



William Meyer <williamkmeyer@gmail.com>

---

## Blakehurst Advisory Board winter meeting: Mission Helper and more

---

William Meyer <williamkmeyer@gmail.com>

Wed, Jan 25, 2023 at 9:35  
AM

Neighbors: Our June 2022 agreement with Blakehurst calls for quarterly meetings between Blakehurst and the neighborhood Advisory Board to discuss the project and other Blakehurst-related issues. The 2023 Winter Advisory Board meeting was held on Tuesday, January 24th via Zoom. Several Board members and immediate neighbors attended, along with Patsy Malone (lawyer) and Dan Novelli (project manager) for Blakehurst.

Dan reported that the project has been delayed because the original agreement of sale for the property between Blakehurst and the Mission Helper sisters had expired, but that they were actively negotiating an extension or new agreement. He said Blakehurst was the only bidder for the property; the parties had narrowed their (unidentified) issues; and they were "coming closer" to a final agreement. Patsy promised to keep us updated as to the status of negotiations.

Patsy also said that once they have a final agreement with the sisters, it will take 4-6 months to obtain the necessary Developmental and Zoning approvals. This timing is important, because under paragraph 2 of our agreement, the Landscaping on immediate neighbors' properties takes place in the first of two "planting seasons" (spring 3/1-5/15, or fall 9/1-10/15) to follow such final approval. The developer also must then go through a lengthy permitting process, and they do not anticipate starting construction until 2024. Both Patsy and Dan emphasized that there have been no changes to the plans for the expansion that were presented to us and are exhibits to our agreement.

We thanked Blakehurst for its upkeep along Greenwood Road and removing invasive plants from the forest buffer, and Dan said that they were going to be more diligent going forward in their maintenance of that area pursuant to the 2014 agreements that allowed the 8-bed expansion of the healthcare center.

Dan also used this meeting to flag an upcoming issue impacting the neighbors. Blakehurst recently received a required "actuarial audit" of its assisted living healthcare beds, which was based on the expanded Blakehurst footprint (i.e., including the new 40 units to be built). This audit revealed that there will be a 4-5 healthcare bed shortage as a result of this expansion. There have been no determinations made on where, how, or when to create these additional beds, but it will likely involve the existing health care center close to Greenwood. Patsy and Dan promised to include the Board in further discussions on this issue as it develops.

Let me know if you have any questions or comments. Thanks.

Bill Meyer  
410-818-3892  
[williamkmeyer@gmail.com](mailto:williamkmeyer@gmail.com)  
More info: [www.MHneighbors.com](http://www.MHneighbors.com)