

RESOLUTION NO. 1811

A RESOLUTION OF THE CITY OF NEVADA, MISSOURI, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AND APPROPRIATELY SERVICE NOTICE OF TERMINATION

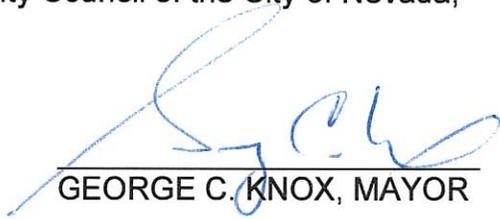
The notice of termination of lease and explanation attached hereto and incorporated herein by reference is hereby approved and the City Manager is authorized and directed to execute the same and arrange for appropriate service thereof.

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Nevada, Missouri on this 3rd day of September, 2024.



ATTEST:


CYNTHIA DYE, CITY CLERK


GEORGE C. KNOX, MAYOR



110 SOUTH ASH ST.
NEVADA, MISSOURI 64772

04 September 2024

Mr. Jason Anglin, CEO
Mr. Jason McCormick, Chief Restructuring Officer
Mr. Jeffrey Wesselman, Chief Financial Officer
Nevada City Hospital, d/b/a Nevada Regional Medical Center, Tenant
800 South Ash St.
Nevada, MO 64772

HAND DELIVERED - 09/04/2024

Gentlemen:

The City is well-aware of the hospital's financial situation, the dedication of management and staff to improvement, and wishes to cooperate and help as it responsibly can. Nevertheless, as you know, notice of default on the lease of February 2, 2017, was provided on July 31, 2024. More than 20 days has elapsed without payment. The delinquency is currently \$48,226.50, it appears.

For a number of reasons believed to be in the best interest of the hospital and the city, notice is hereby provided that the lease of February 2, 2017, is hereby **terminated**.

If the hospital wishes to and/or does continue to occupy the two Lovinger buildings and the parking lot, the city will charge \$4,000 monthly and the hospital will be required to reimburse the city's actual on-going cost of fire and extended coverages and any increase in costs of premises liability coverages occasioned by the change. The \$4,000 payment will commence on October 1, 2024, and continue monthly – from month to month. Reimbursement of insurance costs listed above will be made as and when those costs are incurred.

As in the past you will need to maintain your liability coverages and for the future, coverage on hospital owned contents, your leasehold interests, or other coverages which you deem appropriate. The hospital will have to maintain its worker's compensation coverage and name the City as an additional named insured on its liability coverage and provide certification thereof.

This notice of termination terminates the old lease entirely but avoids an order to vacate the two structures. You will be required to reasonably maintain the buildings at hospital cost and reimburse costs of the city incurred should it determine reasonably that you have failed so to do.

Please have no doubt of the city's dedication to the interests of the hospital. Obviously, you do not need presently and will not have use of the unimproved portion of the Lovinger tract legal descriptions (your lease or

those tracts is terminated). If a need would arise in ensuing years and the city has not liquidated or otherwise committed those tracts, you are encouraged and invited to visit to seek an accommodation.

The legal descriptions of the properties the hospital will continue to rent (the two buildings and the parking lot) are as follows:

Lots 5 and 6, Block Twenty (20), of Wight's addition to the City of Nevada, MO, and All of Lot Eight (8) of Block Twenty-three (23) of Wight's Addition to the City of Nevada, Vernon County, Missouri.

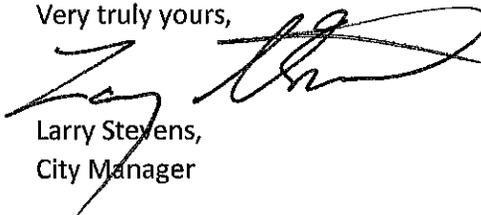
If the Hospital wishes to vacate the premises it has the right to do so. If the hospital prefers a written lease and proposes one, the city will consider a proposed draft.

Please provide a copy of this notice and explanation to all board members. Consistent with lease (including Sections 10 and 16 thereof), notice is hereby served on and delivered to the tenant, Nevada City Hospital, dba Nevada Regional Medical Center, 800 South Ash Street, Nevada, Missouri, Attention CEO. We understand your CEO to be the Hospital Administrator, Jason Anglin and your Chief Restructuring Officer to be Jason McCormick, so a copy will be delivered and served on both those individuals as well as your chief financial officer.

The Hospital may terminate the surviving lease described herein on thirty day's written notice. By reason of complications in moving medical equipment and relocating personnel, the city agrees to not terminate absent ninety days prior notice except in the event of nonpayment.

At the direction of the city Council:

Very truly yours,



Larry Stevens,
City Manager

Certificate of Service

I certify that William D Denman personally served a copy of this Notice of Termination of Tenancy as required by Section 16 of the Lease dated February 2, 2017, on the following persons by the following means on the following dates:

On Jason Anglin, CEO – by certified mail delivered to the Post Office in Nevada, Missouri on 09/04/24

On Jason Anglin, CEO – by delivery in person to Jason Anglin, CEO, on 09/ 04 /2024.

On Jason McCormick, Chief Restructuring Officer - by certified mail delivered to the Post Office in Nevada, Missouri on 09/04/24

On Jason McCormick, Chief Restructuring Officer – by delivery in person to Jason McCormick, on 09/ ____ /2024.

On Jeffrey Wesselman, Chief Financing Officer – by certified mail delivered to the Post Office in Nevada,

Missouri on 09/04/24

On Jeffrey Wesselman, Chief financing Officer, by delivery in person to Jeffrey Wesselman, on
09/ 04 /2024.



William D. Denman

Note: Also personally served Board President
Cindy Thompson & Board Member
Michael Brown 9/4/24 WS



PHILLIPS,
JERIC

HALE, AMBER
6 4

PARKER,
EMILIA
LORRAINE

MOHRMANN,
TIMOTHY &
ANDERSON, NICHOLE

SCISM, SHANE A
& SANDIE JOY

BUTLER,
HOWARD L &
EARLENE M

LOVE, ALYSON
MIGHTS ADD OF 1108

MCCALL,
LARRY DEAN

FULTON,
DELENE A

BROWN, GREG
L & CHERIL L

428 CHERRY STREET
APARTMENTS LLC

WAITS,
ROBERT
& LAJRA J

SASH ST

W WRIGHT ST

W DOUGLAS ST

S MAIN ST

1 in. = 75ft.



4 6 BROWN, GREGG & CHERIL

CITY OF NEVADA, MISSOURI 5

5 5.010 CITY OF NEVADA MISSOURI

CITY OF NEVADA, MISSOURI 1.4 1.148 Ac (20)

KAFFER, JAMES E & GIHA G 5 5 (19) (30)

NEWAD ACITY HOSPITAL 1

CITY OF NEVADA MISSOURI 2

SASH ST

W DOUGLAS ST

CITY OF NEVADA, MISSOURI 3

NEVADA CITY CONVALESCENT HOME 4 7

KING, ROBERT 1

66-18-02-09-02

PRUITT, MATTHEW WRIGHTS ADD 2

CONDRA, JOHN & JAMIE 5

EWING, LYNN MIMI 7 4

S MAIN ST

LITTE N, DAVID W & MCRE YHOLDS, ELISABETH A 4 8

POE, RICHARD WILLIAM & RHONDA ROSEANNA 5 7

HUIZENGA, JOHN G & MONICA 6 6

IRELAND, JEANNE 7 5

WRIGHTS ADD OF 1888 4

1.112 AC 3

CITY OF NEVADA 2.351 AC 1

TRAVIS, JOSEPH MICHAEL 3

SAVILOR, JOSEPH D 4

1 in. = 75ft.



9589 0710 5270 0343 1729 73

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Nevada - NU-64772

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58



Sent To **Jason Anglin** USPS
Street and Apt. No., or PO Box No.
800 S. Ash Street
City, State, ZIP+4®
Nevada, MO 64772

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Nevada - NU-64772

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58



Sent To **Jeffrey Wescobay**
Street and Apt. No., or PO Box No.
800 S. Ash Street
City, State, ZIP+4®
Nevada, MO 64772

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Nevada - NU-64772

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58



Sent To **Jason McCarver** USPS
Street and Apt. No., or PO Box No.
800 S. Ash Street
City, State, ZIP+4®
Nevada, MO 64772

9589 0710 5270 0343 1729 59

First-Class Mail® 1 \$0.73
Letter
Nevada, MO 64772
Weight: 0 lb 1.00 oz
Estimated Delivery Date
Fri 09/06/2024
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 0343 1729 59
Total \$5.58

First-Class Mail® 1 \$0.73
Letter
Nevada, MO 64772
Weight: 0 lb 1.00 oz
Estimated Delivery Date
Fri 09/06/2024
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 0343 1729 73
Total \$5.58

First-Class Mail® 1 \$0.73
Letter
Nevada, MO 64772
Weight: 0 lb 1.00 oz
Estimated Delivery Date
Fri 09/06/2024
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 0343 1729 66
Total \$5.58

Grand Total: \$16.74
Cash \$20.00
Change -\$3.26

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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or scan this code with your mobile device,



or call 1-800-410-7420

UFN: 285700-0772
Receipt #: 840-56400407-2-6419291-2
Clerk: 7