



NORMAN A. CANNADY, JR.
TAX ASSESSOR
MADISON COUNTY

CANTON OFFICE
P.O. BOX 292
CANTON, MS 39046-0292
CANTON: (601) 859-1921
FAX: (601) 859-2899
IN STATE: 1-800-428-0584 Ext 1921
NICOLE FLANAGAN, CHIEF DEPUTY

MADISON ANNEX
171 COBBLESTONE DR.
MADISON, MS 39110-9197
MADISON: (601) 856-1796
FAX: (601) 856-1855
WWW.MADISON-CO.COM
DIANE BARBER, CHIEF DEPUTY

June 12, 2024

Parkway Health & Rehab
230 River Oaks Drive
Canton, MS 39046

February 29, 2024 An incomplete application for a MS Code 27-31-101 exemption received and reviewed.

May 1, 2024 Additional information and missing documentation was requested.

May 30, 2024 Additional information and partial missing documentation received from applicant.

June 11, 2024 Applicant provided a copy of the Mississippi Development Authority Health Care Industry Facility Certificate HC-44 with an issue date June 11, 2024.

Parkway Health & Rehab

Original Application Packet
Received February 29, 2024



PROPERTY
TAX ASSOCIATES INC.
JERRY B. WARD

info@ptainc.net
Office: 601.206.1433
Fax: 601.206.1435

February 27, 2024

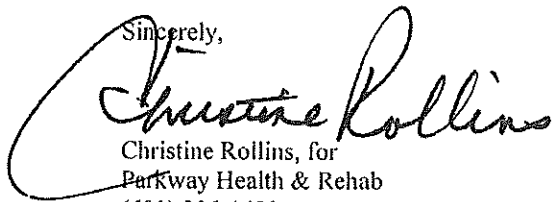
Board of Supervisors
Madison County, Mississippi
P. O. Box 404
Canton, MS 39046

Re: Parkway Health & Rehab
230 River Oaks Drive
Canton, MS 39046

Enclosed herewith are the Applications for Ad Valorem Tax Exemption, copies in triplicate, for the above taxpayer's real and personal property additions for their new Health Care facility in Canton, along with copies of their Application pertaining to the Mississippi Health Care Industry Zone Act.

Should you have any questions or if additional information is needed, please do not hesitate to call me.
Thank you for your assistance.

Sincerely,


Christine Rollins, for
Parkway Health & Rehab
(601) 206-1433

cc: R. Keyes, Member

Enclosures

APPLICATION FOR AD VALOREM TAX EXEMPTION

AS AUTHORIZED BY SECTION 27-31-101, et seq., MISSISSIPPI CODE OF 1972, AS AMENDED

NAME OF ENTERPRISE PARKWAY HEALTH & REHAB/FHNC PROPETY LLC
PHYSICAL ADDRESS 230 RIVER OAKS DRIVE, CANTON MS
TYPE OF INDUSTRY HEALTH CARE/REHAB PRODUCT/SERVICE HEALTH CARE/REHAB.
LOCATION-COUNTY MADISON CITY CANTON
DATE OF COMPLETION 12/31/2023 YEARS REQUESTED 9 YRS
NEW (SECTION 27-31-101) X EXPANSION (SECTION 27-31-105) _____
NEW JOBS 86 ESTIMATED PAYROLL _____
TRUE VALUE OF PROPERTY EXEMPTION \$ 11,863,000 *Attach an
Itemized list of property to be exemption as "Exhibit A".

The Applicant requests that the Board approve this application by an order spread on its minutes declaring that the above property be exempt from all ad valorem taxation except school taxation for the period requested. The applicant further requests that the application and certified approval of exemption be forwarded to the Department of Revenue and upon approval and certification by the Department, the Board enter a final order on its minutes granting the exemption. The above information is true and correct as certified by the Applicant. This application is submitted on the 27th day of February, 20 24.

PARKWAY HEALTH & REHAB/FHNC PROPERTY LLC

Applicant

BY: Rebecca K. Jeyaraj

Title: Member/Manager

Attest: Rebecca K. Jeyaraj

FILED
MADISON COUNTY

FEB 29 2024

RONNY LOTT, CHANCERY CLERK

BY: [Signature] D.C.

Application for
MISSISSIPPI HEALTH CARE INDUSTRY ZONE ACT

2-27-2024
Date of Application

Corporate Name/Business Name

FHNC Property LLC / Parkway Health + Rehab

Mailing Address

Parkway Health + Rehab Richard E. Keyes - office
230 River Oaks Drive 15 Northtown Drive, Suite 220
Canton MS 39046 Jackson MS 39211

Contact Person

Telephone

Fax

Richard E. Keyes 601-956-8276 601-709-0832

E-Mail Address

rkeyes@hsinc.net

Project Address

230 River Oaks Drive
Canton MS 39046

Federal Employer ID Number 35-2263619 Industry Code _____

Business Description:

87 Bed Skilled Nursing Center
Long Term + Short Term Rehabilitation

FHNC Property LLC
Date Business Established: 10-12-05
Parkway Health + Rehab
1-16-2018
Opened 5-9-2022

Company's Fiscal Year: 12-31

State of Corporation: KS

Date Incorporated: 10-12-2005 FHW
1-16-2019 Parkway

Project Financial Information:

Estimated Costs

| USE OF FUNDS | ESTIMATED INVESTMENT |
|---------------------------------------|----------------------|
| Land | \$ 650,000 |
| Building (new construction/additions) | \$ 10,000,000 |
| Improvements (existing building) | \$ |
| Equipment | \$ 390,000 |
| Building Fixtures | \$ 445,000 |
| Architectural & Engineering | \$ 250,000 |
| Infrastructure | \$ |
| Other <i>Land Improvements</i> | \$ 128,000 |
| Other | \$ |
| Total Cost | \$ 11,863,000 |

Employment Projections:

| | FULL TIME | PART TIME |
|---|-----------|-----------|
| New Jobs Created 2 Years After Completion | 86 | |

*Full Time Equivalents = 1750 or more hours worked per annum

Certification of Application

I, the undersigned on behalf of the applicant, hereby represent and certify that the foregoing Application information, including all Attachments, to the best of my knowledge, is (a) true, complete and accurate with respect to the information concerning the proposed health care industry zone project for which financial incentives are being sought; and (b) does not contain any information for which an entity competing with the applicant may claim a proprietary interest.

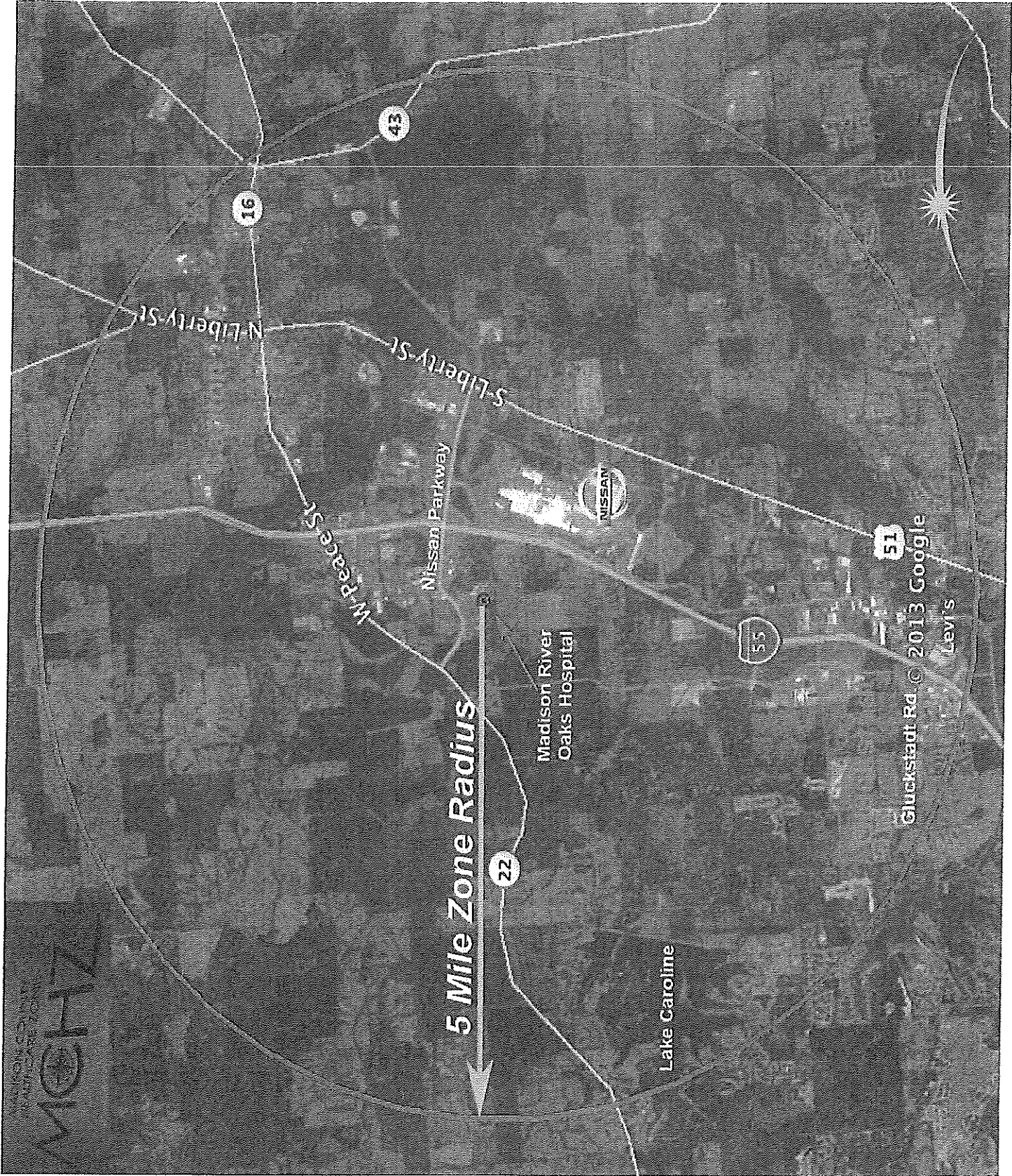
The undersigned, on behalf of the applicant, acknowledges that information contained within the application and its attachments may be subject to review by the Mississippi Development Authority ("MDA") and also by members of the public after proper notice is given to you pursuant to the Mississippi Public Records Act of 1983 or other applicable law.

Richard E. Keyes
Signature

Richard E. Keyes
Print Name

Member/Manager
Title

2-27-2024
Date



5 Mile Zone Radius

Madison River
Oaks Hospital

Lake Caroline

© 2013 Google

Levi's

16

43

22

55

51

N Liberty St

S Liberty St

M. Peace St

Nissan Parkway

Gluckstadt Rd

**APPLICATION FOR EXEMPTION FROM
AD VALOREM TAXES
TO THE MADISON COUNTY BOARD OF SUPERVISORS**

**APPLICATION OF PARKWAY HEALTH & REHAB/FHNC PROPERTY LLC
FOR A NEW ENTERPRISE EXEMPTION FROM
AD VALOREM TAXES
FOR A PERIOD OF 9 YEARS AS AUTHORIZED
BY SECTION 27-31-101, et sq., OF THE
MISSISSIPPI CODE OF 1972, Annotated**

TO: The Board of Supervisors of Madison County, Mississippi

PARKWAY HEALTH & REHAB/FHNC PROPERTY, LLC. files this its application, with copies in triplicate, for Exemption from ad valorem taxation, pursuant to Section 27-31-101, et sq., Mississippi Code of 1972 Annotated, and respectfully represents unto this Honorable Board of Supervisors as follows:

1. Applicant is a Health Care Industry facility located in a certified Health Care Industry Zone, whose services provide long term and short-term rehabilitation and is domiciled at 230 River Oaks Drive, Canton, Mississippi. The facility currently employs 86 full-time personnel.

2. Applicant commenced operation of the Health and Rehab facility on August 9, 2022. Applicant's building and equipment is itemized on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

3. The Applicant's new enterprise was completed within the meaning of the applicable statutes of the State of Mississippi and meets all requirements under the Mississippi Health Care Industry Zone Act. In accordance with the provisions of Code Section § 27-31-101, as Amended, the exemption hereby claimed should commence on January 1, 2024.

4. Applicant respectfully requests that the exemption prayed for herein on the real and personal property described in Exhibit "A" be granted for the eligible remaining period of 9 years from said date of completion.

5. The true investment of all property, real and personal, to be exempted reflected on Exhibit "A" is \$11,863,000 and will be subject to the true value assigned thereto by or on behalf of the Tax Assessor of Madison County, Mississippi. Applicant respectfully intreats this Honorable Board to favorably consider this request because §27-31-101 Mississippi Code of 1972 Annotated specifically provides that the exemption allowed by said section commences from the completion date of the new enterprise for which the exemption is granted.

PRAYER

WHEREFORE, Applicant prays that the Board of Supervisors of Madison County, Mississippi enter a finding that applicant's Health Care and Rehab facility is in fact an expanded enterprise of public utility, and that the same was completed on the 31st day of December 2023, within the meaning of the applicable laws of Mississippi; and

That applicant be granted an exemption from ad valorem taxation, except School District ad valorem taxation, as provided by law, for the remaining eligible period of 9 years beginning on the 1st day of January, 2024 upon all of the real and personal property described in Exhibit "A", used in, or necessary to the operation of applicant's health care facility, in the City of Canton, Madison County, Mississippi; and

That the Board of Supervisors of Madison County, Mississippi approve this application by an order of resolution spread upon its minutes, declaring that such property is exempt from all ad valorem taxation, except School District ad valorem taxation, for a period of 9 years and forward the original and three certified copies of this application and a certified transcript of such approval to the Mississippi Department of Revenue and upon approval of such application by the said Mississippi Department of Revenue and certification of its approval, the Board of Supervisors of Madison County, Mississippi will enter a final order on its minutes granting the exemption herein prayed.

Respectfully Submitted on this the 27th day of February 2024.

APPLICANT:

PARKWAY HEALTH & REHAB/FHNC PROPERTY LLC

By: _____

Attest: _____

Rebecca Shelton

Kipred K. Lewis

**FHNC PROPERTY, LLC
PARKWAY HEALTH & REHAB
230 River Oaks Drive
Canton, MS 39046**

2023 NEW EXPANSION

EXHIBIT A

New Parcel #092H-34-002/01.04

Legal Description

7.91 ACD N1/2 NW1/4 SW1/4 S/S OF HWY

| | | | |
|------------------------------|---|----|----------------------|
| LAND and BUILDING INVESTMENT | * | \$ | <u>11,028,000.00</u> |
| | | \$ | 11,028,000.00 |

Personal Property:

| | | |
|-------------------------------|----|-------------------|
| FURNITURE/FIXTURES, EQUIPMENT | \$ | 577,708.00 |
| OTHER FIXTURES | \$ | <u>257,292.00</u> |
| | \$ | 835,000.00 |

| | | | |
|-------------------------------|--|----|-----------------------------|
| TOTAL REAL / PERSONAL: | | \$ | <u><u>11,863,000.00</u></u> |
|-------------------------------|--|----|-----------------------------|

*The Real Property true value of building may differ and is subject to, and shall be, the true value assigned thereto by or on behalf of the Assessor.

Parkway Health & Rehab

All items listed below were added in 2022.

| <u>LOBBY A</u> | | 3 | | | |
|----------------------------------|----|---|-------------|----|-----------|
| SOFA | 1 | | \$ 1,443.51 | \$ | 1,443.51 |
| CHAIR LOUNGE | 2 | | \$ 736.20 | \$ | 1,472.40 |
| TABBLE | 2 | | \$ 308.07 | \$ | 616.14 |
| LAMP TABLE | 2 | | \$ 191.40 | \$ | 382.80 |
| CHAIR LOUNGE | 8 | | \$ 830.55 | \$ | 6,644.40 |
| OTTOMAN | 2 | | \$ 554.97 | \$ | 1,109.94 |
| ACCENT TABLE | 4 | | \$ 299.19 | \$ | 1,196.76 |
| CONSOLE | 2 | | \$ 942.63 | \$ | 1,885.26 |
| | | | | \$ | - |
| <u>ADMIN OFFICE</u> | | | | \$ | - |
| DESK | 1 | | \$ 1,285.89 | \$ | 1,285.89 |
| CHAIR | 1 | | \$ 309.99 | \$ | 309.99 |
| ARM CHAIR | 2 | | \$ 242.31 | \$ | 484.62 |
| BOOKCASE | 1 | | \$ 256.83 | \$ | 256.83 |
| LATERAL FILE | 1 | | \$ 435.54 | \$ | 435.54 |
| | | | | \$ | - |
| <u>OFFICE A110</u> | | | | \$ | - |
| DESK | 1 | | \$ 857.07 | \$ | 857.07 |
| HUTCH | 1 | | \$ 212.85 | \$ | 212.85 |
| CHAIR | 1 | | \$ 309.99 | \$ | 309.99 |
| ARM CHAIR | 2 | | \$ 242.31 | \$ | 484.62 |
| | | | | \$ | - |
| <u>OFFICE A109</u> | | | | \$ | - |
| DESK | 1 | | \$ 857.07 | \$ | 857.07 |
| HUTCH | 1 | | \$ 212.85 | \$ | 212.85 |
| CHAIR | 1 | | \$ 309.99 | \$ | 309.99 |
| ARM CHAIR | 2 | | \$ 242.31 | \$ | 484.62 |
| | | | | \$ | - |
| <u>CONFERENCE ROOM</u> | | | | \$ | - |
| TABLE | 1 | | \$ 1,209.57 | \$ | 1,209.57 |
| CHAIRS | 14 | | \$ 361.47 | \$ | 5,060.58 |
| CREDENZA | 1 | | \$ 553.38 | \$ | 553.38 |
| ARM CHAIR | 4 | | \$ 242.31 | \$ | 969.24 |
| | | | | \$ | - |
| <u>WORK STATION A108</u> | | | | \$ | - |
| CHAIR | 3 | | \$ 309.99 | \$ | 929.97 |
| | | | | \$ | - |
| <u>DINING ROOM</u> | | | | \$ | - |
| ARM CHAIR | 52 | | \$ 298.11 | \$ | 15,501.72 |
| TABLE TOP | 8 | | \$ 210.93 | \$ | 1,687.44 |
| TABLE BASE | 8 | | \$ 98.37 | \$ | 786.96 |
| TABLE TOP | 5 | | \$ 218.85 | \$ | 1,094.25 |
| TABLE BASE | 5 | | \$ 61.47 | \$ | 307.35 |
| CABINET | 1 | | \$ 1,023.21 | \$ | 1,023.21 |
| | | | | \$ | - |
| <u>KITCHEN SUPERVISOR</u> | | | | \$ | - |
| DESK | 1 | | \$ 695.10 | \$ | 695.10 |
| CHAIR | 1 | | \$ 309.99 | \$ | 309.99 |
| ARM CHAIR | 1 | | \$ 242.31 | \$ | 242.31 |

Parkway Health & Rehab

All items listed below were added in 2022.

| | | | | |
|----------------------------------|----|----|----------|-------------|
| | | | \$ | - |
| <u>STAFF LOUNGE</u> | | | \$ | - |
| TABLE TOP | 1 | \$ | 310.38 | \$ 310.38 |
| TABLE BASE | 2 | \$ | 144.87 | \$ 289.74 |
| ARM CHAIR | 5 | \$ | 242.31 | \$ 1,211.55 |
| | | | \$ | - |
| <u>SALON</u> | | | \$ | - |
| CHAIR | 2 | \$ | 319.77 | \$ 639.54 |
| TABLE | 1 | \$ | 299.19 | \$ 299.19 |
| DRYER | 1 | \$ | 339.33 | \$ 339.33 |
| WET STATION COUNTER | 1 | \$ | 1,730.60 | \$ 1,730.60 |
| SHAMPOO CHAIR | 1 | \$ | 736.98 | \$ 736.98 |
| | | | \$ | - |
| <u>DON OFFICE</u> | | | \$ | - |
| DESK | 1 | \$ | 857.07 | \$ 857.07 |
| CHAIR | 1 | \$ | 309.99 | \$ 309.99 |
| ARM CHAIR | 2 | \$ | 242.31 | \$ 484.62 |
| BOOKCASE | 1 | \$ | 256.83 | \$ 256.83 |
| | | | \$ | - |
| <u>SOCIAL SEVICES</u> | | | \$ | - |
| DESK | 1 | \$ | 857.07 | \$ 857.07 |
| CHAIR | 1 | \$ | 309.99 | \$ 309.99 |
| ARM CHAIR | 2 | \$ | 242.31 | \$ 484.62 |
| | | | \$ | - |
| <u>MEDICARE OFFICE</u> | | | \$ | - |
| DESK | 1 | \$ | 857.07 | \$ 857.07 |
| CHAIR | 1 | \$ | 309.99 | \$ 309.99 |
| ARM CHAIR | 2 | \$ | 242.31 | \$ 484.62 |
| | | | \$ | - |
| <u>DAY ROOM/ACTIVITY</u> | | | \$ | - |
| ROCKER | 2 | \$ | 658.80 | \$ 1,317.60 |
| ACCENT TABLE | 1 | \$ | 225.42 | \$ 225.42 |
| TABLE, END ROUND | 1 | \$ | 299.19 | \$ 299.19 |
| CHAIR, LOUNGE | 2 | \$ | 697.65 | \$ 1,395.30 |
| TABLE TOP | 1 | \$ | 133.89 | \$ 133.89 |
| TABLE BASE | 1 | \$ | 61.47 | \$ 61.47 |
| ARM CHAIR | 10 | \$ | 308.91 | \$ 3,089.10 |
| TABLE TOP | 4 | \$ | 252.27 | \$ 1,009.08 |
| TABLE BASE | 8 | \$ | 144.87 | \$ 1,158.96 |
| CONSOLE | 1 | \$ | 540.99 | \$ 540.99 |
| | | | \$ | - |
| <u>NURSES STATION</u> | | | \$ | - |
| CHAIR C130 | 5 | \$ | 309.99 | \$ 1,549.95 |
| CHAIR D130 | 2 | \$ | 309.99 | \$ 619.98 |
| | | | \$ | - |
| <u>MC DAY ROOM/DINING</u> | | | \$ | - |
| TABLE TOP | 5 | \$ | 210.93 | \$ 1,054.65 |
| TABLE BASE | 5 | \$ | 98.37 | \$ 491.85 |
| CHAIR | 18 | \$ | 307.83 | \$ 5,540.94 |
| LOVESEAT | 1 | \$ | 1,229.10 | \$ 1,229.10 |
| LOUNGE CHAIR | 1 | \$ | 775.41 | \$ 775.41 |
| CONSOLE | 1 | \$ | 927.18 | \$ 927.18 |
| END TABLE | 1 | \$ | 386.22 | \$ 386.22 |

Parkway Health & Rehab

All items listed below were added in 2022.

| | | | | |
|------------------------------|-----|----|----------|--------------|
| | | | \$ | - |
| <u>CORRIDOR</u> | | | \$ | - |
| BENCH | 1 | \$ | 1,052.55 | \$ 1,052.55 |
| LOUNGE CHAIR | 2 | \$ | 771.51 | \$ 1,543.02 |
| END TABLE | 1 | \$ | 363.03 | \$ 363.03 |
| TABLE LAMP | 1 | \$ | 246.48 | \$ 246.48 |
| FLOOR LAMP | 2 | \$ | 296.07 | \$ 592.14 |
| LOUNGE CHAIR | 2 | \$ | 937.98 | \$ 1,875.96 |
| ACCENT TABLE | 2 | \$ | 323.55 | \$ 647.10 |
| BENCH | 1 | \$ | 959.19 | \$ 959.19 |
| LOUNGE CHAIR | 2 | \$ | 729.21 | \$ 1,458.42 |
| END TABLE | 1 | \$ | 348.63 | \$ 348.63 |
| TABLE LAMP | 1 | \$ | 147.33 | \$ 147.33 |
| FLOOR LAMP | 2 | \$ | 177.30 | \$ 354.60 |
| LOUNGE CHAIR | 2 | \$ | 765.21 | \$ 1,530.42 |
| DRINK TABLE | 2 | \$ | 232.92 | \$ 465.84 |
| BENCH | 1 | \$ | 99.03 | \$ 99.03 |
| LOUNGE CHAIR | 2 | \$ | 775.41 | \$ 1,550.82 |
| END TABLE | 1 | \$ | 363.03 | \$ 363.03 |
| TABLE LAMP | 1 | \$ | 117.06 | \$ 117.06 |
| FLOOR LAMP | 2 | \$ | 177.63 | \$ 355.26 |
| LOUNGE CHAIR | 2 | \$ | 804.18 | \$ 1,608.36 |
| ACCENT TABLE | 2 | \$ | 323.55 | \$ 647.10 |
| BENCH | 1 | \$ | 1,012.23 | \$ 1,012.23 |
| LOUNGE CHAIR | 2 | \$ | 749.16 | \$ 1,498.32 |
| END TABLE | 1 | \$ | 348.63 | \$ 348.63 |
| TABLE LAMP | 1 | \$ | 117.06 | \$ 117.06 |
| FLOOR LAMP | 2 | \$ | 296.07 | \$ 592.14 |
| LOUNGE CHAIR | 2 | \$ | 820.47 | \$ 1,640.94 |
| DRINK TABLE | 2 | \$ | 232.92 | \$ 465.84 |
| | | | \$ | - |
| <u>RESIDENTS ROOM</u> | | | | |
| LAMPS | 87 | \$ | 123.29 | \$ 10,726.23 |
| SHARPS CONTAINERS | 100 | \$ | 15.00 | \$ 1,500.00 |
| BEDSPREADS | 87 | \$ | 86.31 | \$ 7,508.97 |
| BED MATRIX 6100 | 87 | \$ | 1,000.32 | \$ 87,027.84 |
| LUMEX FOAM MATTRESS | 87 | \$ | 156.60 | \$ 13,624.20 |
| OVERBED TABLES | 87 | \$ | 63.72 | \$ 5,543.64 |
| BEDSIDE DRAWER | 87 | \$ | 199.20 | \$ 17,330.40 |
| BEDSIDE TOP | 87 | \$ | 19.44 | \$ 1,691.28 |
| WARDROBE | 87 | \$ | 699.00 | \$ 60,813.00 |
| CHAIRS | 87 | \$ | 428.97 | \$ 37,320.39 |
| TV | 87 | \$ | 179.99 | \$ 15,659.13 |
| Bed Linen | 120 | \$ | 31.01 | \$ 3,721.20 |
| Storage/Drying Cart | 1 | \$ | 2,024.00 | \$ 2,024.00 |
| Storage/Drying Cart | 1 | \$ | 2,250.00 | \$ 2,250.00 |
| Work Table | 1 | \$ | 500.00 | \$ 500.00 |
| Dishwasher Rack Dolly | 1 | \$ | 225.00 | \$ 225.00 |
| Work Table | 1 | \$ | 700.00 | \$ 700.00 |
| Ice Maker | 1 | \$ | 3,017.90 | \$ 3,017.90 |

Parkway Health & Rehab

All items listed below were added in 2022.

| | | | |
|--------------------------------|----|--------------|--------------|
| Refrigerated Counter | 2 | \$ 1,960.00 | \$ 3,920.00 |
| Mobile Plate & Dish Dispenser | 1 | \$ 3,125.00 | \$ 3,125.00 |
| Serving Counter, Hot | 1 | \$ 1,871.00 | \$ 1,871.00 |
| Milk Cooler | 1 | \$ 3,028.00 | \$ 3,028.00 |
| Conveyer Toaster | 1 | \$ 535.00 | \$ 535.00 |
| Work Table | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Work Table | 1 | \$ 960.00 | \$ 960.00 |
| Ingredient Bin | 1 | \$ 350.00 | \$ 350.00 |
| Work Table | 1 | \$ 960.00 | \$ 960.00 |
| Work Table | 1 | \$ 960.00 | \$ 960.00 |
| Wall Shelf | 1 | \$ 120.00 | \$ 120.00 |
| Work Table | 1 | \$ 1,250.00 | \$ 1,250.00 |
| Work Table | 1 | \$ 1,100.00 | \$ 1,100.00 |
| Work Table | 1 | \$ 1,025.00 | \$ 1,025.00 |
| Convection Oven | 1 | \$ 4,500.00 | \$ 4,500.00 |
| Fryer | 1 | \$ 1,575.00 | \$ 1,575.00 |
| Gas Range | 1 | \$ 3,500.00 | \$ 3,500.00 |
| Tilting Braising Pan | 1 | \$ 16,200.00 | \$ 16,200.00 |
| Steamer 5 Pan Convection | 1 | \$ 7,600.00 | \$ 7,600.00 |
| Overshelf Wall mountw/pot rack | 1 | \$ 188.00 | \$ 188.00 |
| Soiled Dishtable | 1 | \$ 2,540.00 | \$ 2,540.00 |
| Dishtable clean | 1 | \$ 1,250.00 | \$ 1,250.00 |
| Can Rack | 1 | \$ 501.00 | \$ 501.00 |
| Freezer 2 door | 3 | \$ 4,575.00 | \$ 13,725.00 |
| 2 door refrigerator | 3 | \$ 3,475.00 | \$ 10,425.00 |
| Ice Makerw/bin | 2 | \$ 2,350.00 | \$ 4,700.00 |
| 3 shelf cart | 3 | \$ 210.00 | \$ 630.00 |
| Pan Rack | 4 | \$ 425.00 | \$ 1,700.00 |
| | | | \$ - |
| Flag Pole | 1 | \$ 2,890.00 | \$ 2,890.00 |
| | | | \$ - |
| Floor Scrubber | 1 | \$ 7,637.38 | \$ 7,637.38 |
| Tub | 1 | \$ 18,835.00 | \$ 18,835.00 |
| | | | \$ - |
| 4 Refrigerator | 4 | \$ 749.97 | \$ 2,999.88 |
| 2 Refigerator | 2 | \$ 699.97 | \$ 1,399.94 |
| 2 Refigerator | 2 | \$ 125.00 | \$ 250.00 |
| TV | 3 | \$ 529.99 | \$ 1,589.97 |
| TV | 2 | \$ 799.99 | \$ 1,599.98 |
| Hisense | 1 | \$ 249.99 | \$ 249.99 |
| TV | 1 | \$ 418.64 | \$ 418.64 |
| Insignia TV | 1 | \$ 189.99 | \$ 189.99 |
| Tier shelving | 14 | \$ 119.99 | \$ 1,679.86 |
| Camera System | 64 | \$ 235.98 | \$ 15,102.72 |
| Signage | 1 | \$ 6,273.00 | \$ 6,273.00 |
| Wahers | 3 | \$ 11,225.00 | \$ 33,675.00 |
| Dryers | 3 | \$ 5,265.00 | \$ 15,795.00 |

TOTAL \$ 577,707.73

RESOLUTION GRANTING EXEMPTION
FROM AD VALOREM TAXES

The Board of Supervisors, Madison County Mississippi, this day considered the matter of granting exemption from ad valorem taxes, except school district taxes, to **Parkway Health & Rehab/FHNC Property LLC**. The governing authority finds that the above-named enterprise has submitted verification and documentation as to the authenticity and accuracy of the application with regard to the true value of the property to be exempted and the date of completion of said enterprise. The authority also finds that the property described in the application constitutes an industrial enterprise as described in §27-31-101, Mississippi Code of 1972, as amended.

This governing authority does hereby grant, subject to approval and certification of the Mississippi Department of Revenue, ad valorem tax exemption to the above taxpayer for the remaining eligible period of 9 years, beginning January 1st, 2024, on the property described in the application with a total investment value of **\$11,863,000**.

Therefore, the resolution to grant ad valorem tax exemption to the above-named enterprise is hereby approved by the Board of Supervisors, of Madison County, Mississippi for a period of 9 years as authorized by §27-31-101 et seq., Mississippi Code of 1972, as amended, on this the ____ day of _____, 2024.

Granting Authority

Name & Title

(SEAL)

Attest: _____

FINAL
RESOLUTION GRANTING EXEMPTION
FROM AD VALOREM TAXES

The Board of Supervisors, Madison County, Mississippi this day considered the matter of granting exemption from ad valorem taxes, except school district taxes, to Parkway Health & Rehab/FHNC Property LLC.

The governing authority finds that the Mississippi Department of Revenue has certified that the applicant is eligible for exemption. The authority also finds that the property described in the application constitutes an industrial enterprise as described in §27-31-101, Mississippi Code of 1972, as amended.

This governing authority does hereby grant ad valorem tax exemption to the above taxpayer for the remaining period of 9 years, beginning January 1st, 2024, and expiring December 31st, 2033, on the property described in the application with a total investment value of \$ 11,863,000.

Therefore, the resolution to grant ad valorem tax exemption to the above named enterprise is hereby approved by the Board of Supervisors of Madison County, Mississippi for the remaining eligible period of 9 years as authorized by §27-31-101 et seq., Mississippi Code of 1972, as amended, on this the ____ day of _____, 2024.

Granting Authority

Name & Title

(SEAL)

Attest:

Tax Assessor Request

for documentation to support qualifications of the requirements and missing documentation.

Mailed May 1, 2024

*Original packet did not include the position statement of the applicant.

Nor did it include MDA certification.



NORMAN A. CANNADY, JR.
TAX ASSESSOR
MADISON COUNTY

CANTON OFFICE
P.O. BOX 292
CANTON, MS 39046-0292
CANTON: (601) 859-1921
FAX: (601) 859-2899
IN STATE: 1-800-428-0584 Ext 1921
NICOLE FLANAGAN, CHIEF DEPUTY

MADISON ANNEX
171 COBBLESTONE DR.
MADISON, MS 39110-9197
MADISON: (601) 856-1796
FAX: (601) 856-1855
WWW.MADISON-CO.COM
DIANE BARBER, CHIEF DEPUTY

May 1, 2024

Parkway Health & Rehab
230 River Oaks Drive
Canton, MS 39046

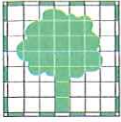
An incomplete application for a MS Code 27-31-101 exemption has been received and reviewed. In accordance with the statute, the new enterprise must be considered one of the following:

- (i) Warehouse and/or distribution centers;
- (ii) Manufacturing, processors and refineries;
- (iii) Research facilities;
- (iv) Corporate regional and national headquarters meeting minimum criteria established by the Mississippi Development Authority;
- (v) Movie industry studios meeting minimum criteria established by the Mississippi Development Authority;
- (vi) Air transportation and maintenance facilities meeting minimum criteria established by the Mississippi Development Authority;
- (vii) Recreational facilities that impact tourism meeting minimum criteria established by the Mississippi Development Authority;
- (viii) Data/information processing enterprises meeting minimum criteria established by the Mississippi Development Authority;
- (ix) Technology intensive enterprises or facilities meeting criteria established by the Mississippi Development Authority;
- (x) Health care industry facilities as defined in Section 57-117-3;
- (xi) Data centers as defined in Section 57-113-21; and
- (xii) Telecommunications enterprises meeting minimum criteria established by the Mississippi Development Authority.

After review, our office does not feel this business meets the above criteria for a 27-31-101 exemption. If you feel this business still qualifies, please submit appropriate documentation. You will also need to complete the Position Statement of Applicant, which was not included in your original application. All Madison County required documentation can be found on our website. <https://madison-co.com/industrial-exemption-requirements>

Parkway Health & Rehab response to Tax
Assessor Request for additional information.

Received May 30, 2024



May 29, 2024

Honorable Board of Supervisors
Madison County, Mississippi
P. O. Box 404
Canton, MS 39046

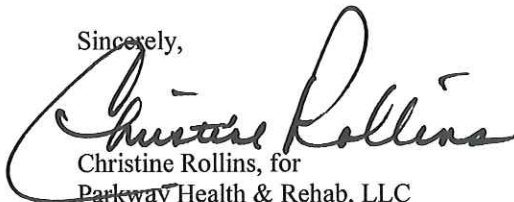
Re: Parkway Health & Rehab
230 River Oaks Drive
Canton, MS 39046

Please accept the attached as an Amended Application for the above Parkway Health & Rehab LLC healthcare facility.

Enclosed are the Applications for Ad Valorem Tax Exemption, copies in triplicate, for the above taxpayer's real and personal property additions for their new Health Care facility in the City of Canton.

Should you have any questions or if additional information is needed, please do not hesitate to call me. Thank you for your assistance.

Sincerely,



Christine Rollins, for
Parkway Health & Rehab, LLC
(601) 206-1433

cc: R. Keyes, Member

Enclosures

POSITION STATEMENT OF THE APPLICANT

TRADE NAME OF APPLICANT: PARKWAY HEALTH AND REHAB, LLC
LOCATION: 230 RIVER OAKS DR., CANTON MS **PARCEL #** 092H-34-002/01.04
EXEMPTION RELATES TO MISS. CODE OF 1972, SECTION: 57-117-3 & 27-31-101
TYPE OF BUSINESS: HEALTHCARE & REHAB
FINISHED PRODUCTS ARE: NA
HAS THIS ENTERPRISE ENJOYED AN EXEMPTION PREVIOUSLY? (YES-NO) No
UNDER ANY OTHER TRADE NAME? (YES-NO) No
ANY OTHER LOCATION? (YES-NO) No
UNDER ANY OTHER OWNERSHIP? No
NUMBER OF NEW JOBS? 86 **ESTIMATED ANNUAL PAYROLL** \$ 4,891,782
EXEMPTION TO BE ON:

LAND VALUE AS OF COMPLETION DATE: \$ \$ 650,000
IMPROVEMENT VALUE AS OF COMPLETION DATE: \$ \$ 10,378,000

PERSONAL PROPERTY:

FURN. & FIX. **VALUE** \$ \$ 577,708
MACH. & EQUIP. **VALUE** \$ \$ 257,292
RAW MATERIALS **VALUE** \$ _____
WORK IN PROCESS **VALUE** \$ _____
PERSONAL PROPERTY TOTAL AS OF COMPLETION DATE: \$ \$ 835,000
EXEMPTION TOTAL VALUE AS OF COMPLETION DATE: \$ \$ 11,863,000

LAND AND IMPROVEMENTS:

OWNER OF LAND: PARKWAY HEALTH and REHAB
OWNER OF IMPROVEMENTS: _____
DATE OF IMPROVEMENTS: COMPLETED 08/09/2022 **EXPANDED** _____
ANY PRIOR EXEMPTION: NO
YEARS OF EXEMPTION APPLIED FOR: (9) 2024 **THRU** 2032
APPLICANT'S REPRESENTATIVE: Richard E. Keyes, Member
EMAIL: rkeyes@hsinc.net **PHONE:** 601-956-8276
COMMENTS: _____

APPLICATION FOR AD VALOREM TAX EXEMPTION

AS AUTHORIZED BY SECTION 27-31-101, et seq., MISSISSIPPI CODE OF 1972, AS AMENDED

NAME OF ENTERPRISE PARKWAY HEALTH & REHAB

PHYSICAL ADDRESS 230 RIVER OAKS DRIVE, CANTON MS

TYPE OF INDUSTRY HEALTH CARE/REHAB PRODUCT/SERVICE HEALTH CARE/REHAB.

LOCATION-COUNTY MADISON CITY CANTON

DATE OF COMPLETION 12/31/2023 YEARS REQUESTED 9 YRS

NEW (SECTION 27-31-101) X EXPANSION (SECTION 27-31-105) _____

NEW JOBS 86 ESTIMATED PAYROLL _____

TRUE VALUE OF PROPERTY EXEMPTION \$ 11,863,000 *Attach an Itemized list of property to be exemption as "Exhibit A".

The Applicant requests that the Board approve this application by an order spread on its minutes declaring that the above property be exempt from all ad valorem taxation except school taxation for the period requested. The applicant further requests that the application and certified approval of exemption be forwarded to the Department of Revenue and upon approval and certification by the Department, the Board enter a final order on its minutes granting the exemption. The above information is true and correct as certified by the Applicant. This application is submitted on the 27th day of February, 20 24.

PARKWAY HEALTH & REHAB/FHNC PROPERTY LLC

Applicant

BY: Rebecca Shepherd

Title: Member/Manager

Attest: Rebecca Shepherd

**APPLICATION FOR EXEMPTION FROM
AD VALOREM TAXES
TO THE MADISON COUNTY BOARD OF SUPERVISORS**

**APPLICATION OF PARKWAY HEALTH & REHAB, LLC
FOR A NEW ENTERPRISE EXEMPTION FROM
AD VALOREM TAXES
FOR A PERIOD OF 9 YEARS AS AUTHORIZED
BY SECTION 27-31-101, et sq.
MISSISSIPPI CODE OF 1972, Annotated
AND SECTION 57-117-3 OF THE MISSISSIPPI HEALTH CARE INDUSTRY ZONE ACT**

TO: The Board of Supervisors of Madison County, Mississippi

PARKWAY HEALTH & REHAB, LLC. files this its application, with copies in triplicate, for Exemption from ad valorem taxation, pursuant to Section 27-31-101, et sq., Mississippi Code of 1972 Annotated, and respectfully represents unto this Honorable Board of Supervisors as follows:

1. Applicant is a Health Care Industry facility located in a certified Health Care Industry Zone, whose services provide long term and short-term rehabilitation and is domiciled at 230 River Oaks Drive, Canton, Mississippi. The facility currently employes eighty-six full-time personnel.
2. Applicant commenced operation of the Health and Rehab facility on August 9, 2022. Applicant's building and equipment is itemized on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.
3. The Applicant's new enterprise was completed within the meaning of the applicable statutes of the State of Mississippi and meets all requirements under the Mississippi Health Care Industry Zone Act Incentive §57-117-1 through §57-117-3. In accordance with the provisions of Code Section § 27-31-101, as Amended, the exemption hereby claimed should commence on January 1, 2024.
4. Applicant respectfully requests that the exemption prayed for herein on the real and personal property described in Exhibit "A" be granted for the eligible remaining period of 9 years from said date of completion.

5. The true investment of all property, real and personal, to be exempted reflected on Exhibit "A" is \$11,863,000 and will be subject to the true value assigned thereto by or on behalf of the Tax Assessor of Madison County, Mississippi. Applicant respectfully entreats this Honorable Board to favorably consider this request because §27-31-101 Mississippi Code of 1972 Annotated specifically provides that the exemption allowed by said section commences from the completion date of the new enterprise for which the exemption is granted. In addition the applicant has met the requirements and qualifies for assistance under the Mississippi Health Care Industry Zone Act under §57-117-3.

PRAYER

WHEREFORE, Applicant prays that the Board of Supervisors of Madison County, Mississippi enter a finding that applicant's Health Care and Rehab facility as described in §57-117-3 and the new enterprise as stated in §27-31-101 is in fact an expanded enterprise of public utility, and that the same was completed on the 31st day of December 2023, within the meaning of the applicable laws of Mississippi; and

That applicant be granted an exemption from ad valorem taxation, except School District ad valorem taxation, as provided by law, for the remaining eligible period of 9 years beginning on the 1st day of January, 2024 upon all of the real and personal property described in Exhibit "A", used in, or necessary to the operation of applicant's health care facility, in the City of Canton, Madison County, Mississippi; and

That the Board of Supervisors of Madison County, Mississippi approve this application by an order of resolution spread upon its minutes, declaring that such property is exempt from all ad valorem taxation, except School District ad valorem taxation, for a period of 9 years and forward the original and three certified copies of this application and a certified transcript of such approval to the Mississippi Department of Revenue and upon approval of such application by the said Mississippi Department of Revenue and certification of its approval, the Board of Supervisors of


Madison County, Mississippi will enter a final order on its minutes granting the exemption herein prayed.

Respectfully Submitted on this the 27th day of February 2024.

APPLICANT:

PARKWAY HEALTH & REHAB/FHNC PROPERTY LLC

By: _____



Attest: _____



**Application for
MISSISSIPPI HEALTH CARE INDUSTRY ZONE ACT**

2-27-2024
Date of Application

Corporate Name/Business Name
Parkway Health and Rehab, LLC

Mailing Address
Parkway Health and Rehab, 230 River Oaks Drive, Canton MS 39046

| Contact Person | Telephone | Fax |
|-------------------------|---------------------|---------------------|
| <u>Richard E. Keyes</u> | <u>601-956-8276</u> | <u>601-709-0832</u> |

E-Mail Address
rkeyes@hsinc.net

Project Address
230 River Oaks Drive, Canton MS 39046

Federal Employer ID Number 87-0904988 **Industry Code** _____

Business Description:
87 Bed Skilled Nursing Center, Long Term Care and Short Term Rehabilitation

Date Business Established: Opened 8-9-2022 Company's Fiscal Year: 12-31

State of Corporation: MS Date Incorporated: 1-16-2019

Project Financial Information:

Estimated Costs

| USE OF FUNDS | ESTIMATED INVESTMENT |
|---------------------------------------|-----------------------------|
| Land | \$650,000 |
| Building (new construction/additions) | \$10,000,000 |
| Improvements (existing building) | \$ |
| Equipment | \$390,000 |
| Building Fixtures | \$445,000 |
| Architectural & Engineering | \$250,000 |
| Infrastructure | \$ |
| Other - Land Improvements | \$128,000 |
| Other | \$ |
| Total Cost | \$11,863,000 |

Employment Projections:

| | FULL TIME | PART TIME |
|--|------------------|------------------|
| New Jobs Created 2 Years After Completion | 86 | |

*Full Time Equivalents = 1750 or more hours worked per annum

Certification of Application

I, the undersigned on behalf of the applicant, hereby represent and certify that the foregoing Application information, including all Attachments, to the best of my knowledge, is (a) true, complete and accurate with respect to the information concerning the proposed health care industry zone project for which financial incentives are being sought; and (b) does not contain any information for which an entity competing with the applicant may claim a proprietary interest.

The undersigned, on behalf of the applicant, acknowledges that information contained within the application and its attachments may be subject to review by the Mississippi Development Authority (“MDA”) and also by members of the public after proper notice is given to you pursuant to the Mississippi Public Records Act of 1983 or other applicable law.



Signature

Richard E. Keyes

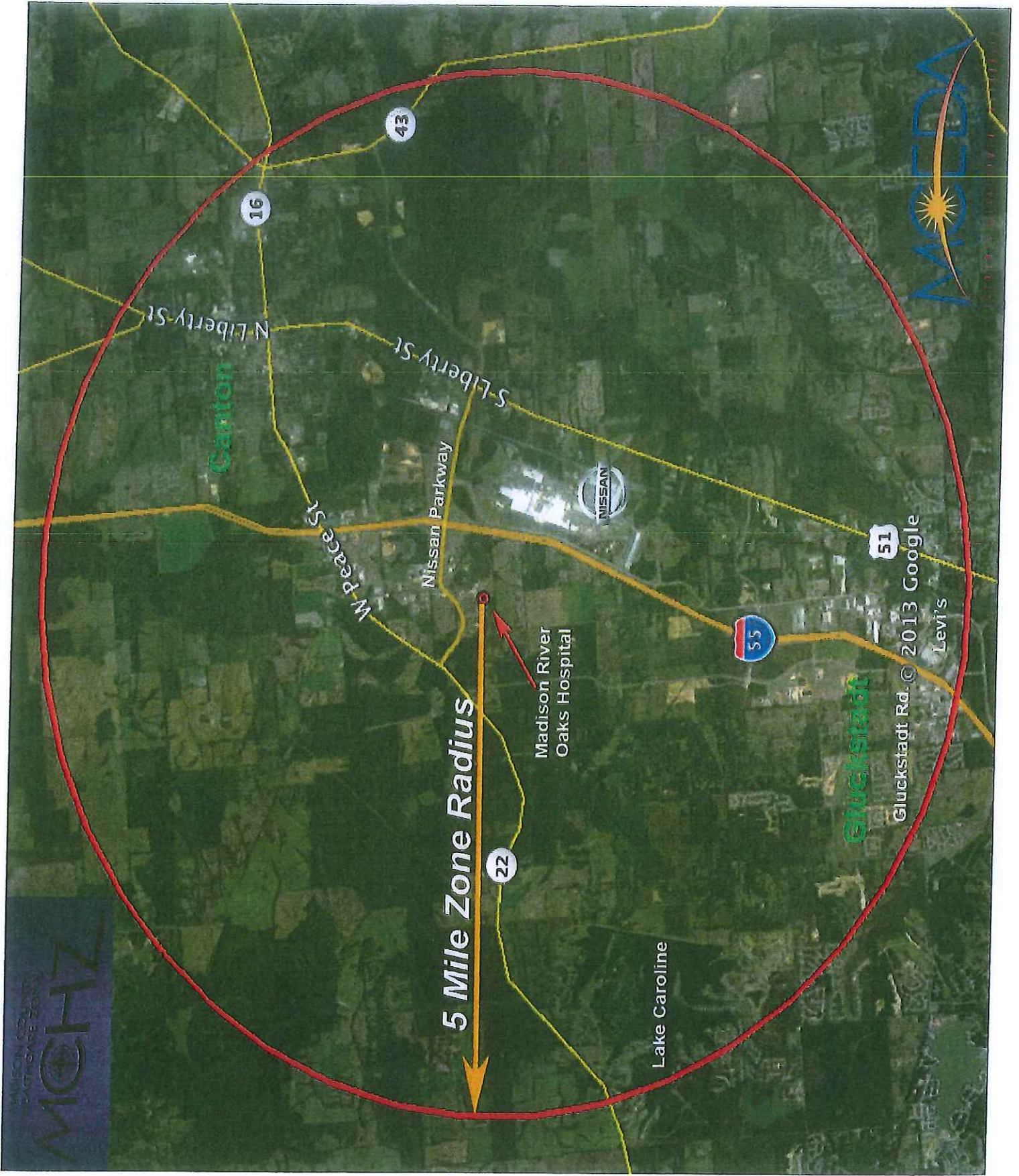
Print Name

Member/Manager

Title

2-27-2024

Date



5 Mile Zone Radius

Madison River
Oaks Hospital

Canton

Gluckstadt

Lake Caroline

Gluckstadt Rd. © 2013 Google

Levi's

FHNC PROPERTY, LLC
PARKWAY HEALTH & REHAB
230 River Oaks Drive
Canton, MS 39046

2023 NEW EXPANSION

EXHIBIT A

New Parcel #092H-34-002/01.04

Legal Description

7.91 ACD N1/2 NW1/4 SW1/4 S/S OF HWY

| | | |
|------------------------------|---|------------------|
| LAND and BUILDING INVESTMENT | * | \$ 11,028,000.00 |
| | | \$ 11,028,000.00 |

Personal Property:

| | |
|-------------------------------|---------------|
| FURNITURE/FIXTURES, EQUIPMENT | \$ 577,708.00 |
| OTHER FIXTURES | \$ 257,292.00 |
| | \$ 835,000.00 |

| | |
|-------------------------------|--------------------------------|
| TOTAL REAL / PERSONAL: | <u>\$ 11,863,000.00</u> |
|-------------------------------|--------------------------------|

*The Real Property true value of building may differ and is subject to, and shall be,
the true value assigned thereto by or on behalf of the Assessor.

Parkway Health & RehabAll items listed below were added in 2022.

| | | | | | |
|----------------------------------|----|----|----------|----|-----------|
| <u>LOBBY A</u> | 3 | | | | |
| SOFA | 1 | \$ | 1,443.51 | \$ | 1,443.51 |
| CHAIR LOUNGE | 2 | \$ | 736.20 | \$ | 1,472.40 |
| TABLLE | 2 | \$ | 308.07 | \$ | 616.14 |
| LAMP TABLE | 2 | \$ | 191.40 | \$ | 382.80 |
| CHAIR LOUNGE | 8 | \$ | 830.55 | \$ | 6,644.40 |
| OTTOMAN | 2 | \$ | 554.97 | \$ | 1,109.94 |
| ACCENT TABLE | 4 | \$ | 299.19 | \$ | 1,196.76 |
| CONSOLE | 2 | \$ | 942.63 | \$ | 1,885.26 |
| | | | | \$ | - |
| <u>ADMIN OFFICE</u> | | | | \$ | - |
| DESK | 1 | \$ | 1,285.89 | \$ | 1,285.89 |
| CHAIR | 1 | \$ | 309.99 | \$ | 309.99 |
| ARM CHAIR | 2 | \$ | 242.31 | \$ | 484.62 |
| BOOKCASE | 1 | \$ | 256.83 | \$ | 256.83 |
| LATERAL FILE | 1 | \$ | 435.54 | \$ | 435.54 |
| | | | | \$ | - |
| <u>OFFICE A110</u> | | | | \$ | - |
| DESK | 1 | \$ | 857.07 | \$ | 857.07 |
| HUTCH | 1 | \$ | 212.85 | \$ | 212.85 |
| CHAIR | 1 | \$ | 309.99 | \$ | 309.99 |
| ARM CHAIR | 2 | \$ | 242.31 | \$ | 484.62 |
| | | | | \$ | - |
| <u>OFFICE A109</u> | | | | \$ | - |
| DESK | 1 | \$ | 857.07 | \$ | 857.07 |
| HUTCH | 1 | \$ | 212.85 | \$ | 212.85 |
| CHAIR | 1 | \$ | 309.99 | \$ | 309.99 |
| ARM CHAIR | 2 | \$ | 242.31 | \$ | 484.62 |
| | | | | \$ | - |
| <u>CONFERENCE ROOM</u> | | | | \$ | - |
| TABLE | 1 | \$ | 1,209.57 | \$ | 1,209.57 |
| CHAIRS | 14 | \$ | 361.47 | \$ | 5,060.58 |
| CREDENZA | 1 | \$ | 553.38 | \$ | 553.38 |
| ARM CHAIR | 4 | \$ | 242.31 | \$ | 969.24 |
| | | | | \$ | - |
| <u>WORK STATION A108</u> | | | | \$ | - |
| CHAIR | 3 | \$ | 309.99 | \$ | 929.97 |
| | | | | \$ | - |
| <u>DINING ROOM</u> | | | | \$ | - |
| ARM CHAIR | 52 | \$ | 298.11 | \$ | 15,501.72 |
| TABLE TOP | 8 | \$ | 210.93 | \$ | 1,687.44 |
| TABLE BASE | 8 | \$ | 98.37 | \$ | 786.96 |
| TABLE TOP | 5 | \$ | 218.85 | \$ | 1,094.25 |
| TABLE BASE | 5 | \$ | 61.47 | \$ | 307.35 |
| CABINET | 1 | \$ | 1,023.21 | \$ | 1,023.21 |
| | | | | \$ | - |
| <u>KITCHEN SUPERVISOR</u> | | | | \$ | - |
| DESK | 1 | \$ | 695.10 | \$ | 695.10 |
| CHAIR | 1 | \$ | 309.99 | \$ | 309.99 |
| ARM CHAIR | 1 | \$ | 242.31 | \$ | 242.31 |

Parkway Health & Rehab

All items listed below were added in 2022.

| | | | | |
|----------------------------------|----|----|----------|-------------|
| | | | \$ | - |
| <u>STAFF LOUNGE</u> | | | \$ | - |
| TABLE TOP | 1 | \$ | 310.38 | \$ 310.38 |
| TABLE BASE | 2 | \$ | 144.87 | \$ 289.74 |
| ARM CHAIR | 5 | \$ | 242.31 | \$ 1,211.55 |
| | | | \$ | - |
| <u>SALON</u> | | | \$ | - |
| CHAIR | 2 | \$ | 319.77 | \$ 639.54 |
| TABLE | 1 | \$ | 299.19 | \$ 299.19 |
| DRYER | 1 | \$ | 339.33 | \$ 339.33 |
| WET STATION COUNTER | 1 | \$ | 1,730.60 | \$ 1,730.60 |
| SHAMPOO CHAIR | 1 | \$ | 736.98 | \$ 736.98 |
| | | | \$ | - |
| <u>DON OFFICE</u> | | | \$ | - |
| DESK | 1 | \$ | 857.07 | \$ 857.07 |
| CHAIR | 1 | \$ | 309.99 | \$ 309.99 |
| ARM CHAIR | 2 | \$ | 242.31 | \$ 484.62 |
| BOOKCASE | 1 | \$ | 256.83 | \$ 256.83 |
| | | | \$ | - |
| <u>SOCIAL SEVICES</u> | | | \$ | - |
| DESK | 1 | \$ | 857.07 | \$ 857.07 |
| CHAIR | 1 | \$ | 309.99 | \$ 309.99 |
| ARM CHAIR | 2 | \$ | 242.31 | \$ 484.62 |
| | | | \$ | - |
| <u>MEDICARE OFFICE</u> | | | \$ | - |
| DESK | 1 | \$ | 857.07 | \$ 857.07 |
| CHAIR | 1 | \$ | 309.99 | \$ 309.99 |
| ARM CHAIR | 2 | \$ | 242.31 | \$ 484.62 |
| | | | \$ | - |
| <u>DAY ROOM/ACTIVITY</u> | | | \$ | - |
| ROCKER | 2 | \$ | 658.80 | \$ 1,317.60 |
| ACCENT TABLE | 1 | \$ | 225.42 | \$ 225.42 |
| TABLE, END ROUND | 1 | \$ | 299.19 | \$ 299.19 |
| CHAIR, LOUNGE | 2 | \$ | 697.65 | \$ 1,395.30 |
| TABLE TOP | 1 | \$ | 133.89 | \$ 133.89 |
| TABLE BASE | 1 | \$ | 61.47 | \$ 61.47 |
| ARM CHAIR | 10 | \$ | 308.91 | \$ 3,089.10 |
| TABLE TOP | 4 | \$ | 252.27 | \$ 1,009.08 |
| TABLE BASE | 8 | \$ | 144.87 | \$ 1,158.96 |
| CONSOLE | 1 | \$ | 540.99 | \$ 540.99 |
| | | | \$ | - |
| <u>NURSES STATION</u> | | | \$ | - |
| CHAIR C130 | 5 | \$ | 309.99 | \$ 1,549.95 |
| CHAIR D130 | 2 | \$ | 309.99 | \$ 619.98 |
| | | | \$ | - |
| <u>MC DAY ROOM/DINING</u> | | | \$ | - |
| TABLE TOP | 5 | \$ | 210.93 | \$ 1,054.65 |
| TABLE BASE | 5 | \$ | 98.37 | \$ 491.85 |
| CHAIR | 18 | \$ | 307.83 | \$ 5,540.94 |
| LOVESEAT | 1 | \$ | 1,229.10 | \$ 1,229.10 |
| LOUNGE CHAIR | 1 | \$ | 775.41 | \$ 775.41 |
| CONSOLE | 1 | \$ | 927.18 | \$ 927.18 |
| END TABLE | 1 | \$ | 386.22 | \$ 386.22 |

Parkway Health & Rehab

All items listed below were added in 2022.

| | | | \$ | - |
|------------------------|---|----|----------|-------------|
| <u>CORRIDOR</u> | | | \$ | - |
| BENCH | 1 | \$ | 1,052.55 | \$ 1,052.55 |
| LOUNGE CHAIR | 2 | \$ | 771.51 | \$ 1,543.02 |
| END TABLE | 1 | \$ | 363.03 | \$ 363.03 |
| TABLE LAMP | 1 | \$ | 246.48 | \$ 246.48 |
| FLOOR LAMP | 2 | \$ | 296.07 | \$ 592.14 |
| LOUNGE CHAIR | 2 | \$ | 937.98 | \$ 1,875.96 |
| ACCENT TABLE | 2 | \$ | 323.55 | \$ 647.10 |
| BENCH | 1 | \$ | 959.19 | \$ 959.19 |
| LOUNGE CHAIR | 2 | \$ | 729.21 | \$ 1,458.42 |
| END TABLE | 1 | \$ | 348.63 | \$ 348.63 |
| TABLE LAMP | 1 | \$ | 147.33 | \$ 147.33 |
| FLOOR LAMP | 2 | \$ | 177.30 | \$ 354.60 |
| LOUNGE CHAIR | 2 | \$ | 765.21 | \$ 1,530.42 |
| DRINK TABLE | 2 | \$ | 232.92 | \$ 465.84 |
| BENCH | 1 | \$ | 99.03 | \$ 99.03 |
| LOUNGE CHAIR | 2 | \$ | 775.41 | \$ 1,550.82 |
| END TABLE | 1 | \$ | 363.03 | \$ 363.03 |
| TABLE LAMP | 1 | \$ | 117.06 | \$ 117.06 |
| FLOOR LAMP | 2 | \$ | 177.63 | \$ 355.26 |
| LOUNGE CHAIR | 2 | \$ | 804.18 | \$ 1,608.36 |
| ACCENT TABLE | 2 | \$ | 323.55 | \$ 647.10 |
| BENCH | 1 | \$ | 1,012.23 | \$ 1,012.23 |
| LOUNGE CHAIR | 2 | \$ | 749.16 | \$ 1,498.32 |
| END TABLE | 1 | \$ | 348.63 | \$ 348.63 |
| TABLE LAMP | 1 | \$ | 117.06 | \$ 117.06 |
| FLOOR LAMP | 2 | \$ | 296.07 | \$ 592.14 |
| LOUNGE CHAIR | 2 | \$ | 820.47 | \$ 1,640.94 |
| DRINK TABLE | 2 | \$ | 232.92 | \$ 465.84 |
| | | | \$ | - |

RESIDENTS ROOM

| | | | | |
|-----------------------|-----|----|----------|--------------|
| LAMPS | 87 | \$ | 123.29 | \$ 10,726.23 |
| SHARPS CONTAINERS | 100 | \$ | 15.00 | \$ 1,500.00 |
| BEDSPREADS | 87 | \$ | 86.31 | \$ 7,508.97 |
| BED MATRIX 6100 | 87 | \$ | 1,000.32 | \$ 87,027.84 |
| LUMEX FOAM MATTRESS | 87 | \$ | 156.60 | \$ 13,624.20 |
| OVERBED TABLES | 87 | \$ | 63.72 | \$ 5,543.64 |
| BEDSIDE DRAWER | 87 | \$ | 199.20 | \$ 17,330.40 |
| BEDSIDE TOP | 87 | \$ | 19.44 | \$ 1,691.28 |
| WARDROBE | 87 | \$ | 699.00 | \$ 60,813.00 |
| CHAIRS | 87 | \$ | 428.97 | \$ 37,320.39 |
| TV | 87 | \$ | 179.99 | \$ 15,659.13 |
| Bed Linen | 120 | \$ | 31.01 | \$ 3,721.20 |
| Storage/Drying Cart | 1 | \$ | 2,024.00 | \$ 2,024.00 |
| Storage/Drying Cart | 1 | \$ | 2,250.00 | \$ 2,250.00 |
| Work Table | 1 | \$ | 500.00 | \$ 500.00 |
| Dishwasher Rack Dolly | 1 | \$ | 225.00 | \$ 225.00 |
| Work Table | 1 | \$ | 700.00 | \$ 700.00 |
| Ice Maker | 1 | \$ | 3,017.90 | \$ 3,017.90 |

Parkway Health & Rehab

All items listed below were added in 2022.

| | | | |
|--------------------------------|----|--------------|----------------------|
| Refrigerated Counter | 2 | \$ 1,960.00 | \$ 3,920.00 |
| Mobile Plate & Dish Dispenser | 1 | \$ 3,125.00 | \$ 3,125.00 |
| Serving Counter, Hot | 1 | \$ 1,871.00 | \$ 1,871.00 |
| Milk Cooler | 1 | \$ 3,028.00 | \$ 3,028.00 |
| Conveyer Toaster | 1 | \$ 535.00 | \$ 535.00 |
| Work Table | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Work Table | 1 | \$ 960.00 | \$ 960.00 |
| Ingredient Bin | 1 | \$ 350.00 | \$ 350.00 |
| Work Table | 1 | \$ 960.00 | \$ 960.00 |
| Work Table | 1 | \$ 960.00 | \$ 960.00 |
| Wall Shelf | 1 | \$ 120.00 | \$ 120.00 |
| Work Table | 1 | \$ 1,250.00 | \$ 1,250.00 |
| Work Table | 1 | \$ 1,100.00 | \$ 1,100.00 |
| Work Table | 1 | \$ 1,025.00 | \$ 1,025.00 |
| Convection Oven | 1 | \$ 4,500.00 | \$ 4,500.00 |
| Fryer | 1 | \$ 1,575.00 | \$ 1,575.00 |
| Gas Range | 1 | \$ 3,500.00 | \$ 3,500.00 |
| Tilting Braising Pan | 1 | \$ 16,200.00 | \$ 16,200.00 |
| Steamer 5 Pan Convection | 1 | \$ 7,600.00 | \$ 7,600.00 |
| Overshelf Wall mountw/pot rack | 1 | \$ 188.00 | \$ 188.00 |
| Soiled Dishtable | 1 | \$ 2,540.00 | \$ 2,540.00 |
| Dishtable clean | 1 | \$ 1,250.00 | \$ 1,250.00 |
| Can Rack | 1 | \$ 501.00 | \$ 501.00 |
| Freezer 2 door | 3 | \$ 4,575.00 | \$ 13,725.00 |
| 2 door refrigerator | 3 | \$ 3,475.00 | \$ 10,425.00 |
| Ice Makerw/bin | 2 | \$ 2,350.00 | \$ 4,700.00 |
| 3 shelf cart | 3 | \$ 210.00 | \$ 630.00 |
| Pan Rack | 4 | \$ 425.00 | \$ 1,700.00 |
| | | | \$ - |
| Flag Pole | 1 | \$ 2,890.00 | \$ 2,890.00 |
| | | | \$ - |
| Floor Scrubber | 1 | \$ 7,637.38 | \$ 7,637.38 |
| Tub | 1 | \$ 18,835.00 | \$ 18,835.00 |
| | | | \$ - |
| 4 Refrigerator | 4 | \$ 749.97 | \$ 2,999.88 |
| 2 Refriferator | 2 | \$ 699.97 | \$ 1,399.94 |
| 2 Refriferator | 2 | \$ 125.00 | \$ 250.00 |
| TV | 3 | \$ 529.99 | \$ 1,589.97 |
| TV | 2 | \$ 799.99 | \$ 1,599.98 |
| Hisense | 1 | \$ 249.99 | \$ 249.99 |
| TV | 1 | \$ 418.64 | \$ 418.64 |
| Insignia TV | 1 | \$ 189.99 | \$ 189.99 |
| Tier shelving | 14 | \$ 119.99 | \$ 1,679.86 |
| Camera System | 64 | \$ 235.98 | \$ 15,102.72 |
| Signage | 1 | \$ 6,273.00 | \$ 6,273.00 |
| Wahers | 3 | \$ 11,225.00 | \$ 33,675.00 |
| Dryers | 3 | \$ 5,265.00 | \$ 15,795.00 |
| | | TOTAL | \$ 577,707.73 |

RESOLUTION GRANTING EXEMPTION
FROM AD VALOREM TAXES

The Board of Supervisors, Madison County Mississippi, this day considered the matter of granting exemption from ad valorem taxes, except school district taxes, to **Parkway Health & Rehab, LLC**. The governing authority finds that the above-named enterprise has submitted verification and documentation as to the authenticity and accuracy of the application with regard to the true value of the property to be exempted and the date of completion of said enterprise. The authority also finds that the property described in the application constitutes an industrial enterprise as described in §27-31-101, Mississippi Code of 1972, as amended and which industry qualifies under §57-117-3 of the Mississippi Health Care Industry Zone Act.

This governing authority does hereby grant, subject to approval and certification of the Mississippi Department of Revenue, ad valorem tax exemption to the above taxpayer for the remaining eligible period of 9 years, beginning January 1st, 2024, on the property described in the application with a total investment value of **\$11,863,000**.

Therefore, the resolution to grant ad valorem tax exemption to the above-named enterprise is hereby approved by the Board of Supervisors, of Madison County, Mississippi for a period of 9 years as authorized by §27-31-101 et seq., Mississippi Code of 1972, as amended, on this the ____ day of _____, 2024.

Granting Authority

Name & Title

(SEAL)

Attest: _____

FINAL
RESOLUTION GRANTING EXEMPTION
FROM AD VALOREM TAXES

The Board of Supervisors, Madison County, Mississippi this day considered the matter of granting exemption from ad valorem taxes, except school district taxes, to **Parkway Health & Rehab, LLC.**

The governing authority finds that the Mississippi Department of Revenue has certified that the applicant is eligible for exemption. The authority also finds that the property described in the application constitutes an industrial enterprise as described in §27-31-101, Mississippi Code of 1972, as amended and which industry qualifies under §57-117-3 of the Mississippi Health Care Industry Zone Act.

This governing authority does hereby grant ad valorem tax exemption to the above taxpayer for the remaining period of 9 years, beginning January 1st, 2024, and expiring December 31st 2033, on the property described in the application with a total investment value of **\$ 11,863,000.**

Therefore, the resolution to grant ad valorem tax exemption to the above named enterprise is hereby approved by the Board of Supervisors of Madison County, Mississippi for the remaining eligible period of 9 years as authorized by §27-31-101 et seq., Mississippi Code of 1972, as amended, on this the ____ day of _____, 2024.

Granting Authority

Name & Title

(SEAL)

Attest:

Parkway Health & Rehab provided
Mississippi Development Authority
Health Care Industry Certificate HC-44

June 11, 2024

**ORDER OF THE MISSISSIPPI DEVELOPMENT AUTHORITY
DIRECTING THE ISSUANCE TO PARKWAY HEALTH AND REHAB, LLC OF A HEALTH
CARE INDUSTRY FACILITY CERTIFICATE**

WHEREAS, this Authority has heard and taken oral and documentary evidence and has made full investigation of the matter and on the basis thereof does hereby find and determine as follows:

Parkway Health and Rehab, LLC qualifies for assistance under the Mississippi Health Care Industry Zone Act, pursuant to Section 57-117-1, et seq., Mississippi Code of 1972 Annotated, as Amended.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

The Health Care Industry Facility Certificate (the "Certificate") requested by Parkway Health and Rehab, LLC (the "Company") is hereby granted and issued in the following form and conditions:

HEALTH CARE INDUSTRY FACILITY CERTIFICATE: HC-44

ESTIMATED JOB CREATION COMMITMENT: 86

ESTIMATED INVESTMENT COMMITMENT: \$11,863,000

ELIGIBLE SITE – LOCATION:

230 River Oaks Drive
Canton, Mississippi

DATE OF CERTIFICATE: June 11, 2024

This Certificate is hereby approved subject to the approved application and representations made by the Company therein.

The thresholds established in this Certificate shall remain constant for the duration of the project.

It is understood the Company has 60 months from the date of this Certificate to meet its job creation commitment of at least twenty-five jobs and such job figures must be confirmed by the Mississippi Development Authority or the Company must make a minimum capital investment of ten million dollars within 24 months of the date of certification.



Approved by:

A handwritten signature in black ink, appearing to read "William V. Cork", is written over a horizontal line.

**William V. Cork
Executive Director**