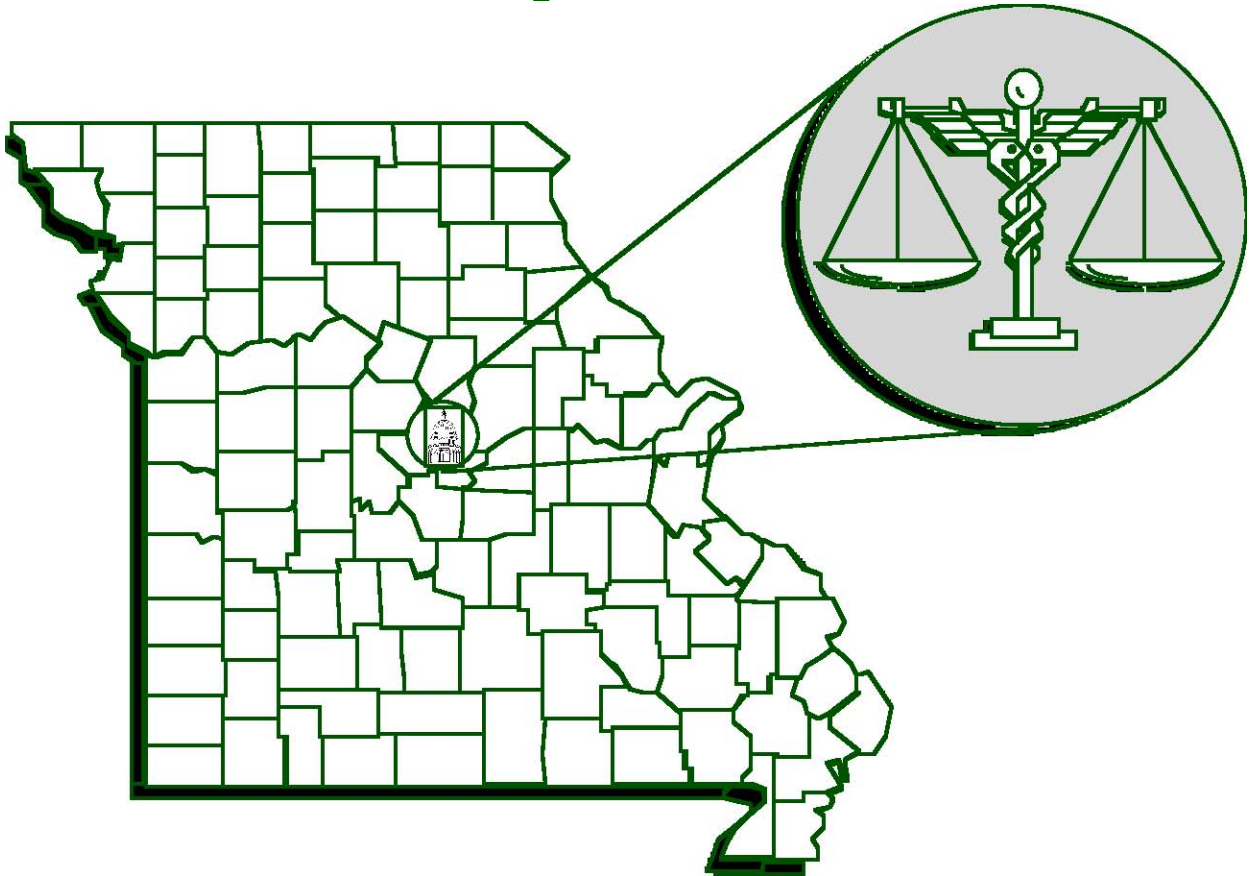


Missouri Health Facilities Review Committee

Certificate of Need Meeting Compendium



May 6, 2024

**State Capitol Building Joint
Committee Room #117
Jefferson City, MO**



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>

Representative Ben Baker, Chair Representative Steve Butz, Vice Chair
Senator Doug Beck Senator Sandy Crawford 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: April 16, 2024

Subject: **May 6, 2024, Certificate of Need Meeting**

This Compendium is being posted in preparation for our Certificate of Need (CON) meeting scheduled to be held on May 6, 2024 starting at 10:00 a.m. in Joint Committee Room #117 at the state capitol in Jefferson City, MO. Attendees may choose to join the CON meeting in person or by phone. Call-in #: **1-650-479-3207**; Meeting number (access code): **2633 441 2954**

There are seven full CON applications under New Business, and ten 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 **April 23, 2024**. 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
May 6, 2024, 10:00 a.m.
Joint Committee Room #117, State Capitol Building, Jefferson City OR
Call-in #: **1-650-479-3207**; Meeting number (access code): **2633 441 2954**

Tentative Agenda

A. Committee Business

1. Review and Perfect Agenda
2. Approve Minutes

B. New Business

1. #6075 HS: CoxHealth – Springfield
Springfield (Greene County)
\$2,050,750, Acquire an additional robotic surgery system
2. #6084 HS: St. Luke’s RAYUS Radiology – St. Peters
St. Peters (St. Charles County)
\$2,578,286, Acquire an additional MRI unit
3. #6091 RS: Bishop Spencer Place
Kansas City (Jackson County)
\$9,851,333, Add 21 ALF beds
4. #6086 HS: Barnes-Jewish Hospital
Chesterfield (St. Louis County)
\$2,029,749, Acquire an additional MRI unit
5. #6088 HS: Barnes-Jewish St. Peters Hospital
St. Peters (St. Charles County)
\$2,460,750, Acquire an additional robotic surgery system
6. #6089 HS: Barnes-Jewish West County Hospital
St. Louis (St. Louis County)
\$2,400,000, Acquire a neurosurgery robotic system
7. #6085 RS: Arnold Senior Living
Arnold (Jefferson County)
\$20,186,230, Establish 78-bed ALF

C. Previous Business

1. #4847 RS: Community Care Center of Union, LLC
Union (Franklin County)
\$2,847,650, Involuntary forfeiture on CON to establish 20-bed ALF
2. #5822 NT: Meadowview of Harrisonville Health & Rehabilitation
Raymore (Cass County)
\$4,113,138, Involuntary forfeiture on CON to replace a 60-bed SNF (15-mile LTC replacement)
3. #5433 RS: Springhouse Village
Rogersville (Greene County)
\$13,582,500, Fourteenth extension on CON to establish 85-Bed ALF
4. #5717 RS: Springhouse Village
Rogersville (Greene County)
\$2,125,550, Ninth extension on CON to add 20-ALF beds

5. #5999 HS: Harrison County Community Hospital
Bethany (Harrison County)
\$63,200,000, Second extension on CON to replace a 14-bed critical access hospital
6. #5728 RS: Century Pines Assisted Living
Ozark (Christian County)
\$3,188,500, Voluntary Forfeiture on CON to add 30 ALF beds
7. #6003 HS: UHS of Kansas City, LLC - Behavioral Health Project (Independence)
Independence (Jackson County)
\$63,932,911, Second extension on CON to establish 120-bed behavioral health hospital
8. #6004 RS: Neurological Transitional Center
O'Fallon (St. Charles County)
\$9,655,000, Second extension on CON to establish 12-bed neuro-transitional ALF
9. #5556 RS: Garden Villas of Meramec Valley
Fenton (St. Louis County)
\$14,580,000, Twelfth extension on CON to establish a 60-bed ALF
10. #5666 RS: Vantage Pointe at Adworth Drive
Mehlville (St. Louis County)
\$14,553,243, Tenth extension on CON to establish 71-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
March 4, 2024

Minutes

Roll Call:

Presiding: Rep. Ben Baker, Chair

Members Present: Sen. Doug Beck
Sen. Sandy Crawford
Rep. Steve Butz
Michael Prost
Dr. Patrice (Pat) Komoroski

Members Absent: Andrew Grimm

Program Staff: Alison Dorge, Mackinzey Lux, Andrea Crownover

Recorder: Mackinzey Lux

Legal Counsel: Clayton Weems, Assistant Attorney General

Vice Chairman Baker called the meeting to order at 10:31 a.m. He declared that a quorum was present and welcomed everyone to the meeting. He introduced and welcomed Time Critical Diagnosis Intern, Heaven Portman, to the CON Meeting.

Chairman Baker asked if there were any changes to the agenda. Alison stated that the applicant for Previous Business item #5990 RS: Senior Star at Wexford Place requested to modify their involuntary forfeiture request to a voluntarily forfeiture instead. There was a motion by Rep. Butz and a second by Mr. Prost to approve the agenda as presented with changes. A voice vote was taken and the agenda was approved.

The meeting minutes from the January 8, 2024, Certificate of Need meeting were reviewed. There was a motion by Rep. Butz and a second by Dr. Komoroski to approve the agenda as presented. A voice vote was taken and the minutes were approved.

Old Business

**#6059 HS: Cox – South Campus
Springfield (Greene County)
\$3,402,256, Acquire an additional IR room**

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

A roll call vote was taken:

Crawford	Yes
Butz	Yes
Komoroski	Yes
Prost	Yes
Beck	Yes

The motion carried, and the project was approved.

New Business

**#6046 HS: Mercy Hospital – Springfield
Springfield (Greene County)
\$1,298,886, Acquire an additional PET/CT unit**

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

A roll call vote was taken:

Komoroski	Yes
Beck	Yes
Crawford	Yes
Butz	Yes
Prost	Yes

The motion carried, and the project was approved.

**#6076 HS: CoxHealth – Branson
Branson (Taney County)
\$2,050,750, Acquire a robotic surgery unit**

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

A roll call vote was taken:

Crawford	Yes
Butz	Yes
Prost	Yes
Komoroski	Yes
Beck	Yes

The motion carried, and the project was approved.

**#6079 HS: North Kansas City Hospital
North Kansas City (Clay County)
\$1,342,642, Acquire an additional CT unit**

MOTION: A motion was made by Sen. Crawford, and seconded by Mr. Prost, to approve the project as presented.

A roll call vote was taken:

Prost	Yes
Butz	Yes
Komoroski	Yes
Beck	Yes
Crawford	Yes

The motion carried, and the project was approved.

**#6078 HS: North Oak Trafficway
Kansas City (Clay County)
\$1,826,067, Acquire an additional MRI unit**

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

A roll call vote was taken:

Crawford	Yes
Butz	Yes
Komoroski	Yes
Prost	Yes
Beck	Yes

The motion carried, and the project was approved.

**#6071 HS: Missouri Baptist Medical Center
St. Louis (St. Louis County)
\$1,917,827, Acquire a hybrid OR**

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

A roll call vote was taken:

Crawford	Yes
Butz	Yes
Prost	Yes
Komoroski	Yes
Beck	Yes

The motion carried, and the project was approved.

Previous Business

**#5988 RT: Capetown Assisted Living
Cape Girardeau (Cape Girardeau County)
\$1,208,700, Second extension on CON to replace 5 ALF beds (6-mile replacement)**

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

A roll call vote was taken:

Komoroski	Yes
Crawford	Yes
Butz	Yes
Beck	Yes
Prost	Yes

The motion carried, and two extensions were approved.

**#4847 RS: Community Care Center of Union, LLC
Union (Franklin County)
\$2,847,650, Twenty-second extension on CON to establish 20-bed ALF**

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

A roll call vote was taken:

Komoroski	Yes
Butz	Yes
Crawford	Yes
Prost	Yes
Beck	Yes

The motion carried, and the request was denied.

**#5830 RS: Jefferson City-Assisted Living by Americare
Jefferson City (Cole County)
\$5,506,601, Sixth extension on CON to establish 40-bed ALF**

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

A roll call vote was taken:

Crawford	Yes
Prost	Yes
Butz	Yes
Komoroski	Yes
Beck	Yes

The motion carried, and two extensions were approved.

**#5817 RS: Harmony Homes
Maryland Heights (St. Louis County)
\$10,707,830, Sixth extension on CON to establish an 80-bed ALF**

MOTION: A motion was made by Sen. Beck, and seconded by Mr. Prost, to approve the request as presented.

A roll call vote was taken:

Butz	Yes
Crawford	Yes
Beck	Yes
Komoroski	Yes
Prost	Yes

The motion carried, and the request was approved.

**#5812 NS: Ignite Medical Resort St. Peters
St. Peters (St. Charles County)
\$26,000,000, Sixth extension on CON to establish 91-bed SNF**

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

A roll call vote was taken:

Butz	Yes
Komoroski	Yes
Crawford	Yes
Beck	Yes
Prost	Yes

The motion carried, and the request was approved.

**#5990 RS: Senior Star at Wexford Place
Kansas City (Platte County)
\$4,355,000, Voluntary forfeiture on CON to establish 67-bed RCF**

MOTION: A motion was made by Sen. Beck, and seconded by Mr. Prost, to approve the request as presented.

A roll call vote was taken:

Beck	Yes
Prost	Yes
Butz	Yes
Komoroski	Yes
Crawford	Yes

The motion carried, and the request was approved.

**#5822 NT: Meadowview of Harrisonville Health & Rehabilitation
Raymore (Cass County)
\$4,113,138, Sixth extension on CON to replace a 60-bed SNF (15-mile LTC replacement)**

MOTION: A motion was made by Sen. Beck, and seconded by Mr. Prost, to deny the request as presented.

A roll call vote was taken:

Komoroski	Yes
Prost	Yes
Butz	Yes
Beck	Yes
Crawford	Yes

The motion carried, and the request was denied.

**#5813 RS: The Cottages of St. Louis County
Florissant (St. Louis County)
\$10,000,000, Sixth extension on CON to establish an 80-bed ALF**

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

A roll call vote was taken:

Prost	No
Butz	Yes
Komoroski	Yes
Crawford	Yes
Beck	Yes

The motion carried, and two extensions were approved.

Management Issues

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

The Committee reviewed the CON population rule proposals. A motion was made by Sen. Beck, and seconded by Rep. Butz, to approve each amendment to be submitted through Secretary of State Rulemaking process. A voice vote was taken and the CON population rule proposals were approved.

MOTION: A motion was made by Rep. Butz and a second by Sen. Crawford go into a closed meeting per §610.021(1), RSMo, for legal advice. A voice vote was taken and the meeting was closed at 11:56 a.m.

MOTION: A motion was made Rep. Butz and a second by Sen. Crawford, to go back into an open meeting. A voice vote was taken and the CON meeting resumed at 12:05 p.m.

There was a motion made by Mr. Prost, and a second by Sen. Beck to adjourn. A voice vote was taken and the meeting adjourned at 12:06 p.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 March 4, 2024 Certificate of Need Meeting.

Representative Ben Baker, Chair

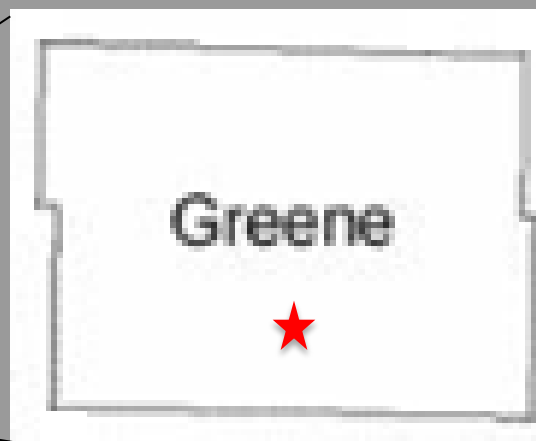
Date

New Business

**Acquire an additional
Robotic Surgery System**



Location in Missouri



View of Primary Service Area

Applicant: Lester E. Cox Medical Centers (owner/operator)

Contact Person: John Chastain, 417-839-3234
John.chastain@coxhealth.com

Project Address: 3801 S National Ave.
Springfield, 65807 (Greene County)

Cost: \$2,050,750

Appl. Rec'd: February 22, 2024

100 Days Ends: June 1, 2024 (30-Day Extension: July 1, 2024)

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 60-50.440(1)..**Partially Documented**
- Financial Feasibility 19 CSR 60-50.470(2-4) . Documented

APPLICATION SUMMARY:

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

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a sixth robotic surgery system**. It would be a daVinci Xi surgical system. The project includes the equipment, accessories, and software.

The applicant expects the equipment to be installed during May of 2024.

The public was notified of the project through an announcement in the *Springfield News-Leader* and on CoxHealth’s website making the public aware of the project. The applicant also sent a letter regarding the proposal to facilities with similar services in the geographic service area. The application included five letters of support and no opposition has been received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for “Equipment and New Hospitals” was **partially documented**.*

The applicant defined the primary service area as one Missouri county; Greene.

For additional robotic surgery systems units, an optimum annual utilization standard of 240 procedures applies. The applicant’s number of procedures using the five existing units during fiscal years 2021, 2022 and 2023 was 472, 831 and 1,362 respectively. Therefore, **the utilization standard has been partially met**.

The applicant stated that the availability of the proposed unit would increase utilization and projects the number of procedures for fiscal years 2025, 2026 and 2027 to be 1,624, 1,886, and 1,886, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

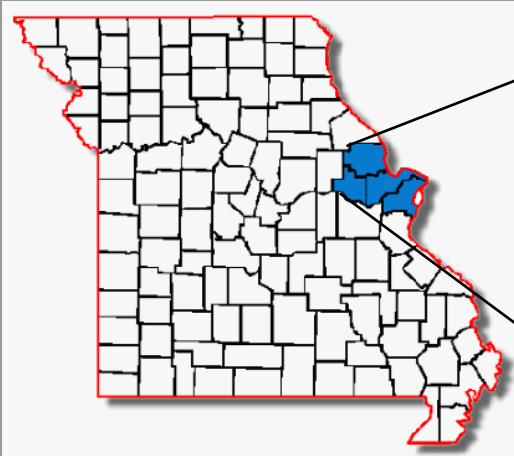
The applicant provided a letter from Commerce Trust Company stating the applicant has the liquidity and capital reserves available to support the project.

ADDITIONAL INFORMATION:

Additional information was required and is included with the electronic copy of the application on the CON website.

#6084 HS: St. Luke's RAYUS Radiology – St. Peters

Acquire Additional Magnetic Resonance Imager



Location in Missouri



View of Service Area

Applicant: St. Luke's Center for Diagnostic Imaging, LLC dba St. Luke's RAYUS Radiology (owner/operator)

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

Location: 5200 Executive Centre Parkway, Suite 400
St. Peters, 63376 (St. Charles County)

Cost: \$2,578,286

Appl. Rec'd: February 23, 2024
100 Days Ends: June 2, 2024 (30-Day Extension: July 2, 2024)

Conclusions: *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 60-50.440(2) ... Documented
- Financial Feasibility 19 CSR 60-50.470(2-4) . Documented

#6084 HS: St. Luke's RAYUS Radiology – St. Peters

APPLICATION SUMMARY:

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

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a second magnetic resonance imaging (MRI) unit**. It would be a MAGNETOM Lumina MRI unit. The project includes the equipment, accessories, software, renovations and shielding. The applicant expects installation of the unit and the first patient to be seen in September of 2024.

The applicant's service area consists of four Missouri counties (Lincoln, St. Charles, St. Louis, and Warren).

The public was notified of the project through an announcement in the *St. Louis Dispatch* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. No support or opposition letters have been received at this time.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

For additional MRI units, an optimum annual utilization standard of 3,000 procedures applies. The applicant states the existing unit was not installed until August of 2022. Therefore, the number of scans using the existing unit in the first full year following completion was 5,076 respectively. Therefore, the utilization standard has been **met**.

The projected annual utilization for both MRIs in the first three years following project completion is: 7,458, 8,459, and 8,592 scans respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

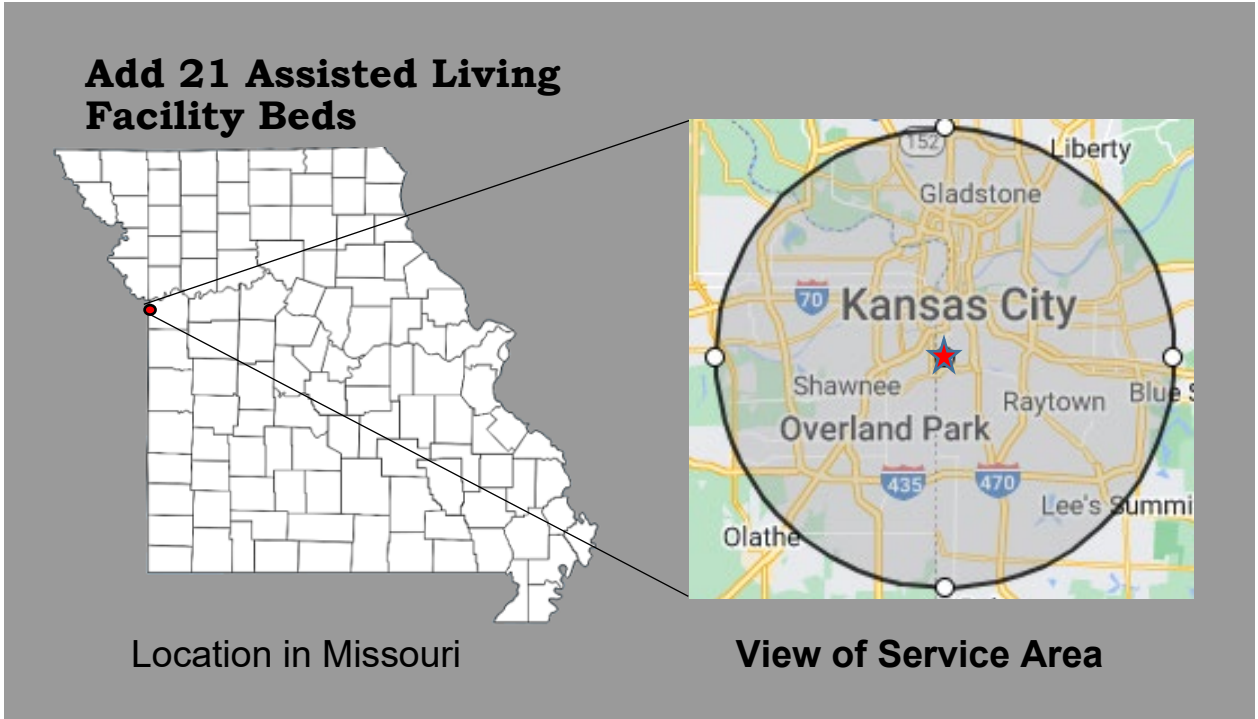
*Financial feasibility of the project was **documented**.*

The applicant provided a letter from Bank of America stating interest in the continuation of financing the project under their equipment/imaging center financing program under a five year loan.

ADDITIONAL INFORMATION:

Additional information was required from the applicant. It is included with the electronic copy of the application on the CON website.

#6091 RS: Bishop Spencer Place



Applicant: The Bishop Spencer Place, Inc. (owner/operator)

Contact Person: Amy Lamb, 314-219-9467
alamb@saint-lukes.org

Location: 4301 Madison Ave
Kansas City, 64111 (Jackson County)

Cost: \$9,851,333

Appl. Rec'd: February 23, 2024
100 Days Ends: June 2, 2024 (30-Day Extension: July 2, 2024)

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 60-50.450(1) **Not Documented**
- Financial Feasibility..... 19 CSR 60-50.470(1-4) . Documented

#6091 RS: *Bishop Spencer Place*

APPLICATION SUMMARY:

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

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **add 21 assisted living facility (ALF) beds to an existing 40-bed ALF**. This project consists of renovating 19,650 sq. ft. of the existing building for a designated memory care unit. After project completion, all twenty-one rooms will be private and dedicated to memory care services.

The applicant expects renovations to commence in July of 2024 and the beds to become licensed in October of 2025.

An announcement of the project was placed in the *Kansas City Star* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. Ten letters of support and no letters of opposition were received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for “Long-Term Care” was **not documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+
P = Year 2025 population age 65+ in the 15-mile radius
U = Number of existing licensed (2,803) and approved (431) ALF/RCF beds in the 15-mile radius (136 licensed beds were reported as unavailable.)

Unmet need = $(0.025 \times 128,097) - 3,234 = \mathbf{-31 \text{ bed (surplus)}}$

The Committee’s practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 2nd quarter of 2022 through the 3rd quarter of 2023 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **67.9%, 69%, 68.8%, 71.8%, 68.7%, and 72%**, respectively.

The applicant stated that utilization for the existing beds for years 2021, 2022 and 2023 was 33.5%, 33.9% and 35% respectively. The applicant projected utilization for years 2026, 2027, and 2028 to be 61.8%, 63.9%, and 63.7%, respectively.

The facility has not received a notice of noncompliance within the past 18 months.

#6091 RS: *Bishop Spencer Place*

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The application included consolidated financial statements to show that sufficient funds are available. The applicant also states donations would be used for this project as well.

Renovation construction cost per square foot for the ALF is estimated to be \$470. Renovations should not exceed 70% of total new construction costs estimated within the 2023 RS Means Building Construction Cost data for the area reporting \$294.82 three-fourths percentile cost per square foot. The applicant stated that the project's construction cost is reasonable due to increased costs of labor and materials in the post COVID era.

ADDITIONAL INFORMATION:

Additional information was required from the applicant and is included with the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022	1st Qtr 2023	2nd Qtr 2023	3rd Qtr 2023*			Average Occup %	
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %		
Clay	Grand Royale, The (Opened 7/26/21)	2900 NE Kendallwood Parkw	Gladstone	64119	0	25	0	25	68.2%	91.4%	61.0%	92.9%	98.9%	2,300	2,205	95.9%	82.1%	
Clay	Heritage Village of Gladstone	3000 NE 64th St	Gladstone	64119	0	60	0	60	71.7%	71.8%	76.3%	70.7%	68.0%	5,160	4,207	81.5%	73.3%	
Clay	Kendallwood Senior Living (Closed 9/13/23)	2801 N E 60th St	Gladstone	64119	0	0	0	0	36.0%	41.0%	27.0%		0.3%				26.1%	
Clay	Linden Woods Village	2901 NE 72nd Street	Gladstone	64119	0	40	0	40	83.9%	88.1%	81.7%	84.5%	94.7%	3,172	3,025	95.4%	88.0%	
Clay	McCrite Plaza at Briarcliff Assisted Living	1201 N W Tullison Rd	Kansas City	64116	0	164	0	164	65.5%	62.2%	72.6%	77.7%	71.7%	10,214	6,930	67.8%	69.5%	
Clay	Our Lady of Mercy Country Home	2160 Mercy Dr	Liberty	64068	0	0	44	44	82.7%	89.2%	89.6%	92.3%	91.3%	4,048	3,788	93.6%	89.8%	
Clay	Oxford Grand at Shoal Creek	8280 N Tullis Ave	Kansas City	64158	0	98	0	98	81.6%	80.1%	82.8%	82.4%	79.7%	9,016	6,813	75.6%	80.4%	
Subtotal for Clay						Number of Units in Subtotal: 7				66.6%	68.6%	66.8%	81.3%	62.6%	33,910	26,968	79.5%	70.1%
Jackson	Anthology of the Plaza (Opened 96 bt 2 Emanuel Cleaver II Blvd 7/24/19)		Kansas City	64112	0	96	0	96	51.4%	51.0%	49.9%	50.3%	51.2%	8,832	4,390	49.7%	50.6%	
Jackson	Armour Oaks Senior Living Communi	8100 Wornall Rd	Kansas City	64114	0	47	0	47	65.7%	68.8%	75.7%	77.4%	76.4%	4,324	3,185	73.7%	72.9%	
Jackson	Baptist Homes of Independence (license merged 8/16/21)	17451 Medical Center Parkway	Independence	64057	0	0	20	20	0.0%	0.0%	0.2%	0.0%	36.4%	1,840	920	50.0%	21.7%	
Jackson	Beacon Hill Residential Care	2905 Campbell	Kansas City	64109	0	0	37	37	53.2%	50.0%	53.5%	56.2%	52.5%	3,404	1,665	48.9%	52.4%	
Jackson	Bishop Spencer Place, Inc, The	4301 Madison Ave	Kansas City	64111	0	40	0	40	71.0%	36.1%	32.8%	32.5%	33.2%	3,680	1,313	35.7%	37.4%	
Jackson	Blessed Homes	305 E 63rd St	Kansas City	64113	0	0	11	11	63.9%	100.0%	100.0%	87.9%	90.7%	922	900	97.6%	90.0%	
Jackson	Brookdale Wornall Place	501 West 107th Street	Kansas City	64114	0	68	0	68	61.5%		58.1%		43.7%	5,519	2,456	44.5%	52.5%	
Jackson	Butterfly Haven	11500 Campbell St	Kansas City	64131	0	0	12	12										
Jackson	Carrie Dumas Long Term Care Facilit	2836 Benton Blvd	Kansas City	64128	0	34	0	34	47.1%	47.1%	48.0%	51.9%	52.9%	3,128	1,656	52.9%	50.0%	
Jackson	Cedarhurst of Blue Springs	20551 East Trinity Place	Blue Springs	64015	0	89	0	89	77.2%	76.8%	77.7%	76.2%	74.4%	8,188	6,015	73.5%	76.0%	
Jackson	Cross Creek at Lee's Summit	3320 NE Wilshire Dr.	Lee's Summit	64064	0	55	0	55	82.7%	98.2%	83.5%	81.8%	75.0%	5,060	3,287	65.0%	81.0%	
Jackson	Harris House Residential Care Facility The	3859 East 59th Terrace	Kansas City	64130	0	0	7	7	99.1%	100.0%	100.0%	95.2%	95.3%	644	624	96.9%	97.8%	
Jackson	Hidden Lake Care Center	11400 Hidden Lake Dr	Raytown	64133	0	0	48	48	65.1%	61.2%	62.9%	62.5%	63.2%	4,416	2,777	62.9%	63.0%	
Jackson	House of Care Center	3744 Benton Blvd	Kansas City	64128	0	0	8	8		87.5%	50.0%	50.0%	87.5%	736	634	86.1%	72.3%	
Jackson	Jeanne Jugan Center (closed 4/12/23	8745 James A Reed Rd	Kansas City	64138	0	0	0	0	49.9%	32.3%	25.0%	69.1%	0.0%	0	0	0.0%	35.5%	
Jackson	Jolet Home	3920 Forest	Kansas City	64110	0	0	17	17	88.4%	88.5%	77.0%	88.2%	76.7%	1,564	1,384	88.5%	84.5%	
Jackson	Kingswood	10000 Wornall Rd	Kansas City	64114	0	67	0	67	82.8%	84.5%	89.9%	91.6%	90.2%	5,520	4,624	83.8%	87.1%	
Jackson	Lodge Residential Care Facility, The	3860 East 60th St	Kansas City	64130	0	0	8	8	100.0%	98.1%	100.0%	100.0%	100.0%	736	736	100.0%	99.7%	
Jackson	Madison Senior Living, The	14001 Madison Avenue	Kansas City	64145	0	66	0	66	73.5%	75.6%	74.6%	67.5%	83.1%	6,072	4,843	79.8%	75.5%	
Jackson	Maywood Manor	1041 West Truman Rd	Independence	64050	0	0	24	24	61.1%	79.6%	63.8%	75.0%	71.5%	2,208	1,257	56.9%	68.0%	
Jackson	Oaks, The	5550 Noland Rd	Kansas City	64133	0	0	62	62	60.8%	57.0%	56.5%	58.6%	62.4%	5,704	3,680	64.5%	60.0%	
Jackson	Palestine Legacy Residences (CON approved 11/7/16)	3640 Benton Boulevard	Kansas City	64128	39	0	0	0										
Jackson	Rockhill Manor Assisted Living	4235 Locust St	Kansas City	64110	0	190	0	190	81.6%	80.5%	98.0%	87.9%	87.6%	16,928	13,340	78.8%	85.6%	
Jackson	Silverado Lee's Summit	3101 SW 3rd Street	Lee's Summit	64081	0	54	0	54		66.7%	63.9%	72.2%	75.9%	4,968	4,232	85.2%	72.8%	
Jackson	St. Anthony's	1010 East 68th Street	Kansas City	64131	0	81	0	81	40.7%	43.2%	44.4%	48.1%	59.3%	7,452	4,876	65.4%	50.2%	
Jackson	Summitview Terrace Assisted Living E Americare	12101 East Bannister Rd	Kansas City	64138	0	52	0	52	50.9%	62.2%	60.9%	66.0%	55.2%	4,416	2,303	52.2%	57.4%	
Jackson	Trustwell Living of Raytown	9110 E. 63rd Street	Raytown	64133	0	76	0	76	53.4%	36.5%	40.4%						43.4%	

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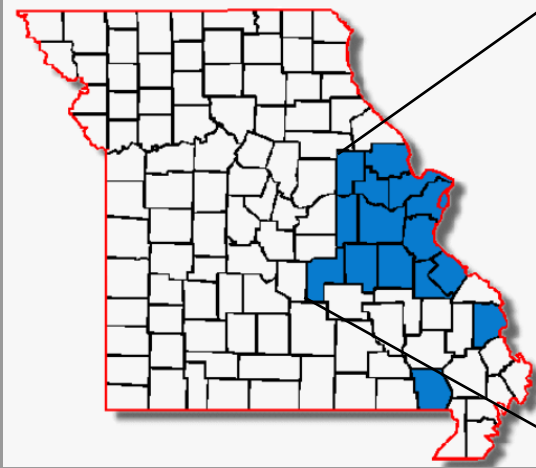
Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022	1st Qtr 2023	2nd Qtr 2023	3rd Qtr 2023*			Average Occup %				
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %					
Jackson	Turning Point Group Home (Closed 04/01/23)	1720 Swope Dr	Independence	64057	0	0	0	0	1.0%	88.3%	96.3%	94.0%					70.0%				
Jackson	Villa Ventura Assisted Living Facility (Closed 12/20/23)	12100 Wornall Rd	Kansas City	64145	0	50	0	50	44.7%	48.0%	50.5%	41.8%	39.1%				44.9%				
Jackson	Village Assisted Living	1701 NW O'Brien Road	Lee's Summit	64081	0	50	0	50	47.8%	49.8%	49.1%	48.8%	45.4%	2,300	2,269	98.7%	52.8%				
Jackson	Village Assisted Living (RCF Closed 10/01/18)	1704 Northwest O'Brien Rd	Lees Summit	64081	4	172	0	172	78.6%	81.5%	77.1%	78.5%	82.3%	15,824	13,052	82.5%	80.1%				
Jackson	Villages of Jackson Creek, The	3980 S Jackson Dr	Independence	64057	0	62	0	62	51.9%	56.5%	56.9%	51.5%	49.4%	5,704	2,633	46.2%	52.1%				
Jackson	Waterford South (Closed 8/26/22)	11515 Holmes Rd	Kansas City	64131	0	0	0	0	52.1%								52.1%				
Jackson	White Oak Assisted Living	1415-1515 West White Oak	Independence	64050	0	78	0	78	36.8%	36.6%	43.2%	47.9%	49.2%	7,176	3,281	45.7%	43.2%				
Jackson	Wood Oaks, Inc	1804 South Sterling Ave	Independence	64052	0	0	30	30	86.6%	80.1%	91.0%	90.6%	89.4%	2,760	2,531	91.7%	88.2%				
Jackson	Zebra Hitch Senior Living (CON App. 9/12/23)	38.948556, -94.355917	Lee's Summit	64086	134	0	0	0													
Subtotal for	Jackson	Number of Units in Subtotal: 36			177	1,427	284	1,711	63.7%	64.7%	65.0%	66.5%	66.6%	140,025	94,863	67.7%	65.7%				
Platte	Anthology of Burlington Creek	6311 N Cosby Avenue	Kansas City	64151	0	110	0	110	73.3%	79.2%	80.1%	71.7%	64.5%	10,120	6,307	62.3%	71.9%				
Platte	Autumn Woods, Inc	5500 Nw Houston Lake Dr	Kansas City	64151	0	0	28	28	94.2%	96.2%	96.3%	95.8%	90.5%	2,576	2,376	92.2%	94.2%				
Platte	Benton House of Tiffany Springs	5901 NW 88th Street	Kansas City	64154	0	80	0	80	81.7%	68.7%	74.1%	73.8%	79.6%	5,521	4,510	81.7%	76.5%				
Platte	Gardens at Barry Road, The	8300 NW Barry Rd	Kansas City	64153	108	140	0	140	70.5%	70.8%	68.7%	68.5%	71.9%	12,880	9,692	75.2%	70.9%				
Platte	Leona House	5000 NW Old Trail Rd	Kansas City	64151	0	7	0	7	83.8%	95.8%	85.9%	91.0%	97.3%	644	613	95.2%	91.5%				
Platte	NWKC Senior Community, LLC (CON 39.24652, -94.60744 App. 9/12/22)		Kansas City	64154	79	0	0	0													
Platte	Primrose Retirement Community of Kansas City	8559 North Line Creek Parkway	Kansas City	64154	0	44	0	44		77.3%	77.3%	61.4%	61.4%	4,048	2,484	61.4%	67.8%				
Platte	Senior Star at Wexford Place (CON App. 3/6/23)	6500 N. Cosby Ave	Kansas City	64151	67	0	0	0													
Platte	Tiffany Springs Senior Care Commun	9101 N Ambassador Drive	Kansas City	64154	0	89	0	89	75.6%	76.2%	78.9%	86.9%	81.4%	8,188	6,544	79.9%	79.8%				
Platte	Wexford Place Assisted Living and Memory Support by Senior Star	6460 N Cosby Ave	Kansas City	64151	0	98	0	98	89.2%	88.8%	87.4%	86.5%	89.1%	9,016	7,485	83.0%	87.3%				
Platte	Windemere Healthcare Center, LLC	3100 North West Vivion Rd	Riverside	64150	0	0	65	65	100.0%	100.0%	100.0%	100.0%	99.5%	5,796	5,786	99.8%	99.9%				
Subtotal for	Platte	Number of Units in Subtotal: 11			254	568	93	661	80.4%	80.2%	80.4%	78.8%	78.4%	58,789	45,797	77.9%	79.3%				
GRAND TOTALS:						Number in State: 54			431	2,382	421	2,803	67.9%	69.0%	68.8%	71.8%	68.7%	232,724	167,628	72.0%	69.6%

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

#6086 HS: Barnes-Jewish Hospital

Acquire Additional Magnetic Resonance Imager



Location in Missouri



View of Service Area

Applicant: Barnes-Jewish Hospital (owner/operator)

Contact Person: Greg Bratcher, 314-323-1231
gbratcher@bjc.org

Location: 14532 S Outer Forty Road
Chesterfield, 63017 (St. Louis)

Cost: \$2,029,749

Appl. Rec'd: February 23, 2024

100 Days Ends: June 2, 2024 (30-Day Extension: July 2, 2024)

Conclusions: *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 60-50.440(2) Documented
- Financial Feasibility 19 CSR 60-50.470(2-4) . Documented

#6086 HS: Barnes-Jewish Hospital

APPLICATION SUMMARY:

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

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a second magnetic resonance imaging (MRI) unit**. It would be a Siemens Sola 1.5 tesla MRI and located in the orthopedic center. The project includes the equipment, shielding, software and accessories.

The applicant expects the equipment to be installed and tested during early 2025.

The applicant's service area consists of 16 Missouri counties (Butler, Cape Girardeau, Crawford, Franklin, Gasconade, Jefferson, Lincoln, Montgomery, Phelps, St. Charles, St. Francois, St. Louis City, St. Louis County, St. Genevieve, Warren and Washington).

The public was notified of the project through an announcement in the *St. Louis Dispatch* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. No letters of support or opposition have been received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

For additional MRI units, an optimum annual utilization standard of 3,000 procedures applies. The applicant's average number of scans using the existing unit in years 2021, 2022 and 2023 were 3,401, 3,638, and 3,967 respectively. Therefore, the utilization standard has been **met**.

The projected annual utilization for both MRIs in the first three years following project completion is: 6,524, 6,850, and 7,193 scans respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

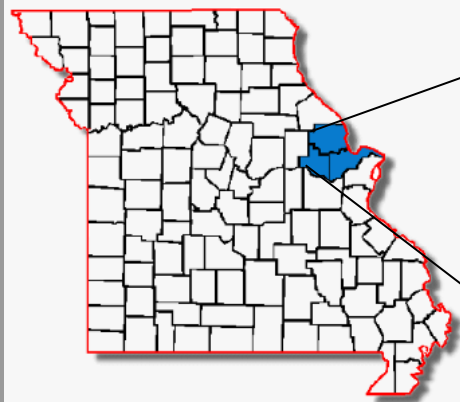
*Financial feasibility of the project was **documented**.*

The project would be financed with unrestricted funds. The applicant provided a copy of the most recent audited consolidated financial statements for BJC Healthcare verifying that adequate funds are available to support the project.

ADDITIONAL INFORMATION:

No additional information was required from the applicant at this time.

Acquire an additional Robotic Surgery System



Location in Missouri



View of Primary Service Area

Applicant: Barnes-Jewish St. Peters Hospital (owner/operator)

Contact Person: Greg Bratcher, 314-323-1231
gbratcher@bjc.org

Project Address: 10 Hospital Drive
St. Peters, 63376 (St. Charles County)

Cost: \$2,460,750

Appl. Rec'd: February 23, 2024
100 Days Ends: June 2, 2024 (30-Day Extension: July 2, 2024)

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 60-50.440(1).....Documented
- Financial Feasibility 19 CSR 60-50.470(2-4) . Documented

APPLICATION SUMMARY:

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

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a second robotic surgery system**. It would be a DaVinci Xi Robotic unit and would be leased. The project includes the equipment and software.

The applicant expects the equipment to be installed and tested during summer of 2024.

The public was notified of the project through an announcement in the *St. Louis Post Dispatch* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. No letters of support or opposition have been received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for “Equipment and New Hospitals” was **documented**.*

The applicant defined the primary service area as three Missouri counties: Lincoln, St. Charles, and Warren.

For additional robotic surgery systems, an optimum annual utilization standard of 240 procedures applies. The applicant’s number of procedures using the existing units during fiscal years 2021, 2022 and 2023 was 428, 454 and 613 respectively. Therefore, **the utilization standard has been met**.

The applicant stated that the availability of the proposed unit would increase utilization and projects the number of procedures based on two units for fiscal years 2025, 2026 and 2027 to be 686, 752, 827, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

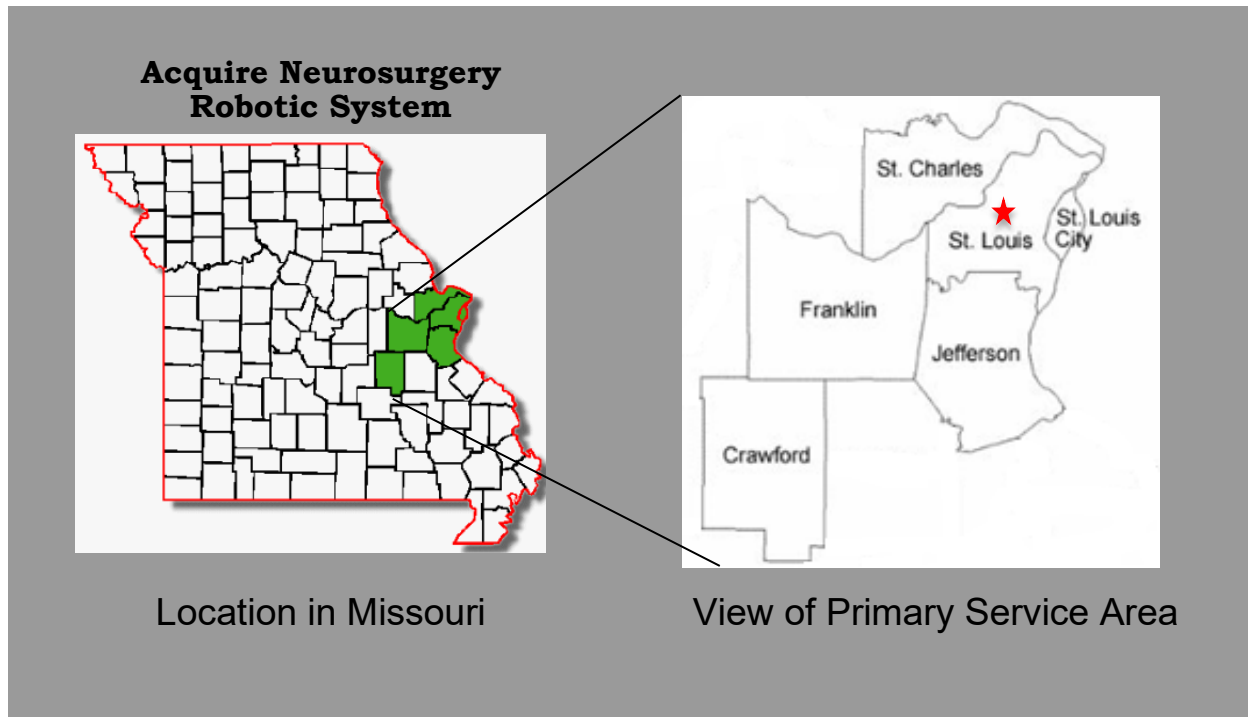
*Financial feasibility of the project was **documented**.*

The project would be financed with unrestricted funds. The applicant provided a copy of the most recent audited consolidated financial statements for BJC Healthcare verifying that adequate funds are available to support the project.

ADDITIONAL INFORMATION:

No additional information was required from the applicant at this time.

#6089 HS: Barnes-Jewish West County Hospital



Applicant: Barnes-Jewish West County Hospital (owner/operator)

Contact Person: Greg Bratcher, 314-323-1231
gbratcher@bjc.org

Location: 12634 Olive Boulevard
St. Louis, 63141 (St. Louis County)

Cost: \$2,400,000

Appl. Rec'd: February 23, 2024

100 Days Ends: June 2, 2024 (30-Day Extension: July 2, 2024)

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 60-50.460(1) Documented
- Financial Feasibility 19 CSR 60-50.470(2-4) . Documented

APPLICATION SUMMARY:

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

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a specialized neurosurgery robotic system**. It would be a new Globus Excelsius3D surgical system. The applicant expects delivery of the unit and the first patient to be seen in May of 2024.

A public notice of the project was placed in the *St. Louis Dispatch* for public awareness. The applicant also sent an email letter regarding the proposal to eighteen hospitals in the service area. No letters of support or opposition of the project have been received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for “Evolving Technology” was **documented**.*

The applicant defined the primary service area as six counties: Crawford, Franklin, Jefferson, St. Charles, St. Louis, and St. Louis City.

The applicant stated the neurosurgery focused robotic system is evolving technology because of its precision and advanced imaging. The applicant summarized a study showing the unit resulted in optimal placement of surgical screws 99% of the time and did not require any patients to be returned. This system would support the hospital’s treatment of spinal surgeries and procedures. This type of unit has over 230 launches to date and has been FDA approved since 2021. This unit would also allow for more non-invasive traditional spinal surgeries with reduced side effects.

The applicant projects the number of procedures for years 2025, 2026, and 2027 to be 96, 99, and 102 procedures, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The project would be financed with unrestricted funds. The applicant provided a copy of the most recent audited consolidated financial statements for BJC Healthcare verifying that adequate funds are available to support the project.

ADDITIONAL INFORMATION:

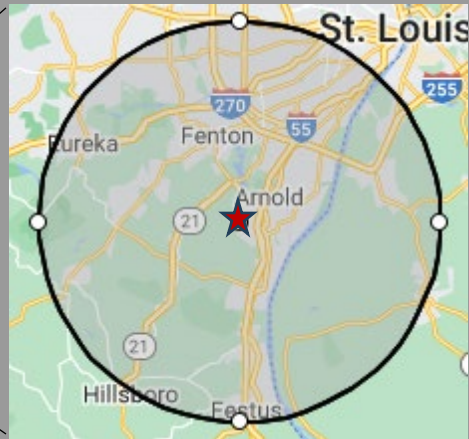
No additional information was required from the applicant at this time.

#6085 RS: Arnold Senior Living

Establish 78-Bed Assisted Living Facility



Location in Missouri



View of Service Area

Applicant: Arnold Senior Living, LLC (owner/operator)

Contact Person: Cody Hagan, 816-285-3055
chagen@gravesgarrett.com

Project Address: 38.418639, -90.412996
Arnold, 63010 (Jefferson County)

Cost: \$20,186,230

Appl. Rec'd: February 23, 2024

100 Days Ends: June 2, 2024 (30-Day Extension: July 2, 2024)

Conclusions: *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 60-50.450(1)(B))..... **Partially Documented**
- Financial Feasibility 19 CSR 60-50.470(1-4) Documented

#6085 RS: Arnold Senior Living

APPLICATION SUMMARY:

The application summary was **complete**.

PROPOSAL DESCRIPTION:

The detailed project description and community awareness and support were **documented**.

The applicant proposes to **establish a 78-bed assisted living facility (ALF)**. This would be accomplished through the construction of a 54,129 square-foot two-story building. Fifty-eight units would be standard assisted living care and twenty units would be for specialized memory care that would be co-located with a new independent living facility. After project completion, there would be 21 private studio rooms, 17 private one-bedrooms, 6 semi-private one-bedrooms, 4 semi-private two-bedrooms, 16 private memory care studios and 2 semi-private memory care rooms.

Construction would commence in Spring of 2025 and be completed in Spring of 2027.

An announcement of the project was placed in the *Jefferson County Leader*, *West Side Leader*, *Arnold-Imperial Leader* and the *St. Louis Dispatch* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. Three letters of support and no letters of opposition were received.

COMMUNITY NEED CRITERIA AND STANDARDS:

A need according to the Criteria and Standards for "Long-Term Care" was **partially documented**.

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) - U]** applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+
P = Year 2025 population age 65+ in the 15-mile radius
U = Number of existing licensed (3,055) and approved (276) ALF/RCF beds in the 15-mile radius (367 licensed beds were reported as unavailable.)

Unmet need = $(0.025 \times 136,155) - 3,331 = \mathbf{72\text{-bed need}}$

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 2nd quarter of 2022 through the 3rd quarter of 2023 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **69%, 68.4%, 69.2%, 72.6%, 75.4%, and 72.4%**, respectively.

The applicant's projected utilization for years 2028, 2029, and 2030 is 78.1%, 92.9% and 92.9%, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

Financial feasibility of the project was **documented**.

The application included a letter from Legacy Bank & Trust outlining loan terms and conditions for \$42,346,330 but is subject to underwriting and due diligence by the Lender. Additionally, a letter from Bottom Line Bookkeeping and Asset Management, LLC was provided verifying the applicant has \$10,586,583 in budgeted cash equity.

#6085 RS: *Arnold Senior Living*

ADDITIONAL INFORMATION:

Additional information was required. The additional information is included with the electronic application on the CON website.

Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022	1st Qtr 2023	2nd Qtr 2023	3rd Qtr 2023*			Average Occup %				
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %					
Jefferson	Autumn Ridge Residences	300 Autumn Ridge Dr	Herculeaneum	63048	0	0	81	81	2.4%	70.0%	72.8%	74.9%	74.1%	7,452	5,550	74.5%	61.5%				
Jefferson	Cedarhurst of Arnold	2069 MO State Road	Arnold	63010	0	94	0	94		79.7%	79.9%	83.9%	94.2%	7,728	7,059	91.3%	85.8%				
Jefferson	Colonial House Of Festus I (closed 12/12/22)	500 Sunshine Dr	Festus	63028	0	0	0	0		24.6%							24.6%				
Jefferson	Colonial House of Festus II (Re-opened 5/31/22)	129 Gray St	Festus	63028	0	0	20	20		58.0%	86.2%	75.0%	75.0%	1,840	1,348	73.3%	73.5%				
Jefferson	Keaton Center (Closed 8/1/23)	120 North Mill St	Festus	63028	0	0	0	0	95.9%	100.0%	98.5%	92.3%	81.3%				93.4%				
Jefferson	Magnolia House	204 Grand Ave	Festus	63028	0	0	12	12	100.0%	98.4%	95.8%	98.8%	100.0%	1,104	1,104	100.0%	98.8%				
Jefferson	Meadowview Memory Care	555 Woodland Villas Lane	Arnold	63010	0	24	0	24	83.7%	90.8%	82.8%	82.6%	84.5%	2,208	1,827	82.7%	84.5%				
Jefferson	My Place Residential Care, L.C.	23 North Sixth St	Festus	63028	0	44	0	44	97.5%	95.5%	96.0%	99.6%	100.0%	4,048	3,942	97.4%	97.7%				
Jefferson	Pine Valley at the Woodlands	620 Woodland Meadows	Arnold	63010	0	48	0	48	63.6%	63.8%	69.3%	81.0%	85.6%	4,416	3,240	73.4%	72.7%				
Jefferson	Sunnyhill Residential Care Facility	134 Gray St	Festus	63028	0	0	20	20	97.8%	88.4%	85.0%	95.0%	90.0%	1,840	1,656	90.0%	91.0%				
Subtotal for Jefferson						Number of Units in Subtotal: 10				210	133	343	58.0%	74.5%	81.0%	84.3%	86.7%	30,636	25,726	84.0%	79.0%
St Louis	Aberdeen Heights	505 Couch Ave	Kirkwood	63122	0	36	0	36	72.1%	78.6%	80.8%	77.7%	82.6%	3,312	2,535	76.5%	78.1%				
St Louis	Anthology of Clayton View	8825 Eager Road	St. Louis	63144	0	90	0	90		29.6%	30.0%	36.3%	37.8%	8,280	2,977	36.0%	33.9%				
St Louis	Applegate Retirement Home	1204 Telegraph Rd	St Louis	63125	0	0	38	38	90.3%	90.6%	91.2%	82.5%	84.2%				87.8%				
St Louis	Ascension Living Sherbrooke Village	4005 Ripa Ave	St Louis	63125	0	88	0	88	52.3%	47.8%	51.4%	55.3%	52.9%	8,096	4,241	52.4%	52.0%				
St Louis	Assisted Living at Charless Village	5943 Telegraph Rd	St Louis	63129	0	18	0	18	87.6%	92.8%	84.7%	85.2%	92.2%	1,656	1,506	90.9%	88.9%				
St Louis	Avalon Memory Care	5342 Butler Hill Road	St Louis	63128	30	30	0	30	87.0%	91.7%	96.0%	84.0%	96.0%	2,300	2,208	96.0%	91.9%				
St Louis	Bethesda Hawthorne Place	1111 South Berry Road	St Louis	63122	0	66	0	66	84.0%	84.4%	84.5%	86.0%	85.3%	6,072	5,061	83.3%	84.6%				
St Louis	Cape Albeon	3300 Lake Bend Dr	Valley Park	63088	0	100	0	100	78.4%	73.9%	79.7%	76.2%	78.4%	7,057	1,845	26.1%	68.7%				
St Louis	Cedarhurst of Des Peres	12826 Daylight Circle	St. Louis	63131	0	76	0	76	79.9%	78.2%	70.9%	77.3%	92.9%				79.8%				
St Louis	Cedarhurst of Tesson Heights	12335 West Bend Dr	St Louis	63128	0	79	0	79		77.2%	80.0%	57.9%	67.9%	7,268	4,272	58.8%	67.2%				
St Louis	Dougherty Ferry Assisted Living & Memory Care	2929 Dougherty Ferry Road	Saint Louis	63122	0	110	0	110		41.1%	40.5%	35.4%	40.9%	10,120	4,119	40.7%	39.7%				
St Louis	Family Partners Home LLC (Closed 12/22/23)	232 Creve Coeur Ave	Saint Louis	63011	0	8	0	8	91.9%	99.2%	98.6%	100.0%	97.3%	736	345	46.9%	88.9%				
St Louis	Family Partners Manchester (Opened 6/4/21)	351 Forest Summit Court	Manchester	63021	0	42	0	42	100.0%	83.0%	96.5%	100.0%	100.0%	2,300	2,169	94.3%	95.4%				
St Louis	Friendship Village Assisted Living & Memory Care (2)	12777 Pointe Dr.	St. Louis	63127	0	84	0	84	91.8%	89.9%	90.0%	90.1%	89.9%	7,242	6,512	89.9%	90.2%				
St Louis	Garden Villas of Meramec Valley (CO 1 Arbor Terrace App 3/5/18)		Fenton	63026	60	0	0	0													
St Louis	Garden Villas South	13457 Tesson Ferry Road	St Louis	63128	0	83	0	83	74.8%	65.0%	67.2%	66.3%	62.8%	7,006	4,121	58.8%	65.7%				
St Louis	Grande at Laumeier Park, The	12470 Rott Road	Sunset Hills	63127	0	98	0	98	54.0%	47.6%	59.0%	57.3%	60.4%	9,016	6,292	69.8%	58.0%				
St Louis	Laclede Commons	727 S Laclede Station Rd	St Louis	63119	0	242	0	242	82.7%	90.5%	91.9%	85.0%	94.5%	11,868	11,109	93.6%	89.7%				
St Louis	Lutheran Senior Services at Meramec Bluffs	50 Meramec Trail Dr	Ballwin	63021	0	100	0	100	93.9%	92.4%	91.1%	90.0%	89.9%	7,293	6,858	94.0%	91.9%				
St Louis	Marymount Manor	313 Augustine Rd	Eureka	63025	0	0	100	100	47.4%	49.6%	52.6%	51.9%	54.6%	4,232	2,296	54.3%	51.7%				
St Louis	Mattis Pointe-Assisted Living by Americare	4962 Mattis Road	St. Louis	63128	0	120	0	120	53.7%	55.0%	55.8%	54.3%	56.4%	11,040	6,176	55.9%	55.2%				
St Louis	Mother Of Perpetual Help Residence, Inc	7609 Watson Rd	St Louis	63119	0	160	0	160	54.1%	57.5%	58.4%	62.3%	71.2%	14,720	10,939	74.3%	63.0%				
St Louis	Nazareth Living Center	#2 Nazareth Lane	St Louis	63129	0	114	0	114	94.0%	94.2%	90.7%	93.0%	94.0%	10,488	9,796	93.4%	93.2%				

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022	1st Qtr 2023	2nd Qtr 2023	3rd Qtr 2023*			Average Occup %	
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %		
St Louis	Richmond Terrace Assisted Living	1633 Laclede Station Rd	St Louis	63117	0	99	0	99	75.4%	72.9%	70.9%	69.1%	76.3%	6,763	5,082	75.1%	73.3%	
St Louis	Southview Assisted Living	9916 Reavis Rd	Affton	63123	0	116	0	116	71.5%	72.4%	72.8%	70.7%	73.0%	10,672	8,061	75.5%	72.7%	
St Louis	Sunrise of Webster Groves	45 East Lockwood	St Louis	63119	0	90	0	90	67.8%	63.8%	57.0%						62.9%	
St Louis	Sylvan House	30 Sherman Rd	St Louis	63125	0	0	40	40	85.0%	85.0%	85.0%	87.5%	85.0%	3,680	3,128	85.0%	85.4%	
St Louis	The Collins House (CON App. 01/04/22)	102 and 104 Collins Drive	Festus	63028	8	0	0	0										
St Louis	Topwood Home, LLC (CON App. 11/10/22)	4 Topwood Dr	Manchester	63011	75	0	0	0										
St Louis	Vantage Pointe at Adworth Drive (CO App. 1/7/19)	1025 & 1031 Adworth Drive	Mehlville	63125	71	0	0	0										
St Louis	Westview at Ellisville Assisted Living	27 Reinke Rd	Ellisville	63021	0	99	0	99	54.2%	50.7%	42.2%	55.6%	48.0%	9,108	4,351	47.8%	49.4%	
Subtotal for St Louis					244	2,148	178	2,326	72.0%	68.1%	68.2%	68.3%	71.3%	170,325	115,999	68.1%	69.3%	
St Louis City	Carondelet Retirement Manor (1 of 3 CON App licensed 7/18/23)	6811 Michigan	St Louis	63111	2	0	34	34	97.0%	98.5%	95.5%	98.5%	97.8%	3,036	2,852	93.9%	96.9%	
St Louis City	Chateau Ann Marie	7700 Minnesota Ave	St. Louis	63111	0	22	0	22	100.0%	98.6%	100.0%	99.0%	96.3%	1,472	1,403	95.3%	98.2%	
St Louis City	Holly Hills Retirement Home	6421 Minnesota	St Louis	63111	0	0	15	15	92.3%	92.8%	88.5%	98.5%	98.1%	1,196	1,150	96.2%	94.4%	
St Louis City	Kasey Paige Health Care Center	3715 Jamieson Ave	St Louis	63109	0	0	111	111	87.5%	80.1%	75.3%	82.0%	80.2%	10,212	8,280	81.1%	81.0%	
St Louis City	Riverview, The (Closed 2/15/23)	5500 South Broadway	St Louis	63111	0	0	0	0	0.0%	0.0%	0.0%						0.0%	
St Louis City	St Louis Hills Assisted Living and Memory Care	6543 Chippewa St	St Louis	63109	0	181	0	181	36.6%	43.5%	45.7%	90.0%	88.0%	9,448	8,503	90.0%	60.8%	
St Louis City	St. Louis Altenheim (CON App. 11/10/22)	5408 South Broadway	St. Louis	63111	30	23	0	23	41.5%	51.0%	56.1%	80.6%	74.4%	2,116	1,584	74.9%	63.1%	
Subtotal for St Louis City					32	226	160	386	62.1%	63.7%	63.3%	88.0%	86.3%	27,480	23,772	86.5%	73.9%	
GRAND TOTALS:						276	2,584	471	3,055	69.0%	68.4%	69.2%	72.6%	75.4%	228,441	165,497	72.4%	71.1%

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Previous Business

Previous Business

Item #1

#4847 RS: Community Care Center of Union, LLC

Union (Franklin County)

\$2,847,650, Involuntary forfeiture on CON to establish 20-bed ALF

Contact Person: Christina M. Giardina, 636-394-3000, cmgiardina@communitycaremidwest.com

On January 7, 2013, a CON was issued to Union Health Properties, LLC (owner) and Benchmark Healthcare of Union, LLC (operator), to establish a 20-bed ALF at St. Andrews Drive and Highway 50, Union, MO 63084, with a project cost of \$2,847,650. This would be accomplished by constructing two new buildings totaling 14,500 square feet. The application stated construction would begin in April of 2013 and be completed within 9 months.

On July 24, 2014, a change of owner to Metropolis Property Development, LLC was approved.

On January 7, 2019, a change of operator to Community Care Center of Union, Inc. was approved.

On January 8, 2024, a request was received for a twenty-second extension due to financial delays. At the March 4, 2024, CON Meeting, the MHFRC denied the applicants request for a twenty-second extension, and therefore, this project was placed for an involuntary forfeiture. On March 5, 2024, CON staff sent the project contact person, Christina Giardina, a notice of possible forfeiture due to the failure to incur capital expenditure through above ground construction and the MHFRC denying their twenty-second extension request. The contact person acknowledged receipt of the possible forfeiture notice on March 5, 2024, and has not submitted additional documentation at this time.

Extension Request History

Request Rec'd	Reason for Request	Decision
7/2/14	Organization restructure	7/7/14-Extension to 1/7/14
7/22/14	Organization restructure & owner change	7/24/14-Two extensions to 1/7/15
3/5/14	Organization restructure	5/4/15-Extension to 7/7/15
8/14/15	Organization restructure	9/14/15-Extension to 1/7/16
4/1/16	Organization restructure	5/2/16-Extension to 7/7/16
9/15/16	Development plans	7/11/16-Extension to 1/7/17
1/6/17	City approval	3/6/17-Two extensions to 1/7/18
12/6/17	Completion of the SNF project	1/8/18-Two extensions to 1/7/19
12/11/18	Completion of the SNF project	1/7/19- Two extensions to 1/7/20
1/28/20	Completion of the SNF project	3/2/20-Two extensions to 1/7/21
1/24/21	Completion of the SNF project	3/1/21-Two extensions to 1/7/22
2/1/22	Delays of construction	3/7/22- Two extensions to 1/7/23
1/10/23	Architectural delays	3/6/23-Two extensions to 1/7/24
1/8/24	Financing delays	3/4/24- Extension denied

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

Item #2

#5822 NT: Meadowview of Harrisonville Health & Rehabilitation

Raymore (Cass County)

\$4,113,138, Involuntary forfeiture on CON to replace a 60-bed SNF (15-mile LTC replacement)

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

On January 4, 2021, a CON was issued to Missouri Regency Associates, LP (owner) and SRZ Op Meadow View, LLC (operator), to replace a 60-bed skilled nursing facility (SNF) currently located at ABC Health Care, 307 East South St, Harrisonville, Mo, 64701 to 2203 East Mechanic Harrisonville, 64701, at a cost of \$4,413,513. This would be accomplished by renovating 13,647 square feet of independent living space attached to the existing building. In the renovated space, thirty rooms would be licensed for two beds each. The application stated renovations would commence in July of 2021 and be completed in January of 2022.

On April 25, 2022, a change of owner to 600 E Sunrise Drive MO, LLC, change of operator to Raymore MO Consulting, LLC., and change of site to 600 East Sunrise Dr., Raymore, MO 64083, an existing 152-bed SNF known as Redwood of Raymore, were approved.

Previous Business

On January 30, 2024, a request was received for a sixth extension due to the COVID-19 pandemic construction bids being too high and needing more time to allow material prices to decrease. At the March 4, 2024, CON Meeting, the MHFRC denied the applicants request for a sixth extension, and therefore, this project was placed for an involuntary forfeiture. On March 5, 2024, CON staff sent the project contact person, Thomas Piper, a notice of possible forfeiture due to the failure to incur capital expenditure through above ground construction and the MHFRC denying their sixth extension request. The contact person acknowledged receipt of the possible forfeiture notice on March 5, 2024, and has not submitted additional documentation at this time.

Extension Request History

Request Rec'd	Reason for Request	Decision
8/27/21	COVID-19 Delays	8/27/21-Extension to 1/4/22
1/24/22	COVID-19 Delays	3/7/22- Two Extensions to 1/4/23
12/16/22	COVID-19 Delays	3/6/23- Two Extensions to 1/4/24
1/30/24	COVID-19 Delays	3/4/24- Extension Denied

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

Item #3

#5433 RS: Springhouse Village

Rogersville (Greene County)

\$13,582,500, Fourteenth extension on CON to establish 85-Bed ALF

Contact Person: Elizabeth Link, 618-407-3502, lizlink@gmail.com

On May 1, 2017, a CON was issued to Springhouse Village of Springfield, LLC (owner) and Foster Development Inc. d/b/a Foster Senior Living (operator), to establish an 85-bed ALF at 4374 East Mary Road, Rogersville, MO 65742, at a cost of \$13,582,500. This would be accomplished by constructing a new single-story, 73,436 square-foot building. The facility would have 67 private rooms and 9 semi-private rooms. A portion of the licensed beds would be for memory care. The application stated ground breaking would commence in January of 2018, and the project be completed in January of 2019.

On March 13, 2024, a request was received for a fourteenth extension to November 1, 2024. The applicant stated that due to a delay in the City of Springfield starting construction on sewer, more time is needed to plan and initiate the project. The applicant anticipates the need for two additional extensions. According to the last PPR, as of November 1, 2023, the applicant has incurred a total cost of \$811,165.

Extension Request History

Request Rec'd	Reason for Request	Decision
11/8/17	Finalizing design to begin site work	11/9/17-Extension to 5/1/18
6/18/18	Zoning	9/10/18-Two extensions to 5/1/19
4/1/19	Zoning	5/6/19-Two extensions to 5/1/20
4/28/20	Zoning	7/13/20-Two extensions to 5/1/21
4/9/21	Site work	5/24/21- Three extensions to 11/1/22
10/3/22	Project Development Delay	11/10/22- Three Extensions to 5/1/24

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 #4

#5717 RS: Springhouse Village

Rogersville (Greene County)

\$2,125,550, Ninth extension on CON to add 20 ALF beds

Contact Person: Elizabeth Link, 618-407-3502, lizlink@gmail.com

On November 4, 2019, a CON was issued to Springhouse Village of Springfield, LLC (owner) and Foster Development Inc d/b/a Foster Senior Living (operator) to add 20 assisted living facility (ALF) beds to CON approved project #5433 RS at 4374 East Mary Road, Rogersville, MO 65742, at a cost of \$2,125,550. This would be accomplished by changing the initial project plans to add 11,250 square-feet of 17 rooms and convert private rooms to semi-private rooms. Based on 105 ALF beds, there would be 83 private units and 11 semi-private units. The application stated that construction would begin in March of 2021 and be completed in June of 2022.

Previous Business

On March 13, 2024, a request was received for a ninth extension to November 4, 2024. The applicant stated that due to a delay in the City of Springfield starting construction on the sewer, more time is needed to plan and initiate the project. The applicant anticipates the need for two additional extensions. According to the last PPR, as of November 4, 2023, the applicant has incurred a total cost of \$6,812.

Extension Request History

Request Rec'd	Reason for Request	Decision
5/29/20	Project development delay	5/29/20-Extension to 11/4/20
9/29/20	Project development delay	11/9/20-Extension to 5/4/21
4/9/21	Project development delay	5/24/21-Three extensions to 11/4/22
10/3/22	Project development delay	11/10/22- Three Extensions to 5/4/24

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 #5

#5999 HS: Harrison County Community Hospital

Bethany (Harrison County)

\$63,200,000, Second extension on CON to replace a 14-bed critical access hospital

Contact Person: Doug Brandt, 660-425-0307, doug.brandt@hcchospital.org

On May 1, 2023, a CON was issued to Harrison County Community Hospital District (owner) and Harrison County Community Hospital (operator) to replace a 14-bed critical access hospital at 40.277298, -94.015169, Bethany, MO 64422, with a project cost of \$63,200,000. The replacement hospital would be a 76,000 square-foot facility located approximately one mile from the existing facility. Two rooms would be licensed for two beds each and ten rooms would be licensed for one bed each. Construction is expected to commence in August of 2023 and be completed by February of 2025.

On March 19, 2024, a request was received for second extension to November 1, 2024. The applicant stated there are delays in finalizing and executing the construction contract. Construction is expected to commence this summer so one additional extension is anticipated. According to the last PPR, as of November 1, 2023, the applicant has incurred a total cost of \$2,387,080 in land acquisition and legal fees.

Extension Request History

Request Rec'd	Reason for Request	Decision
10/24/23	Finalizing project bids	10/25/23-Extension to 5/1/24

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

Item #6

#5728 RS: Century Pines Assisted Living

Ozark (Christian County)

\$3,188,500, Voluntary Forfeiture on CON to add 30 ALF beds

Contact Person: James Edwards, 417-581-7278, jim.centurypines@yahoo.com

On March 2, 2020, a CON was issued to BCH Properties, LLC (owner) and Retirement at Century Pines, Inc. (operator), to add 30 assisted living facility (ALF) beds to an existing 76-bed ALF located at 709 E. McCracken Rd., Ozark, MO 65721 at a project cost of \$3,188,500. This would be accomplished through the construction of a 13,000 square-foot wing to the existing building and renovating 6,000 square feet of existing space. Upon project completion, there would be 34 rooms licensed for 1 bed each, 27 rooms licensed for 2 beds each, and 6 rooms licensed for 3 beds each. The application stated licensing of the new beds would take place 12 months from CON approval.

On March 26, 2024, a request was received for a voluntary forfeiture. The applicant is requesting approval to forfeit this project due to budget constraints and financing costs and preserves the right to apply for a new CON in the future.

Previous Business

Item #7

#6003 HS: UHS of Kansas City, LLC - Behavioral Health Project (Independence)

Independence (Jackson County)

\$63,932,911, Second extension on CON to establish 120-bed behavioral health hospital

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

On May 1, 2023, a CON was issued to UHS of Delaware, Inc. (owner) and UHS of Kansas City, LLC (operator) to establish 120-bed behavioral health hospital at 39.036484, -94.336529, Independence, MO, with a project cost of \$63,932,911. The hospital would be an 88,679 square-foot single-story building. All inpatient rooms would be semi-private. Construction is expected to begin January of 2024 and the project to be completed by April of 2025.

On April 1, 2024, a request was received for second extension to November 1, 2024. The applicant stated the purchase of the property has not been finalized and the approval/design process is ongoing. Construction is expected to commence late summer so two extensions are anticipated. According to the last PPR, as of November 1, 2023, the applicant has incurred a total cost of \$572,597 in architectural/engineering fees and other costs.

Extension Request History

Request Rec'd	Reason for Request	Decision
11/9/2023	Land Acquisition Delays	11/9/2023-Extension to 5/1/24

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

Item #8

#6004 RS: Neurological Transitional Center

O'Fallon (St. Charles County)

\$9,655,000, Second extension on CON to establish 12-bed neuro-transitional ALF

Contact Person: Jonathan F. Dalton, 314-259-4702, jdalton@atllp.com

On May 1, 2023, a CON was issued to SSM Select Rehab St. Louis, LLC (owner/operator) to establish 12-bed neuro-transitional assisted living facility (ALF) at 10 S. Woodlawn Ave., O'Fallon, MO 63366, with a project cost of \$9,655,000. The facility would be a 13,725 square-foot building with 12 private rooms. Construction is expected to begin in December of 2023 and project completion in November of 2024.

On April 2, 2024, a request was received for second extension to November 1, 2024. The applicant stated construction has begun but scheduling conflicts and delays are the reason for no above ground expenditures. Construction is expected to commence in May of 2024, so one additional extension is anticipated. According to the last PPR, as of November 1, 2023, the applicant has incurred a total cost of \$254,930 in architectural/engineering fees and legal fees.

Extension Request History

Request Rec'd	Reason for Request	Decision
11/28/2023	Construction Delays	12/4/23-Extension to 5/1/24

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that the one filed report was late in the past.

Item #9

#5556 RS: Garden Villas of Meramec Valley

Fenton (St. Louis County)

\$14,580,000, Twelfth extension on CON to establish a 60-bed ALF

Contact Person: Jonathan F. Dalton, 314-259-4702, jdalton@atllp.com

On March 5, 2018, a CON was issued to Garden Villas of Meramec Valley, LLC (owner/operator) to establish a 60-bed assisted living facility (ALF) at 1 Arbor Terrace, Fenton, MO 63026, at a cost of \$14,580,000. This would be accomplished by constructing a three-story, 83,000 square-foot building with fifty-six units licensed for one bed and two units licensed for two beds. The application stated construction would be completed within two years of the issuance of the CON.

Previous Business

On April 2, 2024, CON staff sent the applicant a notice of possible forfeiture due to noncompliance with statute §197.315[9] RSMo for failure to incur capital expenditure or file an extension request. On April 11, 2024, a request was received for a twelfth extension to September 5, 2024. The applicant stated there have been significant delays in obtaining county approval and post-pandemic issues have led to a dramatic cost increase. Delmar Gardens is exploring options with its design team to reduce the project cost. This may require some redesign. The applicant anticipates the need for three additional extensions. According to the last PPR, as of March 5, 2024, the applicant has incurred a total cost of \$809,950 in land acquisition, legal, and architectural/engineering fees..

Extension Request History

Request Rec'd	Reason for Request	Decision
4/30/19	Project approvals delay	4/30/19-Extension to 3/5/19
5/29/19	Project approvals delay	7/8/19-Two extensions to 3/5/20
1/31/20	Project approvals delay	3/2/20-Extension to 9/5/20
11/4/20	Project approvals delay	1/4/21- Two extensions to 9/5/21
9/10/21	Project approvals delay	11/8/21- Two extensions to 9/5/22
9/21/22	Project approval delays	11/10/22- Three extensions to 3/5/24

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

Item 10

#5666 RS: Vantage Pointe at Adworth Drive

Mehlville (St. Louis County)

\$14,553,243, Tenth 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 April 2, 2024, CON staff sent the applicant a notice of possible forfeiture due to noncompliance with statutes §197.315[8-9] RSMo for failure to file required progress reports and incur capital expenditure or file an extension request. On April 12, 2024, a request was received for a tenth extension to September 4, 2024. The applicant stated there have been significant delays in financing and construction loan closing. Construction completion plans to occur in November of 2025. The applicant anticipates the need for additional extensions. According to the last PPR, as of March 4, 2024, the applicant has incurred a total cost of \$506,342.

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
10/3/23	Construction Delay	11/6/23- Extension to 3/4/24

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

Management Issues

CON Non-Applicability Letters
Issued February 14, 2024 - April 16, 2024
(Sorted by issue date)

Project Information				Decription		Dates	Decision	Applicant	
Number	Project Name			Proposed Activity		LOI Rec'd	Issue Date	Owner Name	Phone No.
	Address	City	Zip	County	Original Proj Cost		Decision	Operator Name	

6097 NA	E.W. Thompson Health & Rehabilitation Center			Add 6 SNF beds (10/10%)		01/24/2024	03/20/2024	Sylvia G. Thompson Charitable Trust	660-851-0668
	975 Mitchell Rd	Sedalia	65301	Pettis	\$22,325		Not Applicable	Sylvia G. Thompson Residence Center, Inc.	

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
May 24, 2024

Tentative Agenda

1. #6094 HT: St. Luke's Hospital – Cancer Institution
Kansas City (Jackson County)
\$4,556,716, Replace linear accelerator
2. #6095 HT: St. Luke's Hospital
Chesterfield (St. Louis County)
\$2,611,158, Replace linear accelerator

Missouri Health Facilities Review Committee
Certificate of Need Expedited Ballot Meeting
June 21, 2024

Tentative Agenda

**Application deadline for this review cycle is May 10, 2024.*

Missouri Health Facilities Review Committee
Certificate of Need Meeting
July 15, 2024, 9:00 a.m.
TBD

Tentative Agenda

A. Committee Business

1. Review and Perfect Agenda
2. Approve Minutes

B. New Business

**Application deadline for this review cycle is May 3, 2024.*

C. Previous Business

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 Expedited Ballot Meeting
July 25, 2024

Tentative Agenda

**Application deadline for this review cycle is June 13, 2024.*

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> 12/19/23: Rcvd Contact Correction. Was Emily Solum <emily.solum@huschblackwell.com> 1/8/24: Owner/Operator change approved; previously Columbia Manor, Inc (Owner/Operator)

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	99%		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 7/11/16 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 3/4/24: 22nd Ext Denied

**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
5091 RS	The Gables at Brady Circle Establish 80-bed ALF	St. Louis	St. Louis	11/03/2014	\$1,625,000	97%		5/3/15-1st ext to 11/3/15
5208 RS	St. Louis Altnheim 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>
5323 RS	Palestine Legacy Residences Establish 39-bed ALF	Kansas City	Jackson	11/07/2016	\$5,471,250	0%	11/07/2024	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 11/6/23: 14th & 15th ext to 11/7/24
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
5492 HA	Farmington Hospital and Behavioral Clinic Establish 48-bed Psychiatric Hospital	Farmington	St. Francois	11/06/2017	\$756,005	62%		

**Incomplete Projects Report
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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
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
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
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
5666 RS	Vantage Pointe at Adworth Drive Establish 71-bed ALF	Mehlville	St Louis	03/04/2019	\$14,553,243	0%	03/04/2024	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 11/6/23: 9th ext to 3/4/24
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

**Incomplete Projects Report
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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
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
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%		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	99%		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)
5817 RS	Harmony Homes Establish 80-bed ALF	Maryland Heights	St. Louis	01/04/2021	\$10,707,830	5%	01/04/2025	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 3/4/24: 6th & 7th Ext to 1/4/25

**Incomplete Projects Report
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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
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 3/4/24: 6th Ext Denied
5813 RS	The Cottages of St. Louis County Establish an 80-bed ALF	Florissant	St. Louis	01/04/2021	\$10,000,000	0%	01/04/2025	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 3/4/24: 6th & 7th Ext to 1/4/25
5811 RS	Bowling Green Residential Care Add 20 RCF beds	Bowling Green	Pike	01/04/2021	\$51,000	100%		2/15/23- Breakdown of cost is saved in compliance folder, still need license showing the added beds.
5799 DS	The Baptist Home at Ashland Establish 20-bed ALF & 40-bed SNF	Ashland	Boone	03/01/2021	\$13,338,832	34%		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
5830 RS	Jefferson City-Assisted Living by Americare Establish 40-bed ALF	Jefferson City	Cole	03/01/2021	\$5,506,601	0%	03/01/2025	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 3/4/24: 6th & 7th Ext to 3/1/25
5812 NS	Ignite Medical Resort St. Peters Establish 91-bed SNF	St. Peters	St. Charles	03/01/2021	\$26,000,000	0%	03/01/2025	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 11/6/23: CO approved, prev cost: \$22,000,000 3/4/24: 6th & 7th Ext to 3/1/25
5839 HT	Barnes-Jewish Hospital Replace proton therapy unit	St. Louis	St. Louis City	03/24/2021	\$23,000,000	77%		Will replace #3965 HS

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

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5840 RS	Majestic Residences at Old Hawthorne Establish 36-bed ALF	Columbia	Boone	05/24/2021	\$6,648,303	0%	05/24/2024	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 1/8/24: 5th ext to 5/24/24
5848 RS	Hampton Manor of O'Fallon Establish 107-bed ALF	O'Fallon	St. Charles	05/24/2021	\$15,000,000	49%		
5847 RS	Hampton Manor of Wentzville Establish 85-bed ALF	Wentzville	St. Charles	05/24/2021	\$14,011,000	95%		
5860 RS	Cedarhurst of Wentzville Establish 80-bed ALF	Wentzville	St. Charles	07/12/2021	\$15,600,000	50%		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
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>
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
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 *Contact person changed 1/30/24, was Adnrew Letterman
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	15%		7/21/22: 1st ext to 1/04/23 1/9/23: 2nd, 3rd and 4th ext to 7/4/24
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
5922 RA	The Collins House Establish 8-bed ALF	Festus	Jefferson	01/04/2022	\$596,550	100%		1st ext to 1/04/23

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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 1/23/24: Conact Correction, Michael O'Dea, michael.odea@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
5928 RS	New Perspective of Weldon Spring Establish 170-bed ALF	Weldon Spring	St. Charles	04/25/2022	\$41,416,000	35%		10/24/22: 1st Ext Req to 4/25/23 5/1/23:2nd Ext to 10/25/23
5927 RS	Glenfield Memory Care Add 36 ALF beds	Cottleville	St. Charles	04/25/2022	\$5,151,850	5%		11/1/22: 1st ext req to 4/25/23 5/1/23: 2nd Ext to 10/25/23 11/6/23: 3rd ext to 4/25/24
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	99%		9/12/23: C/O approved, previous amount \$5,183,394
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%		

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

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	58%		1/6/23: Contact person changed; previously Greg Bratcher <gbratcher@bjc.org> 1/6/23:1st ext to 07/11/23
5955 RS	Hampton Manor of Lake Ozark Establish 107-bed ALF	Lake Ozark	Camden	09/12/2022	\$18,000,000	0%	09/12/2024	3/24/23: 1st extension to 9/12/23 1/8/24: 2nd & 3rd Ext to 9/12/24
5929 NS	Eagles Nest Nursing Home Establish 40-bed SNF	St. Louis	St. Louis City	09/12/2022	\$6,720,385	0%	09/12/2024	4/5/23: 1st extension to 9/12/23 11/6/23: 2nd & 3rd ext to 9/12/24 & site change approved, prev site: 4101 North Grand Blvd, St. Louis, 63107
5954 RS	NWKC Senior Community, LLC Establish 79-bed ALF	Kansas City	Platte	09/12/2022	\$19,439,276	3%	09/12/2024	3/14/23:1st Ext Granted to 9/12/23 10/4/23: contact person changed from Paul Brothers 11/6/23: 2nd & 3rd ext to 9/12/24, CO also approved.. Prev.\$16,607,558
5933 RS	Hampton Manor of Republic Establish 107-bed ALF	Republic	Greene	09/12/2022	\$16,000,000	18%		
5963 NT	Mason Pointe Care Center Ren/Mod 256-bed SNF	Chesterfield	St. Louis	09/21/2022	\$16,838,176	60%		
5973 HT	Research Medical Center Replace EP Lab	Kansas City	Jackson	10/24/2022	\$2,992,872	0%		Will replace #4004 HS
5985 NA	Winchester Nursing Center LTC Bed Expansion (Purchase 16 SNF beds)	Bernie	Stoddard	10/24/2022	\$1	95%		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%		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%	11/10/2024	6/21/23: 1st ext to 11/10/23 11/6/23: 2nd & 3rd ext to 11/10/24
5971 RS	Topwood Home, LLC Establish 75-bed ALF	Manchester	St. Louis	11/10/2022	\$13,850,000	0%	11/10/2024	6/23/23: 1st Ext to 11/10/2023 1/8/24: 2nd & 3rd Ext to 11/10/24
5969 NT	Westfield Nursing Center Replace 82-bed SNF (15-mile replacement)	Sikeston	New Madrid	11/10/2022	\$11,500,000	5%		5/9/23: 1st Ext to 11/10/23
5998 RA	The Baptist Home DBA Baptist Homes of Establish 12-bed RCF	Adrian	Bates	01/19/2023	\$207,411	23%		

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5978 HT	Southeast Hospital Replace 2 Linear Accelerators	Cape Girardeau	Cape Girardeau	01/23/2023	\$1,955,132	100%		Replacing #4429 1/30/24: Contact Change from Regina Faulkenberry <rfaulkenberry@sehealth.org>
5987 HT	Heartland Regional Medical Center Replace MRI	St. Joesph	Buchanan	01/23/2023	\$1,831,327	90%		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%	01/23/2025	5 ALF beds replaced from Auburn Creek 7/24/23: 1st Extension to 01/23/2024 3/4/24: 2nd & 3rd Ext to 1/23/25
5989 HT	Barnes Jewish Hospital Replace MRI	St. Louis	St. Louis City	01/23/2023	\$10,834,000	1%		
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%	03/24/2024	12/29/23: 1st Ext Req to 3/24/24
6022 RA	Assisted Living at Homestead Renovate/Modernize 36-bed ALF	Washington	Franklin	04/14/2023	\$485,264	54%		
6000 RS	Aspen Valley Senior Homes - North Crest Establish 12-bed ALF	Washington	Franklin	05/01/2023	\$1,436,500	20%	05/01/2024	11/15/23: 1st Ext to 5/1/2024
5999 HS	Harrison County Community Hospital New/Replace 14-bed Critical Access Hospital	Bethany	Harrison	05/01/2023	\$63,200,000	0%	05/01/2024	10/24/23: Contact Change from Craig Elmore <jjedcoe@aol.com> 10/25/2023: 1st Ext to 5/1/24
6003 HS	UHS of Kansas City, LLC - Behavioral Establish 120-bed behavioral health hospital	Independence	Jackson	05/01/2023	\$63,932,911	0%	05/01/2024	11/9/23: 1st ext to 5/01/23
6004 RS	Neurological Transitional Center Establish 12-bed ALF	O'Fallon	St. Charles	05/01/2023	\$9,655,000	0%	05/01/2024	11/28/23: 1st Ext to 5/1/24
5995 NS	JP Advance Care, LLC Establish 150-bed SNF	Kansas City	Clay	05/01/2023	\$1,500,000	5%	05/01/2024	12/11/23: 1st Ext to 5/01/24
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	18%		

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6006 NS	The Baptist Home DBA Baptist Homes of Establish 24-bed SNF	Ozark	Christian	07/24/2023	\$2,943,265	0%	07/24/2024	1/24/24: 1st Ext to 7/24/24
5996 HT	SoutheastHealth Replace MRI	Cape Girardeau	Cape Girardeau	07/24/2023	\$2,165,236	0%	07/24/2024	2/13/24: 1st ext to 7/24/24 2/13/24: Contact change from Regina Faulkenberry <rfaulkenberry@sehealth.org>
6015 NS	Windsor Estates of St. Charles Add 15 SNF beds	St. Charles	St. Charles	07/24/2023	\$1,385,000	7%		9/12/23: Owner & Operator change approved; previously Windsor- St. Charles Property, LLC (owner) & Windsor Estates of St. Charles SNAL, LLC (operator)
6005 HS	Heartland Regional Medical Center Acquire Bi-Plane Unit	St. Joseph	Buchanan	07/24/2023	\$3,179,802	0%	07/24/2024	
6018 DS	The Baptist Home at Ashland Add 20 ALF beds and 14 SNF beds	Ashland	Boone	07/24/2023	\$102,000	0%	07/24/2024	1/24/24: 1st Ext to 7/24/24
6021 HT	Saint Luke's Hospital of Kansas City Replace CT	Kansas City	Jackson	07/24/2023	\$1,254,000	100%		
6011 HS	Pershing Memorial Hospital Acquire MRI	Brookfield	Linn	07/24/2023	\$1,628,509	0%	07/24/2024	
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
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
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
6041 HT	Mercy Hospital St. Louis Replace Tomotherapy Linear Accelerator	St. Louis	St. Louis	08/21/2023	\$3,375,820	100%		Will replace #3771 HS -- LINAC & tomotherapy unit are the same, spoke to Denise on the phone 6/12/23
6037 HT	Barnes-Jewish West County Hospital Replace MRI	St. Louis	St. Louis	08/21/2023	\$1,976,097	0%		
6056 HA	Landmark Hospital of Columbia Convert 16 med/surg beds to rehab beds	Columbia	Boone	09/11/2023	\$0	0%		

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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
6057 HA	Landmark Hospital of Joplin Convert 11 med/surg beds to rehab beds	Joplin	Jasper	09/11/2023	\$0	0%		
6033 HS	Missouri Baptist Medical Center Acquire neurosurgery robotic system	St. Louis	St. Louis	09/12/2023	\$2,466,602	0%		
6008 RS	St Louis Assisted Living Solutions LLC Establish 16-bed ALF	Wentzville	St. Charles	09/12/2023	\$2,791,000	0%	09/12/2024	3/13/24: 1st Ext to 9/12/24
6031 HS	Emergency Care Hospital - Independence Establish 3-bed emergency care hospital	Independence	Jackson	09/12/2023	\$24,401,000	0%	09/12/2024	3/12/24: 1st Ext to 9/12/24
6035 RS	The Baptist Home, Chillicothe Add 34 ALF beds	Chillicothe	Livingston	09/12/2023	\$199,909	70%		
6029 NS	Lakeview Post Acute Add 30 SNF beds	Florissant	St. Louis	09/12/2023	\$400,000	33%	09/12/2024	03/19/24 : First extension granted to 09/12/24
6030 RS	Zebra Hitch Senior Living Establish 134-bed ALF	Lee's Summit	Jackson	09/12/2023	\$42,000,000	0%	09/12/2024	3/12/24: 1st Ext to 9/12/24
6019 HT	Centerpoint Medical Center Replace MRI	Independence	Jackson	09/21/2023	\$3,111,287	0%	09/21/2024	Will replace #4513 HT 3/22/24: Staff granted 1st ext to 9/21/24
6020 HT	Lafayette Regional Health Center Replace MRI	Lexington	Lafayette	09/21/2023	\$1,806,394	0%	09/21/2024	3/22/24: Staff granted 1st ext to 9/21/24
6066 RA	Sequoia Village Establish 6-bed ALF	Nixa	Christian	10/16/2023	\$399,093	0%		
6053 HT	Barnes-Jewish Hospital Replace robotic surgery unit	St. Louis	St. Louis City	10/23/2023	\$2,460,750	0%		Will replace #5708 HT
6067 HA	Ortho Sport and Spine Physicians of Acquire MRI	Creve Coeur	St. Louis	10/23/2023	\$474,959	0%		
6054 HT	St. Louis Children's Hospital Replace robotic surgery unit	St. Louis	St. Louis City	10/23/2023	\$2,000,000	0%		

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6052 HT	The University of Kansas Hospital Authority Replace MRI	Kansas City	Jackson	10/23/2023	\$3,000,000	0%		
6050 HT	Missouri Cancer Associates Replace PET/CT scanner	Columbia	Boone	10/23/2023	\$2,010,733	0%		
6045 RT	Lutheran Senior Services at Meramec Bluffs LTC Bed Expansion (Purchase 10 ALF beds)	Ballwin	St. Louis	11/06/2023	\$0	0%		
6049 HT	Mercy Hospital Washington Replace linear accelerator	Washington	Franklin	11/21/2023	\$2,100,000	0%		Will replace 4980 HS
6055 HT	The Children's Mercy Hospital Replace PET/CT scanner	Kansas City	Jackson	11/21/2023	\$2,778,319	0%		Will replace #4430 HS
6065 HT	Bothwell Regional Health Center Replace MRI Unit	Sedalia	Pettis	12/27/2023	\$1,297,073	0%		Will replace #4381 HS
6069 HT	Christian Hospital Replace MRI	St.Louis	St. Louis	12/27/2023	\$1,885,927	0%		Will replace #2838 HS
6068 HT	Barnes-Jewish Hospital Replace electrophysiology lab	St. Louis	St. Louis City	12/27/2023	\$1,147,941	0%		Will replace #3591 HT
6070 DT	The King's Daughters Home Renovate/Modernize RCF and ICF (Therapy Center Addition)	Mexico	Audrain	12/27/2023	\$1,465,868	0%		3/28/24: Contact changed from Eric Westues <eric@westhues.com>
6060 RS	Aspen Valley Senior Homes - New Haven Establish 12-bed ALF	New Haven	Franklin	01/08/2024	\$1,718,200	0%		
6061 HS	Mercy Hospital - Springfield Acquire an additional robotic surgery unit	Springfield	Greene	01/08/2024	\$1,870,857	0%		10/11/23: LOI was amended to reflect 1 unit instead of 2
6062 DS	Redbud Village Establish a 24-bed SNF and a 24-bed ALF	Versailles	Morgan	01/08/2024	\$25,000,000	0%		
6064 HS	Mercy Hospital Jefferson Acquire a robotic surgery unit	Festus	Jefferson	01/08/2024	\$2,173,711	0%		
6073 HT	St. Luke's Episcopal Presbyterian Hospital Replace cardiac cath lab	Chesterfield	St. Louis	01/22/2024	\$1,523,633	0%		

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6074 HT	St. Luke's Episcopal Presbyterian Hospital Replace MRI	Chesterfield	St. Louis	01/22/2024	\$2,403,021	0%		
6072 HT	Mercy Hospital - St. Louis Replace robotic surgery system	St. Louis	St. Louis	01/22/2024	\$2,132,994	0%		Will replace 4533 HT
6058 HT	Mercy Hospital- Springfield Replace tomotherapy	Springfield	Greene	01/22/2024	\$2,884,000	0%		Will replace #4112 HT
6082 RA	Heartland 4 Residential Care Facility Replace 20-bed RCF (15-mile replacement)	St. Joseph	Buchanan	01/24/2024	\$512,925	0%		
6090 HA	St. Luke's RAYUS Radiology Replace MRI	Frontenac	St. Louis	02/13/2024	\$916,493	0%		
6046 HS	Mercy Hospital - Springfield Acquire additional PET/CT unit	Springfield	Greene	03/04/2024	\$1,298,886	0%		
6059 HS	Cox - South Campus Acquire additional IR room	Springfield	Greene	03/04/2024	\$3,402,256	0%		3/4/24: Rec'd Contact Change; previously Will Nunn <will.nunn@coxhealth.com>
6076 HS	CoxHealth - Branson Acquire an robotic surgery unit	Branson	Taney	03/04/2024	\$2,050,750	0%		3/4/24: Rec'd Contact Change; previously Will Nunn <will.nunn@coxhealth.com>
6078 HS	North Oak Medical Imaging Center Acquire an additional MRI	Kansas City	Clay	03/04/2024	\$1,826,067	0%		
6079 HS	North Kansas City Hospital Acquire an additional CT scanner	North Kansas City	Clay	03/04/2024	\$1,342,642	0%		
6071 HS	Missouri Baptist Medical Center Acquire hybrid OR	St. Louis	St. Louis	03/04/2024	\$1,917,827	0%		
6081 HT	Cape Radiology Group I, LLC Replace MRI	Cape Girardeau	Cape Girardeau	03/26/2024	\$1,516,286	0%		Replacing #3822 FS

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