



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

JOSH STEIN • Governor

DEVPUTTA SANGVAI • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

July 25, 2025

Batya Festinger

bfestinger@alliancehealthgrp.com

Exempt from Review – Acquisition of Facility

Record #: 4844

Date of Request: July 16, 2025

Facility Name: Juniper Gardens Center for Nursing and Rehabilitation (fka Meadow Wood Nursing Center)

Type of Facility: Nursing Facility

FID #: 923314

Acquisition by: Wilkinson NC Propco LLC

Business #: 3971

County: Gaston

Dear Ms. Festinger:

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 of the facility will be Wilkinson Blvd Operating Company LLC. The new name of the facility will be Juniper Gardens Center for Nursing and Rehabilitation. 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 Nursing Home Licensure and Certification Section, to obtain instructions for changing ownership of the existing facility.

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

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Batya Festinger
July 25, 2025
Page 2

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,

A handwritten signature in black ink, appearing to be 'B. Festinger', with a long horizontal stroke extending to the right.

Project Analyst

A handwritten signature in black ink, reading 'Micheala Mitchell', in a cursive script.

Micheala Mitchell
Chief

cc: Nursing Home Licensure and Certification Section, DHSR

From: [Batya Festinger](#)
To: [Yakaboski, Greg](#)
Subject: [External] Wilkinson Blvd Operating Company LLC
Date: Friday, July 18, 2025 3:37:32 PM
Attachments: [image001.png](#)
[Certificate License \(1\).pdf](#)

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Hello,

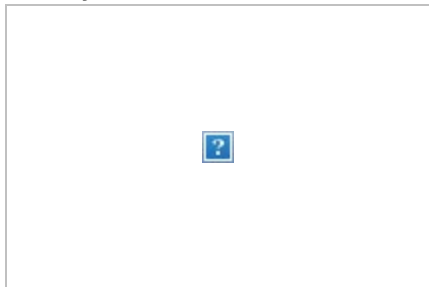
Wilkinson Blvd Operating Company LLC dba Juniper Gardens Center for Nursing and Rehabilitation

Is in Gaston County and has 50 beds.

FID# 923314

Please let me know if anything else is needed for us to receive the CON approval letter.

Thank you!



Batya Festinger
Executive Assistant/Director of Special Projects
Alliance Health Group
M: 718.954.0526
Bfestinger@alliancehealthgrp.com
www.alliancehealthgrp.com
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State of North Carolina

Department of Health and Human Services
Division of Health Service Regulation

Effective July 15, 2025, this license is issued to

Wilkinson Blvd Operating Company LLC

to operate a Nursing facility known as

Juniper Gardens Center for Nursing and Rehabilitation

located at 4414 Wilkinson Boulevard

Gastonia, NC 28056

County: Gaston

*This license is issued subject to the statutes of the
State of North Carolina, is not transferable and shall expire
midnight December 31, 2025*

Facility ID: 923314

License Number: NH0468

Bed Capacity: 50

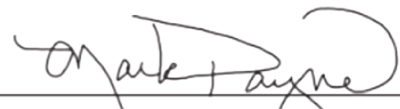
Nursing Facility Beds: 50

Adult Care Home Beds: 0

Authorized by:



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



Director, Division of Health Service Regulation

**Wilkinson NC Propco LLC
4414 Wilkinson Blvd.
Gastonia, NC 28056**

July 14, 2025

VIA ELECTRONIC MAIL

Ms. Micheala Mitchell
Chief, Healthcare Planning and Certificate
of Need Section
North Carolina Department of Health and Human Services
2704 Mail Service Center
Raleigh, NC 27699-2704
micheala.mitchell@dhhs.nc.gov

Re: Acquisition of Skilled Nursing Facility known as The Ivy at Gastonia LLC

Dear Ms. Mitchell:

This letter is to inform you of a Change of Ownership of a skilled nursing facility located at 4414 Wilkinson Blvd, Gastonia, North Carolina, licensed to The Ivy at Gastonia LLC and currently operated under the name The Ivy at Gastonia (the “Facility”). The bricks and mortar of the Facility are currently owned by CPR Holdings LLC. Wilkinson NC Propco LLC, will be purchasing the bricks and mortar of the facility and Wilkinson Blvd Operating Company, LLC, d/b/a Juniper Gardens Center for Nursing and Rehabilitation, will become the licensee.

The Facility is considered a “health care facility” as defined by the CON statute and the acquisition of the rights to operate the Facility is exempt from review by the CON Section upon receipt of this prior written notice of the transaction. *See* N.C. Gen. Stat. § 131E-184(a)

We look forward to your response for our file and thank you for your assistance with this matter.

Sincerely,



Yosef Emanuel
CEO

From: [Mitchell, Micheala L](#)
To: [Stancil, Tiffany C](#)
Subject: FW: [External] CON Notice- Wilkinson Blvd Operating Company, LLC
Date: Wednesday, July 16, 2025 1:59:24 PM
Attachments: [image001.png](#)
[CON Notice - Wilkinson.pdf](#)

Would you assign this exemption to Greg?

Thanks,

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: Batya Festinger <BFestinger@alliancehealthgrp.com>
Sent: Monday, July 14, 2025 7:04 PM
To: Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>
Cc: Yossi Emanuel <YEmanuel@alliancehealthgrp.com>
Subject: [External] CON Notice- Wilkinson Blvd Operating Company, LLC

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Hello,

Attached please find the CON Notice for Wilkinson Blvd Operating Company, LLC.

Please let me know if you have any questions.

Thank you.

Batya Festinger
Executive Assistant/Director of Special Projects
Alliance Health Group
M: 718.954.0526
BFestinger@alliancehealthgrp.com
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