



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

January 12, 2024

Ed Hosack
Ehosack@cooperativeministry.com

Exempt from Review – Acquisition of Facility

Record #: 4354
Date of Request: January 10, 2024
Facility Name: Caremoor Retirement Center
Type of Facility: Adult Care Home
FID #: 930169
Acquisition by: Cooperative Christian Ministry
Business #: 3781
County: Cabarrus

Dear Mr. Hosack:

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 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,

Cynthia Bradford, Project Analyst

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

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER



Caremoor Retirement Community

4876 Caremoor Place
Kannapolis, NC 28081-6446
704-938-2927

Madison Scarborough, Administrator

Caremoor Retirement Community

Madison@caremoor.com

Tel: 704-938-2927

Ed Hosack, CEO

Cooperative Christian Ministry

EHosack@cooperativeministry.com

Tel: 704-706-9047

January 10, 2024

Ms. Micheala Mitchell
Ms. Gloria Hale
N.C. Department of Health and Human Services
Division of Health Service Regulation
Health Planning and Certificate of Need Section
2704 Mail Service Center
Raleigh, NC 27699-2704

Re: Notice of Acquisition of Caremoor Retirement Center

Via email: Micheala.Mitchell@dhhs.nc.gov

Gloria.Hale@dhhs.nc.gov

Dear Ms. Mitchell and Ms. Hale:

We are writing to request an exemption from Certificate of Need review pursuant to N.C.G.S.A. § 131E-184(8) in connection with an upcoming transaction involving the Adult Care Home known as Caremoor Retirement Center located at 4876 Caremoor Place, Kannapolis, NC 28081 (the "Facility"). The Facility has a capacity of 30 Adult Care Home beds. The current license is attached. At present, the licensed operator of the Facility is Caremoor Retirement Center, Inc. (the "Current Licensee"), and the owner of the real property comprising the Facility is Tom and Teresa Kincaid (the "Current Real Property Owner").

This letter serves as written notice to the N.C. Department of Health and Human Services, Division of Health Services Regulation, Health Planning and Certificate of Need Section (the "Agency") that Cooperative Christian Ministry (CCM) plans to acquire the existing licensed adult care home, known as Caremoor Retirement Center, and equipment located at the facility from Tom and Teresa Kincaid. No new beds or equipment will be added as part of the acquisition.



We would appreciate your prompt acknowledgement of this notice and that anticipated acquisition is exempt from certificate of need review. Please let us know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Madison Scarborough".

Madison Scarborough, Administrator Caremoor Retirement Center

CC:

Ed Hosack, CEO CCM

Ed Hosack <EHosack@cooperativeministry.com>

State of North Carolina

Department of Health and Human Services
Division of Health Service Regulation

Effective January 1, 2024, this license is issued to

Caremoor Retirement Center, Inc.

to operate an Adult Care Home known as

Caremoor Retirement Center

*located at 4876 Caremoor Place
Kannapolis, NC 28081
County: Cabarrus*

*This license is issued subject to the statutes of the
State of North Carolina, is not transferable and shall expire
midnight December 31, 2024*

Facility ID: 930169

License Number: HAL-013-007

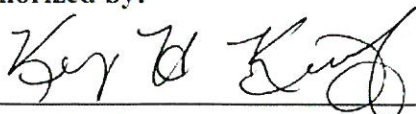
*****This home serves only elderly persons*****

Capacity:30

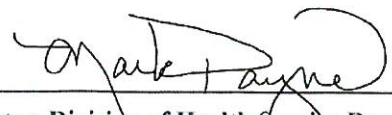
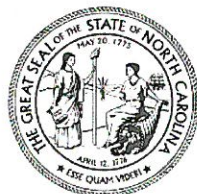
Special Care Units:No

Type: Alzheimer's/Dementia: 0

Authorized by:



Secretary, N.C. Department of Health and
Human Services



Director, Division of Health Service Regulation

From: [Hale, Gloria](#)
To: [Stancil, Tiffany C](#)
Cc: [Mitchell, Micheala L](#)
Subject: FW: [External] Change of Ownership CON Letter
Date: Wednesday, January 10, 2024 3:13:37 PM
Attachments: [image001.png](#)
[CRC CON Letter.pdf](#)
[CRC DHHS Certificate.pdf](#)

Tiffany, can you please log and assign? Thanks.

Gloria C. Hale, MPH
Team Leader, CON
Healthcare Planning and Certificate of Need Section
Division of Health Service Regulation
North Carolina Department of Health and Human Services

(I am in the office Mondays and Thursdays. I am working remotely on the other days, therefore email is typically the best way to reach me.)

Main: 919-855-3873
gloria.hale@dhhs.nc.gov

809 Ruggles Drive, Edgerton Building
2704 Mail Service Center
Raleigh, NC 27699-2704

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From: madison@caremoor.com <madison@caremoor.com>

Sent: Wednesday, January 10, 2024 2:54 PM

To: Hale, Gloria <gloria.hale@dhhs.nc.gov>; Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>

Subject: RE: [External] Change of Ownership CON Letter

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.

Hello Gloria and Micheala,

I have attached a more detailed request regarding the acquisition of Caremoor. Please let me know if you need any additional information.

Thank you,
Madison



Madison Scarborough, MBA, MHA
Administrator

4876 Caremoor Place
Kannapolis, NC 28081

www.caremoor.com

Office: 704.938.2927
Mobile: 704.929.4210

madison@caremoor.com

From: Hale, Gloria <gloria.hale@dhhs.nc.gov>

Sent: Tuesday, January 9, 2024 11:31 AM

To: madison@caremoor.com

Subject: RE: [External] Change of Ownership CON Letter

Hi Madison. The best way to guide you on this is to direct you to our website where we have all of the Agency responses to letters such as these. These also contain the letters that providers sent in so you will be able to see what kinds of information are typically provided. The website is:

<https://info.ncdhhs.gov/dhsr/coneed/reviews/index.html>

The ones listed that may be similar to your situation are described as acquisitions. Please send your more detailed request to us on letterhead, via email. Thank you.

Gloria C. Hale, MPH

Team Leader, CON

Healthcare Planning and Certificate of Need Section

Division of Health Service Regulation

North Carolina Department of Health and Human Services

(I am in the office Mondays and Thursdays. I am working remotely on the other days,

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From: madison@caremoor.com <madison@caremoor.com>
Sent: Tuesday, January 9, 2024 11:11 AM
To: Hale, Gloria <gloria.hale@dhhs.nc.gov>
Subject: [External] Change of Ownership CON Letter

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Hi Gloria,

I hope this email finds you well. I left you a voicemail, but wanted to reach out by email as well. I am in the process of completing a change of ownership application for Caremoor. We have 30 beds and will continue to have 30 beds under new ownership. Can you assist with a letter from CON to complete this application? What other information do I need to provide for you?

Thanks,

Madison



Madison Scarborough, MBA, MHA
Administrator

4876 Caremoor Place
Kannapolis, NC 28081

www.caremoor.com

Office: 704.938.2927
Mobile: 704.929.4210

madison@caremoor.com