



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

May 30, 2023

Timothy J. Walsh
twalsh@libertyseniorliving.com

No Review

Record #: 4214
Date of Request: May 17, 2023
Facility Name: Southeastern Regional Medical Center (Woodhaven Nursing and Alzheimer's Care Center)
FID #: 923461
Business Name: Liberty Commons of Robeson County, LLC
Business #: 3716
Project Description: Change in operator of Woodhaven Nursing and Alzheimer's Care Center from Southeastern Regional Medical Center to Liberty Commons of Robeson County, LLC
County: Robeson

Dear Mr. Walsh:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) received your correspondence regarding the project described above. Based on the CON law **in effect on the date of this response to your request**, the project as described is not governed by, and therefore, does not currently require a certificate of need. 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.

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,

Tanya M. Saporito, Project Analyst

Micheala Mitchell, Chief

cc: Acute and Home Care Licensure and Certification Section, DHSR
Nursing Home 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

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

Liberty Healthcare

2334 S. 41st Street • Wilmington, NC 28403
(910) 815-3122 • FAX: (910) 815-3111

May 17, 2023

VIA EMAIL ONLY

Tanya Saporito, Project Analyst
NC Department of Health and Human Services
Division of Health Service Regulation
Healthcare Planning and Certificate of Need Section
2704 Mail Service Center
Raleigh, NC 27699-2704

RE: EXEMPT FROM REVIEW– Acquisition of nursing home by Liberty

Dear Ms. Saporito:

In accordance with North Carolina G.S. 131E-184(a)(8), this letter is intended to request a determination of exemption from Certificate of Need (“CON”) review by the Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (“Agency”).

It is the intent of Liberty Commons of Robeson County, LLC (“Liberty Commons”) to enter into a lease agreement with Southeastern Regional Medical Center to operate the nursing home known as WoodHaven Nursing Center (“WoodHaven”). WoodHaven is a 115-bed nursing home which includes a 15-bed unit dedicated exclusively to the care of those suffering from Alzheimer’s disease and related disorders. The lease is expected to start by October 1st, 2023.

By December 31, 2023, Liberty Healthcare Properties of Robeson County, LLC (the “Buyer”) will acquire the real property constituting the existing health service facility known as WoodHaven Nursing Center from Southeastern Regional Medical Center (the “Seller”). The nursing home is currently a part of a hospital license. The details of the current hospital license are as follows:

- Licensee: Southeastern Regional Medical Center
- License Number: H0064

After the acquisition, Liberty Commons of Robeson County, LLC will operate the nursing home pursuant to a lease with Liberty Healthcare Properties of Robeson County, LLC. Accordingly, we respectfully request an exemption from CON review.

Thank you in advance for your assistance and please let me know if you have any questions.

Best Regards,

A handwritten signature in black ink that reads "Timothy Walsh". The signature is written in a cursive style with a large, stylized initial 'T'.

Timothy Walsh
Director of Business Development
Liberty Senior Living
TWalsh@libertyseniorliving.com
(910) 332-1982

From: [Waller, Martha K](#)
To: [Stancil, Tiffany C](#)
Cc: [Tanya, Saporito](#)
Subject: FW: [External] Request of Exemption - Lease & Acquisition of WoodHaven Nursing Center (at Southeastern Regional Medical Center)
Date: Wednesday, May 17, 2023 4:27:34 PM
Attachments: [Liberty - CON Exemption Letter WoodHaven Lease & Acquisition.pdf](#)
Importance: High

For you...

Martha Waller

Administrative Specialist 1

Division of Health Service Regulation, Certificate of Need Section North Carolina Department of Health and Human Services

Main: 919-855-3873

Office: 919-855-3885

martha.waller@dhhs.nc.gov

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From: Timothy J. Walsh <TWalsh@libertyseniorliving.com>

Sent: Wednesday, May 17, 2023 4:26 PM

To: Tanya, Saporito <tanya.saporito@dhhs.nc.gov>

Cc: Waller, Martha K <martha.waller@dhhs.nc.gov>

Subject: [External] Request of Exemption - Lease & Acquisition of WoodHaven Nursing Center (at Southeastern Regional Medical Center)

Importance: High

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 Tanya:

I hope you are having a wonderful week.

Please let the attachment serve as the official written notice of the proposed lease & acquisition of WoodHaven Nursing Center (at Southeastern Regional Medical Center). We respectfully request a letter from the Certificate of Need Section stating that this lease & acquisition is exempt from certificate of need review in accordance with G.S. 131E-184(a)(8).

Thank you in advance for your assistance and please let me know if you have any questions.

Regards,

Timothy J. Walsh

Director of Business Development

Liberty Senior Living

Office: 910-332-1982

Mobile: 910-512-9191

TWalsh@libertyseniorliving.com

2334 S. 41st Street, Wilmington, NC 28403

Visit our website at www.LibertySeniorLiving.com



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From: [Timothy J. Walsh](#)
To: [Tanya, Saporito](#)
Subject: RE: [External] Request of Exemption - Lease & Acquisition of WoodHaven Nursing Center (at Southeastern Regional Medical Center)
Date: Monday, May 22, 2023 1:17:00 PM

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Hey Tanya:

That is just the current projected closing – that may change. Just an FYI
Nonetheless, though: Upon closing, the nursing home will no longer be licensed as part of Southeastern Regional Medical Center. It will be a separately licenses stand-alone SNF.

Regards,

Timothy J. Walsh

Director of Business Development

Liberty Senior Living

TWalsh@libertyseniorliving.com

From: Tanya, Saporito <tanya.saporito@dhhs.nc.gov>

Sent: Monday, May 22, 2023 1:12 PM

To: Timothy J. Walsh <TWalsh@libertyseniorliving.com>

Subject: RE: [External] Request of Exemption - Lease & Acquisition of WoodHaven Nursing Center (at Southeastern Regional Medical Center)

Tim,

I do have one more question – after December 31, 2023, when the operator of Woodhaven Nursing Center changes, will it still be licensed as part of Southeastern Regional Medical Center, or will it be separately licensed?

Thank you in advance!

Tanya M. Saporito, J.D. *I work from home and in the office. Email is the best way to contact me.*

Project Analyst

[Division of Health Service Regulation](#), Certificate of Need

[NC Department of Health and Human Services](#)

Office: 919-855-3873

Tanya.saporito@dhhs.nc.gov

809 Ruggles Drive, Edgerton Building

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From: Timothy J. Walsh <TWalsh@libertyseniorliving.com>

Sent: Monday, May 22, 2023 11:42 AM

To: Tanya, Saporito <tanya.saporito@dhhs.nc.gov>

Subject: Re: [External] Request of Exemption - Lease & Acquisition of WoodHaven Nursing Center (at Southeastern Regional Medical Center)

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You are wonderful - thanks so much!

Timothy Walsh
Liberty Senior Living

On May 22, 2023, at 11:28 AM, Tanya, Saporito <tanya.saporito@dhhs.nc.gov> wrote:

Good morning,
Perfect. That is actually what I thought,
Working on the letters now. Hopefully they will be signed before you leave on vacation;
but if not, they'll be there when you return.

I'll give you a status update before you leave.

Tanya M. Saporito, J.D. *I work from home and in the office. Email is the best way to contact me.*

Project Analyst
[Division of Health Service Regulation](#), Certificate of Need
[NC Department of Health and Human Services](#)
Office: 919-855-3873
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From: Timothy J. Walsh <TWalsh@libertyseniorliving.com>

Sent: Saturday, May 20, 2023 12:16 PM

To: Tanya, Saporito <tanya.saporito@dhhs.nc.gov>

Cc: Alicia Dell Wilson <AWilson@libertyhcare.com>

Subject: RE: [External] Request of Exemption - Lease & Acquisition of WoodHaven Nursing Center (at Southeastern Regional Medical Center)

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Good afternoon Tanya:

Here are answers to questions below:

1. 2334 S. 41st Street, Wilmington, NC 28403 is the business address for this entity;
2. 2334 S. 41st Street, Wilmington, NC 28403 is the business address for this entity;

I can be the point-of-contact for the CON matters. The Administrator (not sure if they will be transitioning or if a new one will be hired) will be the POC for the building with licensure.

Let me know if that helps or if you need additional details. thanks!

Regards,

Timothy J. Walsh

Director of Business Development

Liberty Senior Living

TWalsh@libertyseniorliving.com

From: Tanya, Saporito <tanya.saporito@dhhs.nc.gov>

Sent: Friday, May 19, 2023 1:27 PM

To: Timothy J. Walsh <TWalsh@libertyseniorliving.com>

Subject: RE: [External] Request of Exemption - Lease & Acquisition of WoodHaven Nursing Center (at Southeastern Regional Medical Center)

Happy Friday, Tim,

I have a couple of questions regarding your exemption request:

1. What is the address for Liberty Commons of Robeson County, LLC AND are you the POC for that business?
2. What is the address for Liberty Healthcare Properties of Robeson County, LLC AND are you the POC for that business?

Thank you in advance!

Tanya M. Saporito, J.D. *I work from home and in the office. Email is the best way to contact me.*

Project Analyst

[Division of Health Service Regulation](#), Certificate of Need

[NC Department of Health and Human Services](#)

Office: 919-855-3873

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From: Timothy J. Walsh <TWalsh@libertyseniorliving.com>

Sent: Wednesday, May 17, 2023 4:26 PM

To: Tanya, Saporito <tanya.saporito@dhhs.nc.gov>

Cc: Waller, Martha K <martha.waller@dhhs.nc.gov>

Subject: [External] Request of Exemption - Lease & Acquisition of WoodHaven Nursing Center (at Southeastern Regional Medical Center)

Importance: High

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Good afternoon Tanya:

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We respectfully request a letter from the Certificate of Need Section stating that this lease & acquisition is exempt from certificate of need review in accordance with G.S. 131E-184(a)(8).

Thank you in advance for your assistance and please let me know if you have any

questions.

Regards,

Timothy J. Walsh

Director of Business Development

Liberty Senior Living

Office: 910-332-1982

Mobile: 910-512-9191

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<image001.jpg>

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