



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

August 16, 2024

Mr. Daniel Pottratz

PottratzDaniel@lesnet.com

Exempt from Review

Record #: 4531
Date of Request: May 16, 2024
Facility Name: Wesely Pines Retirement Community
FID #: 923543
Business Name: United Methodist Retirement Homes, Inc.
Business #: 1837
Project Description: Renovate existing facility with no change in the number of licensed beds
County: Robeson

Dear Mr. Pottratz:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that the above referenced proposal is exempt from certificate of need review in accordance with G.S. 131E-184(g). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

It should be noted that this determination is binding only for the facts represented by you. Consequently, if changes are made in the project or in the facts provided in your correspondence referenced above, a new determination as to whether a certificate of need is required would need to be made by the Agency. Changes in a project include but are not limited to: (1) increases in the capital cost; (2) acquisition of medical equipment not included in the original cost estimate; (3) modifications in the design of the project; (4) change in location; and (5) any increase in the number of square feet to be constructed.

If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Tanya M. Saporito
Project Analyst

Micheala Mitchell
Chief

cc: Construction 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

From: [Pottratz, Daniel](#)
To: [Tanya, Saporito](#)
Subject: Re: [Ext] - RE: [External] Inquiry re: Wesley Pines Retirement Community
Date: Thursday, August 1, 2024 10:48:19 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.png](#)
[Outlook-LCS Develo.png](#)
[Outlook-Top Workpl](#)
[Outlook-Top Workpl](#)
[Outlook-J.D. Power.png](#)

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Tanya,

Good morning. I don't think we have received the letter described below yet. Do you have an update for me on that?

Thank you.

Daniel Pottratz
Senior Project Manager

Mobile: 312.316.8582

Fax: 515.875.4780

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

Sent: Tuesday, June 25, 2024 3:15 PM

To: Pottratz, Daniel <PottratzDaniel@lcsnet.com>

Subject: RE: [Ext] - RE: [External] Inquiry re: Wesley Pines Retirement Community

Hi Daniel,

I am sorry for the lack of response. In short, you do not need a Certificate of Need for what you are describing. The Agency will issue an exemption letter, confirming that your proposal is exempt from CON review, which you may need for licensure.

All of our letters are co-signed by our Chief, and when she is swamped with litigation and other duties, the letters are delayed.

I will send a reminder and try to provide you with an update before the end of the week.

Please call me if you have any questions. 919-855-3886 is my direct line.

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

Project Analyst

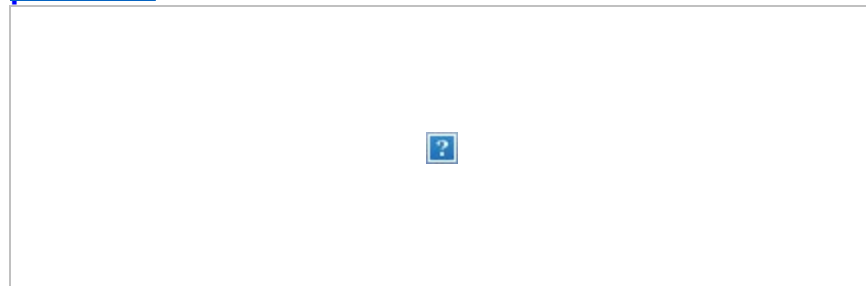
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Office: 919-855-3873

Tanya.saporito@dhhs.nc.gov

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From: Pottratz, Daniel <PottratzDaniel@lcsnet.com>

Sent: Tuesday, June 25, 2024 4:03 PM

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

Subject: RE: [Ext] - RE: [External] Inquiry re: Wesley Pines Retirement Community

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Hi Tanya,

I had this in my lift of items to follow up on. I don't believe I have seen a letter or direction on this topic yet. Could you please provide an update? Thank you.

Daniel Pottratz

Senior Project Manager

Mobile: 312.316.8582

Fax: 515.875.4780

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

Sent: Tuesday, June 18, 2024 3:21 PM

To: Pottratz, Daniel <PottratzDaniel@lcsnet.com>

Subject: RE: [Ext] - RE: [External] Inquiry re: Wesley Pines Retirement Community

Hi Daniel,

Thank you for your email – I also received your voicemail.

I will check on the status of your letter and get back with you if not this afternoon, then before noon tomorrow.

Have a good evening.

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

Project Analyst

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From: Pottratz, Daniel <PottratzDaniel@lcsnet.com>

Sent: Tuesday, June 18, 2024 2:52 PM

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

Subject: RE: [Ext] - RE: [External] Inquiry re: Wesley Pines Retirement Community

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Hi Tanya,

I am checking back on this project. Do you have an update for me regarding the need for a CON?

Thank you.

Daniel Pottratz

Senior Project Manager

Mobile: 312.316.8582

Fax: 515.875.4780

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

Sent: Thursday, May 23, 2024 11:28 AM

To: Pottratz, Daniel <PottratzDaniel@lcsnet.com>

Subject: RE: [Ext] - RE: [External] Inquiry re: Wesley Pines Retirement Community
Perfect. Thank you!

This should be all I need. I'll work on a response and get back to you.

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

Project Analyst

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From: Pottratz, Daniel <PottratzDaniel@lcsnet.com>

Sent: Thursday, May 23, 2024 12:18 PM

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

Subject: RE: [Ext] - RE: [External] Inquiry re: Wesley Pines Retirement Community

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Yes. \$8,000,000. Sorry about that.

Daniel Pottratz

Senior Project Manager

Mobile: 312.316.8582

Fax: 515.875.4780

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

Sent: Thursday, May 23, 2024 11:17 AM

To: Pottratz, Daniel <PottratzDaniel@lcsnet.com>

Subject: [Ext] - RE: [External] Inquiry re: Wesley Pines Retirement Community

Thank you, Daniel. Just one more quick confirmation for me: Is the capital cost projected to be \$8 Million? (there is one “zero” missing, so I just would like to confirm).

Thank you again!

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

Project Analyst

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Office: 919-855-3873

Tanya.saporito@dhhs.nc.gov

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From: Pottratz, Daniel <PottratzDaniel@lcsnet.com>

Sent: Thursday, May 23, 2024 12:09 PM

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

Cc: Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>; Pittman, Lisa <lisa.pittman@dhhs.nc.gov>; Butler, Matthew <butlermatthew@lcsnet.com>

Subject: [External] Inquiry re: Wesley Pines Retirement Community

Some people who received this message don't often get email from pottratzdaniel@lcsnet.com. [Learn why this is important](#)

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Thanks for getting back to me Tanya. Here are the answers to your below questions:

1. The renovations will all be on the existing site. There will also be additions to existing buildings on site. We intend to add 4 new Assisted Living apartments but we will also be changing 4 semi-private apartments to fully private and remodeling them. So the bed count will not change. We will be adding a larger physical therapy/occupational therapy suite to the AL building. The previous PT/OT space will be remodeled into a new activity/craft space for the residents. We will complete light renovations and finishes updates to the existing dining rooms. A new billiards room is planned and the outdoor area adjacent to it will be updated to provide outdoor seating and gathering space.
2. We do not intend to change the licensed bed capacity.
3. The overall capital expenditure is expected to be around \$8,000,00. This includes all design fees, project management and development fees, and other soft costs. As we proceed with design, this cost will become more solid but that is the current budget.

If it would be helpful for me to send you our set of schematic plans, I am happy to. Please just let me know.

If there is anything at all you need, I am happy to provide it and I will also make myself available for a call if you would like.

Daniel Pottratz

Senior Project Manager

Mobile: 312.316.8582

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From: Tanya, Saporito <tanya.saporito@dhhs.nc.gov>
Sent: Thursday, May 16, 2024 3:24 PM
To: Pottratz, Daniel <PottratzDaniel@lcsnet.com>
Cc: Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>; Pittman, Lisa <lisa.pittman@dhhs.nc.gov>
Subject: [Ext] - Inquiry re: Wesley Pines Retirement Community

Good afternoon, Mr. Pottratz:

Micheala Mitchell and Lisa Pittman asked me to respond to your inquiry re: Wesley Pines Retirement Community.

I understand that you are considering renovating the facility or a portion of it, but are not seeking to add any additional beds or health services that may require a certificate of need?

There are certain projects that can be exempt from certificate of need (CON) review, including certain renovation projects, even if the proposed capital expenditure exceeds the statutory threshold for requiring a CON. In order for me to answer your question about renovating Wesley Pines Retirement Community, please provide the following additional information:

1. Will the renovation be on the same site or toward expansion of the existing facility?
 - a. Please provide as much information as possible about the renovation plans (e.g. will you be upgrading the facility, etc.)
2. Please confirm the licensed bed capacity is not projected to change (i.e. you do not propose to add any services that would require a CON).
3. Please provide detailed information regarding the proposed capital expenditure.

You may provide the information as a response to this email. If you would like examples of Agency determinations in which renovation projects were exempt from CON review, here is a link to our Exemption and No Review letters:

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

As soon as I receive your response, I will process your letter and provide a response. If you have any questions or would like any additional information, please feel free to call or email me. My direct line is 919-855-3886.

Thank you in advance; have a wonderful day!

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

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