

Minick, Christopher

From: Linnea Windel <lwindel@vnahealth.com>
Sent: Wednesday, August 7, 2024 12:13 PM
To: Minick, Christopher; Alexandrou, Alex; Lindsay, Maria
Subject: RE: Update from VNA
Attachments: VNA Letter.pdf

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Good afternoon,

Attached you will find the executed letter.

Again, please accept VNA's sincere appreciation for this support.

Linnea

Linnea Windel, MSN, RN, FAAN | President & CEO
Administration: 630-978-2532 | **Direct:** 630-482-8115
400 N. Highland Avenue, Aurora, IL 60506
www.vnahealth.com



From: Minick, Christopher <MinickC@aurora.il.us>
Sent: Wednesday, July 31, 2024 8:56 AM
To: Linnea Windel <lwindel@vnahealth.com>; Alexandrou, Alex <AlexandrouA@aurora.il.us>; Lindsay, Maria <LindsayM@aurora.il.us>
Subject: RE: Update from VNA

Good morning, Linnea – Very nice to “meet” you as well.

Per Alex's recent e-mail, attached is a draft letter of agreement for VNA review. The letter summarizes the terms of the disbursement of the financial contribution for the VNA clinic at the Bloomhaven Development.

Please review and advise of any concerns/edits. After the review process is complete, we will put into the queue for City Council approval.

If you have any questions as we go through the process, please let me know.
Thanks!



Christopher A. Minick – Chief Financial Officer/Treasurer

City Hall – Finance Department | 44 East Downer Place | Aurora, Illinois 60507

Phone: (630) 256-3500 | Email: minickc@aurora.il.us

From: Linnea Windel <lwindel@vnahealth.com>

Sent: Friday, July 19, 2024 9:09 AM

To: Alexandrou, Alex <AlexandrouA@aurora.il.us>; Irvin, Richard <IrvinR@aurora.il.us>; Lindsay, Maria <LindsayM@aurora.il.us>; Minick, Christopher <MinickC@aurora.il.us>

Subject: RE: Update from VNA

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Good morning,

Nice to meet you virtually, Chris.

That all sounds great. Thanks again, and have a lovely weekend everyone.

Linnea

From: Alexandrou, Alex <AlexandrouA@aurora.il.us>

Sent: Thursday, July 18, 2024 5:33 PM

To: Linnea Windel <lwindel@vnahealth.com>; Irvin, Richard <IrvinR@aurora.il.us>; Lindsay, Maria <LindsayM@aurora.il.us>; Minick, Christopher <MinickC@aurora.il.us>

Subject: RE: Update from VNA

Importance: High

Thank you Linnea for the exciting update and news.

I am adding Chris Minick to this response. Chris is our CFO and will be the city lead along with myself in fulfilling the city's previously committed financial support for the VNA Bloomhaven Clinic of \$500,000.

As we discussed in the past once a certificate of occupancy is issued, we will disburse the \$500,000 city contribution to VNA subject to receipt of a letter from VNA to request disbursement of the funds.

We will prepare a letter of agreement with the above terms for your review and approval. Once approved we will submit the letter of agreement for council approval late summer/early fall so that we may disburse funds without further council action upon receipt of certificate of occupancy and delivery of the request to disburse letter in 2025.

As a result of the above terms there is no need for an escrow account.

We will send the draft letter to you by next week.

Any questions please advise.

Thank you.

AA

From: Linnea Windel <lwindel@vnahealth.com>
Sent: Thursday, July 18, 2024 4:39 PM
To: Irvin, Richard <IrvinR@aurora.il.us>; Alexandrou, Alex <AlexandrouA@aurora.il.us>; Lindsay, Maria <LindsayM@aurora.il.us>
Subject: RE: Update from VNA

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That sounds great, and we appreciate your support of the project and our work overall!

From: Irvin, Richard <IrvinR@aurora.il.us>
Sent: Thursday, July 18, 2024 11:32 AM
To: Linnea Windel <lwindel@vnahealth.com>; Alexandrou, Alex <AlexandrouA@aurora.il.us>; Lindsay, Maria <LindsayM@aurora.il.us>
Subject: Re: Update from VNA

Great news to hear that the plans and specs have been completed and permits will submitted next month! Someone will follow up, if they haven't already, concerning who on our legal team will be handling this matter. Thank you again for being a committed partner with this administration.

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From: Linnea Windel <lwindel@vnahealth.com>
Sent: Wednesday, July 17, 2024 1:03 PM
To: Irvin, Richard <IrvinR@aurora.il.us>; Alexandrou, Alex <AlexandrouA@aurora.il.us>; Lindsay, Maria <LindsayM@aurora.il.us>
Subject: Update from VNA

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Hello everyone,

As promised, here is an update on the VNA project within Bloomhaven:

Despite many difficulties in obtaining the information we needed, VNA has completed its plans and specs. The lease amendment is signed. Russ will complete the landlord work. VNA will go out for bid and set the GMP in the coming weeks and submit for permits in August. At this point, we have assumed that we will be open for business by May 1, 2025.

We have requested an escrow agreement from the landlord for the TI funds. This seems to be an appropriate time to request a separate escrow account with the City of Aurora for the \$500,000 in support of VNA's buildout of VNA's space. May I connect our attorney, Nick Karam, with the appropriate person at the City? We request that the entire amount be paid upon VNA's receipt of the Certificate of Occupancy.

As always, thank you for your support! We look forward to opening for business in this location.

Linnea

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