



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

November 27, 2023

Neeraj Sachdeva, MD  
[rajnc111@gmail.com](mailto:rajnc111@gmail.com)

**Exempt from Review – Physician Office or Medical Office Building**

**Record #:** 4317  
**Date of Request:** November 13, 2023  
**Business Name:** 10 GIs Rex Properties, LLC  
**Business #:** 3763  
**Project Description:** Develop a medical office building  
**County:** Wake

Dear Neeraj Sachdeva:

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 review in accordance with G.S. 131E-184(a)(9). Therefore, you may proceed to offer, develop or establish the project described above without a certificate of need.

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 the Agency and a separate determination. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Crystal Kearney  
Project Analyst

Micheala Mitchell  
Chief

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

**SENT VIA EMAIL**

11/13/2023

Ms. Michaela Mitchell, Chief  
Mr. Mike McKillip, Team Leader HSAs III, IV, and V  
Division of Health Service Regulation  
Healthcare Planning and Certificate of Need Section  
2704 Mail Service Center  
Raleigh, NC 27699-2704  
Mike McKillip [Mike.McKillip@dhhs.nc.gov](mailto:Mike.McKillip@dhhs.nc.gov)  
[DHSR.con.request@dhhs.nc.gov](mailto:DHSR.con.request@dhhs.nc.gov)

**RE: Request for Determination of Exemption for a Medical Office Building, Raleigh, Wake County**

Dear Ms. Mitchell and Mr. McKillip,

Please accept this letter as required notification of 10 GIs Rex Properties, LLC intent to develop a medical office building. The address is 11020 Ingleside Place, Suite 102, Raleigh, NC 27614.

Clients will offer no new institutional health services at this site without first obtaining a certificate of need. We therefore understand that this project is exempt from certificate of need review as the development of a physician office building under NCGS 131E-184(a)(9) and would appreciate your confirmation of this understanding. Please let us know if you have any questions. We appreciate your attention to this request. Please do not hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neeraj Sachdeva', with a long horizontal flourish extending to the right.

Neeraj Sachdeva, MD  
Managing Member  
10 GIs Rex Properties, LLC

**From:** [Mckillip, Mike](#)  
**To:** [Stancil, Tiffany C](#)  
**Subject:** FW: [External] Exemption Request  
**Date:** Monday, November 13, 2023 11:52:28 AM  
**Attachments:** [MOB Exemption 10GIRP.pdf](#)

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Hi Tiffany,

This is a medical office building exemption letter request that can go to Crystal. Thanks.

Mike

**Michael McKillip**

Team Leader, Certificate of Need

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

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

Office: 919-855-3877 (I am in the office on Wednesday and Friday, and can best be reached by email on Monday, Tuesday and Thursday.)

[mike.mckillip@dhhs.nc.gov](mailto:mike.mckillip@dhhs.nc.gov)

809 Ruggles Drive, Edgerton

2704 Mail Service Center

Raleigh, NC 27699

**Don't wait to vaccinate. Find a COVID-19 vaccine location near you at [MySpot.nc.gov](#).**

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**From:** Kelly Ivey <kivey@pda-inc.net>  
**Sent:** Monday, November 13, 2023 11:44 AM  
**To:** Mckillip, Mike <mike.mckillip@dhhs.nc.gov>  
**Cc:** Neeraj Sachdeva <rajnc111@gmail.com>; Bill Chance <Bill.Chance@raleighmedicalgroup.com>  
**Subject:** [External] Exemption Request

**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.

Mike,

Attached is request for exempt from CON review for a new medical office building in Wake County (North Raleigh / Wake Forest) from our client 10 GIs Rex Properties, LLC.

Please respond to this email as confirmation of receipt.

Also, we would like to include your response in a CON application due Wednesday November 15, 2023. I know its super short notice, but if you are able to respond quickly that would be great!

Thanks!  
Kelly

*Kelly Ivey*  
[kivey@pda-inc.net](mailto:kivey@pda-inc.net)  
919.754.0303  
[www.pdaconsultants.com](http://www.pdaconsultants.com)

# PDA



*Take a Problem, Make it a Feature.*

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