



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

December 10, 2024

John Green, Managing Member
Nancy Lane
nlane@pda-inc.net

Exempt from Review – Acquisition of Facility

Record #: 4659
Date of Request: November 25, 2024
Facility Name: Iredell Surgery at Mooresville
Type of Facility: ASC
FID #: 190282
Acquisition by: Surgery Center on Bluefield, LLC
Business #: 3905
County: Iredell

Dear John Green and Nancy Lane:

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 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 Acute and Home Care Licensure and Certification 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,

Chalice L. Moore

Chalice L. Moore

Micheala Mitchell

Chief

cc: Acute and Home Care Licensure and Certification 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



November 22, 2024

Micheala Mitchell, Chief, Certificate of Need
Chalice Moore, CON Analyst
Healthcare Planning and Certificate of Need Division of Health Service Regulation
North Carolina Department of Health and Human Services
809 Ruggles Drive
Raleigh, NC 27603
micheala.mitchell@dhhs.nc.gov
chalice.moore@dhhs.nc.gov
tiffany.stancil@dhhs.nc.gov

Via E-mail Only

Re: Notice of Exempt Acquisition pursuant to N.C.Gen.Stat. §131E- 184(a)(8)-Acquisition of Existing Health Service Facilities (Ambulatory Surgical Facility) in Mooresville, North Carolina

County:	Iredell
Municipality:	Mooresville
Facility:	Iredell Surgery at Mooresville
Licensee:	Iredell Physician Network, LLC, an affiliate of Iredell Memorial Hospital Incorporated
CON Holder:	Iredell Physician Network, LLC
License#:	AS0175
FID #:	190282
CON Project ID No.	F-11727-19

Dear Ms. Mitchell and Ms. Moore:

As managing member for Surgery Center on Bluefield, LLC and Iredell Physician Network, LLC, I would like to inform you of the intent on the part of Surgery on Bluefield, LLC to acquire by lease a licensed health service facility in Mooresville, Iredell County, North Carolina. The facility is located at:

653 Bluefield Rd, Ste D
Mooresville, NC 28117-9626

Iredell Health System Notice of Exempt Acquisition

Notice of Exempt Acquisition

Surgery Center on Bluefield, LLC, a North Carolina Limited Liability Corporation registered with the Secretary of State (sosid 2785293), intends to acquire the above listed health service facility, and become the operating entity of Iredell Surgery at Mooresville, on or about February 1, 2025. Surgery Center on Bluefield, LLC will lease from Iredell Physicians Network, among other things, the building improvements, equipment, and fixtures associated with the licensed health service facility, Iredell Surgery at Mooresville. Iredell Surgery Center at Mooresville operates in space it leases in a medical office building at the referenced address. The address will not change.

This transaction will enable ownership of the Iredell Surgery at Mooresville health service facility operations to include a more diversified group of physicians and qualified health care providers, including community physicians who may be associated with practices other than Iredell Physician Network, LLC.

Following the transaction, owners of the health service facility will be:

Surgery Center on Bluefield, LLC – Lessee and operating entity
Iredell Physicians Network, LLC -- Lessor

Pursuant to NC Gen. Stat. § 131E-184(a)(8), this transaction is exempt from Certificate of Need review, if the Agency receives prior written notice from the entity proposing the new institutional health service, which includes an explanation of why the new institutional health service is required. I am requesting that you confirm my understanding by providing written conformation to that effect.

If there are any questions, please let me know at your earliest convenience. Thank you for your cooperation and assistance.

Respectfully,



John Green
Managing Member,
Surgery Center on Bluefield, LLC

Attachment: Letter of Intent to Sell from Iredell Physician Network, LLC

CC:
Azzie Conley DHSR Licensure Section,
Jeff Harms, DHSR Construction Section



November 22, 2024

Micheala Mitchell, Chief, Certificate of Need
Chalice Moore, CON Analyst
Healthcare Planning and Certificate of Need Division of Health Service Regulation
North Carolina Department of Health and Human Services
809 Ruggles Drive
Raleigh, NC 27603
micheala.mitchell@dhhs.nc.gov
chalice.moore@dhhs.nc.gov
tiffany.stancil@dhhs.nc.gov

Via E-mail Only

Re: Notice of Intent to change ownership of Health Service Facility pursuant to N.C.Gen.Stat. §131E- 184(a)(8)-Exemptions from Review, Acquire a health service facility.

County:	Iredell
Municipality:	Mooresville
Facility:	Iredell Surgery at Mooresville
Licensee:	Iredell Physician Network, LLC
CON Holder:	Iredell Physician Network, LLC
License#:	AS0175
FID #:	190282
CON Project ID No.	F-11727-19

Dear Ms. Mitchell and Ms. Moore:

This is to confirm the intent of Iredell Physician Network, LLC to lease Iredell Surgery at Mooresville, a licensed health service facility to Surgery Center on Bluefield, LLC. The facility is located at:
Bluefield Road & Regency Center Drive
653 Bluefield Rd, Ste D
Mooresville, NC 28117-9626

We anticipate the transaction will occur on or about February 1, 2025. Thank you for your assistance.

Respectfully,

A handwritten signature in blue ink, appearing to read "John Green".

John Green
Managing Member, Iredell Physician Network, LLC

From: [Mitchell, Micheala L](#)
To: [Stancil, Tiffany C](#)
Cc: [Moore, Chalice L](#)
Subject: FW: [External] Notice of Exempt Acquisition Iredell Surgery at Mooresville
Date: Friday, November 22, 2024 2:07:05 PM
Attachments: [IMH Administration_CHOWMooresvilleASC.pdf](#)
[IMH Administration_AgreetoLeaseMooresvilleASC.pdf](#)

Hey Tiffany,

Would you mind logging this and assigning it to Chalice when you return on Monday?

Thanks,

Micheala

Micheala Mitchell, JD
[NC Department of Health and Human Services](#)
[Division of Health Service Regulation](#)
Section Chief, Healthcare Planning and CON Section
809 Ruggles Drive, Edgerton Building
2704 Mail Service Center
Raleigh, NC 27699-2704
Office: 919 855 3879
Micheala.Mitchell@dhhs.nc.gov

From: Nancy Lane <nlane@pda-inc.net>
Sent: Friday, November 22, 2024 1:52 PM
To: Chalise.moore@dhhs.nc.gov; Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>; Stancil, Tiffany C <Tiffany.Stancil@dhhs.nc.gov>
Cc: Avis Little <Avis.Little@iredellhealth.org>; Earl Safin <Earl.Safin@iredellhealth.org>; Jon Campbell <jcampbell@pda-inc.net>
Subject: [External] Notice of Exempt Acquisition Iredell Surgery at Mooresville

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.

Good Afternoon Ms. Moore,

On behalf of Iredell Memorial Hospital, I am forwarding the attached two letters notifying you of a planned acquisition of Iredell Surgery at Mooresville. We would appreciate your review and confirmation as soon as possible, so that the parties can proceed with the planned transaction. Should you have questions, please do not hesitate to reach out to us.

Thank you for your time. I hope you also find time to enjoy the coming Thanksgiving holiday.

Regards,

Nancy

Nancy M. Lane
President

PDA, Inc
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