

**Tutera Senior Living & Health Care
7661 State Line Rd., Suite 301
Kansas City, MO 64114
816-444-0900**

RECEIVED

MAR 12 2021

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Health Facilities and Services Review Board
525 W. Jefferson Street, 2nd Floor
Springfield, IL 62761
Attention: Mike Constantino, George Roate

via overnight service
217-782-3516

Re: Coulterville Rehabilitation and Health Care Center, L.L.C. , TI Coulterville, L.L.C.
Project Number: #20-024

Mr. Constantino,

Please accept this letter and the attachments as this applicants request for a permit renewal for the above referenced project.

In accordance with Section 1130.740, please be advised that our new completion date would be on or about March 1, 2022.

The primary reason for this request is based upon all the effects, with shutdown related to the pandemic (COVID-19).

As you may recall, the original project approval was granted and then subsequently withdrawn and resubmitted due to projected cost overruns due to the discovery of land issues that increased the project costs that had to be dealt with. As such, the process we were instructed to follow involved submitting a new application and then submitting a request to withdraw the existing Permit. While that was done, the granting of the new project number did not occur until the August 26th, 2020 meeting. And the original completion date remained April 30, 2021.

Tutera, and our Coulterville facility have been 100% focused on fighting this pandemic and thus all our resources were focused on tasks related to addressing our nursing home's day-to-day operating needs.

We are just now beginning to re-open communities to admissions, and have been on very restrictive guidelines from CDC, CMS and the State of Illinois regarding visitation, restrictions on the use of any outside contractors and vendors. And, of course, following all the CDC, CMS and State guidance as we moved thru this pandemic.

At this time, we anticipate being able to initiate groundwork on the project by the end of summer with completion by March 1, 2022.

Below is the Project Costs to Date (as of 3/1/2021)

NSPJ Architects	\$1,113.00	Arch./engineering
Hylak Reinholtz consulting	\$29,980.00	2019 & 2020
IDPH	\$5,687.24	Application Fee balance
IDPH	\$1,000.00	Project cancelation fee
IDPH	\$2,749.79	Application fee
IDPH	\$2,500.00	Application fee
IDPH	\$500.00	Permit Renewal Fee
IPDH	\$2,500.00	Application Fee (new)
TOTAL	\$46,030.03	1.25% of project

Also enclosed is a current bank letter showing that there will be sufficient financial resources available to complete the project.

We appreciate your time and understanding in this matter. Should you have any questions or need further information, please let me know.

Respectfully submitted,



Michael S. Levitt, V.P.
Tutera Senior Living & Health Care

Enclosures: August 26, 2020 Project Number #20-024 approval letter
Academy Bank letter
Check for \$500 fee



ACADEMYBANK

March 10, 2021

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761
Attention: Courtney Avery, Administrator

**Re: Certificate of Need Permit Application
Coulterville Rehabilitation & Health Care Center, LLC
Criterion 1125.800 – Availability of Funds**

Dear Ms. Avery:

It is my understanding that Coulterville Rehabilitation & Health Care Center, LLC ("Primary Applicant") is submitting a certificate of need ("CON") permit application, which proposes an expansion of its existing skilled nursing facility from 75 to 100 beds ("Project"). A second entity, TI-Coulterville, LLC, is named in the CON permit application as a co-applicant ("Co-Applicant") because this entity will be wholly responsible for funding the Project. The CON permit application provides that the total cost of the Project is \$3,620,000. Of that amount, the Co-Applicant must have \$3,620,000 immediately available and solely dedicated to fund the Project with cash ("Project Funds").

I, Ty Garver, submit this letter for the Primary Applicant and Co-Applicant Inc. to certify that, as of March 10, 2021, Academy Bank will loan the necessary funds (\$3,620,000) to the Co-Applicant securitized by liquid assets on deposit at Academy Bank by a related company of the Co-Applicant. If you have questions, please do not hesitate to contact me at 913-660-2216. Thank you very much.

Respectfully Submitted,

Ty Garver
Senior Vice President
Academy Bank

NOTARY:

Subscribed and sworn to me this 10th day of March, 2021

Notary Public

Seal:

DEANNA DITMARS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 31, 2021
Commission # 93449865



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

525 WEST JEFFERSON ST. • SPRINGFIELD, ILLINOIS 62761 • (217) 782-3516 FAX: (217) 785-4111

August 26, 2020

TRANSMITTED ELECTRONICALLY

Mike Levitt, Vice President
Tutera Senior Living & Health Care
7611 State Line Road
Kansas City, MO. 64114

Re: Project Number: #20-024
Facility Name: Coulterville Rehabilitation and Health Care Center
Facility Address: 13138 Illinois Route 13, Coulterville, Illinois
Applicants: Coulterville Rehabilitation and Health Care Center, LLC, TI Coulterville, LLC.
Permit Holder(s): Coulterville Rehabilitation and Health Care Center, LLC, TI Coulterville, LLC.
Licensee/Operating: Coulterville Rehabilitation and Health Care Center, LLC,
Project Description: Add 25 Beds to Existing 75-Bed Long Term Care Facility
Permit Amount: \$3,721,471
Project Obligation Date: April 30, 2021
Project Completion Date: April 30, 2021
Annual Progress Report Due Date: April 30, 2021

Dear Mr. Levitt:

On August 26, 2020, the Chairman of the Illinois Health Facilities and Services Review Board acting on behalf of the State Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

In arriving at a decision, the State Board adopted the State Board staff's report and findings, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.

This permit is valid only for the defined construction or modification, site, amount and the named permit holder and **is not transferable or assignable**. In accordance with the Planning Act, the permit is valid until such time as the project has been completed, provided that all post permit requirements have been fulfilled, pursuant to the requirements of 77 Illinois Administrative Code 1130 and may result in an invalidation of the permit, sanctions, fines and/or State Board action to revoke the permit.

The permit holder is responsible for complying with the following requirements in order to maintain a valid permit. Failure to comply with the requirements may result in expiration of the permit or in State Board action to revoke the permit.

1. OBLIGATION-PART 1130.720

The project must be obligated by the **Project Obligation Date**, unless the permit holder obtains an "Extension of the Obligation Period" as provided in 77 Illinois Administrative Code 1130.730. Obligation is to be reported as part of the first annual progress report for permits requiring obligation within 12 months after issuance. For major construction projects which require obligation within 18 months after permit issuance, obligation must be reported as part of the second annual progress report. If project completion is required prior to the respective annual progress report referenced above, obligation must be reported as part of the notice of project completion. The reporting of obligation must reference a date certain when at least 33% of total funds assigned to project cost were expended or committed to be expended by signed contracts or other legal means.

2. ANNUAL PROGRESS REPORT-PART 1130.760

An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770. **Effective June 1, 2013, substantive changes to the 77 Ill. Adm. Code 1130 rules went into effect. Please be advised that permit holders should follow the direction in Section 5 of the Act regarding deadlines for submitting post-permit reporting requirements and disregard the deadline language in 77 Ill. Adm. Code 1130.770.**

This permit does not exempt the project or permit holder from licensing and certification requirements, including approval of applicable architectural plans and specifications prior to construction.

Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied

Should you have any questions regarding the permit requirements, please contact Mike Constantino of George Roate of my staff at mike.constantino@illinois.gov, george.roate@illinois.gov or 217-782-3516.

Sincerely,



Courtney Avery, Administrator
Illinois Health Facilities and Services Review Board