

From: Anne Cooper
To: [Roate, George](#)
Cc: [Constantino, Mike](#)
Subject: [External] RE: Questions; 18-026
Date: Monday, September 24, 2018 3:06:45 PM
Attachments: [image003.png](#)
[image004.png](#)

George,

Please see responses to Mike's questions regarding the Champaign County Change of Ownership below. Please let me know if you have any questions or need any further information on the change of ownership.

Thanks

Anne

Anne M. Cooper

Attorney

acooper@polsinelli.com

312.873.3606

150 N. Riverside Plaza, Suite 3000

Chicago, IL 60606

polsinelli.com



Polsinelli PC, Polsinelli LLP in California

From: Constantino, Mike [<mailto:Mike.Constantino@Illinois.gov>]
Sent: Monday, September 17, 2018 6:24 AM
To: Anne Cooper
Subject: Questions; 18-026

Ann: here are my questions

1. The names of the 16 LTC facilities controlled or

owned by Mr. Rothner's company or companies-
Extended Care Clinical LLC and Altitude Health
Services Inc.

The sixteen (16) LTC skilled nursing facilities on the Extended Care Clinical, LLC (ECC) Website for which ECC "provides healthcare consultation services, comprising of clinical professionals who provide care and support services" were chosen by the Champaign County Board appointed Evaluation Committee for review. Those facilities were (underlined facilities are located in Indiana):

1. Beecher Manor Nursing and Rehabilitation Center
2. Sebo's Nursing and Rehabilitation Center
3. Park House Rehabilitation Center (Little Village Nursing & Rehabilitation Center)
4. St. James Manor and Villas
5. Prairie Manor Nursing and Rehabilitation Center
6. Spring Mill Health Campus
7. Lakewood Nursing and Rehabilitation Center
8. South Suburban Rehabilitation Center
9. Lemont Nursing and Rehabilitation Center
10. Munster Med Inn
11. The Estates of Hyde Park
12. Chateau Nursing and Rehabilitation Center
13. Dyer Nursing and Rehabilitation Center
14. Lincolnshire Health Care Center
15. Tri-State Nursing and Rehabilitation Center
16. Wheaton Care Center

Two additional facilities were listed on the ECC website, Rainbow Beach and Grasmere Place, but those facilities only listed psychiatric rehab as the service provided so they were excluded from the comparison done by the Evaluation Committee.

Eleven of the eighteen homes on the ECC website, based on the IDPH Nursing Homes in Illinois site, had ties to the Rothner family, nine of which listed William Rothner with an ownership interest (St. James Manor and Villas, 11.12%; Prairie Manor Nursing and Rehabilitation Center, 16.67%; Lakewood Nursing and Rehabilitation Center, 16.67%; Lemont Nursing and Rehabilitation Center, 16.5%; The Estates of Hyde Park, 13.75%; Chateau Nursing and Rehabilitation Center, 16.66%; Tri-State Nursing and Rehabilitation Center, 21.13%; Wheaton Care Center, 10.77%; and Grasmere Place, 18.5%).

2. I also need the name of the nursing homes that were visited by the Board.

The Evaluation Committee consisted of five (5) Champaign County Board members including the chair of the County Board, four (4) members of the community including the chair of the Champaign County Nursing Home Board of Directors, and the Temporary Special Projects Administrator appointed to coordinate the activities of the sale of CCNH (RFP 2018-001). The Evaluation Committee toured the following homes on April 17, 2018:

- Chateau Nursing and Rehabilitation Center, 7050 Madison Street, Willowbrook, IL 60527; Overall Medicare.gov star rating: 1.
- St. James Manor and Villas, 1251 East Richton Road, Crete, IL 60417; Overall Medicare.gov star rating: 3.
- Beecher Manor Nursing and Rehabilitation Center, 1201 Dixie Highway, Beecher, IL 60401; Overall Medicare.gov star rating: 5.

3. The purchase agreement lists Altitude Acquisitions, LLC as the purchaser of the nursing home. Yet it is not listed as a co-applicant. In the purchase agreement this LLC appears to be the owner of the real estate and not University Rehab Real Estate, LLC.

Altitude Acquisitions, LLC is a placeholder entity and will go away at closing.

4. We need to know the members of SAK Management Services, LLC., Altitude Acquisitions, LLC, University Rehabilitation Center of C-U, LLC and University Rehab Real Estate, LLC.

SAK Management Services, LLC:

Suzanne Koenig, President and Founder
Flora Reznik, Chief Financial Officer and Financial Advisor
Stephen J. Gazdick, CPA, Financial Officer
Joyce Ciyou, MS, RN, LHFA, CLNC, Clinical Executive Consultant
Keith Hufsey, Director of Operations
William L. Kempiners, Health Care Policy and Regulatory Specialist
Tammie Denning, Clinical and Administrative Nursing Specialist
Leonard Koenig, Administrative and Census Development Specialist
Karen Bystrom, Regulatory Nurse Consultant
Terri R. Sherman, CPA, Finance Specialist
Michelle McDonald, Administrative and Senior Nurse Consultant
Christine O'Toole, Nurse Consultant
Kelsey Schwartz, Administrative and Senior Nurse Consultant
Linda L. Saunders, Administrative and Census Development Specialist
Loretta Price, MDS/Reimbursement Specialist
Terri McIntosh, Consultant
Mary Blyth, RN, MSN – Consultant
Helen Figueroa- Office Manager - Paralegal

University Rehabilitation Center of C-U, LLC:

50% William Rothner/50% Atied Associates LLC

University Rehab Real Estate, LLC

50% William Rothner/50% Atied Associates LLC

5. **Use Covenants** – Page 21 of the contract

Property use- is it the intent to decrease the number of licensed beds to the 220 beds from the current 243 licensed long term care beds

Buyer will not decrease the number of licensed beds after the change of ownership.

Residents – the agreement states that the purchaser will allow current residents to continue to live at the nursing home unless the resident does not have a payor source. Is there any resident at the nursing home that does not have a payor source?

No. All residents of the Champaign County Nursing Home are required to have a payer source to be admitted to and/or retained in the home.

Medicaid Beds – the agreement states 50% of the licensed long term care beds will be certified for Medicaid residents. We need to know the how many of the licensed beds will be certified for Medicaid and certified for Medicare. We also need to know the expected payor mix by number of residents.

All of the beds are dually certified. Buyer anticipates the payor mix will be 80% Medicaid/20% Medicare.

Monitoring: does the county have a monitoring process in place to make sure the use covenants are complied with?

To ensure the use covenants are complied with, the Champaign County Board will request information from the operators on an annual basis regarding the property use; the status of the residents who resided at the facility on the commencement date of the Asset Purchase Agreement; the percentage of licensed beds that are Medicaid certified beds and the number of beds occupied by Medicaid Managed Eligible Participants; and the admissions to the home based on Champaign County residents versus all others.

Thanks

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee, you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.
