



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

January 26, 2024

Ann Nicholson

Anicholson@williamsmullen.com

No Review

Record #: 4362
Date of Request: January 2, 2024
Facility Name: Scotland Manor Health and Rehabilitation Center
FID #: 923218
Business Name: Accordius Health at Scotland Manor Propco LLC
Business #: 2596
Project Description: Change operator/licensee and facility name
County: Halifax

Dear Ms. Nicholson:

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. The new operator/licensee is Scotland Neck NC Opco LLC. 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,

Gregory F. Yakaboski, Project Analyst

Micheala Mitchell, Chief

cc: 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: [Nicholson, Ann](#)
To: [Yakaboski, Greg](#)
Subject: [External] DBA Corrections
Date: Friday, January 19, 2024 11:15:55 AM

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Hi Greg,

There were some discrepancies in communication over the facility names. I just spoke with a colleague. Below is the corrected information (see highlighted portions). Thanks!

Ann

#1) August Healthcare at Wilmington
(prior: Accordius Health at Wilmington)

FID# 923408

New Hanover County

Address- the same

#2) Harmony Park at Wilson

(prior: Accordius Health at Wilson)

FID# 922960

Wilson County

Address- the same

#3) **Scotland Manor Health and Rehabilitation Center**

(Prior Accordius Health at Scotland Manor)

FID# 923218

Halifax County

Address- the same

#4) **Gates Health and Rehabilitation Center**

(Prior: Accordius Health and Rehabilitation)

FID# 923158

Gates County

Address- the same

#5) **Ahoskie Health and Rehabilitation Center**

(Prior: Accordius Health at Creekside Care)

FID #923205

Hertford County

Address- the same

From: Nicholson, Ann

Sent: Thursday, January 18, 2024 3:56 PM

To: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>

Subject: RE: [External] RE: Change of Ownership

Hi Greg,

Upon change in Operator, below will be the new facility names. Some of the names listed in my earlier email were not correct. These are the correct ones.

#1) August Healthcare at Wilmington
(prior: Accordius Health at Wilmington)
FID# 923408

New Hanover County
Address- the same

#2) Harmony Park at Wilson
(prior: Accordius Health at Wilson)
FID# 922960

Wilson County
Address- the same

#3) Scotland Manor Health and Rehab
(Prior Accordius Health at Scotland Manor)
FID# 923218

Halifax County
Address- the same

#4) Gates Health and Rehab
(Prior: Accordius Health and Rehabilitation)
FID# 923158

Gates County
Address- the same

#5) Ahoskie Health and Rehab
(Prior: Accordius Health at Creekside Care)
FID #923205

Hertford County
Address- the same

From: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>

Sent: Thursday, January 18, 2024 3:31 PM

To: Nicholson, Ann <anicholson@williamsmullen.com>

Subject: RE: [External] RE: Change of Ownership

Ann,

Going to give you a call in a moment re: the below.... Trying to make sure I have the correct facilities- which I do think I have... and then trying to figure out the correct facility names.

Thanks,

Greg

#1) Accordius Health at Wilmington (120 NF Beds) the email has the facility name as August Healthcare at Wilmington (?)

FID# 923408

New Hanover County
Address- the same

#2) Accordius Health at Wilson (110 NF Beds) the email has the facility name as Harmony Park at Wilson (?)

FID# 922960

Wilson County

Address- the same

#3) Accordius Health at Scotland Manor (62 NF Beds) ... the email has the facility name as Scotland Manor Health and Rehabilitation Center (?)

FID# 923218

Halifax County

Address- the same

#4) Gates Health and Rehab (our data base) (70 NF Beds) (I have Accordius Health and Rehabilitation in the 2023 SMFP) ... email has the facility name as Gates Health and Rehabilitation Center (?)

FID# 923158

Gates County

Address- the same

#5) Accordius Health at Creekside Care (151 NF Beds) ... the email has the facility name as Ahoskie Health and Rehabilitation Center (?)

FID #923205

Hertford County

Address- the same

Sincerely,

Gregory F. Yakaboski

Gregory F. Yakaboski

Project Analyst

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

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

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[Know the 3 Ws. Wear. Wait. Wash.](#)

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Greg.Yakaboski@dhhs.nc.gov

809 Ruggles Drive, Edgerton Building

2704 Mail Service Center

Raleigh, NC 27699-2704

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From: Nicholson, Ann <anicholson@williamsmullen.com>

Sent: Thursday, January 11, 2024 3:38 PM

To: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>

Subject: [External] RE: Change of Ownership

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.

Hi Greg,

Thank you for the update. The phone number to reach me is: (804) 420-6025.

Ann

From: Nicholson, Ann

Sent: Thursday, January 11, 2024 10:52 AM

To: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>

Cc: Clagett, Richard <rclagett@williamsmullen.com>; Waller, Martha K <martha.waller@dhhs.nc.gov>

Subject: RE: Change of Ownership

Greg,

Following up on your earlier information request. Do you need anything else from us? Also, in terms of timeframe, will it be possible for a CON exemption letter by the end of January?

Thanks so much,

Ann

From: Nicholson, Ann

Sent: Tuesday, January 9, 2024 12:29 PM

To: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>

Cc: Clagett, Richard <rclagett@williamsmullen.com>; Waller, Martha K <martha.waller@dhhs.nc.gov>

Subject: RE: Change of Ownership

Greg,

For each facility, upon acquisition, only the operator of the facility is going to change. The real estate/property owner and name of the facility (d/b/a) will remain the same. Below is the information requested in your earlier email.

Let me know if you need anything else or have any questions.

Best,

Ann Nicholson

1. **August Healthcare at Wilmington**

- Current Operator: Accordius Health at Wilmington LLC

- Entity Acquiring the Operations/New Operator: Wilmington NC Opco LLC

o Address: 820 Wellington Avenue, Wilmington, North Carolina 28401

o Telephone: 910-343-0425

o Email: info@augusthhcg.com

- Property/Real Estate Owner (remaining the same): Wilmington Propco LLC

- Facility Name (remaining the same): August Healthcare at Wilmington

o Address: 820 Wellington Avenue, Wilmington, North Carolina 28401

2. **Harmony Park at Wilson**

- Current Operator: Accordius Health at Wilson LLC

- Entity Acquiring the Operations/New Operator: Wilson NC Opco LLC

o Address: 1804 Forest Hills Road W., Wilson, North Carolina 27893

o Telephone: 252-237-8161

o Email: info@augusthhcg.com

- Property/Real Estate Owner (remaining the same): Wilson NC Propco LLC

- Facility Name (remaining the same): Harmony Park at Wilson

o Address: 1804 Forest Hills Road W., Wilson, North Carolina 27893

3. **Scotland Manor Health and Rehabilitation Center**

- Current Operator: Accordius Health at Scotland Manor LLC
- Entity Acquiring the Operations/New Operator: Scotland Neck NC Opco LLC
 - o Address: 920 Junior High School Road, Scotland Neck, North Carolina 27874
 - o Telephone: 252-826-5146
 - o Email: info@augusthhcg.com
- Property/Real Estate Owner (remaining the same): Accordius Health at Scotland Manor Propco LLC
- Facility Name (remaining the same): Scotland Manor Health and Rehabilitation Center
 - o Address: 920 Junior High School Road, Scotland Neck, North Carolina 27874

4. **Gates Health and Rehabilitation Center**

- Current Operator: Down East Living & Rehab Center, LLC
- Entity Acquiring the Operations/New Operator: Gatesville NC Opco LLC
 - o Address: 38 Carters Road, Gatesville, North Carolina 27938
 - o Telephone: 252-357-2124
 - o Email: info@augusthhcg.com
- Property/Real Estate Owner (remaining the same): Ultra Care at Down East Propco LLC
- Facility Name (remaining the same): Gates Health and Rehabilitation Center
 - o Address: 38 Carters Road, Gatesville, North Carolina 27938

5. **Ahoskie Health and Rehabilitation Center**

- Current Operator: Accordius Health at Creekside Care LLC
- Entity Acquiring the Operations/New Operator: Ahoskie NC Opco LLC
 - o Address: 604 Stokes Street East, Ahoskie, North Carolina 27910
 - o Telephone: 252-332-2126
 - o Email: info@augusthhcg.com
- Property/Real Estate Owner (remaining the same): Accordius Health at Creekside Propco LLC
- Facility Name (remaining the same): Ahoskie Health and Rehabilitation Center
 - o Address: 604 Stokes Street East, Ahoskie, North Carolina 27910

From: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>

Sent: Tuesday, January 9, 2024 10:18 AM

To: Nicholson, Ann <anicholson@williamsmullen.com>

Subject: re: Change of Ownership

Ms. Nicholson,

You sent an email over to our Section via Martha Waller dated 12/29/2023.

The body of the email is below.

Questions:

*What entity is acquiring the 5 facilities identified below?

*Need contact info re: each entity that is acquiring the facility. (ex. name of the entity, address, contact information)

*also- for each facility what entity will be operating each of the facilities?

*to clarify - is the entity acquiring the "real estate and buildings" or is the entity simply taking over the operations of each facility and the entity that owns the real estate/buildings staying the same?

I am writing to notify the Certificate of Need Section regarding an upcoming change of ownership, scheduled to occur on February 1, 2024, for the following five (5) business entities and their respective facilities:

1. Ahoskie NC Opco LLC
 - Facility: Ahoskie Health and Rehabilitation Center (License No: NH0299)
 - 604 Stokes Street East, Ahoskie, North Carolina 27910
2. Gatesville NC Opco LLC
 - Facility: Gates Health and Rehabilitation Center (License No: NH0513)
 - 38 Carters Road, Gatesville, North Carolina 27938
3. Scotland Neck NC Opco LLC
 - Facility: Scotland Manor Health and Rehabilitation Center (License No: NH0314)
 - 920 Junior High School Road, Scotland Neck, North Carolina 27874
4. Wilson NC Opco LLC
 - Facility: Harmony Park at Wilson (License No: NH0152)
 - 1804 Forest Hills Road W., Wilson, North Carolina 27893
5. Wilmington NC Opco LLC
 - Facility: August Healthcare at Wilmington (License No: NH0392)
 - 820 Wellington Avenue, Wilmington, North Carolina 28401

The CHOW application has not yet been submitted, but the Licensure and Certification Section has been notified of the pending transaction.

Sincerely,

Gregory F. Yakaboski

Gregory F. Yakaboski

Project Analyst

[Division of Health Service Regulation](#), Certificate of Need
[NC Department of Health and Human Services](#)

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From: [Nicholson, Ann](#)
To: [Yakaboski, Greg](#)
Subject: [External] RE: Change of Ownership
Date: Thursday, January 11, 2024 3:38:12 PM

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Hi Greg,

Thank you for the update. The phone number to reach me is: (804) 420-6025.

Ann

From: Nicholson, Ann
Sent: Thursday, January 11, 2024 10:52 AM
To: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>
Cc: Clagett, Richard <rclagett@williamsmullen.com>; Waller, Martha K <martha.waller@dhhs.nc.gov>
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 - Property/Real Estate Owner (remaining the same): Ultra Care at Down East Propco LLC
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From: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>

Sent: Tuesday, January 9, 2024 10:18 AM

To: Nicholson, Ann <anicholson@williamsmullen.com>

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 - Facility: Scotland Manor Health and Rehabilitation Center (License No: NH0314)
 - 920 Junior High School Road, Scotland Neck, North Carolina 27874
4. Wilson NC Opco LLC
 - Facility: Harmony Park at Wilson (License No: NH0152)
 - 1804 Forest Hills Road W., Wilson, North Carolina 27893
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Sincerely,

Gregory F. Yakaboski

Gregory F. Yakaboski

Project Analyst

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

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

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From: [Nicholson, Ann](#)
To: [Waller, Martha K](#)
Cc: [Clagett, Richard](#)
Subject: [External] Change of Ownership Exemption Request
Date: Friday, December 29, 2023 2:42:22 PM

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Good afternoon Ms. Waller,

I am writing to notify the Certificate of Need Section regarding an upcoming change of ownership, scheduled to occur on February 1, 2024, for the following five (5) business entities and their respective facilities:

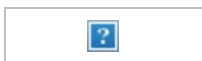
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 - Facility: August Healthcare at Wilmington (License No: NH0392)
 - 820 Wellington Avenue, Wilmington, North Carolina 28401

The CHOW application has not yet been submitted, but the Licensure and Certification Section has been notified of the pending transaction.

If you have any questions, please do not hesitate to e-mail or call.

Happy New Year,

Ann Nicholson



Ann M. Nicholson
Attorney
T 804.420.6025
[email](#) | [website](#)

Williams Mullen Center | 200 South 10th Street, Suite 1600 | P.O. Box 1320 (23218) | Richmond, VA 23219

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