15.006

RECEIVED
MAR 31 2015
HEALTH FACILITIES &
SERVICES REVIEW BOARD

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Items Italicized Were Submitted On March 24, 2015

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REV DATE 3.24.15

COLDWELL BANKER COMMERCIAL
HEART OF AMERICA REALTORS ®
802 S. Eldorado Road
Bloomington, IL 61704
PH: (309) 662-3377
FAX: (309) 664-3570

March 18, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

I am writing in support of the application from Bloomington-Normal Birthing Center, LLC to bring a birthing center to Bloomington-Normal. As a REALTOR® for Bloomington-Normal, I worked with the owners of Bloomington-Normal Birthing Center, LLC, Dr. Ogunleye and Dr. Santiago, as they considered several properties for the future home of their envisioned birthing center. During my work with Dr. Ogunleye and Dr. Santiago, I learned much from these gentlemen about birthing centers and about their commitment to making the Center a success.

Bloomington-Normal will make an ideal location for the Birthing Center, given that it is located at the crossroads of I-74, I-39, I-55, and US-51. Bloomington-Normal is a vibrant, family-oriented community, and I believe that the Bloomington-Normal Birthing Center will be an excellent addition to both our community, and surrounding communities of the Central Illinois region. Furthermore, the owners have selected a location within the community that will allow for easy access by car and by public transportation.

Time and again, these owners demonstrated to me their commitment to this project, by persevering until they found the best property to meet their budget and all the criteria for a successful center. They had clearly done their research on what type of property, location, and price range would work best for a birthing center. We worked tirelessly through many options before they selected the property at 6 Westport, on which they have a contract to purchase pending the approval of their application. With the passion, commitment and good business sense that I witnessed from both Dr. Ognuleye and Dr. Santiago, I have no doubt that the Center will be a complete success.

Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Laura Pritts
Coldwell Banker Commercial
Broker/REALTOR®

bloomington primary care
BPC
Board Certified Family Practice

Stephen C. Pilcher, MD
Kim Bankston, CNP ∘ Stephen W. Hill, MD ∘ Adam D. Houghton, MD ∘ Betty Scanlon, CNP

9 Heartland Drive, Suite C, Bloomington, IL 61704 ∘ www.bloomingtonprimarycare.com
P 309.663.7642 F 309.663.8359

3/2/2015

Stephen Pilcher, MD, FAAFP
Bloomington Primary Care
9 Heartland Drive
Bloomington, IL 61704

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62762

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board:

As a physician in this community, I applaud the owners of Bloomington-Normal Birthing Center, LLC for being forward thinking to bring such innovation and increased collaboration to the Obstetrics services of this community. Bloomington-Normal has always enjoyed a strong medical community, and the birthing center will be a welcome addition to it.

I believe the introduction of a birthing center option for low-risk maternity patients will especially benefit this community, which has typically struggled with higher than average c-section rates. Bloomington-Normal Birthing Center will give women who meet the low-risk criteria the option to have a physiological birth. The National Birth Center Study II shows that less than 1 in 16 birth center patients required a Cesarean birth (a 6% CS rate) compared to the nearly 35% of births locally who have a c-section. As a result, the Bloomington-Normal Birthing Center will help reduce the healthcare costs associated with giving birth, as well as improve the chances for a mother to deliver her baby in a safe way that balances both physiology with appropriate medical intervention.

Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Stephen Pilcher, MD, FAAFP
President, Bloomington Primary Care

McLean County
Health Department
Partners in Prevention

McLean County Health Department
200 West Front Street, Room 304
Bloomington, IL 61701

March 23, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

Re: Application #15-006 Bloomington-Normal Birthing Center

Dear Members of the Illinois Health Facilities and Services Review Board,

On behalf of the McLean County Health Department, it is my pleasure to write a letter of support of the application from Bloomington-Normal Birthing Center, LLC to bring a birthing center to Bloomington-Normal. This center will offer a new service not otherwise offered in McLean County or anywhere in downstate at this time.

The Department and local obstetricians have a long history of partnering to serve families in McLean County. Through the Family Case Management program, income qualifying pregnant women are referred to a medical provider to begin timely prenatal care. Primary goals of the Family Case Management program are to improve birth outcomes and to decrease premature and low weight births. Achieving these goals will also equal a reduction in Medicaid costs associated with high risk pregnancies and deliveries. Having the Bloomington Normal Birthing Center in our community will give women with low risk pregnancies a less invasive, lower cost option for their birth experiences, which, in turn, will also lower Medicaid costs significantly.

The Birthing Center consultants were gracious to include our Department in its outreach conducted last fall, when they gave a presentation to our Maternal Child Health staff. The Birthing Center consultants demonstrated willingness to collaborate with our Department to better meet the needs of women in our community. The Birthing Center can offer women in need of prenatal care a lower cost, high value, wellness oriented option like no other that exists in Central Illinois.

Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Walter P. Howe
Director
McLean County Health Department

OSF
ST. JOSEPH MEDICAL CENTER

March 20, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC
Application #15-006

Dear Members of the Illinois Health Facilities and Services Review Board,

I am writing in support of the application from Bloomington-Normal Birthing Center, LLC to bring a birthing center to Bloomington-Normal.

From the outset of this project, Dr. Joe Santiago and Dr. Dele Ogunleye, the owners of Bloomington-Normal Birthing Center, LLC, have done their homework to research the viability of introducing a high quality, cost effective birthing center to our community.

OSF St. Joseph Medical Center is very impressed with the owners' due diligence and has entered into a contractual transfer agreement with them to accept birthing center patients needing a higher level of care. I have had numerous conversations with representatives of Bloomington-Normal Birthing Center, LLC throughout the planning phase of this project. I feel very confident in their market analysis and projections for the success of a birthing center in our region.

I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center. A birthing center in this community will add a much needed alternative for low risk maternity care for the Central Illinois region. Furthermore, with the vision and dedication of owners Dr. Santiago and Dr. Ogunleye it is sure to be a success.

Please do not hesitate to contact me if I can be of any other assistance in this endeavor.

Sincerely,

John R Zell

Vice President, Chief Financial Officer
OSF St. Joseph Medical Center

2200 East Washington St., Bloomington, Illinois 61701 Phon
The Sisters of the Third Order of

Community Wellness Center

Administrative Office
14 West Lake Street
Oak Park, Illinois 60302
t. 708.383.0113
f. 708.383.1378

March 19, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

On behalf of PCC Community Wellness Center (PCC), I am pleased to support the establishment of the Bloomington-Normal Birthing Center, LLC. We firmly believe in the value of the birth center model of care, both to support women's choices and to promote good health outcomes for low risk mothers.

In October 2014, PCC opened Illinois' first free-standing birth center, located at PCC South Family Health Center in Berwyn. As a Federally Qualified Health Center, PCC offers full-scope midwifery and obstetric care to an underserved and low-income patient population by certified nurse-midwives, family practice physicians, and obstetricians. Our birth center midwives are integrated within the healthcare system, working in close collaboration other PCC providers and our partner hospital, West Suburban Medical Center.

In the five short months since opening our doors, we have witnessed a significant interest in our birth center from the community. Current patients are delighted to have an alternative facility in which to give birth naturally. Similarly, expectant families from outside our organization are inquiring about the birth center, exhibiting demand for this model of care. We are pleased that a variety of healthcare professionals are interested in our program and supportive of our services. In addition to public support, we know that birth center care is effective. The model allows for appropriate screening, excellent labor support, and close postpartum follow up for patients. These factors keep patient satisfaction high while maintaining a low Cesarean section rate and a high breastfeeding rate.

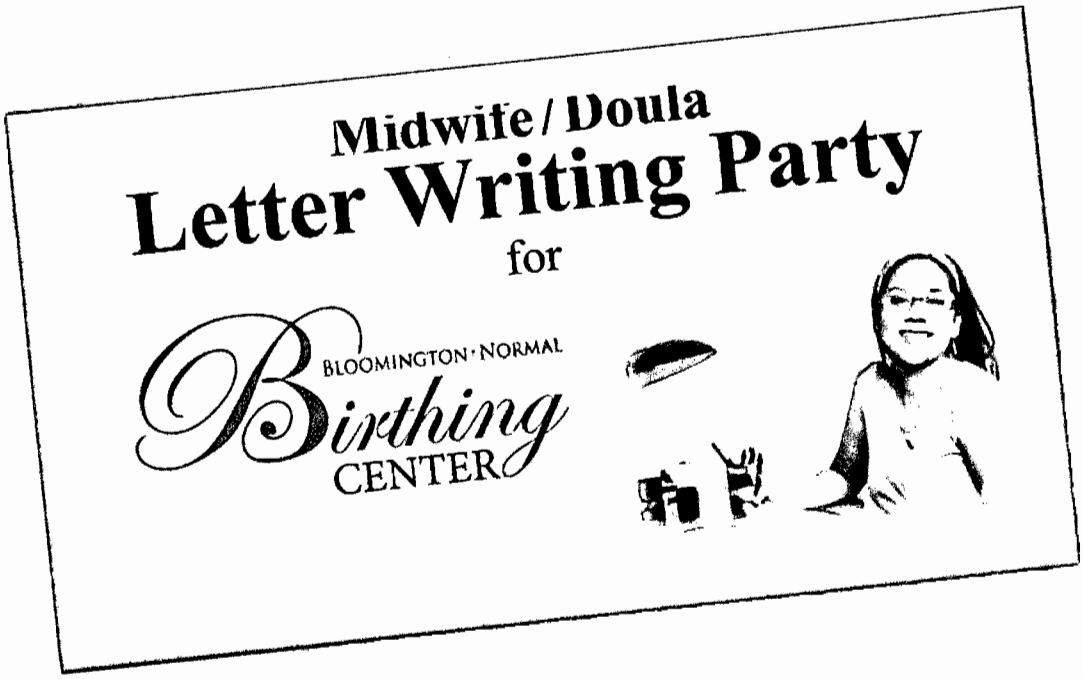
For these reasons, we fully support the establishment of the first birth center in McLean County. In fact, this expansion of services is essential to enhanced access to care for families living in downstate Illinois. Over the past few years, we have been in contact with the Bloomington-Normal Birthing Center staff. They have been diligent in their efforts to explore the impact of adding a birth center as well as mindful of how this will affect the other services in the area. We are confident that the addition of a birth center will provide satisfaction to consumers while demonstrating to others the elements of a successful clinical model.

We are confident that birth centers bring a model of care that will benefit families for generations to come. PCC is eager to witness the next Illinois birth center to take root in Bloomington-Normal.

Sincerely,

Robert J. Urso
President and CEO

Austin Family Health Center	5425 W. Lake Street	Chicago, Illinois 60644	t. 773.378.3347	f. 773.378.4028
Erie Court Health Center	1 Erie Court, Suite 6040	Oak Park, Illinois 60302	t. 708.386.1301	f. 708.386.3053
Lake Street Family Health Center	14 Lake Street	Oak Park, Illinois 60302	t. 708.383.0113	f. 708.383.9911
Melrose Park Family Health Center	1111 Superior Street, Suite 101	Melrose Park, Illinois 60160	t. 708.406.3040	f. 708.406.3059
Salud Family Health Center	5359 W. Fullerton Avenue	Chicago, Illinois 60639	t. 773.836.2785	f. 773.836.7381
South Family Health Center	6201 W. Roosevelt Road	Berwyn, Illinoi		
Walk-In Wellness Center at NAH	1044 N. Francisco Avenue	Chicago, Illino		
Walk-In Wellness Center at WSMC	3 Erie Court, Suite 1300	Oak Park, Illin		
West Town Family Health Center	1044 N. Mozart Street, Suite 100	Chicago, Illinc		



The buzz from the Midwife / Doula community in Central Illinois following the news from Bloomington-Normal Birthing Center, LLC that it would be submitting a Certificate of Need was "how can we help". So in February and March 2015 "letter writing" events were arranged for area midwives and doulas, and any interested person connected with the midwife and doula community, to write a letter of support for Bloomington-Normal Birthing Center to the Illinois Health Facilities and Services Review Board. An invitation to the lives events (one in Bloomington, one in Champaign) went out via social media and email. A "cyber party" option resulted from numerous requests from busy moms who couldn't attend either live parties, and so instructions were provided via social media and email for submitting a letter electronically.

February 25 – Letter Writing Party in Bloomington

March 4-20 – Letter Writing "Cyber Party" (electronic submission)

Scheduled for March 28 – Letter Writing Party in Champaign

For the letter writing events, eight topics were provided as "idea starters" for the participants to use to get started with their letter. In addition, three "ready to sign" templates were provided to fit the needs of the busy mom whose time is precious and who may only have a few moments to sign her name to a letter and provide a possible P.S at the bottom with her own brief testimonial. Please pardon the redundancy of these template letters; the moms wanted their voices to be heard and this seemed to be the best solution. Several letters were provided in this manner at the end of this portion of Appendix D. Letters received from the March 28 Champaign event will be submitted prior to the public comment deadline and brought to the hearing date for this CON.

March 19, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

I am writing in support of the application from Bloomington-Normal Birthing Center, LLC to bring a birthing center to Bloomington-Normal. This center will offer a new service not otherwise offered in McLean County or anywhere in downstate at this time. Even more exciting than the idea of a first-of-its-kind birthing center in this region is the overall community benefit that will come from having this center in our community.

The Bloomington-Normal Birthing Center will offer an out of hospital birthing service to Central Illinois women within a 60 miles radius of the twin cities. Having this option available will curtail both the growing trend of at-home births nationally and help curtail the alarmingly high c-section rate and associated costs in this community. The Center also plans to offer an array of educational classes including childbirth education, diet/exercise, as well as pregnancy massage/yoga and support group options for our patients. I think the Birthing Center has the potential to work with other area agencies, such as the McLean County Health Department, to bring a much needed option for prenatal care to our community.

Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Amanda M Smith

Amanda Smith
8 Ethell Pkwy
Bloomington, IL 61701

March 8, 2015

Illinois Health Facilities and Services Review Board

525 West Jefferson Street, 2nd Floor

Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

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Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Michelle Morrison

3806 Sandstone Dr.

Champaign, IL 61822

P.S. I have had three water births in a hospital setting in Bloomington Normal and although they were wonderful experiences their cost was very high compared to the amount of care that I and each baby needed. I was low risk each time with healthy labor and deliveries. The families of central Illinois need a less medical, less expensive, safe, supported option for labor and delivery.

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

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Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Randi Sutter

Randi Sutter
203 S. Park Ave.
LeRoy, IL 61752

P.S. I delivered my 10 lb. 4 oz. daughter in the birthing tub at a Bloomington-Normal hospital in November 2013. That event remains the most profound experience of my life. Water birth is no longer a birth option at either of the hospitals, but the proposed birthing center would afford mothers the opportunity to choose water birth.

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

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Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Helen L. Moose, CNM

Helen L. Moose, RN, MS, CNM
SIU School of Medicine
Nurse Education
217-545-4186

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

I am writing in support of the application from Bloomington-Normal Birthing Center, LLC to bring a birthing center to Bloomington-Normal. This center will offer a new service not otherwise offered in McLean County or anywhere in downstate at this time. Even more exciting than the idea of a first-of-its-kind birthing center in this region is the overall community benefit that will come from having this center in our community.

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Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

MD

407 E VERNON
NORMAL IL 61761

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

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Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Taylor Morton

Taylor Morton
550 E. 7th Rd.
Rutland IL 61358

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

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Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Carmen Balota
1306 Longford Ln
Blm, IL 61704

BLANK — p. 127

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

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Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Katey Hallip
619 E. Main St
Danvers IL
61732

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

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Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Sara Bowman
1114 Ekstrom Dr #202
Bloomington IL
61704

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

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Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Brittany Hany

1309 N. Hershey #10
Bloomington, IL
61704

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

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Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Bonnie J. Garrett
105 N. East St.
Atlanta, IL 61723

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

I am writing in support of the application from Bloomington-Normal Birthing Center, LLC to bring a birthing center to Bloomington-Normal. This center will offer a new service not otherwise offered in McLean County or anywhere in downstate at this time.

It will address the need to control the above average percentage of births by Caesarian section (C-section) in Bloomington-Normal, and the associated increased cost of care. Recent research shows that more and more women are choosing to rely on midwives than they did 20 years ago, and experts think this trend is a direct reaction to rising rates of C-section births. The Bloomington-Normal market, with its 33-39% C-section rate, would greatly benefit from offering women the option of a more physiological, natural birthing option of a birthing center.

Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Lisa Lowry
49416 Country Lane
Heyworth, IL 61761

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

I am writing in support of the application from Bloomington-Normal Birthing Center, LLC to bring a birthing center to Bloomington-Normal. This center will offer a new service not otherwise offered in McLean County or anywhere in downstate at this time. Even more exciting than the idea of a first-of-its-kind birthing center in this region is the collaboration and overall community benefit that will come from having this center in our community.

The owners of Bloomington-Normal Birthing Center, LLC have been working diligently to establish positive relations with the two hospitals in the community as well as with the area's medical community. In the spring of 2014, the owners reached out to both hospital administrators, and by fall, they secured a contractual transfer agreement with OSF St. Joseph Medical Center. In November 2014, Bloomington-Normal Birthing Center, LLC held an educational event for the medical community to educate and begin a dialogue with their colleagues on this topic. Over 40 members attended this event which was intended for all to see that the addition of birth center(s) in a community will allow hospitals to provide more productive and smart utilization of resources to care for the more acute patient.

Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Sarah Johnson
20 Ivy Ct
Bmtn IL 61701

March 4, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

I am writing in support of the application from Bloomington-Normal Birthing Center, LLC to bring a birthing center to Bloomington-Normal. This center will offer a new service not otherwise offered in McLean County or anywhere in downstate at this time. Even more exciting than the idea of a first-of-its-kind birthing center in this region is the overall community benefit that will come from having this center in our community.

The Bloomington-Normal Birthing Center will offer an out of hospital birthing service to Central Illinois women within a 60 miles radius of the twin cities. Having this option available will curtail both the growing trend of at-home births nationally and help curtail the alarmingly high c-section rate and associated costs in this community. The Center also plans to offer an array of educational classes including childbirth education, diet/exercise, as well as pregnancy massage/yoga and support group options for our patients. I think the Birthing Center has the potential to work with other area agencies, such as the McLean County Health Department, to bring a much needed option for prenatal care to our community.

Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Lyndi Alberts APN, FNP-BC
407 E. Vernon Suite 104
Normal, IL 61761

February 25, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

I am writing in support of the application from Bloomington-Normal Birthing Center, LLC to bring a birthing center to Bloomington-Normal. This center will offer a new service not otherwise offered in McLean County or anywhere in downstate at this time.

It will address the need to control the above average percentage of births by Caesarian section (C-section) in Bloomington-Normal, and the associated increased cost of care. Recent research shows that more and more women are choosing to rely on midwives than they did 20 years ago, and experts think this trend is a direct reaction to rising rates of C-section births. The Bloomington-Normal market, with its 33-39% C-section rate, would greatly benefit from offering women the option of a more physiological, natural birthing option of a birthing center.

Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Angie Detwiler
101 Northfield Dr. Apt J7
Normal, IL 61761

February 25, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: Support for Bloomington-Normal Birthing Center, LLC

Dear Members of the Illinois Health Facilities and Services Review Board,

I am writing in support of the application from Bloomington-Normal Birthing Center, LLC to bring a birthing center to Bloomington-Normal. This center will offer a new service not otherwise offered in McLean County or anywhere in downstate at this time. Even more exciting than the idea of a first-of-its-kind birthing center in this region is the overall community benefit that will come from having this center in our community.

The Bloomington-Normal Birthing Center will offer an out of hospital birthing service to Central Illinois women within a 60 miles radius of the twin cities. Having this option available will curtail both the growing trend of at-home births nationally and help curtail the alarmingly high c-section rate and associated costs in this community. The Center also plans to offer an array of educational classes including childbirth education, diet/exercise, as well as pregnancy massage/yoga and support group options for our patients. I think the Birthing Center has the potential to work with other area agencies, such as the McLean County Health Department, to bring a much needed option for prenatal care to our community.

Thank you for taking the time to read my letter of support. I urge the Illinois Health Facilities and Services Review Board to approve the application for Bloomington-Normal Birthing Center.

Sincerely,

Stacy K. Ash
9620 Wolf Hill Rd
Bloomington, IL
61705

CITY OF Bloomington ILLINOIS

Tari Renner, Mayor
109 E. Olive, P O Box 3157
Bloomington, Illinois 61702-3157

March 25, 2015

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RE: APPLICATION #15-006 FOR "BLOOMINGTON-NORMAL BIRTHING CENTER"

As the Mayor of Bloomington, Illinois, I fully support application #15-006 for "Bloomington-Normal Birthing Center." This new birthing center is supported by many of our citizens and multiple local health care organizations. In addition, the birthing center will provide service to a health professional shortage area, as determined by the U.S. Department of Health and Human Services.

Bringing an alternative healthcare delivery model such as a birth center to our community will help stimulate job opportunities in health services and also provide a dedicated place for certified nurse midwives and doulas to practice their profession. Our citizens have shown a strong interest in safe alternatives for an out-of-hospital birth experience and are looking to reduce the rate of C-sections. Having a local birthing center in Bloomington will better align cost with the actual needs of our local low-risk maternity patients who are generally healthy as well as motivated and engaged to seek the best possible care for themselves and their baby.

I believe that Bloomington-Normal presents a unique location for a birthing center in Central Illinois due to the City's strategic location, easy interstate access, and a wide variety of family-friendly amenities. We also have many outdoor facilities including Miller Park Zoo, The Children's Discovery Museum, Constitution Trail and other wonderful parks, which include our award-winning McGraw Park, located less than a mile away from the proposed location of this birthing center. My hope would be that expectant mothers from around Central Illinois would come to Bloomington for their prenatal care and delivery and then stay to enjoy all that our community has to offer.

Sincerely,

Tari Renner

Tari Renner
Mayor
City of Bloomington

Phone number: (309) 434-2210
Fax number: (309) 434-2802
Email: mayor@cityblm.org

For Hearing Impaired
TTY: (309) 829-5115

"Jewel of Midwest Cities"

15-006

Illinois Historic Preservation Agency

1 Old State Capitol Plaza, Springfield, IL 62701-1512

FAX (217) 524-7525
www.illinoishistory.gov

McLean County
Bloomington
CON - Acquisition and Rehabilitation for a Freestanding Birthing Center
6 Westport Ct.
IHPA Log #024012015

February 4, 2015

Kathleen Lorenz
Bloomington Normal Birthing Center LLC
1106 Turtle Creek Ct.
Normal, IL 61761

Dear Ms. Lorenz:

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact me at 217/785-5031.

Sincerely,

Rachel Leibowitz, Ph.D.
Deputy State Historic
Preservation Officer

CORRECTED
ATTACHMENT 6 PAGE 40A

ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD
APPLICATION FOR PERMIT

SECTION I. IDENTIFICATION, GENERAL INFORMATION, AND CERTIFICATION

This Section must be completed for all projects.

Facility/Project Identification

Facility Name: **Bloomington-Normal Birthing Center**		
Street Address: **6 Westport Court**		
City and Zip Code: **Bloomington, IL 61704**		
County: **McLean**	Health Service Area **Obstetrics**	Health Planning Area: **D-02**

Applicant /Co-Applicant Identification
[Provide for each co-applicant [refer to Part 1130.220].

Exact Legal Name: **Bloomington-Normal Birthing Center, LLC**
Address: **2107 Crimson Lane, Bloomington, IL 61704**
Name of Registered Agent: **Joseph A. Santiago Jr, M.D.**
Name of Chief Executive Officer: **Joseph A. Santiago Jr, M.D.**
CEO Address: c/o **OB Gyn Care & Associates, 505 Eastland Drive, #500; Bloomington, IL 61701**
Telephone Number: **(309) 662-2273**

Type of Ownership of Applicant/Co-Applicant

☐	Non-profit Corporation	☐	Partnership		
☐	For-profit Corporation	☐	Governmental		
☒	Limited Liability Company	☐	Sole Proprietorship	☐	Other

- Corporations and limited liability companies must provide an **Illinois certificate of good standing.**
- Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner.

APPEND DOCUMENTATION AS ATTACHMENT-1 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Primary Contact
[Person to receive ALL correspondence including post permit) THIS PERSON MUST BE EMPLOYED BY THE LICENSED HEALTH CARE FACILITY AS DEFINED AT 20 ILCS 3960

Name: **Kathleen Lorenz**
Title: **Consultant**
Company Name: **Bloomington-Normal Birthing Center, LLC**
Street Address: c/o **OB Gyn Care & Associates, 505 Eastland Drive, Suite 500**
City Zip Code **Bloomington, IL 61701**
Telephone Number: **309-531-1884**
E-mail Address: **ktlorenz18@gmail.com**
Fax Number: **(309) 662-2014**

CORRECTED PAGE 1

Related Project Costs

Provide the following information, as applicable, with respect to any land related to the project that will be or has been acquired during the last two calendar years:

Land acquisition is related to project ☐ Yes ☒ No
Purchase Price: $_____
Fair Market Value: $_____

The project involves the establishment of a new facility or a new category of service

☒ Yes ☐ No

If yes, provide the dollar amount of all **non-capitalized** operating start-up costs (including operating deficits) through the first full fiscal year when the project achieves or exceeds the target utilization specified in Part 1100.

Estimated start-up costs and operating deficit cost is **$ 398,701**[1]
[1]**reflects operating deficit through first full year (2016) of operating.**

Project Status and Completion Schedules

Indicate the stage of the project's architectural drawings:

☐ None or not applicable ☐ Preliminary
☒ Schematics ☐ Final Working

Anticipated project completion date (refer to Part 1130.140): **August 31, 2016**

Indicate the following with respect to project expenditures or to obligation (refer to Part 1130.140):

☐ Purchase orders, leases or contracts pertaining to the project have been executed.
☒ Project obligation is contingent upon permit issuance. Provide a copy of the contingent "certification of obligation" document, highlighting any language related to CON Contingencies
☐ Project obligation will occur after permit issuance.

State Agency Submittals

Are the following submittals up to date as applicable:

☐ Cancer Registry
☐ APORS
☐ All formal document requests such as IDPH Questionnaires and Annual Bed Reports been submitted
☐ All reports regarding outstanding permits

Failure to be up to date with these requirements will result in the application for permit being deemed incomplete.

CORRECTED PAGE 9

Heartland Bank and Trust Company
MEMBER FDIC

February 6, 2015

Dr. Dele Ogunleye, Member
Dr. Joe Santiago, Member
Dr. Chad Tattini, Member
BNBC Land, LLC
2111 E. Oakland Avenue
Bloomington, IL 61701

Re: Financing Commitment

Gentlemen:

Heartland Bank ("Bank") is pleased to confirm that it has approved the Loan Facility described below to BNBC Land, LLC ("Borrower"). This letter is the Bank's offer to commit said Loan Facility, subject to the terms and conditions described herein and to documentation satisfactory in form and content to the Bank.

This offer to commit shall expire at the Bank's option if (a) the Bank has not received the Borrower's acceptance by the Acceptance Date, (b) Closing does not occur on or before the Expiration Date, or (c) there is a material adverse change in the Borrower's and or Guarantors' financial condition or affairs from that represented to the Bank.

Borrower:	BNBC Land, LLC
Loan Amount:	Approximately $600,000 (limited to 80% of appraised value)
Purpose:	purchase / renovate property to be used as birthing center
Interest Rate:	5 Year Treasury Swap* (currently 1.48%) PLUS 300 basis points; fixed for 5 years * http://www.federalreserve.gov/releases/h15/Update/ **ALL RATES SUBJECT TO CHANGE PRIOR TO CLOSING**
Maturity:	5 Years
Terms:	Monthly payments of interest only for 24 months; then, monthly payments of principal and interest based on an amortization of 20 years (monthly principal and interest payment of approximately $3,810 based on listed terms)
Fees:	A loan fee of $1,000 will be assessed. Additionally, the Applicant will be responsible for all costs incurred by the Bank in the analysis, document preparation, closing, or collection of the loan, including, but not limited to, attorney fees, environmental assessment costs, title insurance premiums, recording fees, appraisal fees, survey fees, credit reports, court costs, etc.
Collateral:	- 1st MTG and Assignment of Leases on proposed birthing center to be located on Westport Court in Bloomington, IL (exact legal description to govern) - Senior UCC filing on all business assets

401 N. Hershey Rd., Bloomington • *Mailing address:* P.O. Box 67 Bloomington, IL 61702-0067
phone 309-662-4444 fax 309-662-1600 www.hbtbank.cor

CORRECTED

Guarantors: Dele Ogunleye (unlimited)
Joseph Santiago (unlimited)
Chad Tattini (unlimited)
Bloomington-Normal Birthing Center, LLC (unlimited)

Reporting: Borrower to provide the following financial information:

- Complete copy of corporate income tax return on an annual basis

Guarantors Ogunleye, Santiago and Tattini to provide the following financial information:

- Updated personal financial statement on an annual basis
- Complete copy of federal income tax return on an annual basis

Guarantor Bloomington-Normal Birthing Center, LLC to provide the following financial information:

- Monthly financial statements to include Balance Sheet and Income Statement
- Complete copy of corporate income tax return on an annual basis

Other:

- Borrower to maintain all depository accounts at Bank
- Bloomington-Normal Birthing Center, LLC to obtain all State and local approvals as necessary, to open and operate such facility
- Bloomington-Normal Birthing Center, LLC to maintain all depository accounts at Bank

Loan Agreement: The foregoing terms and conditions are not inclusive. The loan documents will include a loan agreement containing additional provisions, including, but not limited to, environmental warranties, change of ownership, management continuation, dividend and investment restrictions – excepting those distributions necessary for tax obligations of the owners, proper borrowing authority, events of default, late fees, remedies and cross-default provisions, financial and collateral maintenance covenants, limitations on liens and other indebtedness in excess of $25,000, and other representations and warranties which Bank deems appropriate for loans of this type and size. This offer is conditional upon Bank, Borrower and Guarantors agreeing to the form and substance of the loan agreement and other loan documents.

Appraisal: This commitment is conditional upon receipt by Bank, at no cost to Bank, of a written appraisal report in form and substance satisfactory to Bank and prepared by an appraiser acceptable to and retained by Bank reflecting a loan to value ratio of not more than ninety percent (80%).

Prepayment Penalty: Loan is subject to prepayment penalty prior to maturity or due date in whole or in part on any loan date. Prepayment penalty shall be an amount equal to the percentage of the principal amount to be prepaid which is equal to one percent (1.0%) multiplied by the number of full years, plus one (1) for any additional part or portion of a year between the date of the prepayment and the maturity date.

Prior to acceptance, disclosure of the terms of this letter is not authorized except with Bank's prior written consent.

CORRECTED

This offer will expire if (i) not accepted within 30 days from the date of this commitment letter (ii) not closed within 120 days from the date of this commitment letter or (iii) there occurs any material adverse change in Borrower's and/or Guarantor's financial condition or any occurrence which would constitute a default under Bank's normal lending documentation, or (iv) any warranty or representation made by Borrower in connection herewith is false, incorrect or misleading in any material respect.

Heartland Bank appreciates this opportunity to present this financing commitment to BNBC Land, LLC. If this offer is acceptable, please sign where indicated below, and return one copy to my attention prior to the expiration date.

Respectfully,

Heartland Bank and Trust Company

By: Lawrence J. Horvath
Its: Executive Vice President

Accepted this _____ *day of* _____, *2015*

BNBC Land, LLC

By:
Its:

CORRECTED

Heartland Bank and Trust Company
MEMBER FDIC

February 6, 2015

Dr. Dele Ogunleye, Member
Dr. Joe Santiago, Member
Dr. Chad Tattini, Member
Bloomington-Normal Birthing Center, LLC
2111 E. Oakland Avenue
Bloomington, IL 61701

Re: Financing Commitment

Gentlemen:

Heartland Bank ("Bank") is pleased to confirm that it has approved the Loan Facility described below to Bloomington-Normal Birthing Center, LLC ("Borrower"). This letter is the Bank's offer to commit said Loan Facility, subject to the terms and conditions described herein and to documentation satisfactory in form and content to the Bank.

This offer to commit shall expire at the Bank's option if (a) the Bank has not received the Borrower's acceptance by the Acceptance Date, (b) Closing does not occur on or before the Expiration Date, or (c) there is a material adverse change in the Borrower's and or Guarantors' financial condition or affairs from that represented to the Bank.

Borrower:	Bloomington-Normal Birthing Center, LLC
Loan Amount:	$400,000
Purpose:	working capital line of credit
Interest Rate:	Prime plus ½% floating monthly (currently 3.75%)
Terms:	Loan term of 24 months with monthly payments of interest only
Fees:	A loan fee of $250 will be assessed. Additionally, the Applicant will be responsible for all costs incurred by the Bank in the analysis, document preparation, closing, or collection of the loan, including, but not limited to, attorney fees, environmental assessment costs, title insurance premiums, recording fees, appraisal fees, survey fees, credit reports, court costs, etc.
Collateral:	Senior UCC Lien Filing – all business assets
Guarantors:	Dele Ogunleye (unlimited) Joseph Santiago (unlimited) Chad Tattini (unlimited)
Reporting:	Borrower to provide the following as requested: - Monthly financial statements to include Balance Sheet and Income Statement - Complete copy of corporate income tax return on an annual basis

401 N. Hershey Rd., Bloomington • *Mailing address:* P.O. Box 67 Bloomington, IL 61702-0067
phone 309-662-4444 fax 309-662-1600 www.hbtbar

CORRECTED

Guarantors Ogunleye, Santiago and Tattini to provide the following financial information:

- Updated personal financial statement on an annual basis
- Complete copy of federal income tax return on an annual basis

Other:

- Bloomington-Normal Birthing Center, LLC to obtain all State and local approvals as necessary, to open and operate such facility
- Bloomington-Normal Birthing Center, LLC to maintain all depository accounts at Bank

Loan Agreement: The foregoing terms and conditions are not inclusive. The loan documents will include a loan agreement containing additional provisions, including, but not limited to, environmental warranties, change of ownership, management continuation, dividend and investment restrictions – excepting those distributions necessary for tax obligations of the owners, proper borrowing authority, events of default, late fees, remedies and cross-default provisions, financial and collateral maintenance covenants, limitations on liens and other indebtedness in excess of $25,000, and other representations and warranties which Bank deems appropriate for loans of this type and size. This offer is conditional upon Bank, Borrower and Guarantors agreeing to the form and substance of the loan agreement and other loan documents.

Prior to acceptance, disclosure of the terms of this letter is not authorized except with Bank's prior written consent.

This offer will expire if (i) not accepted within 30 days from the date of this commitment letter (ii) not closed within 120 days from the date of this commitment letter or (iii) there occurs any material adverse change in Borrower's and/or Guarantor's financial condition or any occurrence which would constitute a default under Bank's normal lending documentation, or (iv) any warranty or representation made by Borrower in connection herewith is false, incorrect or misleading in any material respect.

Heartland Bank appreciates this opportunity to present this financing commitment to Bloomington-Normal Birthing Center, LLC. If this offer is acceptable, please sign where indicated below, and return one copy to my attention prior to the expiration date.

Respectfully,

Heartland Bank and Trust Company

By: Lawrence J. Horvath
Its: Executive Vice President

Accepted this _____ day of _____, 2015

Bloomington-Normal Birthing Center, LLC

By:
Its:

CORRECTED

Co -Applicant Bloomington Normal Birthing Center, LLC

Year: 2017 Projections

Balance Sheet

Assets		
Cash	$	10,000
Accounts Receivable	$	198,958
Inventory	$	30,000
Total Current Assets	$	238,958
Furnishings and Equipment	$	75,000
Total Fixed Assets	$	75,000
Total Assets	$	313,958
Liabilities		
Accounts Payable	$	20,000
Operating Loan	$	200,000
Total Current Liabilities	$	220,000
Equity	$	93,958

Notes:

Acct Rec figured as a % of projected 2017 Revenue

Inventory Est taken from Operating Exp Worksheet

Furnishing/Equip Est taken from Equipment Non Construction Worksheet

Acct Pay based on Client Care expenses

[illegible]	
Current Ratio	1.09
Net Margin Percentage	14%
Percent Debt to Total Capitalization	68%
Projected Debt Service Coverage	67%
Days Cash on Hand	137
Cushion Ratio	2.3

Co-Applicant BNBC Land, LLC

Year: 2017 Projections

Income Statement

Revenue:		
Rent	$	63,000
Expenses:		
Taxes	$	15,000
Insurance	$	2,500
Mortgage Principle	$	44,928
	$	62,428
Net Income:		
	$	572

Balance Sheet

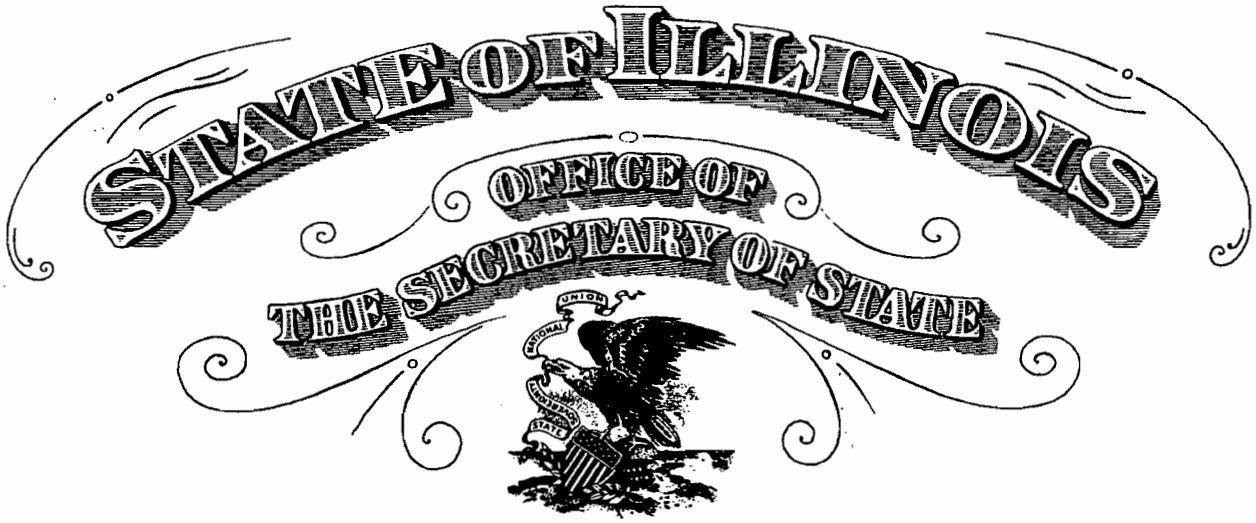
Assets		
Current Assets	$	572
Total Current Assets	$	572
Total Fixed Assets	$	775,000
Total Assets	$	775,572
Liabilities		
Current Liabilities	$	-
Mortgage	$	600,000
Total Liabilities	$	600,000
Equity	$	175,572

Notes:

Assumed appraised value $775,000 or approximately $129/sf

BNBC Land Projected	
Current Ratio	
Net Margin Percentage	1%
Percent Debt to Total Capitalization	77%
Projected Debt Service Coverage	
Days Cash on Hand	
Cushion Ratio	3.4

File Number 0499371-3



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that

BLOOMINGTON-NORMAL BIRTHING CENTER, L.L.C., HAVING ORGANIZED IN THE STATE OF ILLINOIS ON SEPTEMBER 25, 2014, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE, AND AS OF THIS DATE IS IN GOOD STANDING AS A DOMESTIC LIMITED LIABILITY COMPANY IN THE STATE OF ILLINOIS.

Authentication #: 1505002076

Authenticate at: http://www.cyberdriveillinois.com

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this* 19TH *day of* FEBRUARY *A.D.* 2015 .

Jesse White

SECRETARY OF STATE

ATTACHMENT 3 - PAGE 33A