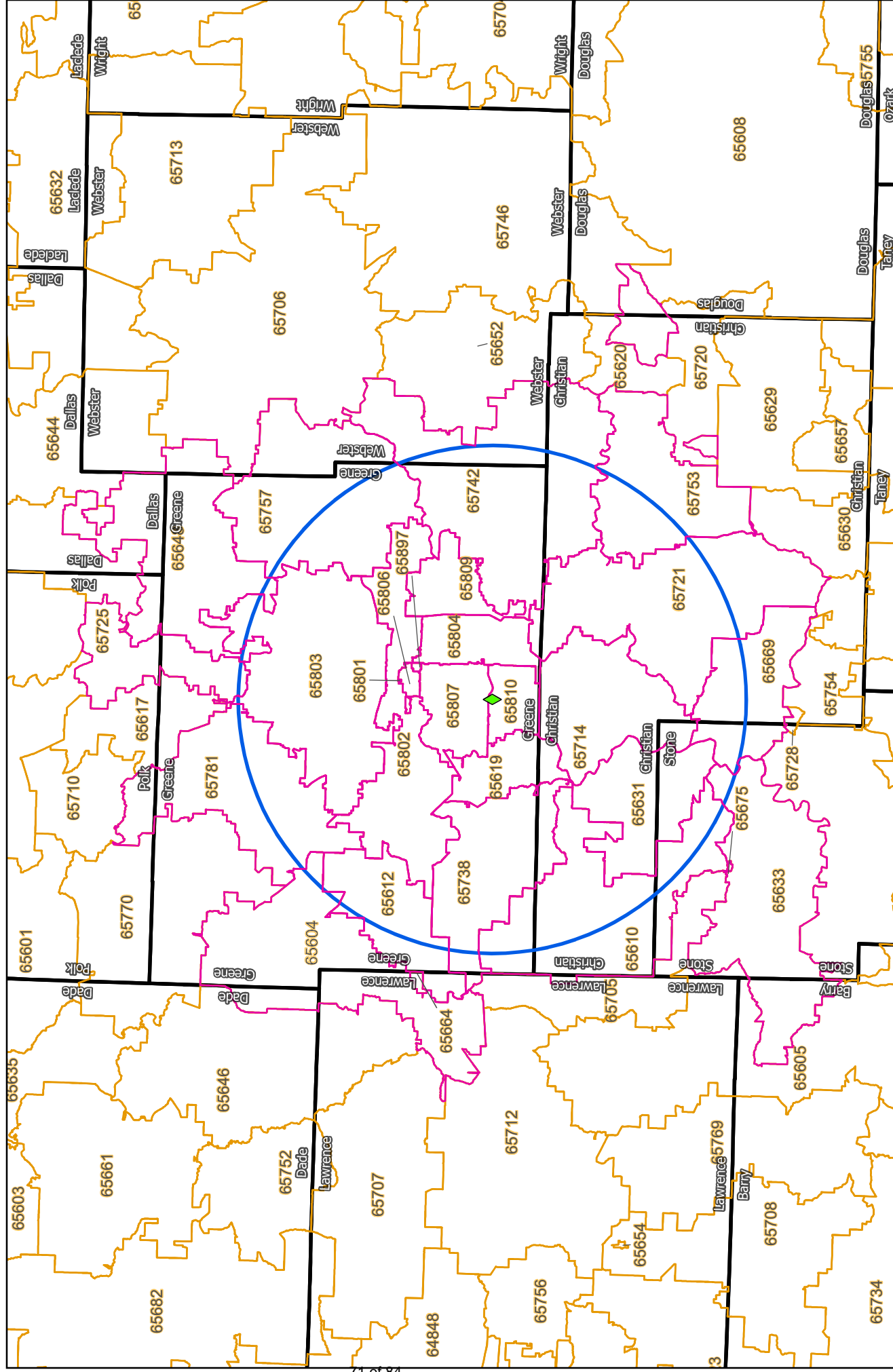
Springfield, MO 65810-1421

Springfield, MO 65810-1421

(Lat: 37.134887 & Long: -93.314700)



(Lat: 37.134887 & Long: -93.314700)

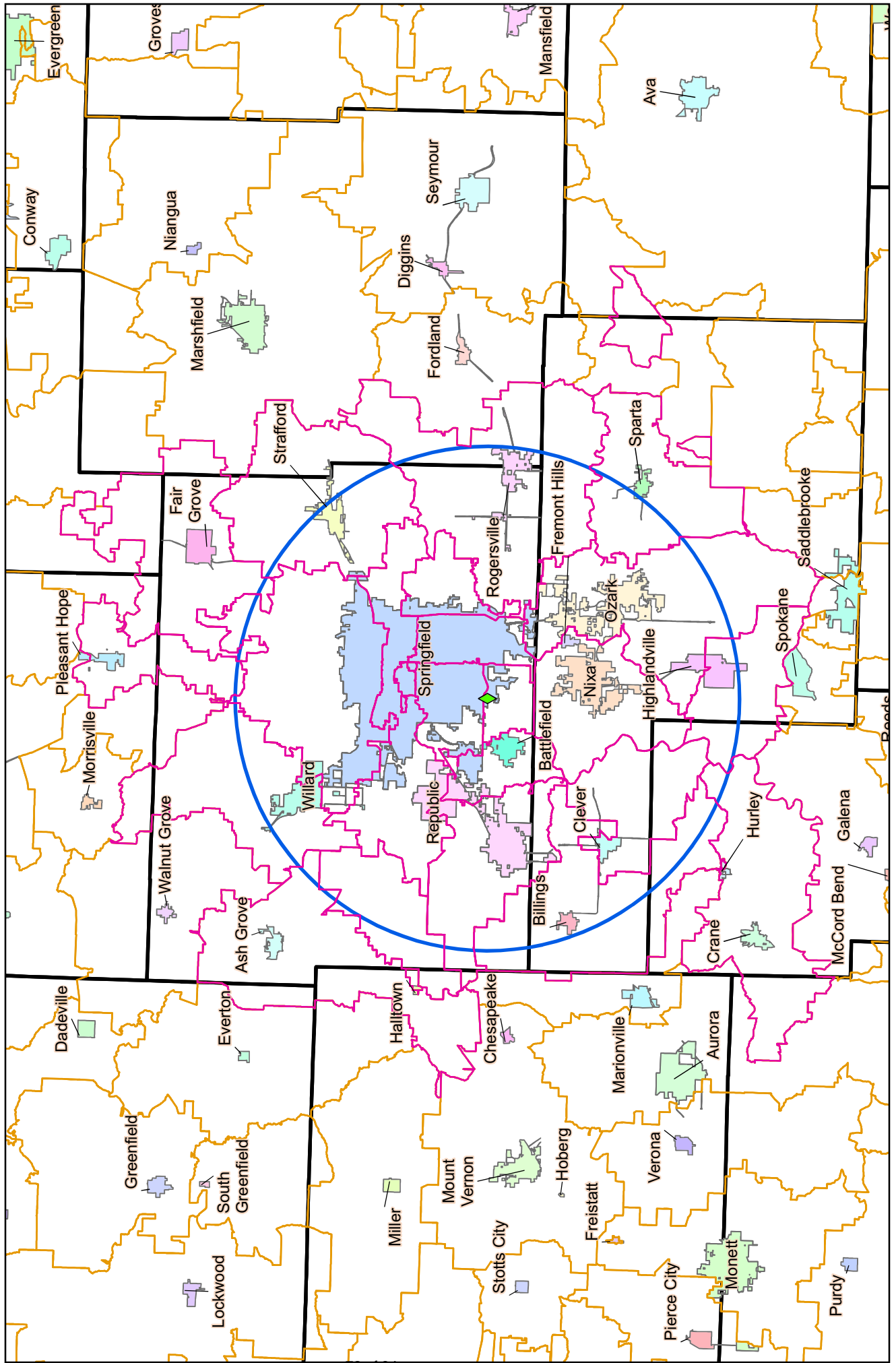


CON 15 Mile Radius

4349 S Kansas Ave

Springfield, MO 65810-1421

(Lat: 37.134887 & Long: -93.314700)

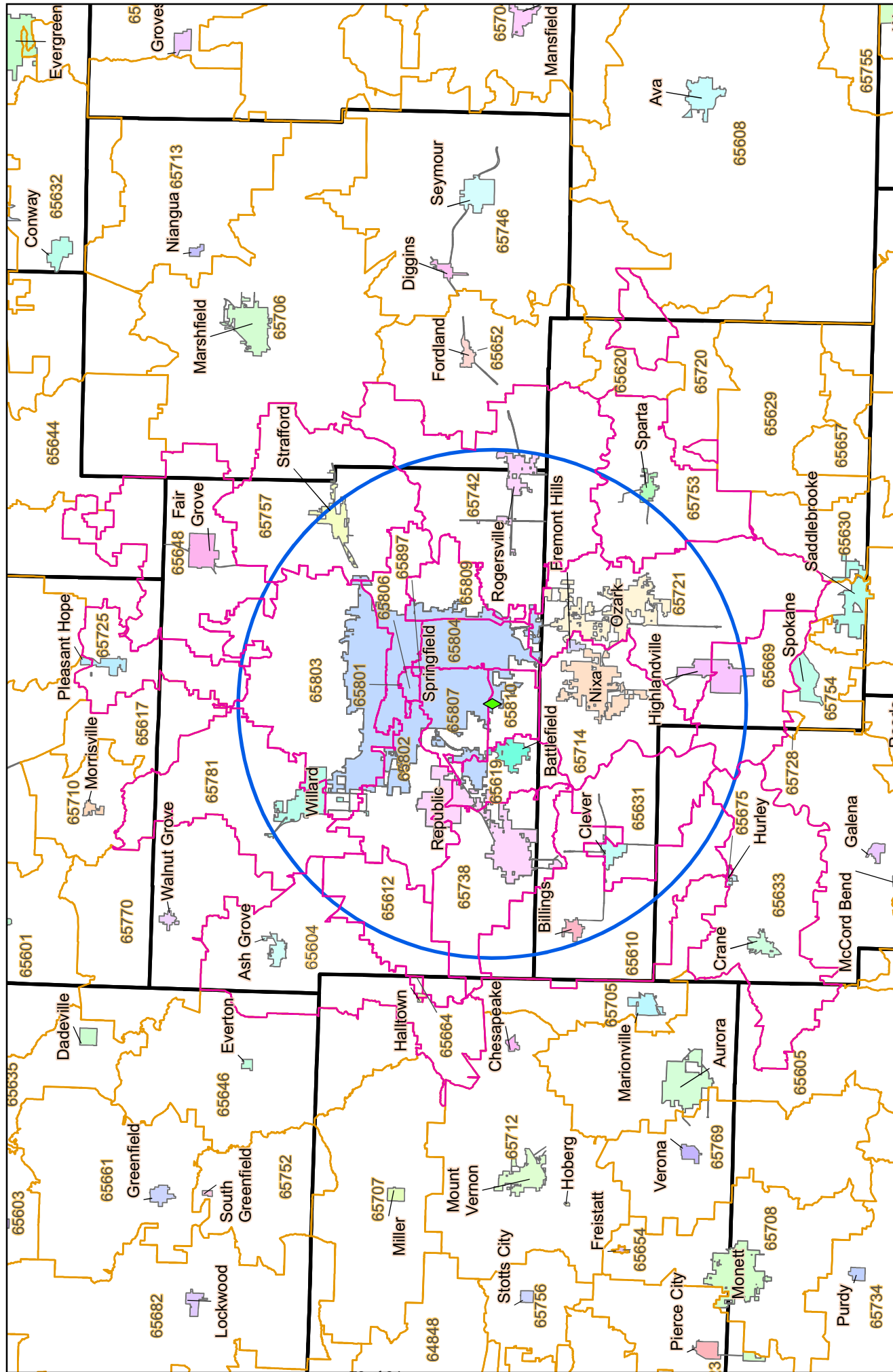


CON 15 Mile Radius

4349 S Kansas Ave

Springfield, MO 65810-1421

(Lat: 37.134887 & Long: -93.314700)



2030 Population Projections				
City				
Zip	City	County	Total Population	65+ Population
65604	Ash Grove	Greene	1,508	395
65610	Billings	Christian	1,311	294
	Clever		3,382	382
65619	Battlefield	Greene	6,637	1,187
	Republic		23,197	3,580
65631	Clever	Christian	3,382	382
65633	Crane	Stone	1,547	338
	Hurley		192	39
65648	Fair Grove	Greene	1,702	272
65669	Highlandville	Christian	1,025	225
65714	Fremont Hills	Christian	1,217	436
	Nixa		29,517	5,967
	Springfield		174,489	33,756
65721	Highlandville	Christian	1,025	225
	Ozark		26,095	4,095
	Springfield		174,489	33,756
65725	Pleasant Hope	Polk	735	113
65738	Republic	Greene	23,197	3,580
65742	Rogersville	Webster	6,897	749
65753	Sparta	Christian	2,074	368
65757	Strafford	Greene	2,951	512
65781	Willard	Greene	7,077	984
65801	Springfield	Greene	174,489	33,756
65802	Republic	Greene	23,197	3,580
	Springfield		174,489	33,756
65803	Springfield	Greene	174,489	33,756
	Willard		7,077	984
65804	Springfield	Greene	174,489	33,756
65806	Springfield	Greene	174,489	33,756
65807	Springfield	Greene	174,489	33,756
65809	Springfield	Greene	174,489	33,756
65810	Springfield	Greene	174,489	33,756
65897	Springfield	Greene	174,489	33,756
		Total	2,094,321	400,003
<p>Please note that the above list may contain cities that are in a zip code (63025, 63026, 63348, 64024, 64034, 64048, 64075, 64082, 64147) that is primarily, but not entirely, in a non-adjustment county (Jackson, Clay, St. Louis, and St. Charles counties or St. Louis city). The listed city itself is in a county that adjusts for population centers and should be taken into account as a population center for CON population projection purposes."</p>				

2030 Population Projections

Zip Codes

Zip	County	Total Population	65+ Population
65604	Greene	3834	993
65610	Christian	5540	1253
65619	Greene	10095	2010
65631	Christian	6823	1014
65633	Stone	4636	1018
65648	Greene	5898	1195
65669	Christian	3211	718
65714	Christian	42090	8863
65721	Christian	38777	7070
65725	Polk	2570	492
65738	Greene	24855	4178
65742	Webster	15196	2901
65753	Christian	4936	1027
65757	Greene	8995	1902
65781	Greene	10696	1780
65801	Greene	16	0
65802	Greene	52003	8477
65803	Greene	42694	8280
65804	Greene	43163	10903
65806	Greene	14676	1219
65807	Greene	54808	11181
65809	Greene	12412	3873
65810	Greene	25313	6169
65897	Greene	2745	3
65612	Greene	1386	285
Total		437,368	86,804

ZIP in Radius	County Name	Pop in ZIP	65+ Pop in ZIP	City in ZIP	City Pop	City 65+ Pop
65604	Greene	3834	993	Ash Grove city	1508	395
65610	Christian	5540	1253	Billings city	1311	294
				Clever city	3382	382
65619	Greene	10095	2010	Battlefield city	6637	1187
				Republic city	23197	3580
65631	Christian	6823	1014	Clever city	3382	382
65633	Stone	4636	1018	Crane city	1547	338
				Hurley city	192	39
65648	Greene	5898	1195	Fair Grove city	1702	272
65669	Christian	3211	718	Highlandville city	1025	225
65714	Christian	42090	8863	Fremont Hills city	1217	436
				Nixa city	29517	5967
				Springfield city	174489	33756
65721	Christian	38777	7070	Highlandville city	1025	225
				Ozark city	26095	4095
65725	Polk	2570	492	Springfield city	174489	33756
65738	Greene	24855	4178	Pleasant Hope city	735	113
65742	Webster	15196	2901	Republic city	23197	3580
65753	Christian	4936	1027	Rogersville city	6897	749
				Sparta city	2074	368
65757	Greene	8995	1902	Strafford city	2951	512
65781	Greene	10696	1780	Willard city	7077	984
65801	Greene	16	0	Springfield city	174489	33756
65802	Greene	52003	8477	Republic city	23197	3580
				Springfield city	174489	33756
65803	Greene	42694	8280	Springfield city	174489	33756
				Willard city	7077	984
65804	Greene	43163	10903	Springfield city	174489	33756
65806	Greene	14676	1219	Springfield city	174489	33756
65807	Greene	54808	11181	Springfield city	174489	33756
65809	Greene	12412	3873	Springfield city	174489	33756
65810	Greene	25313	6169	Springfield city	174489	33756
65897	Greene	2745	3	Springfield city	174489	33756
65612	Greene	1386	285	Springfield city	174489	33756

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	POPULATION- 65+					Project Number:		Project Address: 4349 S. Kansas Avenue, Springfield, MO 65810								
			Zip In Radius	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	
2																
3	1	65604	993	Ash Grove	395	100%	395	395	598	5%	30	0%	0	0	30	
4							0	0					0			
5							0						0			
6	2	65610	1,253	Billings	294	100%	294	313	940	65%	611	100%	294	313	924	
7				Clever	382	5%	19					5%	19			
8							0						0			
9	3	65619	2,010	Battlefield	1,187	100%	1,187	1,903	107	100%	107	100%	1,187	1,903	2,010	
10				Republic	3,580	20%	716					20%	716			
11							0						0			
12	4	65631	1,014	Clever	382	95%	363	363	651	100%	651	95%	363	363	1,014	
13							0						0			
14							0						0			
15	5	65633	1,018	Crane	338	100%	338	377	641	5%	32	0%	0	0	32	
16				Hurley	39	100%	39					0%	0			
17							0						0			
18	6	65648	1,195	Fair Grove	272	100%	272	272	923	5%	46	0%	0	0	46	
19							0						0			
20							0						0			
21	7	65669	718	Highlandville	225	70%	158	158	561	50%	280	65%	146	146	427	
22							0						0			
23							0						0			
24	8	65714	8,863	Fremont Hills	436	100%	436	6,403	2,460	100%	2,460	100%	436	6,403	8,863	
25				Nixa	5,967	100%	5,967					100%	5,967			
26				Springfield	33,756	0%	0						0			
27	9	65721	7,070	Highlandville	225	30%	68	4,163	2,908	65%	1,890	30%	68	4,163	6,052	
28				Ozark	4,095	100%	4,095					100%	4,095			
29				Springfield	33,756	0%	0					0%	0			
30	10	65725	492	Pleasant Hope	113	80%	90	90	402	5%	20	0%	0	0	20	
31							0						0			
32							0						0			
33	11	65738	4,178	Republic	3,580	60%	2,148	2,148	2,030	95%	1,929	60%	2,148	2,148	4,077	
34							0						0			
35							0						0			
36	12	65742	2,901	Rogersville	749	100%	749	749	2,152	65%	1,399	100%	749	749	2,148	
37							0						0			
38							0						0			
39	13	65753	1,027	Sparta	368	100%	368	368	659	30%	198	5%	18	18	216	
40							0						0			
41							0						0			
42	14	65757	1,902	Strafford	512	100%	512	512	1,390	45%	626	85%	435	435	1,061	
43							0						0			
44							0						0			
45	15	65781	1,780	Willard	984	80%	787	787	993	40%	397	80%	787	787	1,184	
46							0						0			
47							0						0			
48	16	65801	0	Springfield	33,756	0%	0	0	0	100%	0	0%	0	0	0	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
49							0						0			
50							0						0			
51	17	65802	8,477	Republic Springfield	3,580 33,756	20% 25%	716 8,439	9,155	-678	100%	-678	20% 25%	716 8,439	9,155	8,477	
52							0						0			
53																
54	18	65803	8,280	Springfield Willard	33,756 984	25% 20%	8,439 197	8,636	-356	95%	-338	25% 20%	8,439 197	8,636	8,298	
55							0						0			
56																
57	19	65804	10,903	Springfield	33,756	25%	8,439	8,439	2,464	100%	2,464	25%	8,439	8,439	10,903	
58							0						0			
59							0						0			
60	20	65806	1,219	Springfield	33,756	5%	1,688	1,688	-469	100%	-469	5%	1,688	1,688	1,219	
61							0						0			
62							0						0			
63	21	65807	11,181	Springfield	33,756	25%	8,439	8,439	2,742	100%	2,742	25%	8,439	8,439	11,181	
64							0						0			
65							0						0			
66	22	65809	3,873	Springfield	33,756	5%	1,688	1,688	2,185	100%	2,185	5%	1,688	1,688	3,873	
67							0						0			
68							0						0			
69	23	65810	6,169	Springfield	33,756	5%	1,688	1,688	4,481	100%	4,481	5%	1,688	1,688	6,169	
70							0						0			
71							0						0			
72	24	65897	3	Springfield	33,756	0%	0	0	3	100%	3	0%	0	0	3	
73							0						0			
74							0						0			
75	25	65612	285				0	0	285		0		0	0	0	
76							0						0			
77							0						0			
78							0						0			
79			86,804		400,003		58,733	58,733	28,071		21,066		57,161	57,161	78,226	
80															1955.6575	
81		Rev. 05/2013													1,956 bed need	

County	Facility Name	Address	City	Zip	CON Approved	Licensed Beds			1st Qtr 2023 Occup %	2nd Qtr 2024 Occup %	3rd Qtr 2024 Occup %	4th Qtr 2024 Occup %	1st Qtr 2025		Average Occup %	
						AL	RCF	TOTAL					Pat Days	Occup %		
Christian	Baptist Homes of Ozark	1625 West Garton Rd	Ozark	65721	0	30	0	30	93.5%	92.5%	87.7%	75.9%	2,700	2,160	86.0%	
Christian	Bradford Court - Assisted Living By Americare	902 North Main	Nixa	65714	0	50	0	50	54.1%	57.6%	57.4%	57.6%	4,500	2,473	56.5%	
Christian	Castlewood Senior Living, The	1538 N Old Castle Road	Nixa	65714	0	66	0	66	84.2%	86.5%	91.7%	83.0%	5,760	4,816	83.6%	
Christian	Century Pines Assisted Living	709 East McCracken Rd	Ozark	65721	0	103	0	103	94.7%	97.2%	99.5%	99.3%	6,691	6,146	91.9%	
Christian	Cottage at Century Pines, The (Re-Opened 8/16/22)	707 East McCracken Rd	Ozark	65721	0	24	0	24	0.0%	11.1%	34.2%	23.6%	1,710	629	36.8%	
Christian	Essex of Ozark, The	5173 North 22nd	Ozark	65721	0	0	12	12	66.7%	62.7%	60.0%	70.4%	66.8%	1,080	656	64.6%
Christian	Hopedale Cottage Assisted Living, The	1314 W School Street	Ozark	65721	0	14	0	14	88.7%	78.1%	98.9%	74.0%	1,111	559	50.3%	
Christian	Life Enhancement Village of the Ozarks, INC	732 South Gregg Rd	Nixa	65714	0	44	44	44	39.5%	41.0%	40.4%	40.4%	4,680	2,234	47.3%	
Christian	Northpark Village - Assisted Living By Americare	4448 North Highway Nn	Ozark	65721	0	52	0	52	92.0%	93.1%	77.9%	52.2%	4,925	641	69.3%	
Christian	Oaks Cottage Assisted Living, The	5448 N 2nd Ave	Ozark	65714	0	126	126	126	76.0%	80.2%	86.4%	88.8%	11,340	9,757	84.5%	
Christian	Promise Care Center, LLC	1111 Care Hall St	Nixa	65721	0	40	40	40	41.2%	35.6%	38.6%	39.4%	2,838	1,153	38.9%	
Christian	Review Residential Place	1200 West Hall St	Ozark	65721	6	0	0	0								
Christian	Sequoia Village (Approved 10/16/23)	657 N. Montego St	Nixa	65714	0	0	12	12	77.8%	83.3%	83.3%	83.3%	1,080	900	83.6%	
Christian	Special Force Family Ministries	428 South Harrison St	Nixa	65714	14	0	0	0								
Christian	417 ResCare (CON App. 3/3/25)	817 West El Camino Albo	Springfield	65810	0	0	12	12	93.1%	85.2%	95.1%	82.6%	1,080	906	87.4%	
Greene	Bristol Manor Of Republic	634 East Highway 174	Republic	65738	0	0	12	12	92.0%	88.8%	82.9%	96.6%	1,080	1,015	94.0%	
Greene	Bristol Manor Of Willard	511 Watson	Willard	65781	0	0	12	12	92.0%	88.8%	82.9%	96.6%	1,080	1,015	94.0%	
Greene	Bungalows at Chesterfield Village, The	2410 West Chesterfield Blvd	Springfield	65807	0	0	92	92	65.2%	62.1%	70.7%	68.1%	8,100	4,776	59.0%	
Greene	Bungalows at Springfield East, The	3540 East Cherokee	Springfield	65809	0	0	67	67	53.3%	53.6%	53.3%	51.3%	6,030	3,088	51.2%	
Greene	Cedarhurst of Springfield	1146 E Lakewood St	Springfield	65810	0	66	0	66	94.2%	96.5%	92.5%	91.2%	5,940	5,338	89.9%	
Greene	Close to Paradise Assisted Living II (CON App. 2/3/25)	3824 East Farm Rd 156	Springfield	65809	10	0	0	0								
Greene	Fremont Senior Living, The	1520 E Bates St	Springfield	65804	0	72	0	72	79.8%	73.7%	80.9%	75.6%	6,051	5,366	88.7%	
Greene	Gardens, The	1302 West Sunset	Springfield	65807	0	148	0	148	96.2%	92.6%	86.9%	88.8%	9,630	8,840	91.0%	
Greene	Hampton Manor of Republic (CON App. 9/12/22)	1134 West Norton Rd	Springfield	65803	0	31	31	31	88.8%	88.5%	80.8%	85.2%	2,340	2,070	88.0%	
Greene	Jacobs Care Center, LLC	37,132303, -93.453678	Republic	65738	107	0	0	0								
Greene	Joy Assisted Living For Seniors	932 West State	Springfield	65806	0	0	12	12	79.0%	75.0%	57.9%	100.0%	1,080	990	91.7%	
Greene	Lakewood - Assisted Living By Americare	2030 W Mount Vernon St	Springfield	65802	0	74	0	74	83.8%	88.6%	86.8%	88.5%	5,580	4,798	86.0%	
Greene	Lodges, The	4685 Roberson Ave	Springfield	65810	0	67	0	67	88.9%	92.2%	95.1%	86.4%	6,030	5,643	93.6%	
Greene	Marianatha Village, Inc	2401 W Grand St	Springfield	65802	0	0	99	99	79.2%	74.9%	79.9%	76.2%	8,019	6,563	81.8%	
Greene	Marion Ridge (Opened 1/17/24)	233 East Norton Rd	Springfield	65803	0	0	29	29	91.7%	88.5%	84.5%	82.9%	2,610	2,307	88.4%	
Greene	Quality Residential Care	4348 South Kansas Avenue	Springfield	65810	0	60	0	60	18.4%	18.4%	42.4%	64.9%	5,400	4,406	81.6%	
Greene	Ravenwood - Assisted Living By Americare	2034 West College	Springfield	65806	0	0	42	42	94.7%	88.4%	91.8%	95.6%	3,780	3,486	92.2%	
Greene	Spring Ridge - Assisted Living By Americare	1950 East Republic Rd	Springfield	65804	0	66	0	66	54.5%	50.3%	48.2%	55.1%	5,940	3,668	61.8%	
Greene	Spring Valley - Assisted Living By Americare	2828 South Meadowbrook	Springfield	65807	0	44	0	44	56.9%	49.9%	49.5%	54.6%	3,960	1,703	43.0%	
Greene	Spring Valley Assisted Living	2915 S Fremont	Springfield	65804	0	40	0	40	10.0%	7.6%	4.1%	7.2%	3,600	545	15.1%	
Greene	Springhouse Village	3877 East Farm Road 132	Springfield	65802	0	100	0	100	96.5%	96.8%	98.0%	98.6%	9,000	8,946	98.0%	
Greene	Springhouse Village (CON App 5/1/17)	4374 East Mary Road	Rogersville	65742	105	0	0	0								
Greene	Township Senior Living, The	4150 W Republic Road	Springfield	65619	0	66	0	66	79.7%	86.1%	79.0%	82.6%	5,940	4,937	83.1%	
Greene	Turners Rock (Opened 5/21/21)	3911 West Republic Highway D	Springfield	65809	0	70	0	70	87.6%	90.2%	92.4%	87.8%	6,300	5,621	89.2%	
Greene	VSL Springfield Assisted Living, LLC (Opened 5/11/21)	1401 West Elmfridale St	Springfield	65807	0	50	0	50	65.3%	66.0%	76.6%	83.5%	4,500	3,917	87.0%	
Webster	Copper Rock Village (CON Approved 1/4/16)	712 Copper Rock Drive	Rogersville	65742	60	0	0	0					156,405	Total Bed Days Occupied	77.6%	

CON Approved but unbuilt and >3 years

2,206 Total + CON Approved (Beds Available)

1,956 Current Demand (From Worksheet)

250 Beds Available - Current Demand (Surplus)

Beds Available

2,206

2,041

1,875

250 Surplus/Deficit

85 Subtract CON Approved bu Unbuilt and >3 Years

-81 Subtract Reported Unavailable

81 Bed Deficit

90 Days in Q1 2025

Math Check/Cross Reference

17,1360 Total beds * Days in Q1 2025

14,955 Total Bed Days in Q1 2025 - Total Bed Days Occupied (Bed Occupancy)

166.17 Bed Occupancy/Days in Q1 2025 (Rep. Unavail.)

**SPECIAL EXCEPTION TO STANDARD NEED FORMULA
IN SUPPORT OF
MISSION RIDGE'S LETTER OF INTENT FOR PROPOSED 15 BED ADDITION
4349 S. Kansas Ave, Springfield, MO 65810**

SUMMARY

In accordance with the Letter of Intent, this project seeks to apply regularly accepted adjustments by the Missouri Health Facilities Review Committee to the standard bed-need calculation. The traditional methodology for calculating bed need does not adequately account for unique circumstances in the proposed service area, including but not limited to certain CON approved but unbuilt beds and beds reported unavailable by the operator. These conditions beget regularly accepted deviations from the normative assumptions used in standard calculations.

Specifically, the standard bed need calculation does not identify that there is a project that was CON approved in 2017, and currently sits at a 0% completion status. These 105 proposed beds impair the standard bed need calculation, as they are included in the calculation for services provided to residents in need of assisted living facilities but have not had a modicum of progress since 2017. Further, the standard bed-need calculation fails to consider beds that are reported unavailable by the operator, which leads to another 100+ beds that are taken into consideration for the bed-need but cannot reasonably be included. Taking into consideration the above, as well as other adjustments, the need-based calculation as submitted to the CONP staff reflects an unmet demand and underscores the necessity of applying special exception status to ensure access to appropriate healthcare services. Accordingly, we request that the Committee and the CON Program Staff consider these conditions as an alternative need calculation and special exception..

DIVIDER IV

FINANCIAL FEASIBILITY REVIEW CRITERIA AND STANDARDS

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”.**
Not applicable, no project costs.
- 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.**
Not applicable, no project costs.
- 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.**
See attached. Overhead includes utilities, insurance, maintenance and administrative expenses.
- 4. Document how patient charges are derived.**
Patient charges are derived from market analysis and operational experience.
- 5. Document responsiveness to the needs of the medically indigent.**
Not applicable.
- 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.
- 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.**
Not applicable.

**SERVICE-SPECIFIC REVENUES AND EXPENSES****Project Title:** Mission Ridge**Project #:** 6235 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.

	Year		
	<u>2022</u>	<u>2023</u>	<u>2024</u>
Amount of Utilization:*	<u>0</u>	<u>1,471</u>	<u>19,137</u>
Revenue:			
Average Charge**	<u>\$0</u>	<u>\$77</u>	<u>\$118</u>
Gross Revenue	<u>\$0</u>	<u>\$112,532</u>	<u>\$2,258,166</u>
Revenue Deductions	<u>0</u>	<u>87,210</u>	<u>333,130</u>
Operating Revenue	<u>0</u>	<u>25,322</u>	<u>1,925,036</u>
Other Revenue	<u>0</u>	<u>40,494</u>	<u>402,187</u>
TOTAL REVENUE	<u>\$0</u>	<u>\$65,816</u>	<u>\$2,327,223</u>
Expenses:			
Direct Expenses			
Salaries	<u>0</u>	<u>315,822</u>	<u>1,683,066</u>
Fees	<u>0</u>	<u>0</u>	<u>0</u>
Supplies	<u>0</u>	<u>16,510</u>	<u>294,443</u>
Other	<u>0</u>	<u>159,966</u>	<u>957,687</u>
TOTAL DIRECT	<u>\$0</u>	<u>\$492,298</u>	<u>\$2,935,196</u>
Indirect Expenses			
Depreciation	<u>0</u>	<u>0</u>	<u>0</u>
Interest***	<u>0</u>	<u>0</u>	<u>0</u>
Rent/Lease	<u>0</u>	<u>0</u>	<u>0</u>
Overhead****	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL INDIRECT	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL EXPENSES	<u>\$0</u>	<u>\$492,298</u>	<u>\$2,935,196</u>
NET INCOME (LOSS):	<u>\$0</u>	<u>-\$426,483</u>	<u>-\$607,973</u>

*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:** Mission Ridge**Project #:** 6235 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.

	Year		
	<u>2026</u>	<u>2027</u>	<u>2028</u>
Amount of Utilization:*	<u>37,102</u>	<u>37,102</u>	<u>37,102</u>
Revenue:			
Average Charge**	<u>\$139</u>	<u>\$144</u>	<u>\$148</u>
Gross Revenue	<u>\$5,157,178</u>	<u>\$5,342,688</u>	<u>\$5,491,096</u>
Revenue Deductions	<u>25,956</u>	<u>26,735</u>	<u>27,537</u>
Operating Revenue	<u>5,131,222</u>	<u>5,315,953</u>	<u>5,463,559</u>
Other Revenue	<u>620,678</u>	<u>639,298</u>	<u>658,477</u>
TOTAL REVENUE	<u>\$5,751,900</u>	<u>\$5,955,251</u>	<u>\$6,122,036</u>
Expenses:			
Direct Expenses			
Salaries	<u>2,857,039</u>	<u>2,942,750</u>	<u>3,031,032</u>
Fees	<u>0</u>	<u>0</u>	<u>0</u>
Supplies	<u>533,355</u>	<u>549,355</u>	<u>565,836</u>
Other	<u>1,042,125</u>	<u>1,073,389</u>	<u>1,105,591</u>
TOTAL DIRECT	<u>\$4,432,519</u>	<u>\$4,565,494</u>	<u>\$4,702,459</u>
Indirect Expenses			
Depreciation	<u>0</u>	<u>0</u>	<u>0</u>
Interest***	<u>0</u>	<u>0</u>	<u>0</u>
Rent/Lease	<u>0</u>	<u>0</u>	<u>0</u>
Overhead****	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL INDIRECT	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL EXPENSES	<u>\$4,432,519</u>	<u>\$4,565,494</u>	<u>\$4,702,459</u>
NET INCOME (LOSS):	<u>\$1,319,381</u>	<u>\$1,389,757</u>	<u>\$1,419,577</u>

*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.