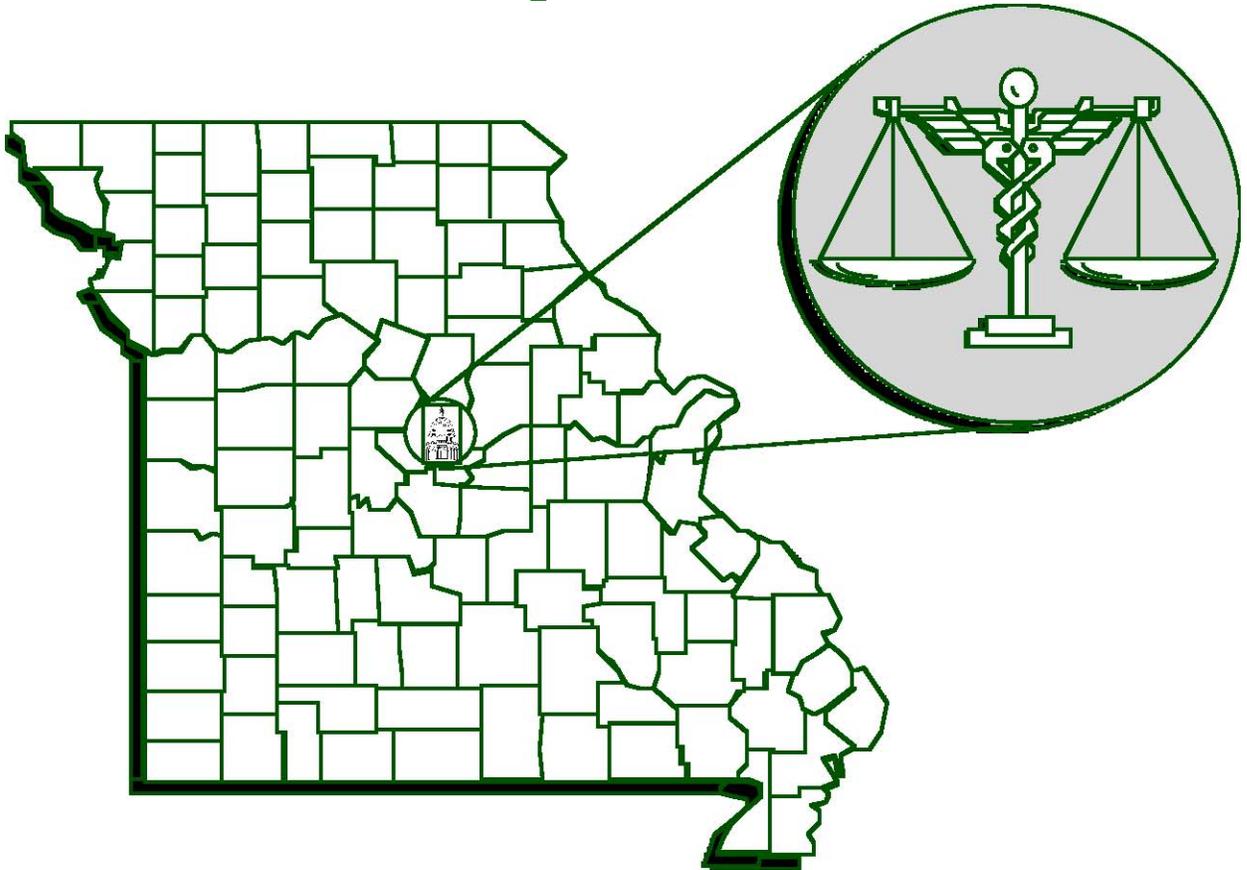


Missouri Health Facilities Review Committee

Certificate of Need Meeting Compendium



**November 6, 2023
930 Wildwood Dr.
Jefferson City, MO
Birch Conference Room**



MHFRC

Missouri Health Facilities Review Committee

P.O. Box 570, Jefferson City, MO 65102

Voice: (573) 751-6403 Fax: (573) 751-7894

Website: <http://health.mo.gov/information/boards/certificateofneed>

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

Memorandum to the Missouri Health Facilities Review Committee

From: Alison Dorge, Program Coordinator
Certificate of Need Program
alison.dorge@health.mo.gov

Date: October 17, 2023

Subject: November 6, 2023, Certificate of Need Meeting

This Compendium is being posted in preparation for our Certificate of Need (CON) meeting scheduled to be held on November 6, 2023 starting at 9:00 a.m., located at 930 Wildwood Dr., Jefferson City, MO in the Birch Conference Room. Attendees may choose to join the CON meeting in person or by phone. Call-in #: **1-650-479-3207**; Meeting number (access code): **2636 858 5418**

There is one expedited CON application under New Business, and eleven Previous Business items. The staff analyses for the applications and applicant requests are included in this compendium. The applications, applicant requests, and additional information can be accessed from our website at health.mo.gov/information/boards/certificateofneed/calendars.php.

Please send Mackinzey an email at mackinzey.lux@health.mo.gov stating whether or not you will attend the meeting by **October 31, 2023**. It is important that you confirm your attendance to ensure a quorum. If you need a hotel reservation for Sunday night, let her know that as well so arrangements can be made.

Feel free to contact me if you have questions regarding any agenda item. I look forward to our Certificate of Need meeting.

Committee Business

Missouri Health Facilities Review Committee
Certificate of Need Meeting
November 6, 2023, 9:00 a.m.
Birch Conference Room, 930 Wildwood Dr., Jefferson City OR
Call-in #: **1-650-479-3207**; Meeting number (access code): **2636 858 5418**

Tentative Agenda

A. Committee Business

1. Review and Perfect Agenda
2. Approve Minutes

B. New Business: Expedited Application

1. #6045 RT: Lutheran Senior Services at Meramec Bluffs
Ballwin (St. Louis County)
\$0, LTC Bed Expansion (Purchase 10 ALF beds)

C. Previous Business

1. #5954 RS: NWKC Senior Community, LLC
Kansas City (Platte County)
\$16,607,558, Cost overrun and second extension on CON to establish 79-bed ALF
2. #5664 RS: Family Partners Manchester
Manchester (St. Louis County)
\$3,465,085, Cost overrun on CON to establish a 24-bed ALF
3. #5812 NS: Ignite Medical Resort St. Peters
St. Peters (St. Charles County)
\$22,000,000, Cost overrun on CON to establish 91-bed SNF
4. #5929 NS: The Eagles Nest Nursing Home
St. Louis (St. Louis City)
\$6,720,385, Second extension and site change on CON to establish 40-bed SNF
5. #5970 DS: St. Louis Altenheim
St. Louis (St. Louis City)
\$2,124,000, Second extension on CON to add 23 ALF beds and 25 SNF beds
6. #5927 RS: Glenfield Memory Care
Cottleville (St. Charles County)
\$5,151,850, Third extension on CON to add 36 ALF beds
7. #5905 RS: Family Partners Manchester
Manchester (St. Louis County)
\$3,465,085, Cost overrun on CON to establish a 24-bed ALF
8. #5666 RS: Vantage Pointe at Adworth Drive
Mehlville (St. Louis County)
\$14,553,243, Ninth extension on CON to establish 71-bed ALF
9. #5798 RS: Country Bluff Executive Senior Living
Powersite (Taney County)
\$4,000,000, Sixth extension on CON to establish a 70-bed RCF
10. #5323 RS: Palestine Legacy Residences
Kansas City (Jackson County)
\$5,471,250, Fourteenth extension on CON to establish 39-bed ALF

D. Management Issues

1. Non-Applicability Letters Issued
2. Activity Schedules
3. Other

Except to the extent disclosure is otherwise required by law, the Missouri Health Facilities Review Committee (Committee) is authorized to close meetings, records and votes to the extent they relate to the following: 610.021.(1), (3), (13), and (14) RSMo.

The Committee may go into closed session at anytime during the meeting. If the meeting is closed, the appropriate section will be announced to the public with a motion and vote recorded in open session minutes.

Missouri Health Facilities Review Committee

Certificate of Need Meeting

September 12, 2023

Minutes

Roll Call:

Presiding: Sen. Lincoln Hough, Chair

Members Present: Rep. Ben Baker, Vice-Chair
Sen. Doug Beck
Rep. Steve Butz
Dr. Patrice (Pat) Komoroski
Andrew Grimm

Members Absent: Michael Prost

Program Staff: Alison Dorge, Mackinzey Lux, Andrea Crownover

Recorder: Mackinzey Lux

Legal Counsel: Clayton Weems, Assistant Attorney General

Chairman Hough called the meeting to order at 8:05 a.m. He declared that a quorum was present and welcomed everyone to the meeting.

Chairman Hough asked if there were any changes to the agenda, there were none. There was a motion by Rep. Butz and a second by Rep. Baker to approve the agenda as presented. A voice vote was taken and the agenda was approved.

The meeting minutes from the July 24, 2023, Certificate of Need meeting were reviewed. There was a motion by Sen. Beck and a second by Rep. Butz to approve the minutes. A voice vote was taken and the minutes were approved.

New Business

**#6031 HS: Emergency Care Hospital - Independence
Independence (Jackson County)
\$24,401,000, Establish 3-bed emergency care hospital**

MOTION: A motion was made by Rep. Baker, and seconded by Sen. Beck, to approve the project as presented.

A roll call vote was taken:

Butz	Yes
Grimm	Yes
Komoroski	Yes
Beck	Yes
Baker	Yes

The motion carried, and the project was approved.

**#6032 HS: Emergency Care Hospital – Northland
Kansas City (Clay County)
\$36,922,650, Establish 3-bed emergency care hospital**

MOTION: A motion was made by Sen. Beck, and seconded by Rep. Butz, to approve the project as presented.

A roll call vote was taken:

Grimm	Yes
Baker	No
Butz	No
Komoroski	No
Beck	Yes

The motion failed, and the project was declared as denied by Chairman Hough.

Sen. Beck exited the meeting at 10:45am.

**#6029 NS: Lakeview Post Acute
Florissant (St. Louis County)
\$400,000, Add 30 SNF beds**

MOTION: A motion was made by Rep. Baker, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Komoroski	Yes
Baker	Yes
Butz	Yes
Grimm	Yes

The motion carried, and the project was approved.

**#6030 RS: Zebra Hitch Senior Living
Lee's Summit (Jackson County)
\$42,000,000, Establish 134-bed ALF**

MOTION: A motion was made by Rep. Butz and seconded by Rep. Baker, to approve the project as presented.

A roll call vote was taken:

Baker	Yes
Butz	Yes
Komoroski	Yes
Grimm	Yes

The motion carried, and the project was approved.

**#6033 HS: Missouri Baptist Medical Center
St. Louis (St. Louis County)
\$2,466,602, Acquire neurosurgery robotic system**

MOTION: A motion was made by Rep. Butz, and seconded by Rep. Baker, to approve the project as presented.

A roll call vote was taken:

Komoroski	Yes
Grimm	Yes
Baker	Yes
Butz	Yes

The motion carried, and the project was approved.

**#6035 RS: The Baptist Home, Chillicothe
Chillicothe (Livingston County)
\$199,909, Add 34 ALF beds**

MOTION: A motion was made by Rep. Baker, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Butz	Yes
Komoroski	Yes
Grimm	Yes
Baker	Yes

The motion carried, and the project was approved.

**#6008 RS: St. Louis Assisted Living Solutions, LLC
Wentzville (St. Charles County)
\$2,791,000, Establish 16-bed ALF**

MOTION: A motion was made by Rep. Butz, and seconded by Rep. Baker, to approve the project as presented.

A roll call vote was taken:

Komoroski	Yes
Grimm	Yes
Baker	Yes
Butz	Yes

The motion carried, and the project was approved.

Old Business

**#5840 RS: Majestic Residences at Old Hawthorne
Columbia (Boone County)
\$6,648,303, Fourth extension on CON to establish 36-bed ALF**

MOTION: A motion was made by Rep. Baker, and seconded by Mr. Grimm, to approve the request as presented.

A roll call vote was taken:

Baker	Yes
Butz	Yes
Komoroski	Yes
Grimm	Yes

The motion carried, and the request was approved.

Previous Business

**#5653 RS: Turnleaf Villas Senior Community
Raytown (Jackson County)
\$5,090,000, Involuntary forfeiture on CON to establish 56-bed ALF**

MOTION: A motion was made by Rep. Baker, and seconded by Mr. Grimm, to approve the request as presented.

A roll call vote was taken:

Butz	Yes
Grimm	Yes
Komoroski	Yes
Baker	Yes

The motion carried, and the request was approved.

**#5932 NS: The Baptist Homes Smithville
Smithville (Clay County)
\$5,183,394, Cost overrun on CON to establish 48-bed SNF**

MOTION: A motion was made by Rep. Baker, and seconded by Rep. Butz, to approve the request as presented.

A roll call vote was taken:

Baker	Yes
Butz	Yes
Grimm	Yes
Komoroski	Yes

The motion carried, and the request was approved.

**#5843 RS: Senior Living at the Elms
Excelsior Springs (Clay County)
\$25,194,000, Fourth extension on CON to establish 110-bed ALF**

MOTION: A motion was made by Rep. Baker, and seconded by Rep. Butz, to approve two extensions.

A roll call vote was taken:

Komoroski	Yes
Baker	Yes
Butz	Yes
Grimm	Yes

The motion carried, and two extensions were approved.

**#5703 RS: The Preserve Village
Branson (Taney County)
\$15,806,500, Eighth extension on CON to establish a 105-bed ALF**

MOTION: A motion was made by Rep. Butz, and seconded by Dr. Komoroski, to approve three extensions.

A roll call vote was taken:

Komoroski	Yes
Baker	Yes
Butz	Yes
Grimm	Yes

The motion carried, and three extensions were approved.

**#5799 DS: The Baptist Home at Ashland
Ashland (Boone County)
\$13,338,832, Fifth extension on CON to establish 20-bed ALF & 40-bed SNF**

MOTION: A motion was made by Rep. Baker and seconded by Rep. Butz, to approve the request as presented.

A roll call vote was taken:

Baker	Yes
Butz	Yes
Komoroski	Yes
Grimm	Yes

The motion carried, and the request was approved.

**#6015 NS: Windsor of St. Charles
St. Charles (St. Charles County)
\$1,385,000, Owner and operator change on CON to add 15 SNF beds**

MOTION: A motion was made by Rep. Butz and seconded by Mr. Grimm, to approve the request as presented.

A roll call vote was taken:

Baker	Yes
Butz	Yes
Grimm	Yes
Komoroski	Yes

The motion carried, and the request was approved.

Rep. Baker exited the meeting in person at 11:35a, but re-entered the meeting via phone.

Management Issues

The Committee reviewed the list of Non-Applicability letters issued. There was a motion by Rep. Butz, and seconded by Mr. Grimm to confirm the letters. A voice vote was taken and the letters were confirmed.

The 2024 CON meeting and application review calendar drafts were reviewed. There was a motion by Dr. Komoroski and a second by Rep. Butz to approve the 2024 CON meeting and review calendars. A voice vote was taken and the calendars were approved.

There was a motion made by Rep. Butz, and a second by Dr. Komoroski to adjourn. A voice vote was taken and the meeting adjourned at 11:45 a.m.

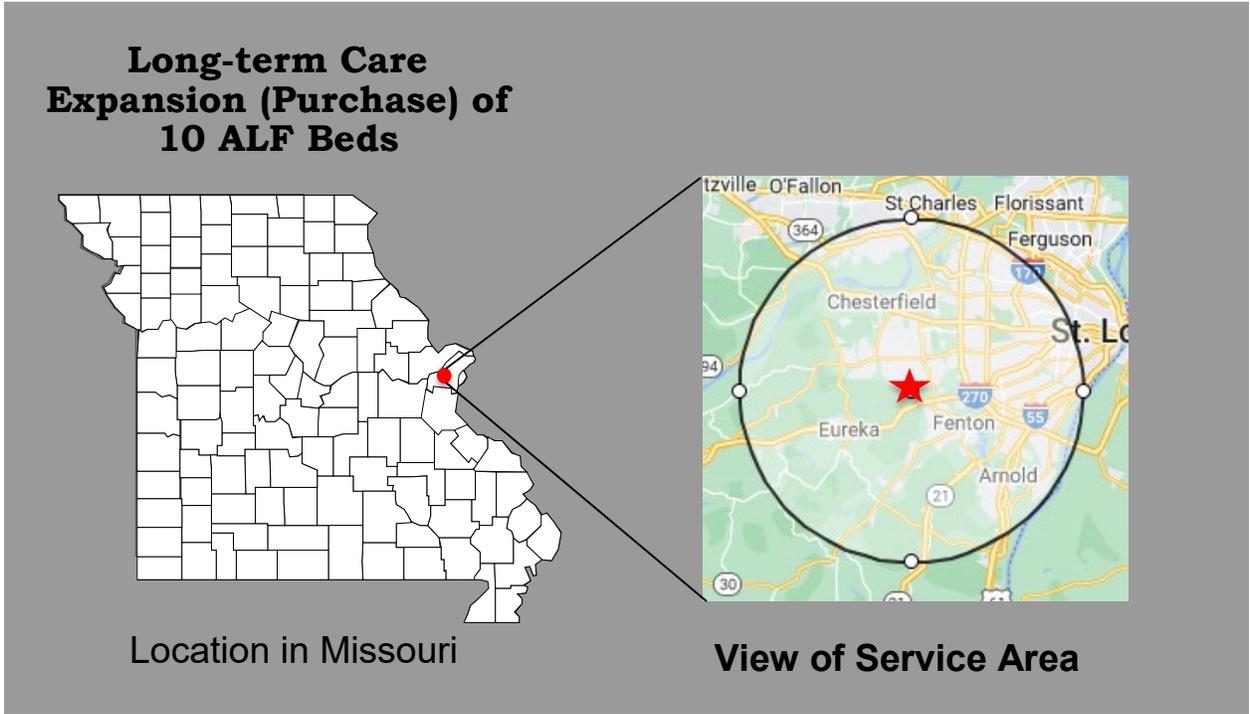
I, Chair of the Missouri Health Facilities Review Committee, certify that the Committee has on this day reviewed and approved these minutes of the September 12, 2023 Certificate of Need Meeting.

Senator Lincoln P. Hough, Chair

Date

New Business

#6045 RT: Lutheran Senior Services at Meramec Bluffs



Applicant: Lutheran Senior Services (owner/operator)

Contact Person: Emily Solum, 573-761-1120
emily.solum@huschblackwell.com

Location: 50 Meramec Trail Dr.
Ballwin, 63021 (St. Louis County)

Cost: \$0

Appl. Rec'd: August 10, 2023
100 Days Ends: November 18, 2023 (30-Day Extension: December 18, 2023)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) Documented
- Detailed Description..... 19 CSR 60-50.430(4) Documented
- Community Need 19 CSR 60-50.400(4)..Partially Documented

#6045 RT: Lutheran Senior Services at Meramec Bluffs

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description was **complete**.*

The applicant proposes a long-term care (LTC) expansion through the **purchase of 10 assisted living facility (ALF) beds** pursuant to section 197.318.4, RSMo. The existing facility is licensed for 100 ALF beds. The applicant intends to purchase the beds from Richmond Terrace Assisted Living in St. Louis, MO. These facilities are approximately eleven miles apart.

The applicant intends to use skilled nursing space that was previously approved for renovations and modernizations in June of 2023 for the additional assisted living beds. After project completion, 92 rooms would be private and nine rooms would be semi-private. Total project completion is expected in February of 2024.

COMMUNITY NEED CRITERIA AND STANDARDS:

*Compliance with the Criteria and Standards for “Long Term Care” was **partially documented**.*

The DHSS DRL certified that the facility has had no class I patient care deficiencies within the last 18 months.

Per statute 197.318.4(1)(b) the applicant is required to maintain a 90% average occupancy rate for the previous six quarters. This occupancy standard is based on licensed beds only. Based on the most recently published licensed bed occupancy reports as of 2nd quarter 2023, the facility’s six quarter average occupancy was 73.8%. The facility has **not met** the 90% occupancy requirement for licensed beds for the previous six quarters, as the applicant states the facility has been using semi-private rooms as private.

The applicant provided an affidavit by the selling facility that if a CON is issued for this project, immediately upon approval the operator would surrender its license for the ten beds.

ADDITIONAL INFORMATION:

Some additional information was required from the applicant and is posted on the Certificate of Need website.

Previous Business

Previous Business

Item #1

#5954 RS: NWKC Senior Community, LLC

Kansas City (Platte County)

\$16,607,558, Cost overrun and second extension on CON to establish 79-bed ALF

Contact Person: Cody Hagen, 816-285-3055, chagan@gravesgarrett.com

On September 12, 2022, a CON was issued to NWKC Senior Community, LLC (owner/operator) to establish a 79-bed assisted living facility (ALF) at 39.24652, -94.60744, Kansas City, MO 64154, at a cost of \$16,607,558. This would be accomplished through the construction of a two-story, 58,523 square-foot building co-located with a 127-bed independent living facility. Forty-nine units would be for single-occupancy and fifteen units would be for double-occupancy; twenty units would be dedicated to memory care services. The application stated construction would commence in winter of 2023 and be completed and licensed in fall/winter of 2025.

On September 19, 2023, a request was received for a cost overrun and second extension to March 12, 2024. There have been delays in construction. The applicant states that since receiving CON approval, the land has been purchased and plans are 100% complete. The project remains on target as construction is expected to begin in April 2024. The final project cost is estimated to be \$19,439,276 which is \$2,831,718 over the approved project cost. The applicant states that the majority of these additional costs came from an increase in construction costs and interest rates. One to two additional extensions may be needed. According to the last PPR, as of September 12, 2023, the applicant has incurred a total cost of \$764,176.

Category	Proposed Cost	Approved Cost	Cost Difference
Construction Costs	\$14,060,165	\$12,312,921	\$1,747,244
Architectural/Engineering Fees	\$587,122	\$579,945	\$7,177
Other Equipment	\$421,541	\$394,736	\$26,805
Major Medical Equipment	\$0	\$0	\$0
Land Acquisition Costs	\$507,317	\$533,000	-\$25,683
Consultant/Legal Fees	\$78,529	\$61,400	\$17,129
Interest During Construction	\$526,829	\$369,000	\$157,829
Other Costs	\$3,257,773	\$2,356,556	\$901,217
Total	\$19,439,276	\$16,607,558	\$2,831,718

Extension Request History

Request Rec'd
3/14/23

Reason for Request
Construction delays

Decision
3/14/23-Extension to 9/12/23

Item #2

#5664 RS: Family Partners Manchester

Manchester (St. Louis County)

\$3,465,085, Cost overrun on CON to establish a 24-bed ALF

Contact Person: Barth Holohan, 314-686-4450, barth@familypartners.com

On March 4, 2019, a CON was issued to FPB Home I, LLC and FPB II, LLC (owners) and Family Partners Ballwin, LLC (operator) to establish a 24-bed assisted living facility (ALF) at 15054 Clayton Road, Ballwin, MO 63017, at a cost of \$2,935,085. This would be accomplished by constructing two adjacent buildings totaling 14,106 square-feet. Each building would be licensed for 12 ALF beds and all units would be private. The application stated construction would commence for building one in May of 2019 and be completed in December of 2019. Construction for building two would start in January of 2020 and be completed in October of 2020.

On July 8, 2019, an operator change, site change, and cost overrun was approved; the operator was changed to Family Partners Manchester, LLC, the project site was changed to 351-377 Forest Summit Court, Manchester, MO 63021, and the cost was changed to \$3,465,085.

Previous Business

On February 1, 2023, and administrative change was made to the owner to reflect only FPB Home I, LLC.

On September 19, 2023, a request was received for a cost overrun. The final project cost is estimated to be \$5,595,251 which is \$2,130,166 over the approved project cost. The applicant states that the majority of these additional costs came from an increase in construction, labor, and material costs.

Category	Proposed Cost	Approved Cost	Cost Difference
Construction Costs	\$4,717,035	\$2,818,585	\$1,898,450
Architectural/Engineering Fees	\$279,222	\$46,500	\$232,722
Other Equipment	\$0	\$0	\$0
Major Medical Equipment	\$0	\$0	\$0
Land Acquisition Costs	\$450,000	\$450,000	\$0
Consultant/Legal Fees	\$85,563	\$50,000	\$35,563
Interest During Construction	\$63,431	\$100,000	-\$36,569
Other Costs	\$0	\$0	\$0
Total	\$5,595,251	\$3,465,085	\$2,130,166

Item #3

#5812 NS: Ignite Medical Resort St. Peters

St. Peters (St. Charles County)

\$22,000,000, Cost overrun on CON to establish 91-bed SNF

Contact Person: Richard W. Hill, 314-621-2939, rhill@lashlybaer.com

On March 1, 2021, a CON was issued to St. Peters Senior Partners, LLC (owner) and Ignite St. Peters, LLC (operator) to establish a 91-bed skilled nursing facility (SNF) at 38.794525,-90.592076, at a cost of \$22,000,000. The project includes construction of a 63,300 square-foot, single-story building with 67 private rooms and 12 semi-private rooms. The application stated construction would begin in June of 2021 and be completed in September of 2022.

On November 8, 2021, an owner change was approved to SP Real Estate Investments, LLC d/b/a SPREI LLC.

On September 21, 2023, a request was received for a cost overrun. The final project cost is estimated to be \$26,000,000 which is \$4,000,000 over the approved project cost. The applicant states that the majority of these additional costs came from an increase in construction costs, redesign issues, material costs and interest rates.

Category	Proposed Cost	Approved Cost	Cost Difference
Construction Costs	\$17,047,644	\$13,706,000	\$3,341,644
Architectural/Engineering Fees	\$852,382	\$635,000	\$217,382
Other Equipment	\$3,089,655	\$2,370,600	\$719,055
Major Medical Equipment	\$0	\$0	\$0
Land Acquisition Costs	\$1,796,850	\$1,796,850	\$0
Consultant/Legal Fees	\$315,136	\$1,299,160	-\$984,024
Interest During Construction	\$700,000	\$481,250	\$218,750
Other Costs	\$2,198,333	\$1,711,140	\$487,193
Total	\$26,000,000	\$22,000,000	\$4,000,000

Previous Business

Item #4

#5929 NS: The Eagles Nest Nursing Home

St. Louis (St. Louis City)

\$6,720,385, Second extension and site change on CON to establish 40-bed SNF

Contact Person: Thomas Piper, 573-230-5350, macquest@mac.com

On September 12, 2022, a CON was issued to The Eagles Nest Retirement Center, LLC (owner) and The Eagles Nest (operator) to establish a 40-bed skilled nursing facility (SNF), located at 4101 North Grand Boulevard, St. Louis, MO 63107, at a cost of \$6,720,385. This would be accomplished through the renovation of an existing 20,460 square-foot, single-story building previously used as a grocery store. Twenty rooms would be licensed for two beds each. The application stated renovations would begin in September of 2022 and be completed in May of 2023. Facility licensure would occur in June of 2023.

On September 25, 2023, a request was received for a second extension to March 12, 2024. The applicant states the high supply chain and renovations costs are causing the delay. Additionally, the City of St. Louis hasn't finished their computer integration. Two additional extensions would be needed.

On October 2, 2023, a request for a site change to 3515 Barrett St., St. Louis, MO 63107, which is approximately less than a mile from the existing location. The previously approved site was not suitable for operation as renovations were no longer cost effective. The applicant provided an updated timeline of events stating that new construction would begin in March of 2024 and be completed by April of 2025. The population-based need formula for the proposed site indicates a 61 SNF/ICF bed need in the applicant's 15-mile radius. According to the last PPR, as of September 12, 2023, the applicant has incurred a total cost of \$10,000 in consultant fees.

Extension Request History

Request Rec'd	Reason for Request	Decision
4/5/23	Architectural delays	4/5/23-Extension to 9/12/23

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that all reports have been late in the past.

Item #5

#5970 DS: St. Louis Altenheim

St. Louis (St. Louis City)

\$2,124,000, Second extension on CON to add 23 ALF beds and 25 SNF beds

Contact Person: Thomas Piper, 573-230-5350, macquest@mac.com

On November 10, 2022, a CON was issued to Malik St. Louis, LLC (owner/operator) to add 23-bed assisted living facility (ALF) beds and 25 skilled nursing facility (SNF) beds to an existing 24-bed SNF and 23-bed ALF at 5408 South Broadway St., St. Louis, MO 63111, at a cost of \$2,124,000. This project includes 13,700 square feet of renovations to the unoccupied north wing on the 1st floor to house SNF beds and the fifth floor currently used for IL would be converted to house ALF beds. After total project completion, there would be 27 private and 13 semi-private ALF rooms, and 23 private and 13 semi-private SNF rooms. The application stated construction would start in the April of 2023, and be completed in the April of 2024.

On September 25, 2023, a request was received for a second extension to May 10, 2024. The applicant stated the project needs additional time to attain reasonable bids. Construction should commence in December of 2023, therefore, the applicant does anticipate the need for three additional extensions. As of the last progress reporting May 10, 2023, the applicant has incurred a total cost of \$320,000.

Extension Request History

Request Rec'd	Reason for Request	Decision
6/21/23	Engineering Delays	6/21/23-Extension to 11/10/23

Previous Business

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that all reports have been late in the past.

Item #6

**#5927 RS: Glenfield Memory Care
Cottleville (St. Charles County)**

\$5,151,850, Third extension on CON to add 36 ALF beds

Contact Person: Richard Hill, 314-621-2939, rhill@lashlybaer.com

On April 25, 2022, a CON was issued to Ohmes Property Holdings, LLC (owner) and Cottages of Cottleville, LLC (operator) to add a 36 assisted living facility (ALF) beds to an existing 12-bed ALF at 118 Ohmes Road, Cottleville, MO 63376, at a cost of \$5,151,850. This would be accomplished by constructing three buildings on campus consisting of 7,610 square foot each. Each building would have 12 private rooms and built for memory care needs. The application stated construction would begin in September of 2022 and the project would be completed in July of 2023.

On September 27, 2023, a request was received for a third extension to April 25, 2024. The applicant stated the project needs additional time to attain vertical construction. Capital expenditure should commence in November of 2023, therefore, the applicant does not anticipate the need for any additional extensions. As of the last progress reporting April 25, 2023, the applicant has incurred a total cost of \$187,000.

Extension Request History

Request Rec'd	Reason for Request	Decision
11/1/22	Engineering Delays	11/1/22-Extension to 4/25/23
3/24/23	Engineering Delays	5/1/23- Extension to 10/25/23

The applicant is in compliance with progress reporting requirements for the project at this time.

Item #7

**#5905 RS: Family Partners Manchester
Manchester (St. Louis County)**

\$2,150,000, Cost overrun on CON to add 18 ALF beds

Contact Person: Barth Holohan, 314-686-4450, barth@familypartners.com

On January 4, 2022, a CON was issued to FPB Home I, LLC (owner) and Family Partners Manchester, LLC (operator) to add 18 assisted living facility (ALF) beds at 351-377 Forest Summit Court, Manchester, MO 63021, at a cost of \$2,150,000. This project would be accomplished by constructing a third home consisting of 6,652 square feet. Ten rooms would be private and two rooms would be semi-private. The two previously approved facilities would increase by two beds each. After total project completion, each home would be licensed for 14 beds each. Memory care services would be offered. The application stated ground breaking for the third home would commence in May 2022 and be completed in November 2022.

On September 28, 2023, a request was received for a cost overrun. The final project cost is estimated to be \$2,769,628 which is \$619,628 over the approved project cost. The applicant states that the majority of these additional costs came from an increase in construction, labor, and material costs.

Category	Proposed Cost	Approved Cost	Cost Difference
Construction Costs	\$2,654,815	\$2,040,000	\$614,815
Architectural/Engineering Fees	\$59,947	\$50,000	\$9,947
Other Equipment	\$0	\$0	\$0
Major Medical Equipment	\$0	\$0	\$0
Land Acquisition Costs	\$0	\$0	\$0
Consultant/Legal Fees	\$10,000	\$20,000	-\$10,000
Interest During Construction	\$44,866	\$40,000	\$4,866

Previous Business

Other Costs	\$0	\$0	\$0
Total	\$2,769,628	\$2,150,000	\$619,628

Item #8

#5666 RS: Vantage Pointe at Adworth Drive

Mehlville (St. Louis County)

\$14,553,243, Ninth extension on CON to establish 71-bed ALF

Contact person: Thomas R. Piper, 573-230-5350, macquest@mac.com

On March 4, 2019, a CON was issued to Adworth Senior Living RE, LLC (owner) and Vantage Pointe Senior Living (operator) to establish a 71-bed assisted living facility (ALF) at 1025 & 1031 Adworth Drive, Mehlville, MO 63125, at a cost of \$14,553,243. A multi-story, 69,715 square-foot building would be constructed. The schematics show that all units would be private except for two which would be semi-private. The application stated construction would commence in January of 2020 and be completed by December of 2020.

On October 3, 2023, a request was received for a ninth extension to March 4, 2024. The applicant stated that they have obtained the conditional use permit and have closed on the construction loan. It is anticipated that two additional extensions will be needed since construction bids have not been completed at this time. According to the last PPR, as of September 4, 2023, the applicant had incurred a total of \$454,342 in project costs consisting of architectural fees.

Extension Request History

Request Rec'd	Reason for Request	Decision
11/11/19	County approval	11/18/19-Extension to 3/4/20
1/28/20	County approval	3/2/20-Two extensions to 3/4/21
2/7/21	Construction Delay	5/24/21- Two extensions to 3/4/22
2/2/22	Construction Delay	3/7/22- Extension to 9/4/22
7/26/22	Construction Delay	9/12/22- Two Extensions to 9/4/23

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that reports have been late in the past.

Item #9

#5798 RS: Country Bluff Executive Senior Living

Powersite (Taney County)

\$4,000,000, Sixth extension on CON to establish a 70-bed RCF

Contact Person: Thomas R. Piper, 573-230-5350, macquest@mac.com

On September 14, 2020, a CON was issued to Key Executive Living, LLC (owner) and Country Bluff Executive Senior Living (operator) to establish a 70-bed residential care facility (RCF) at 3855 Fall Creed Road, Branson, MO 65601 with a project cost of \$4,000,000. A single-story, 16,900 square-foot building would be constructed. This project would be completed in two phases. Phase one includes construction of 40 RCF beds and phase two includes construction of the remaining 30 RCF beds. Upon total project completion the schematics show that 28 units would be private and 21 units would be semi-private. The application stated phase one of construction would commence in October of 2020 and be completed by April of 2021. The 40 RCF beds would be licensed by June 2021 and phase two of construction would begin 12 months afterwards.

On May 24, 2021, a site change was approved; the project site was changed to 2361 State Hwy VV, Powersite, MO 65731.

On July 24, 2023, an owner change request to Maskim Popov was denied by the MHFRC.

On October 3, 2023, a request was received for a sixth extension to March 14, 2024. The applicant stated that due to the COVID-19 pandemic construction bids are too high and more time is needed to allow material prices to decrease. Additionally, more time is needed in order to start renovations, therefore, the applicant anticipates the need for two additional extensions. As of the last progress

Previous Business

reporting September 14, 2023, the applicant has incurred a total cost of \$143,400 in land acquisition and consultant costs.

Extension Request History

Request Rec'd	Reason for Request	Decision
4/20/21	Site change	4/21/21-Extension to 9/14/21
7/30/21	Architectural delays	9/14/21- Two Extensions to 9/14/22
9/14/22	Architectural Delays	11/10/22- Two Extensions to 9/14/23

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that reports have been late in the past.

Item #10

#5323 RS: Palestine Legacy Residences

Kansas City (Jackson County)

\$5,471,250, Fourteenth extension on CON to establish 39-bed ALF

Contact Person: *Craig W. Elmore, 816-225-0888, jjedcoe@aol.com*

On November 7, 2016, a CON was issued to PEDC ALF, LLC (owner) and PEDC ALF Operator, LLC (operator) to establish a 39-bed ALF at 3640 Benton Boulevard, Kansas City, MO 64128 at a cost of \$9,259,235. This would be accomplished by renovating two floors of an historic three-story building. The facility would consist of 38,879 square feet and all rooms would be private. The application stated construction would be completed by November of 2018.

On May 6, 2019, a site change to 2626 East 35th Street, Kansas City, MO 64128 and a decrease in project cost to \$5,471,250 were approved.

On October 3, 2023, a request was received for a fourteenth extension to May 7, 2024. The applicant stated that issues relating to the site, like remediation, are currently being addressed but have not been resolved. The construction permit is expected to be issued in May of 2024 and construction to commence thereafter. One additional extension is anticipated. As of progress reporting to May 7, 2023, the applicant has incurred a total cost of \$392,975.

Extension Request History

Request Rec'd	Reason for Request	Decision
1/29/18	Land acquisition	1/29/18-Extension to 11/7/17
1/29/18	Land acquisition	3/5/18-Two extensions to 11/7/18
1/28/19	Financing issues	3/4/19-Two extensions to 11/7/19
10/4/19	Financing issues	11/4/19-Two extensions to 11/7/20
10/9/20	Financing issues	11/9/20-Two extensions to 11/7/21
10/7/21	Financing issues	11/8/21- Two extensions to 11/7/22
10/3/22	Financing issues	11/10/22- Two extensions to 11/7/23

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that reports have been late in the past.

Management Issues

CON Non-Applicability Letters
Issued August 23, 2023 - October 17, 2023
(Sorted by issue date)

Project Information				Decription		Dates	Decision	Applicant		
Number	Project Name	Address	City	Zip	Proposed Activity	LOI Rec'd	Issue Date	Owner Name	Phone No.	
					County		Decision	Operator Name		
6066 RA	Sequoia Village	657 N Montego St.	Nixa	65714	Establish 6-bed ALF	09/27/2023	10/16/2023	Wolf Building & Development Inc.	417-631-6803	
					Christian		Not Applicable	WV World Enterprise LLC		
Total Non-Applicability				1						

Type of Project: H-Hospital R-Residential Care/Assisted Living
 N-Skilled Nursing/Intermediate Care A-Applicability
 F-Freestanding

LOI Rec'd. - Letter of Intent Received
 Issue Date - Letter signed by Chair

Missouri Health Facilities Review Committee
Certificate of Need Expedited Ballot Meeting
November 21, 2023

Tentative Agenda

1. #6055 HT: The Children's Mercy Hospital
Kansas City (Jackson County)
\$2,778,319, Replace PET/CT scanner
2. #6049 HT: Mercy Hospital Washington
Washington (Franklin County)
\$2,100,000, Replace linear accelerator

Missouri Health Facilities Review Committee
Certificate of Need Expedited Ballot Meeting
December 27, 2023

Tentative Agenda

**Application deadline for this review cycle is November 13, 2023.*

Missouri Health Facilities Review Committee
Certificate of Need Meeting
January 8, 2024, 9:00 a.m.
TBD

Tentative Agenda

A. Committee Business

1. #6064 HS: Mercy Hospital Jefferson
Festus (Jefferson County)
\$2,173,711, Acquire an additional robotic surgery unit
2. #6060 RS: Aspen Valley Senior Homes – New Haven
New Haven (Franklin County)
\$1,718,200, Establish 12-bed ALF
3. #6059 HS: Cox – South Campus
Springfield (Greene County)
\$3,335,257, Acquire an additional IR room
4. #6061 HS: Mercy Hospital – Springfield
Springfield (Greene County)
\$1,845,857, Acquire an additional robotic surgery unit
5. #6062 DS: Redbud Village
Versailles (Morgan County)
\$25,000,000, Establish 24-bed SNF and a 24-bed ALF

B. Previous Business

C. Management Issues

1. Non-Applicability Letters Issued
2. Activity Schedules
3. Other

Except to the extent disclosure is otherwise required by law, the Missouri Health Facilities Review Committee (Committee) is authorized to close meetings, records and votes to the extent they relate to the following: 610.021.(1), (3), (13), and (14) RSMo.

The Committee may go into closed session at anytime during the meeting. If the meeting is closed, the appropriate section will be announced to the public with a motion and vote recorded in open session minutes.

Missouri Health Facilities Review Committee
Certificate of Need Expedited Ballot Meeting
January 22, 2023

Tentative Agenda

**Application deadline for this review cycle is December 11, 2023.*

Incomplete Projects Report
(sorted by Approval Date)

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
1011 NS	Garden View of Chesterfield Establish 240-Bed SNF	St. Louis	St. Louis	06/26/1986	\$11,735,000	79%		06/12/91: Transfer of ownership approved (formerly Barnes Continuing Care Corp.) 1/92: Project reported at 79% complete. 130/240 beds licensed
3765 NS	Frene Valley Geriatric & Rehab Center Replace 30 SNF beds	Hermann	Gasconade	06/21/2005	\$2,000,000	5%		1/9/23: Contact Correction. Previously was Tom Vaughn <tom.vaughn@huschblackwell.com>
3815 NS	Crescent Care, LLC Replace 264-bed SNF	St. Louis	St. Louis	09/21/2005	\$18,198,322	4%		Facility to be replaced: Tower Village (264-bed SNF), 4518 Blair Ave., St. Louis 63107, St. Louis City 11/20/06: Second extension 03/26/07: Third extension 12/03/07: Fourth extension 06/02/08: Fifth extension 12/08/08: Sixth extension 2009: Applicant documented above ground construction in 2009. 04/03/23: Contact Person updated. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>
4050 RS	Chateau Girardeau Add 18 ALF beds/renovate facility	Cape Girardeau	Cape Girardeau	06/04/2007	\$2,629,629	50%		05/09: 11 of 18 beds are complete and licensed. 4/3/23: Contact Person Change. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>
4170 RS	MH-Brookview, LLC (prev. Mackenzie Place) Establish 44-bed ALF	Maryland Heights	St. Louis	03/31/2008	\$7,300,000	5%		06/01/09: Change of owner/operator to MHBrookview, LLC, change of site, and reduction in project cost. 01/09/12: Multiple ext. to 03/30/12. 02/04/13: CON modified from 77-bed to 44 and \$12,597,650 to 7,300,000.
4307 RS	The Gardens at Barry Road Add 148 ALF beds	Kansas City	Platte	02/02/2009	\$27,000,000	20%		05/10/10: 2nd ext. to 08/01/10 09/13/10: 3rd ext. to 02/01/11 05/09/11: 4th ext. to 08/01/11 09/12/11: 5th ext. to 03/12/12. Owner/operator change to BSLC II. 10/04/11: Closed on financing 09/26/11. 2/21/14: 40 beds licensed
4479 NP	Columbia Manor Care Center Purchase 40 SNF beds- Expansion	Columbia	Boone	03/24/2010	\$2,924,500	0%		3/24/23: Rcvd Contact Correction. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>

Incomplete Projects Report
(sorted by Approval Date)

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
4516 RS	Shelbourne Senior Living (Previously Establish 51-bed ALF)	Chesterfield	St. Louis	07/12/2010	\$14,400,000	89%		1/24/11: 1st ext to 7/11/11 9/12/11: 2nd ext. to 1/12/12 5/7/12: 3rd ext. to 9/12/12 10/15/12: 4th ext. to 3/12/13 1/4/16: Multiple exts to 3/12/16 & operator change (was Chesterfield Senior Care, LLC) 5/2/16: 11th ext to 9/12/16 & owner change (prev. Vision Ventures, LLC), operator change (Prev. Covenant Senior Care, LLC) & site change (prev 17655 Wild Horse Creek Rd) 3/6/17: MHFRC changed numbering of exts. & approved 2nd & 3rd ext to 9/12/17 11/6/17: 4th & 5th exts to 9/12/18 & site change (Pr16580 Wild Horse Creek Road) 11/9/18- 6th & 7th ext to 9/12/19. 11/4/19-8th & 9th Ext to 9/12/20, Rich Hill stated if no cap exp by 9/2020, they will voluntarily forfeit the project. 7/13/20-10th ext to 3/12/21 10/31/22: 8/26/22: admin change to address, was 16125 Chesterfield Parkway 11/10/22: C/O approved was \$8,213,069
4739 RS	Avalon Memory Care LLC Establish 60-bed ALF	St. Louis	St. Louis	03/05/2012	\$5,399,868	60%		08/24/12: 1st ext. to 03/05/13. 05/06/13: 2nd extension to 09/05/13. 09/09/13: 3rd extension to 03/05/14. 03/10/14: 4th extension to 09/05/14. 09/08/14: 5th extension to 03/05/15. 03/02/15: 6th extension to 9/5/15
4773 NT	The Maples Health and Rehabilitation Replace 135-bed SNF	Springfield	Greene	07/09/2012	\$12,053,505	89%		Facility is licensed for 120 beds. Phase II of plan is not complete
4847 RS	Community Care Center of Union, LLC Establish 20-bed ALF	Union	Franklin	01/07/2013	\$2,847,650	2%	01/07/2024	07/06/14: Letter of possible forfeiture sent. 07/07/14: 1st ext to 1/7/14 07/24/14: 2nd & 3rd ext & change of owner approved. Prev owner: Union Health Properties, LLC. 5/4/15 4th ext. to 7/7/15 9/14/15 5th ext to 1/7/16 5/2/16 6th ext to 7/7/16 11/7/16 7th ext. to 1/7/17 3/6/17: 8th & 9th ext to 1/7/18 1/8/18: 10th & 11th ext to 1/7/19 1/7/19: 12th & 13th ext. to 1/7/20 & operator change Prev. Benchmark Healthcare of Union, LLC 3/2/20: 14th & 15th ext to 1/7/21 3/1/21-16th & 17th ext to 1/7/22 3/7/22: 18th & 19th Ext to 1/7/23 3/6/23 20th & 21st Ext to 1/7/24

Incomplete Projects Report
(sorted by Approval Date)

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5026 RS	Benton House of Staley Hills Establish 95-bed ALF	Kansas City	Clay	05/05/2014	\$10,200,000	92%		12/12/14: 1st ext 7-13-15 2nd ext to 11-5-15 3/7/16-3rd ext to 5/5/16 7/11/16 4th ext to 11/5/16
5096 HS	Homer G. Phillips Memorial Hospital (Prev. Establish 3-bed hospital	St. Louis	St. Louis City	11/03/2014	\$13,125,497	99%		03/02/15: Site change approved. Originally SE Corner of 25th St & N Market St., St. Louis 5/22/15: 1st ext to 11/3/2015 9/14/15: Cost overrun, originally \$6,853,528 1/4/16: 2nd ext to 5/3/16 9/16/16: 3rd & 4th ext to 5/3/17 11/6/17: 5th & 6th ext to 5/3/18 7/12/21: C/O approved, was 8,348,640 9/14/21-Operator change approved, was Northside Urgent Care Hospital, Inc. 4/7/22-admin change made to owner name, prev: Northside Urgent Care Property, LLC 5/10/23: Email about change of address number- admin change on certificate
5091 RS	The Gables at Brady Circle Establish 80-bed ALF	St. Louis	St. Louis	11/03/2014	\$1,625,000	95%		5/3/15-1st ext to 11/3/15
5129 RS	Waterford Establish 88-bed ALF	St. Louis	St. Louis	03/02/2015	\$15,000,000	99%		9/17/15 first extension granted. 7/11/16 second extension granted 1/11/17 third extension granted to 3/2/17 88 beds licensed as of 4/21/22 9/29/23:Contact change, was John Munch <jrmunch@dolancares.com>
5208 RS	St. Louis Altenheim ALF Memory Care Establish 30 bed ALF	St. Louis	St. Louis	09/14/2015	\$2,485,000	76%		9/1/22: Contact Correction Person rec'd. Originally Rich Hill <rhill@lashlybaer.com>
5234 DS	Copper Rock Village Establish 90-bed SNF and 60-bed ALF	Rogersville	Webster	01/04/2016	\$17,063,685	71%		7/22/16-1st ext to 1/4/17 3/6/17: 2nd & 3rd ext to 1/4/18 3/5/18: 4th & 5th ext to 1/4/19 1/10/23: Contact update. Contact was Thomas Vaughn <tom.vaughn@huschblackwell.com>

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5323 RS	Palestine Legacy Residences Establish 39-bed ALF	Kansas City	Jackson	11/07/2016	\$5,471,250	0%	11/07/2023	1/29/18-1st ext. to 11/7/17 3/5/18: 2nd & 3rd ext. to 11/7/18 3/4/19: 4th & 5th ext to 11/7/19 5/6/19- site change approved, prev location was 3640 Benton Boulevard, project cost decreased from 9,259,235 11/4/19-6th & 7th ext to 11/7/20. 11/9/20- 8th & 9th ext to 11/7/21. 11/8/21: 10th & 11th ext to 11/7/22 11/10/22: 12th & 13th ext to 11/7/23
5412 RS	Veterans for Senior Living, LLC Establish 60-bed ALF	Springfield	Greene	03/06/2017	\$8,657,500	95%		9/26/17-1st ext to 3/6/18 3/5/18: 2nd & 3rd ext. to 3/6/19 5/6/19- 4th & 5th ext to 3/6/20 7/13/20-6th & 7th ext to 3/6/21
5433 RS	Springhouse Village Establish 85-bed ALF	Rogersville	Greene	05/01/2017	\$13,582,500	0%	05/01/2024	11/9/17-1st ext to 5/1/18 9/10/18-2nd & 3rd ext to 5/1/19 5/6/19- 4th & 5th Ext to 5/1/20 7/13/20-6th & 7th ext to 5/1/21 5/24/21-8th, 9th & 10th ext to 11/1/22 2/23/22-Contact person changed from Thomas R. Piper 11/10/22: 11th, 12th, & 13th ext to 5/1/24
5446 RS	Mount Carmel Senior Living Establish 10-bed ALF	O'Fallon	St. Charles	07/10/2017	\$1,607,270	99%		1/17/18-1st ext to 7/10/18 7/18/18-2nd & 3rd ext to 7/10/19 7/8/19: 4th & 5th ext to 7/10/20 7/13/20-6th ext to 1/10/21 3/1/21-7th ext to 7/10/21, decreased number of beds from 32
5493 NA	Farmington Nursing Center Establish 101-bed SNF	Farmington	St. Francois	11/06/2017	\$505,005	63%		NA Letter re-issued on 4/11/2019, previously to establish 65-bed SNF
5492 HA	Farmington Hospital and Behavioral Clinic Establish 48-bed Psychiatric Hospital	Farmington	St. Francois	11/06/2017	\$756,005	62%		
5509 RS	Essex Manor, LLC Establish 50-bed RCF	Essex	Stoddard	11/06/2017	\$302,000	98%		7/30/18-1st Ext to 11/6/18 11/9/18-2nd & 3rd ext to 11/6/19 11/4/19-4th ext to 5/6/20 7/13/20-5th & 6th ext to 5/6/21 5/24/21-7th & 8th ext to 5/6/22 9/12/22- 9th Ext to 11/06/22, Owner and Op change approved; previously Essex Manor, LLC (owner&operator); project cost decreased to \$302,000

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5556 RS	Garden Villas of Meramec Valley Establish 60-bed ALF	Fenton	St. Louis	03/05/2018	\$14,580,000	0%	03/05/2024	4/30/19-1st ext to 3/5/19 7/8/19: 2nd & 3rd ext to 3/5/2020 3/2/20: 4th ext to 9/5/20 1/4/21: 5th & 6th exts to 9/5/21 11/8/21: 7th & 8th exts to 9/5/22 11/10/22: 9th, 10th, & 11th ext to 3/5/24
5585 RS	Lake Parke Senior Living Add 24 RCF beds	Camdenton	Camden	07/18/2018	\$1,305,000	60%		2/27/19-1st Ext to 7/18/19 9/9/19-2nd & 3rd Ext to 7/18/20 7/13/20-4th & 5th ext to 7/18/21 9/14/21-6th & 7th ext to 7/18/22 7/11/22- 8th & 9th ext to 7/18/23
5666 RS	Vantage Pointe at Adworth Drive Establish 71-bed ALF	Mehlville	St Louis	03/04/2019	\$14,553,243	0%	09/04/2023	11/18/19-1st Ext granted to 3/4/2020 3/2/20-2nd & 3rd Exts granted to 3/4/2021 5/24/21-4th & 5th Exts granted to 3/4/22 3/7/22:6th Ext to 9/4/22 9/12/22: 7th & 8th Ext to 9/4/23
5668 HS	Cox Monett Hospital New/Replace 25-bed Hospital	Monett	Barry	03/04/2019	\$44,803,200	99%		9/6/19-granted 1st extension to 3/4/2020 *Contact person changed 10/18/22, was Christopher Breite
5664 RS	Family Partners Manchester (previously) Establish 24-bed ALF	Manchester	St Louis	03/04/2019	\$3,465,085	99%		7/8/19: operator, site change & cost overrun approved, prev operator: Family Partners Ballwin LLC. Prev site: 15054 Clayton Road, Ballwin MO 63017. prev cost \$2,935,085. 8/28/19: Staff granted 1st Ext to 3/04/2020. 3/2/20: 2nd ext to 9/4/20 9/14/20-3rd ext to 3/4/21 2/1/23- admin change made to CON, removed FPB Home II LLC as owner 9/19/23:PPR 3/2023-9/2023 had final docs attached waiting for CO approval before project can be complete
5703 RS	The Preserve Village Establish 105-bed ALF	Branson	Taney	09/09/2019	\$15,806,500	1%	03/09/2025	4/28/20- 1st Ext granted to 9/9/20 11/9/20- 2nd & 3rd exts to 9/9/21 11/8/21- 4th & 5th exts to 9/9/22 2/23/22-Contact person changed from Thomas R. Piper 9/12/22: 6th & 7th ext to 9/9/23 9/12/23: 8th, 9th & 10th ext to 3/9/25
5717 RS	Springhouse Village Add 20-ALF beds	Rogersville	Greene	11/04/2019	\$2,125,550	0%	05/04/2024	5/29/20: 1st ext to 11/04/20 11/9/20: 2nd ext to 5/4/21 5/24/21-3rd, 4th & 5th ext to 11/4/22 2/23/22-Contact person changed from Thomas R. Piper 11/10/22: 6th, 7th, & 8th ext to 5/4/24

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5700 RS	Newbridge Retirement Center Establish 94-bed ALF	Cape Girardeau	Cape Girardeau	11/04/2019	\$15,496,988	83%		4/28/20-1st Ext granted to 11/4/20 11/9/20-2nd Ext to 5/4/21 5/24/21- 3rd ext to 11/4/21 1/4/22- 4th ext to 5/4/22
5741 RT	Mother of Perpetual Help Ren/Mod existing 160-bed ALF	Shrewsbury	St. Louis	12/24/2019	\$4,513,637	99%		7/21/20: 1st ext req to 12/24/20 1/4/21: 2nd & 3rd Exts to 12/24/21
5707 RS	Poplar Bluff II - Assisted Living by Americare Establish 34-bed ALF	Poplar Bluff	Butler	01/06/2020	\$5,258,412	0%	07/06/2024	1/6/20-applicant stated that River Mist would forfeit 17 ALF beds within 6 months of licensure of Poplar Bluff II. 7/27/20: Sent email 1st Ext req. 1/4/21: 2nd ext to 7/6/21 7/12/21: 3rd & 4th ext to 7/6/22 7/11/22: 5th & 6th ext to 7/6/23 7/24/23: 7th & 8th ext to 7/6/24
5728 RS	Century Pines Assisted Living Add 30 ALF beds	Ozark	Christian	03/02/2020	\$3,188,500	1%		4/26/21: 1st extension to 3/2/21 7/12/21: 2nd & 3rd ext to 3/2/22 3/7/22: 4th & 5th Ext to 3/2/23
5797 RS	St. Charles Senior Living Community Establish 68-bed ALF	St. Charles	St. Charles	09/14/2020	\$16,870,389	0%	09/14/2023	3/19/21: 1st ext to 9/14/21-emailed 9/14/21-2nd ext to 3/14/22 4/25/22- 3rd ext to 9/14/22 11/10/22- 4th and 5th ext to 9/14/23
5800 RS	St. Peters Senior Community Establish 74-bed ALF	St. Peters	Saint Charles	09/14/2020	\$14,789,393	75%		3/15/21: 1st ext to 9/14/2021 9/14/21-2nd & 3rd ext to 9/14/22 4/25/22- Owner change approved, previously St. Peters Senior Community, LLC; Attn: Denise Heintz. Cost overrun approved; previous cost \$13,095,699 4/27/22-address updated, was Approximately (38.74314, -90.58736)
5798 RS	Country Bluff Executive Senior Living Establish 70-bed RCF	Powersite	Taney	09/14/2020	\$4,000,000	0%	09/14/2023	4/21/21- 1st ext to 9/14/21 5/24/21- Site change approved, was 3855 Fall Creek Road, Branson, MO 65601. 9/14/21-2nd & 3rd Ext to 9/14/22 11/10/22- 4th & 5th ext to 9/14/23 7/24/23: Owner Change denied
5813 RS	The Cottages of St. Louis County Establish an 80-bed ALF	Florissant	St. Louis	01/04/2021	\$10,000,000	0%	01/04/2024	7/27/21: 1st Ext to 1/4/22 3/7/22: 2nd & 3rd Ext to 1/4/23 3/6/23: 4th & 5th Ext to 1/4/24

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5817 RS	Harmony Homes Establish 80-bed ALF	Maryland Heights	St. Louis	01/04/2021	\$10,707,830	5%	01/04/2024	7/9/21- 1st ext to 1/4/2022 1/4/22- 2nd and 3rd ext to 1/4/23 3/7/22: Site Change approved, previously 600 North Ballas Road, Kirkwood, MO. 63122 11/10/22: Site Change approved, previously 1889 & 1903 Ross Avenue & 12435 & 12440 Devine Dr., Maryland Heights, MO. 63146 1/9/23: 4th and 5th ext to 1/4/24
5811 RS	Bowling Green Residential Care Add 20 RCF beds	Bowling Green	Pike	01/04/2021	\$51,000	99%		2/15/23- Breakdown of cost is saved in compliance folder, still need license showing the added beds.
5822 NT	Meadowview of Harrisonville Health & 15-mile LTC Replacement 60-bed SNF (ABC Healthcare)	Raymore	Cass	01/04/2021	\$4,113,138	0%	01/04/2024	8/27/21: 1st ext to 01/04/2022 3/7/22: 2nd & 3rd Ext to 1/4/23 4/25/22- Owner and operator change approved, previously Missouri Regency Associates, LLC (owner) & SRZ Op Meadow View, LLC (operator). Site change approved, previously 2203 East Mechanic Harrisonville, MO. 64701; project cost decreased was \$4,413,513 3/6/23: 4th & 5th Ext to 1/4/24
5830 RS	Jefferson City-Assisted Living by Americare Establish 40-bed ALF	Jefferson City	Cole	03/01/2021	\$5,506,601	0%	03/01/2024	9/9/21: 1st ext to 03/01/2022 3/7/22: 2nd & 3rd Ext to 3/1/23 3/6/23: 4th & 5th Ext to 3/6/24
5799 DS	The Baptist Home at Ashland Establish 20-bed ALF & 40-bed SNF	Ashland	Boone	03/01/2021	\$13,338,832	19%	03/01/2024	10/29/21: 1st ext to 03/01/2022 9/12/22: 2nd & 3rd Ext to 3/01/23 3/6/23: 4th Ext to 9/1/23 9/12/23: 5th ext to 3/1/24
5812 NS	Ignite Medical Resort St. Peters Establish 91-bed SNF	St. Peters	St. Charles	03/01/2021	\$22,000,000	0%	03/01/2024	8/27/21: 1st ext to 03/01/2022 11/8/21: owner change approved; previous owner was St. Peters Senior Partners, LLC 3/7/22: 2nd Ext to 9/1/22 9/12/22: 3rd Ext to 3/1/23 3/6/23: 4th & 5th Ext to 3/1/24
5853 RA	Harvester Residential Care Ren/Mod existing 38-bed RCF	St. Charles	St. Charles	03/23/2021	\$553,910	10%		10/14/21: 1st ext to 03/23/2022
5839 HT	Barnes-Jewish Hospital Replace proton therapy unit	St. Louis	St. Louis City	03/24/2021	\$23,000,000	73%		Will replace #3965 HS
5847 RS	Hampton Manor of Wentzville Establish 85-bed ALF	Wentzville	St. Charles	05/24/2021	\$14,011,000	95%		

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5848 RS	Hampton Manor of O'Fallon Establish 107-bed ALF	O'Fallon	St. Charles	05/24/2021	\$15,000,000	47%		
5840 RS	Majestic Residences at Old Hawthorne Establish 36-bed ALF	Columbia	Boone	05/24/2021	\$6,648,303	0%	11/24/2023	11/24/2021: Contact Person change, previously Barbara Bailey --bbaileysss9@gmail.com 11/24/21: 1st ext to 5/24/22 7/11/22: 2nd ext to 11/24/22 3/6/23: 3rd ext to 5/24/23 7/24/23: 4th ext deferred to 9/12/23 9/12/23: 4th ext to 11/24/23
5860 RS	Cedarhurst of Wentzville Establish 80-bed ALF	Wentzville	St. Charles	07/12/2021	\$15,600,000	0%		1/13/22: 1st Ext to 7/12/22 7/11/22: 2nd ext to 1/12/23 1/9/23: 3rd ext to 7/12/23
5843 RS	Senior Living at the Elms Establish 110-bed ALF	Excelsior Springs	Clay	07/12/2021	\$25,194,000	0%	07/12/2024	1/21/22 : 1st Ext req to 7/12/22 7/11/22: 2nd & 3rd ext to 7/12/23 9/12/23: 4th & 5th ext to 7/12/24
5880 RS	Hampton Manor of St. Peters Establish 98-bed ALF	St. Peters	St. Charles	09/14/2021	\$16,089,000	73%		4/21/22: 1st ext to 9/14/22
5875 HS	Mercy Hospital South Add addtnl MRI system	St. Louis	St. Louis	09/14/2021	\$2,441,411	30%		3/10/22: 1st ext to 9/14/22 3/14/23:Contact Person Correction- Was Dan Eckenfels <daniel.eckenfels@mercy.net> 9/14/23:Contact Person Correction-Was Dave Lawson <david.lawson2@mercy.net>
5885 HS	Golden Valley Memorial Hospital District Acquire Linear Accelerator (LINAC)	Clinton	Henry	11/08/2021	\$4,486,864	80%		
5922 RA	The Collins House Establish 8-bed ALF	Festus	Jefferson	01/04/2022	\$596,550	25%		1st ext to 1/04/23
5902 HS	Cox Medical Center Branson Replace MRI	Branson	Taney	01/04/2022	\$1,866,060	99%		*Contact person changed 10/18/22, was Christopher Breite
5893 RS	Watermark at St. Peters Establish 22-bed ALF	St. Peters	St. Charles	01/04/2022	\$6,650,722	15%		6/23/22: 1st Ext to 1/4/23
5905 RS	Family Partners Manchester Add 18 ALF beds	Manchester	St. Louis	01/04/2022	\$2,150,000	99%		

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5879 DS	CCRC of Lee's Summit Establish 106-bed ALF and 40-bed SNF	Lee's Summit	Jackson	01/04/2022	\$29,729,097	0%	07/04/2024	7/21/22: 1st ext to 1/04/23 1/9/23: 2nd, 3rd and 4th ext to 7/4/24
5936 FA	SpecialT MRI, LLC Acquire MRI	Fenton	St. Louis	02/16/2022	\$998,995	80%		8/15/22: 1st Ext to 2/16/23
5917 RS	Mason Pointe Care Center Add 24 ALF beds	Chesterfield	St. Louis	03/07/2022	\$1,670,513	90%		12/27/2021 - Rec'd Contact Person change. Paul Ogier (Paul.Ogier@LSSLiving.org) to Emily Solum 1/18/22-applicant requested decrease in beds from 35 to 24 ALF beds
5924 HT	Centerpoint Medical Center Replace Cardiac Cath Lab	Independence	Jackson	03/24/2022	\$3,098,460	0%		To replace #3630 HS 9/22/22: 1st ext req to 3/24/23 5/1/23: 2nd Ext to 9/24/23
5942 DA	Ascension Living Sherbrook Village Renovate/Modernize SNF & ALF (HVAC & Sprinkler)	St. Louis	St. Louis	03/31/2022	\$3,015,933	60%		2/23/23:Contact Correction, was Freddy England; Freddy.england@ascension.org
5935 NA	The Baptist Homes of Adrian Establish 38-bed SNF	Adrian	Bates	04/14/2022	\$520,225	90%		8/16/23: notified by SLCR that address should be 402, not 409
5927 RS	Glenfield Memory Care Add 36 ALF beds	Cottleville	St. Charles	04/25/2022	\$5,151,850	0%	10/25/2023	11/1/22: 1st ext req to 4/25/23 5/1/23: 2nd Ext to 10/25/23
5928 RS	New Perspective of Weldon Spring Establish 170-bed ALF	Weldon Spring	St. Charles	04/25/2022	\$41,416,000	5%		10/24/22: 1st Ext Req to 4/25/23 5/1/23:2nd Ext to 10/25/23
5951 RA	Cherokee Care Acquisition, LLC Add 3 RCF beds (10/10%)	St. Louis	St. Louis	04/28/2022	\$500,178	59%		
5943 DT	Ascension Living Sherbrooke Village Renovate/Modernize ALF & SNF	St. Louis	St. Louis	06/21/2022	\$2,098,664	74%		2/23/23:Contact Correction, was Freddy England; Freddy.england@ascension.org 9/6/23: David Deffenbaugh is interim contact since Michael O'dea resigned; if cell is not answered direct line for the Admin office at Sherbrooke is 314-763-7201
5932 NS	The Baptist Homes Smithville Establish 48-bed SNF	Smithville	Clay	07/11/2022	\$6,401,123	96%		9/12/23: C/O approved, previous amount \$5,183,394
5940 HS	Southeast Health Center of Stoddard County Acquire MRI unit	Dexter	Stoddard	07/11/2022	\$1,749,999	1%		5/2/22: Contact Change from Sue Ann Williams <swilliams@sehealth.org> 1/11/23: 1st extension to 7/11/23

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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5948 HS	The Rehabilitation Institute of St. Louis Establish 40-bed Rehab Hospital	Ballwin	St. Louis	07/11/2022	\$37,789,241	15%		1/6/23: Contact person changed; previously Greg Bratcher <gbratcher@bjc.org> 1/6/23:1st ext to 07/11/23
5947 HS	Heartland Regional Medical Center Acquire New PET/CT and Additional CT	St. Joseph	Buchanan	07/11/2022	\$5,778,101	99%		
5946 RS	Lake Parke Senior Center Establish 20-bed ALF and add 4 RCF beds	Camdenton	Camden	07/11/2022	\$1,925,000	60%		2/22/23: 1st Extension to 7/11/23
5944 RS	Winchester Place Assisted Living Add 24 ALF beds	Bernie	Stoddard	07/11/2022	\$1,000,000	15%		
5954 RS	NWKC Senior Community, LLC Establish 79-bed ALF	Kansas City	Platte	09/12/2022	\$16,607,558	0%	09/12/2023	3/14/23:1st Ext Granted to 9/12/23 10/4/23: contact person changed from Paul Brothers
5929 NS	Eagles Nest Nursing Home Establish 40-bed SNF	St. Louis	St. Louis City	09/12/2022	\$6,720,385	0%	09/12/2023	4/5/23: 1st extension to 9/12/23
5933 RS	Hampton Manor of Republic Establish 107-bed ALF	Republic	Greene	09/12/2022	\$16,000,000	18%		
5955 RS	Hampton Manor of Lake Ozark Establish 107-bed ALF	Lake Ozark	Camden	09/12/2022	\$18,000,000	0%	09/12/2023	3/24/23: 1st extension to 9/12/23
5963 NT	Mason Pointe Care Center Ren/Mod 256-bed SNF	Chesterfield	St. Louis	09/21/2022	\$16,838,176	40%		
5984 RA	Gerald Assisted Living Establish 60-bed ALF	Gerald	Franklin	10/13/2022	\$50,000	95%		
5973 HT	Research Medical Center Replace EP Lab	Kansas City	Jackson	10/24/2022	\$2,992,872	0%	10/24/2023	Will replace #4004 HS
5985 NA	Winchester Nursing Center LTC Bed Expansion (Purchase 16 SNF beds)	Bernie	Stoddard	10/24/2022	\$1	0%		16 SNF beds purchased from Westfield Nursing Center
5974 HT	Lee's Summit Medical Center Replace MRI	Lee's Summit	Jackson	10/24/2022	\$4,243,985	0%	10/24/2023	Will replace #3711 HS
5970 DS	St. Louis Altenheim Add 23 ALF beds and 25 SNF beds	St. Louis	St. Louis City	11/10/2022	\$2,124,000	0%	11/10/2023	6/21/23: 1st ext to 11/10/23

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5969 NT	Westfield Nursing Center Replace 82-bed SNF (15-mile replacement)	Sikeston	New Madrid	11/10/2022	\$11,500,000	0%	11/10/2023	
5971 RS	Topwood Home, LLC Establish 75-bed ALF	Manchester	St. Louis	11/10/2022	\$13,850,000	0%	11/10/2023	6/23/23: 1st Ext to 11/10/2023
5966 HS	Mercy St. Louis Replace CT Scanner	St. Louis	St. Louis	01/09/2023	\$2,090,383	0%		
5998 RA	The Baptist Home DBA Baptist Homes of Establish 12-bed RCF	Adrian	Bates	01/19/2023	\$207,411	23%		
5987 HT	Heartland Regional Medical Center Replace MRI	St. Joesph	Buchanan	01/23/2023	\$1,831,327	0%	01/23/2024	Replacing #4458 HT 7/20/23: 1st Ext to 01/23/2024
5988 RT	Capetown Assisted Living Replace 5 ALF beds (6-mile replacement)	Cape Girardeau	Cape Girardeau	01/23/2023	\$1,208,700	0%	01/23/2024	5 ALF beds replaced from Auburn Creek 7/24/23: 1st Extension to 01/23/2024
5989 HT	Barnes Jewish Hospital Replace MRI	St. Louis	St. Louis City	01/23/2023	\$10,834,000	1%		
5978 HT	Southeast Hospital Replace 2 Linear Accelerators	Cape Girardeau	Cape Girardeau	01/23/2023	\$1,955,132	99%		Replacing #4429
5990 RS	Senior Star at Wexford Place Establish 67-bed RCF	Kansas City	Platte	03/06/2023	\$4,355,000	0%		
5993 HS	Missouri Baptist Medical Center Replace Single-plane Angiography Unit (C-Arm)	St. Louis	St. Louis	03/06/2023	\$1,060,000	90%		
6010 NA	Fountainbleau Lodge Renovate/Modernize 33-bed SNF	Cape Girardeau	Cape Girardeau	03/24/2023	\$585,000	0%		
6022 RA	Assisted Living at Homestead Renovate/Modernize 36-bed ALF	Washington	Franklin	04/14/2023	\$485,264	0%		
5999 HS	Harrison County Community Hospital New/Replace 14-bed Critical Access Hospital	Bethany	Harrison	05/01/2023	\$63,200,000	0%		

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6000 RS	Aspen Valley Senior Homes - North Crest Establish 12-bed ALF	Washington	Franklin	05/01/2023	\$1,436,500	0%		
5995 NS	JP Advance Care, LLC Establish 150-bed SNF	Kansas City	Clay	05/01/2023	\$1,500,000	0%		
5991 HS	St. Luke's Surgicenter Lee's Summit Acquire robotic surgery unit	Lee's Summit	Jackson	05/01/2023	\$2,211,750	0%		
6004 RS	Neurological Transitional Center Establish 12-bed ALF	O'Fallon	St. Charles	05/01/2023	\$9,655,000	0%		
6003 HS	UHS of Kansas City, LLC - Behavioral Establish 120-bed behavioral health hospital	Independence	Jackson	05/01/2023	\$63,932,911	0%		
6025 RA	Pine Lodge Residential Care Facility Add 2 RCF beds (10/10%)	Buffalo	Dallas	05/05/2023	\$0	0%		
6028 RA	Carondelet Retirement Manor Add 3 RCF beds (10/10%)	St. Louis	St. Louis	06/02/2023	\$3,000	0%		
6023 HT	Barnes Jewish Hospital Replace PET/CT	St. Louis	St. Louis City	06/21/2023	\$3,051,748	0%		Will replace 4065 HT
6024 HT	Progress West Hospital Replace MRI	O'Fallon	St. Charles	06/21/2023	\$2,235,017	0%		Will replace the MRI in 3586 HS
6009 DT	Lutheran Senior Services at Meramec Bluffs Renovate/Modernize 128-bed SNF and 100-bed ALF	Ballwin	St. Louis	06/21/2023	\$8,219,709	0%		
6015 NS	Windsor Estates of St. Charles Add 15 SNF beds	St. Charles	St. Charles	07/24/2023	\$1,385,000	0%		9/12/23: Owner & Operator change approved; previously Windsor- St. Charles Property, LLC (owner) & Windsor Estates of St. Charles SNAL, LLC (operator)
6027 HT	Centerpoint Medical Center Replace catheterization lab	Independence	Jackson	07/24/2023	\$2,256,130	0%		Will replace 4692 HS
6021 HT	Saint Luke's Hospital of Kansas City Replace CT	Kansas City	Jackson	07/24/2023	\$1,254,000	0%		
6018 DS	The Baptist Home at Ashland Add 20 ALF beds and 14 SNF beds	Ashland	Boone	07/24/2023	\$102,000	0%		

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6017 RS	Cedarhurst of Arnold Assisted Living and Add 10 ALF beds	Arnold	Jefferson	07/24/2023	\$5,000	0%		
6005 HS	Heartland Regional Medical Center Acquire Bi-Plane Unit	St. Joseph	Buchanan	07/24/2023	\$3,179,802	0%		
5996 HT	SoutheastHealth Replace MRI	Cape Girardeau	Cape Girardeau	07/24/2023	\$2,165,236	0%		
6011 HS	Pershing Memorial Hospital Acquire MRI	Brookfield	Linn	07/24/2023	\$1,628,509	0%		
6006 NS	The Baptist Home DBA Baptist Homes of Establish 24-bed SNF	Ozark	Christian	07/24/2023	\$2,943,265	0%		
6051 RA	L.Y.B.L LLC Establish 11-bed RCF	Marshall	Saline	08/16/2023	\$259,100	0%		
6041 HT	Mercy Hospital St. Louis Replace Tomotherapy Linear Accelerator	St. Louis	St. Louis	08/21/2023	\$3,375,820	0%		Will replace #3771 HS -- LINAC & tomotherapy unit are the same, spoke to Denise on the phone 6/12/23
6038 HT	Barnes-Jewish West County Hospital Replace linear accelerator	St. Louis	St. Louis	08/21/2023	\$3,491,821	0%		Will replace 4149 HS
6039 HT	Barnes-Jewish Hospital Replace linear accelerator (Vault 1)	St. Louis	St. Louis City	08/21/2023	\$1,799,432	0%		Will replace #3756 HT
6040 HT	Barnes-Jewish Hospital Replace linear accelerator (Vault 3)	St. Louis	St. Louis City	08/21/2023	\$3,571,428	0%		Will replace #4113 HT
6037 HT	Barnes-Jewish West County Hospital Replace MRI	St. Louis	St. Louis	08/21/2023	\$1,976,097	0%		
6057 HA	Landmark Hospital of Joplin Convert 11 med/surg beds to rehab beds	Joplin	Jasper	09/11/2023	\$0	0%		
6056 HA	Landmark Hospital of Columbia Convert 16 med/surg beds to rehab beds	Columbia	Boone	09/11/2023	\$0	0%		
6042 RA	Cherokee Residential Care Acquisition, LLC LTC Bed Expansion (Purchase 1 RCF bed)	St. Louis	St. Louis	09/11/2023	\$2,000	0%		Purchase 1 RCF bed from Maple Senior Living

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6029 NS	Lakeview Post Acute Add 30 SNF beds	Florissant	St. Louis	09/12/2023	\$400,000	0%		
6035 RS	The Baptist Home, Chillicothe Add 34 ALF beds	Chillicothe	Livingston	09/12/2023	\$199,909	0%		
6033 HS	Missouri Baptist Medical Center Acquire neurosurgery robotic system	St. Louis	St. Louis	09/12/2023	\$2,466,602	0%		
6030 RS	Zebra Hitch Senior Living Establish 134-bed ALF	Lee's Summit	Jackson	09/12/2023	\$42,000,000	0%		
6008 RS	St Louis Assisted Living Solutions LLC Establish 16-bed ALF	Wentzville	St. Charles	09/12/2023	\$2,791,000	0%		
6031 HS	Emergency Care Hospital - Independence Establish 3-bed emergency care hospital	Independence	Jackson	09/12/2023	\$24,401,000	0%		
6019 HT	Centerpoint Medical Center Replace MRI	Independence	Jackson	09/21/2023	\$3,111,287	0%		Will replace #4513 HT
6020 HT	Lafayette Regional Health Center Replace MRI	Lexington	Lafayette	09/21/2023	\$1,806,394	0%		
6066 RA	Sequoia Village Establish 6-bed ALF	Nixa	Christian	10/16/2023	\$399,093	0%		

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