



NC DEPARTMENT OF
HEALTH AND
HUMAN SERVICES

ROY COOPER • Governor
MANDY COHEN, MD, MPH • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

November 26, 2019

Ryan Coane
ryan@ivyhealthcaregroup.com

No Review

Record #: 3140
Facility Name: The Ivy at Clemmons
FID #: 920769
Business Name: The Ivy at Clemmons LLC
Business #: 2924
Project Description: Change in indirect ownership of The Ivy at Clemmons LLC
County: Forsyth

Dear Mr. Coane:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) received your correspondence regarding the above referenced proposal. Based on the CON law **in effect on the date of this response to your request**, the proposal described in that correspondence is not governed by, and therefore, does not currently require a certificate of need. The Ivy at Clemmons LLC is currently owned by Naftali Zanziper and Simcha Hyman. The new owners of The Ivy at Clemmons LLC will be Chaim Hyman and Ryan Coane. If the CON law is subsequently amended such that the above referenced proposal would require a certificate of need, this determination does not authorize you to proceed to develop the above referenced proposal when the new law becomes effective.

You may need to contact the Agency's Adult Care Licensure Section to determine if they have any requirements for development of the proposed project.

This determination is binding only for the facts represented in your correspondence. If changes are made in the project or in the facts provided in the correspondence referenced above, a new determination as to whether a certificate of need is required would need to be made by this office.

Please do not hesitate to contact this office if you have any questions.

Sincerely,

Celia C. Inman
Project Analyst

Martha J. Frisone
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

Inman, Celia C

From: Ryan Coane <Ryan@ivyhealthcaregroup.com>
Sent: Friday, November 22, 2019 9:25 AM
To: Inman, Celia C; Chaim Hyman
Cc: Frisone, Martha
Subject: Re: [External] certificate of Need

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Yes that is correct

Thank you,

Ryan Coane
Chief Operations Officer
Ivy Healthcare Group
305-494-6165
signature_1354556513

From: Inman, Celia C <celia.inman@dhhs.nc.gov>
Sent: Friday, November 22, 2019 9:18:07 AM
To: Ryan Coane <Ryan@ivyhealthcaregroup.com>; Chaim Hyman <Chaim@ivyhealthcaregroup.com>
Cc: Frisone, Martha <martha.frisone@dhhs.nc.gov>
Subject: RE: [External] certificate of Need

Ryan,

Based on what you have given me, there is no corporation or LLC involved in the reorganization, just two individuals that will become the owners of The Ivy at Clemmons, LLC. Is this correct?

Celia C. Inman

Project Analyst, Certificate of Need
Division of Health Service Regulation, Healthcare Planning and Certificate of Need Section
NC Department of Health and Human Services

Office: 919-855-3873
celia.inman@dhhs.nc.gov

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2701 Mail Service Center
Raleigh, NC 27603

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From: Ryan Coane <Ryan@ivyhealthcaregroup.com>

Sent: Thursday, November 21, 2019 5:48 PM

To: Inman, Celia C <celia.inman@dhhs.nc.gov>; Chaim Hyman <Chaim@ivyhealthcaregroup.com>

Cc: Frisone, Martha <martha.frisone@dhhs.nc.gov>

Subject: Re: [External] certificate of Need

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Hello,

Currently the ownership is: Naftali Zanziper and Simcha Hyman

The new ownership will be: Chaim Hyman and Ryan Coane

The company is The Ivy at Clemmons, LLC and it will remain the same company / operator.

The reorganization will take place within the next two weeks.

Thanks,

Ryan Coane

Chief Operating Officer

Ivy Healthcare Group



From: Inman, Celia C <celia.inman@dhhs.nc.gov>

Sent: Wednesday, November 20, 2019 4:48 PM

To: Ryan Coane <Ryan@ivyhealthcaregroup.com>; Chaim Hyman <Chaim@ivyhealthcaregroup.com>

Cc: Frisone, Martha <martha.frisone@dhhs.nc.gov>

Subject: RE: [External] certificate of Need

Ryan,

I understand from our conversation that The Ivy at Clemmons, LLC will remain the entity that holds the CON and operates the facility and there will be a reorganization of the corporate structure above The Ivy at Clemmons, LLC. I need for you to identify what entity/entities will be involved in the reorganization of the corporate structure and when you expect the reorganization to take place.

Thanks,

Celia C. Inman

Project Analyst, Certificate of Need

Division of Health Service Regulation, Healthcare Planning and Certificate of Need Section

NC Department of Health and Human Services

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celia.inman@dhhs.nc.gov

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From: Ryan Coane <Ryan@ivyhealthcaregroup.com>

Sent: Wednesday, November 20, 2019 4:37 PM

To: Inman, Celia C <celia.inman@dhhs.nc.gov>; Chaim Hyman <Chaim@ivyhealthcaregroup.com>

Cc: Frisone, Martha <martha.frisone@dhhs.nc.gov>

Subject: Re: [External] certificate of Need

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

Hello,

It was good speaking with you earlier today.

To clarify, Ivy at Clemmons will remain the operator of the facility.

The change that is occurring is within the corporate structure.

Please let me know what the next steps are for moving forward with a CON exemption

Thanks,

Ryan Coane

Chief Operating Officer

Ivy Healthcare Group

Ph: 305-494-6165



From: Inman, Celia C <celia.inman@dhhs.nc.gov>

Sent: Wednesday, November 20, 2019 10:19 AM

To: Ryan Coane <Ryan@ivyhealthcaregroup.com>; Chaim Hyman <Chaim@ivyhealthcaregroup.com>

Cc: Frisone, Martha <martha.frisone@dhhs.nc.gov>

Subject: RE: [External] certificate of Need

Mr. Coane,

The acquisition of an existing licensed facility is exempt from certificate of need (CON) review with prior written notice to the Agency.

You may provide the Agency with prior written notice by return email to me. Please provide the proper name of the entity that will acquire the facility, the name and email of the contact person, and when the acquisition is planned to take place.

It is my understanding that you are referring to: The Ivy at Clemmons, FID #920769, 6010 Meadowbrook Mall Court, Clemmons, NC 27012-9266, currently owned by The Ivy at Clemmons LLC. The Ivy at Clemmons, LLC was awarded a CON for Project ID #G-11660-19, effective October 26, 2019, to relocate no more than 26 existing adult care home beds from Accordius Health at Winston-Salem to The Ivy at Clemmons for a total of no more than 96 beds at The Ivy at Clemmons. As far as the Agency knows, this has not been accomplished at this point. If the beds have already been relocated or if the acquisition of the facility includes the acquisition of this undeveloped CON, please state these facts also.

Please let me know if you have any questions,

Celia C. Inman

Project Analyst, Certificate of Need

Division of Health Service Regulation, Healthcare Planning and Certificate of Need Section

NC Department of Health and Human Services

Office: 919-855-3873

celia.inman@dhhs.nc.gov

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Raleigh, NC 27603

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From: Frisone, Martha <martha.frisone@dhhs.nc.gov>

Sent: Wednesday, November 20, 2019 9:19 AM

To: Inman, Celia C <celia.inman@dhhs.nc.gov>

Subject: Fwd: [External] certificate of Need

Would you please help this person? Thanks.

Get [Outlook for iOS](#)

From: Ryan Coane <Ryan@ivyhealthcaregroup.com>

Sent: Wednesday, November 20, 2019 8:53:12 AM

To: Frisone, Martha <martha.frisone@dhhs.nc.gov>; Chaim Hyman <Chaim@ivyhealthcaregroup.com>

Subject: [External] certificate of Need

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Hello,

I am completing a CHOW application for The Ivy at Clemmons, an assisted living facility in Clemmons, NC.

The entity's ownership is changing hands. Per the application, we need a CON exemption letter.

Can you please let me know what you need to get it started? I appreciate your assistance with this.

Thanks,

Ryan Coane