



NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

ROY COOPER • Governor
KODY H. KINSLEY • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

June 27, 2023

Gage C. Boardingham
gage@gkbfinancial.com

Exempt from Review – Acquisition of Facility

Record #: 4221
Date of Request: May 25, 2023
Facility Name: Wilham Ridge Assisted Living
Type of Facility: Adult Care Home
FID #: 921153
Acquisition by: BW Dalea Properties, LLC
Business #: 3719
County: Buncombe

Dear Gage C. Boardingham:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) determined that the project described above is exempt from certificate of need (CON) review in accordance with G.S. 131E-184(a)(8). Therefore, the above referenced business may proceed to acquire the health service facility identified above without first obtaining a CON. The new operator will be BW Dalea Enterprises, LLC. The Agency’s determination is limited to the question of whether the above referenced business would have to obtain a CON if the current owners of the health service facility do in fact sell it to the business listed above. Note that pursuant to G.S. 131E-181(b): “A recipient of a certificate of need, or any person who may subsequently acquire, in any manner whatsoever permitted by law, the service for which that certificate of need was issued, is required to materially comply with the representations made in its application for that certificate of need.”

If the business listed above does acquire the facility, you should contact the Agency’s Adult Care Licensure Section to obtain instructions for changing ownership of the existing facility.

It should be noted that this Agency's position is based solely on the facts represented by you and that any change in facts as represented would require further consideration by this Agency and a separate determination regarding whether a certificate of need would be required. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Ena Lightbourne
Project Analyst

Micheala Mitchell

Micheala Mitchell
Chief
cc: Adult Care Licensure Section, DHSR

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION
HEALTHCARE PLANNING AND CERTIFICATE OF NEED SECTION

LOCATION: 809 Ruggles Drive, Edgerton Building, Raleigh, NC 27603
MAILING ADDRESS: 809 Ruggles Drive, 2704 Mail Service Center, Raleigh, NC 27699-2704
https://info.ncdhhs.gov/dhsr/ • TEL: 919-855-3873

Stancil, Tiffany C

From: Gage Boardingham <gage@gkbfinancial.com>
Sent: Thursday, June 1, 2023 2:36 PM
To: Lightbourne, Ena
Subject: Re: [External] Letter of Exemption CON

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Yes, that is correct for the ownership parties for owner and operator. There will be no changes to the services offered but the name will change from Chase Samaritan to Wilham Ridge. This will be the only change.

On Thu, Jun 1, 2023 at 2:34 PM Lightbourne, Ena <ena.lightbourne@dhhs.nc.gov> wrote:

Hi, I had a few quick questions regarding this exemption request.

Can I confirm that BW Dalea Properties, Inc. will be the owner of the facility and BW Dalea Enterprises, LLC will operate the facility? Also, as a result of this transaction, will there be any major changes to facility. For example, name change or change in the services offered? I'm referring to immediate changes.

Thanks,

Ena,

Ena Lightbourne

Certificate of Need, Project Analyst

Division of Health Service Regulation, Healthcare Planning and Certificate of Need Section (*Currently, I am in the office on Thursdays and Fridays. For the rest of the week, I can be reached by email.*)

NC Department of Health and Human Services

Office: 919-855-4610

Ena.lightbourne@dhhs.nc.gov

[809 Ruggles Drive](#), Edgerton Building

2704 Mail Service Center

Raleigh, North Carolina 27699-2704

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From: Gage Boardingham <gage@gkbfinancial.com>
Sent: Thursday, May 25, 2023 8:33 PM
To: Lightbourne, Ena <ena.lightbourne@dhhs.nc.gov>
Cc: DHSR.CON.Applications <DHSR.CON.Applications@dhhs.nc.gov>
Subject: [External] Letter of Exemption CON

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Hello,

I hope you are doing well. I am emailing you to obtain a letter of exemption from review from the CON. Information pursuant to 10A NCAC 14C .0203(c) is listed below:

(1) describe the proposal

My enterprises BW Dalea Enterprises, LLC (operating company) and BW Dalea Properties, LLC (real estate holding company) intends to purchase Chase Samaritan Assisted Living Facility located at 30 Dalea Drive, Asheville, North Carolina - Buncombe County, for a purchase price of \$1,900,000.

(2) identify the city or county where the proposal would be located

Located in Asheville, North Carolina

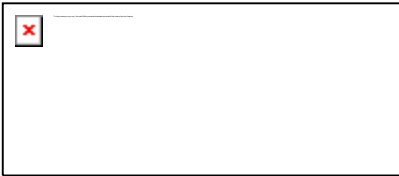
(3) include the estimated capital cost for the proposal.

The transaction/sales price for the facility has been established at \$1,900,000

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Respectfully,

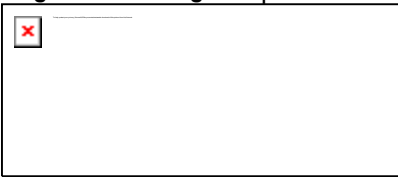
Gage C. Boardingham | Co-Chief Executive Officer | (828) 458-7043



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Respectfully,

Gage C. Boardingham | Co-Chief Executive Officer | (828) 458-7043



From: [Lightbourne, Ena](#)
To: [Stancil, Tiffany C](#)
Subject: FW: [External] Letter of Exemption CON
Date: Friday, May 26, 2023 7:35:59 AM

Tiffany, can you log this? Thanks.

Ena Lightbourne

Certificate of Need, Project Analyst

Division of Health Service Regulation, Healthcare Planning and Certificate of Need Section (*Currently, I am in the office on Thursdays and Fridays. For the rest of the week, I can be reached by email.*)

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The transaction/sales price for the facility has been established at \$1,900,000

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Gage C. Boardingham | Co-Chief Executive Officer | (828) 458-7043

