

August 2, 2019

RECEIVED

Aug 02, 2019

STATE HEALTH PLANNING AND  
DEVELOPMENT AGENCY

**VIA U.S. EXPRESS MAIL & EMAIL**

Alva M. Lambert, Esq., Executive Director  
Alabama State Health Planning and Development  
Agency  
P.O. Box 303025  
Montgomery, Alabama 36130-3025  
Email: shpda.online@shpda.alabama.gov

**Re: Alabama Nursing Home / Change in Indirect Ownership Interest**

Dear Executive Director Lambert:

Enclosed please find an application (reflecting a change in indirect ownership interest) for the following nursing home:

Kensington Health and Rehabilitation  
550 Congress Street  
Mobile, AL 36603  
SHPDA ID #: 097-N7006

Diagrams reflecting the change are at Attachment A. Please note that the change in indirect ownership interest is anticipated to occur on or about **August 2019**. Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,

ARNALL GOLDEN GREGORY LLP

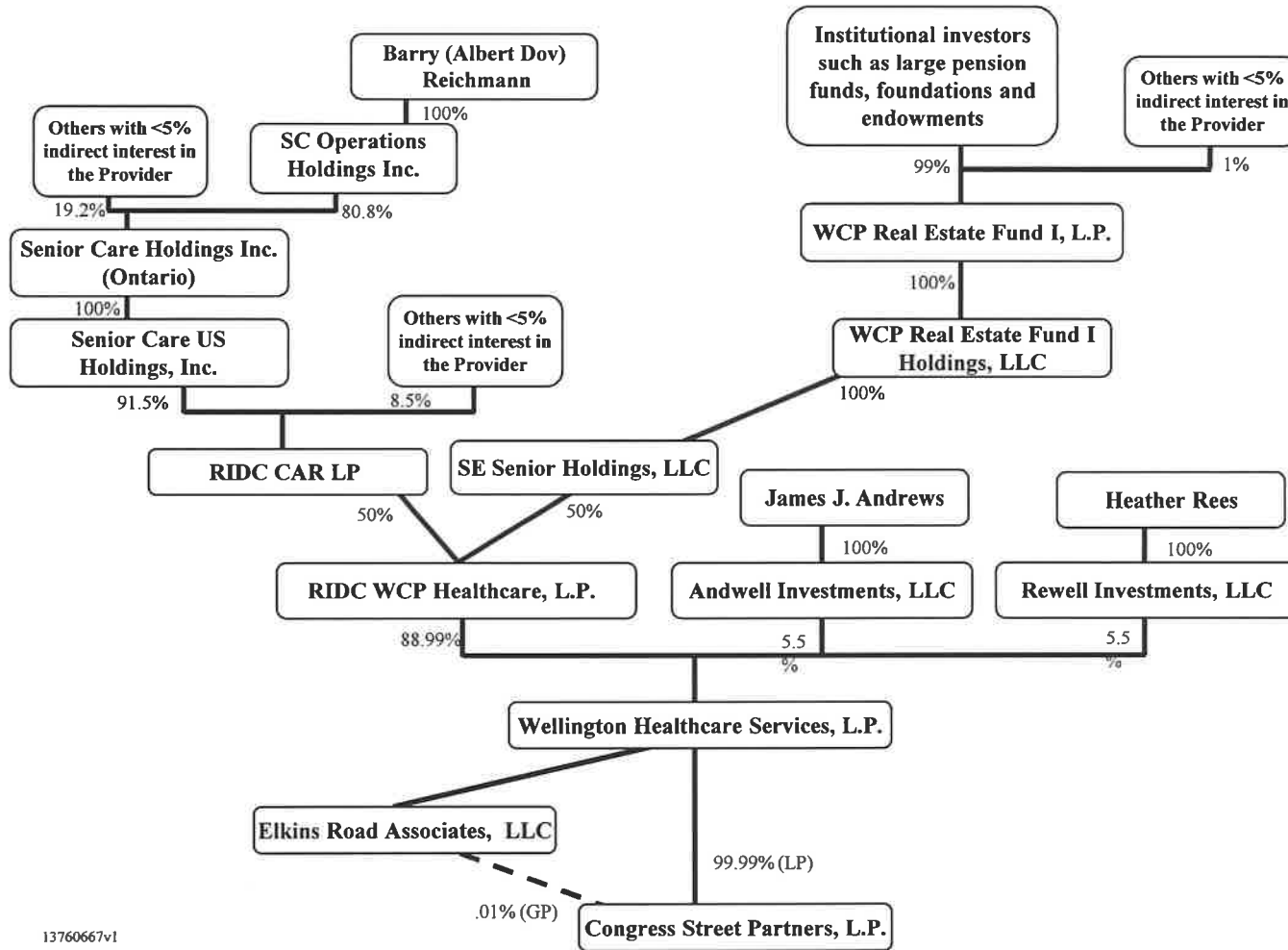


Alexander B. Foster

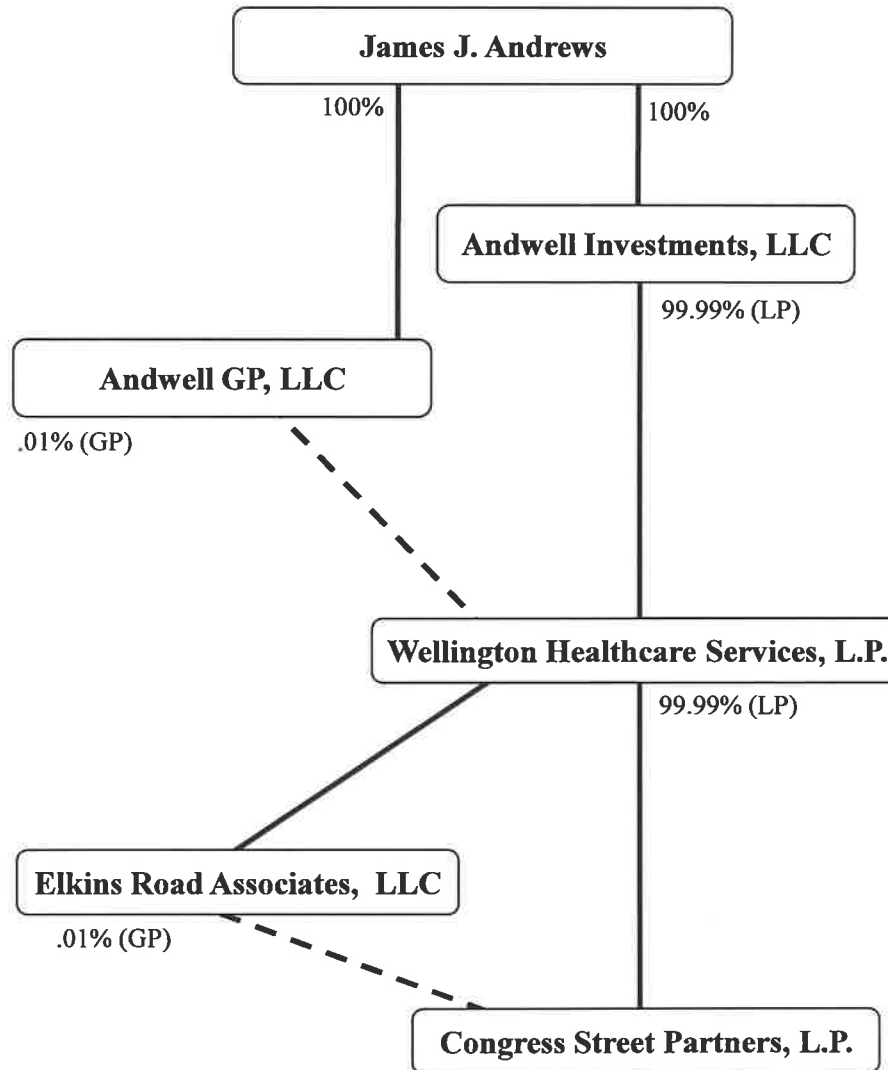
cc: Mr. James J. Andrews (w/encl.)  
Hedy Rubinger, Esq. (w/encl.)

**ATTACHMENT A  
DIAGRAMS**

**CONFIDENTIAL**  
**Kensington Health and Rehabilitation**  
**Current Ownership Structure**



**CONFIDENTIAL**  
**Kensington Health and Rehabilitation**  
**Proposed Ownership Structure**



CO2019-047

RECEIVED

**NOTICE OF CHANGE OF OWNERSHIP/COI** Aug 02, 2019

STATE HEALTH PLANNING AND DEVELOPMENT AGENCY

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: 097-N7006  
 (This can be found at [www.shpda.alabama.gov](http://www.shpda.alabama.gov), Health Care Data, ID Codes)

Name of Facility/Provider: Congress Street Partners, LP  
 (ADPH Licensure Name) d/b/a Kensington Health and Rehabilitation

Physical Address: 550 Congress Street  
Mobile, AL 36603

County of Location: Mobile

Number of Beds/ESRD Stations: 120

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: Congress Street Partners, LP

Mailing Address: 20 Mansell Court East, Suite 200  
Roswell, Georgia 30076

Operator (Entity Name): Congress Street Partners, LP

**Part III: Acquiring Entity Information**

Name of Entity: Congress Street Partners, LP (No Change)

Mailing Address: 20 Mansell Court East, Suite 200  
Roswell, Georgia 30076

Operator (Entity Name): Congress Street Partners, LP (No Change)

Proposed Date of Transaction is on or after: August 2019

**Part IV: Terms of Purchase**

Monetary Value of Purchase: \$ 1,450,000

Type of Beds: Nursing Home

Number of Beds/ESRD Stations: 120

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

Projected Equipment Cost: \$ 0

Projected Construction Cost: \$ 0

Projected Yearly Operating Cost: \$ 8,735,135.21

Projected Total Cost: \$ 8,735,135.21

**On an Attached Sheet Please Address the Following:**

- 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):  \_\_\_\_\_

Operator(s): \_\_\_\_\_

Title/Date: James J. Andrews, President \_\_\_\_\_

SWORN to and subscribed before me, this 26<sup>th</sup> day of July, 2019.



Norma R Cochran  
Notary Public

My Commission Expires: March 8, 2022

Reporting 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): \_\_\_\_\_

Operator(s): \_\_\_\_\_

Title/Date: James J. Andrews, President

SWORN to and subscribed before me, this 26<sup>th</sup> day of July, 2019.



Norma R Cochran  
Notary Public

My Commission Expires: March 8, 2022

Author: Alva M. Lambert

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

History: New Rule

## **Responses to Application Questions 1 through 4**

**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, Congress Street Partners, LP d/b/a Kensington Health and Rehabilitation, has previously offered the service and the nursing home services offered will not change.

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

The proposal will not include the addition of any new beds.

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

The proposal will not involve the conversion of beds.

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

The transaction involves a change of indirect owners of an existing licensed nursing home, as a result of a stock transfer.