

May 06 2025STATE HEALTH PLANNING AND
DEVELOPMENT AGENCY**ArentFox
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May 5, 2025

VIA EMAIL (SHPDA.ONLINE@SHPDA.ALABAMA.GOV)State Health Planning & Development Agency
RSA Union Building
100 N. Union Street - Suite 870
Montgomery, Alabama 36104**Kathryn Steffen**

Partner

202.715.8480 **DIRECT**

Mkathryn.steffen@afslaw.com

Reference No.: 034745.00161

Re: NOTICE OF CHANGE OF OWNERSHIP/CONTROL
Current CON Holder: S TCG Daphne Campus, LLC
Proposed CON Holder: 27440 County Road 13 Opco LLC
SHPDA ID No.: 003-S0111

Dear Sir or Madam:

We are writing to notify the State Health Planning and Development Agency of a transaction involving the Specialty Care Assisted Living Facility known as The Brennity at Daphne MC, located at 27296 County Road 13, Daphne, Alabama 36526 (the "Facility"). The licensed operator and Certificate of Need Holder of the Facility is S TCG Daphne Campus, LLC (the "Current Licensee"). The Current Licensee contracts with Sagora Senior Living, Inc. ("Sagora") to manage the Facility.

On February 1, 2025, the real property comprising the Facility was transferred to 27440 County Road 13 Propco LLC (the "Real Property Owner"). The Real Property Owner then leased the Facility to 27440 County Road 13 Opco LLC (the "Proposed Licensee"), which in turn subleased the Facility back to the Current Licensee. On or about July 1, 2025 (the "Effective Date"), the Current Licensee will transfer the operations of the Facility to the Proposed Licensee, subject to the receipt of the necessary approvals. The sublease between the Current Licensee and the Proposed Licensee will terminate on the Effective Date.

Accordingly, enclosed please find a completed Notice of Change of Ownership/Control on behalf of the parties. This transaction is a transfer of operations from the Current Licensee to the Proposed Licensee. There will be no changes to the Facility's services, bed count, or bed types. Sagora will continue to manage the Facility pursuant to a contract with the Proposed Licensee as of the Effective Date.

If you have any questions or would like to discuss the transaction in greater detail, please do not hesitate to contact me.

We look forward to working with you.

Sincerely,



Kathryn L. Steffen

Encl.

NOTICE OF CHANGE OF OWNERSHIP/CONTROL

The following notification of intent is provided pursuant to all applicable provisions of ALA. CODE § 22-21-270 (1975 as amended) and ALA. ADMIN. CODE r. 410-1-7-.04. This notice must be filed at least twenty (20) days prior to the transaction.

☐ Change in Direct Ownership or Control (of a vested Facility; ALA. CODE §§ 22-20-271(d), (e))

☒ Change in Certificate of Need Holder (ALA. CODE § 22-20-271(f))

☐ Change in Facility Management (Facility Operator)

Any transaction other than those above-described requires an application for a Certificate of Need.

Part I: Facility Information

SHPDA ID Number: 003-S0111
(This can be found at www.shpda.alabama.gov, Health Care Data, ID Codes)

Name of Facility/Provider: The Brennnity at Daphne MC
(ADPH Licensure Name)

Physical Address: 27296 County Road 13
Daphne, AL 36526

County of Location: BALDWIN

Number of Beds/ESRD Stations: 64

CON Authorized Service Area (Home Health and Hospice Providers Only). Attach additional pages if necessary. N/A

Part II: Current Authority (Note: If this transaction will result in a change in direct ownership or control, as defined under ALA. CODE § 22-20-271(e), please attach organizational charts outlining current and proposed structures.)

Owner (Entity Name) of Facility named in Part I: S TCG Daphne Campus, LLC

Mailing Address: 801 Cherry Street, Unit 31
Fort Worth, TX 76102

Operator (Entity Name): S TCG Daphne Campus, LLC

Part III: Acquiring Entity Information

Name of Entity: 27440 County Road 13 Opco LLC

Mailing Address: 4500 Dorr Street
Toledo, OH 43615

Operator (Entity Name): 27440 County Road 13 Opco LLC

Proposed Date of Transaction is
on or after: 7/1/2025

Part IV: Terms of Purchase

Monetary Value of Purchase: \$ 0.00

Type of Beds: Specialty Care Assisted Living Facility

Number of Beds/ESRD Stations: 64

Financial Scope: to Include Preliminary Estimate of the Cost Broken Down by Equipment, Construction, and Yearly Operating Cost:

Projected Equipment Cost: \$ N/A

Projected Construction Cost: \$ N/A

Projected Yearly Operating Cost: \$ 3,105,952.00 (SCALF Operations Only)

Projected Total Cost: \$ 3,105,952.00

On an Attached Sheet Please Address the Following: SEE SCHEDULE 1.

1.) The services to be offered by the proposal (the applicant will state whether he has previously offered the service, whether the service is an extension of a presently offered service, or whether the service is a new service).

2.) Whether the proposal will include the addition of any new beds.

3.) Whether the proposal will involve the conversion of beds.

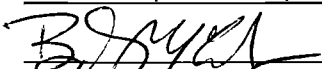
4.) Whether the assets and stock (if any) will be acquired.

Part V: Certification of Information

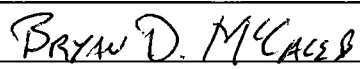
Current Authority Signature(s):

The information contained in this notification is true and correct to the best of my knowledge and belief.

Owner(s): S TCG Daphne Campus, LLC

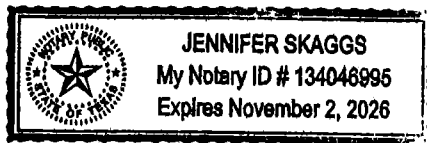
Operator(s): 

Title/Date: President


BRYAN D. MCCALEB

SWORN to and subscribed before me, this 29 day of April, 2025.

(Seal)



Jennifer Skaggs
Notary Public

My Commission Expires: Nov. 2, 2026

Author: Alva M. Lambert

Statutory Authority: § 22-21-271(c), Code of Alabama, 1975

History: New Rule

SWORN to and subscribed before me, this _____ day of _____.

(Seal)

Notary Public

My Commission Expires: _____

Acquiring Authority Signature(s):

I agree to be responsible for reporting of all services provided during the current annual reporting period, as specified in ALA. ADMIN. CODE r. 410-1-3-.12. The information contained in this notification is true and correct to the best of my knowledge and belief.

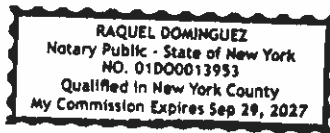
Purchaser(s): 27440 County Road 13 Opco LLC

Operator(s): 27440 County Road 13 Opco LLC

Title/Date: Authorized Representative

SWORN to and subscribed before me, this 24th day of April, 2025.

(Seal)



Raquel Dominguez
Notary Public

My Commission Expires: Sept. 29, 2027

Author: Alva M. Lambert

Statutory Authority: § 22-21-271(c), Code of Alabama, 1975

History: New Rule

SCHEDULE 1

1. The services to be offered by the proposal (the applicant will state whether he has previously offered the service, whether the service is an extension of a presently offered service, or whether the service is a new service).

The Applicant will offer the same services (specialty care assisted living services), which are currently being offered to residents of the facility.

2. Whether the proposal will include the addition of any new beds.

No, the transaction does not include the addition of any new beds.

3. Whether the proposal will involve the conversion of beds.

No, the transaction does not include the conversion of beds.

4. Whether the assets and stock (if any) will be acquired.

The transaction involves a transfer of operations. The current operator will transfer to the proposed operator certain assets used by the current operator in connection with the operation of the facility as permitted by applicable law.