

Tufts Medicine: Shields PET-CT
Determination of Need
Attachments

**Application for a Determination of Need for
Required Equipment**

Application # NA-22091411-RE

September 14, 2022

**Shields Healthcare of Cambridge, Inc.
700 Congress Street, Suite 204
Quincy, Massachusetts 02169**

Tufts Medicine: Shields PET-CT
Determination of Need Application

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Exhibit B
Determination of Need
Attachments

Exhibit B.b
Copy of Notice of Intent

Notice

Title:

Public Announcement Concerning a Proposed Health Care Project

Body:

Tufts Medicine: Shields PET-CT, LLC ("Applicant") located at 700 Congress Street, Suite 204, Quincy, Massachusetts 02169 intends to file a Notice of Determination of Need ("Application") with the Massachusetts Department of Public Health ("DPH") for the addition of a Positron Emission Tomography - Computed Tomography (PET/CT) mobile unit at the MelroseWakefield Medical Building located at 888 Main Street, Wakefield, Massachusetts 01880. The total value of the Project is \$1,095,687. The Applicant does not anticipate any price or service impacts to the Applicant's existing patient panel as a result of the Project. Any ten Taxpayers of Massachusetts may register in connection with the intended Application no later than September 12, 2022 or 30 days of the Filing Date, whichever is later, by contacting the Department of Public Health, Determination of Need Program, 250 Washington Street, 6th floor, Boston, MA 02108 or dph.don@state.ma.us

MORTGAGE FORECLOSURE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by George N. Taboh and Caroline B. Chambe to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp. dated April 13, 2007, recorded at the Middlesex County (Southern District) Registry of Deeds in Book 45289, Page 217; said mortgage was then assigned to 21st Mortgage Corporation by virtue of an assignment dated June 12, 2013, and recorded in Book 62114, Page 318; of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 10:00 AM on September 13, 2022, on the mortgaged premises. This property has the address of 223 Hartford Street, Natick, MA 01760. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

The land in Natick, Middlesex County, Massachusetts, together with the buildings thereon, known and numbered as 223 Hartford Street and situated on the Northwesterly side of said Hartford Street, the Southerly corner of said land being situated about one hundred and fifty-seven (157) feet Northeasterly along Hartford Street from the Framingham-Natick Town Line, and being the same shown on a plan entitled "Natick, Mass., Plan of Land Owned by Joseph and Carolina Chimento" dated April 17, 1947 by E.M. Howard, C.E., recorded with Middlesex South Registry of Deeds in Book 7137, Page 468, bounded and described as follows: SOUTHEASTERLY by Hartford Street, eighty-two (82) feet; SOUTHWESTERLY by land now or formerly of Chimento, eighty and 5/10 (80.5) feet; NORTHWESTERLY by land of said Chimento, by two lines, sixty-three and 2/10 (63.2) feet and twenty-five and 3/10 (25.3) feet; and NORTHWESTERLY by land of said Chimento, ninety-five (95) feet, containing 7,620 square feet of land, more or less, or however otherwise said premises may be bounded, measured or described.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashiers or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashiers or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: July 12, 2022 21st Mortgage Corporation
By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 300 Cummings Center, Suite 303C, Beverly, MA 01915 (978) 621-2670
www.dgandl.com 56774 (TABOH)
8/16/2022; 8/23/2022; 8/30/22
#NY0055055

LAND COURT NOTICE

(SEAL)
THE COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Docket Number: 22 SM 002323
ORDER OF NOTICE

To:
Dana Salem

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust

claiming to have an interest in a Mortgage covering real property in Ipswich, numbered 354 Linebrook Road, given by Dana Salem to Mortgage Electronic Registration Systems, Inc., as nominee for Radius Financial Group Inc., dated October 12, 2018, and recorded in the Essex County (Southern District) Registry of Deeds in Book 37077, Page 144, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before October 10, 2022, or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, Gordon H. Piper, Chief Justice of this Court on August 24, 2022.

Attest:
Deborah J. Patterson
Recorder
20714

#NY0057798 August 30

LEGAL NOTICES

**Notice
Public Announcement Concerning a
Proposed Health Care Project**

Tufts Medicine: Shields PET-CT, LLC ("Applicant") located at 700 Congress Street, Suite 204, Quincy, Massachusetts 02169 Intend to file a Notice of Determination of Need ("Application") with the Massachusetts Department of Public Health ("DPH") for the addition of a Positron Emission Tomography - Computed Tomography (PET/CT) mobile unit at the Wellesley/Wakefield Medical Building located at 888 Main Street, Wakefield, Massachusetts 01880. The total value of the Project is \$1,095,667. The Applicant does not anticipate any price or service impact to the Applicant's existing patient panel as a result of the Project. Any ten taxpayers of Massachusetts may register in connection with the Intended Application no later than September 12, 2022 or 30 days of the Filing Date, whichever is later, by contacting the Department of Public Health, Determination of Need Program, 250 Washington Street, 6th floor, Boston, MA 02108 or dph.don@state.ma.us

#NY0057716 August 3

Hoty Howie!
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merchandise for
sale ad in the
Boston Herald.

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Very Effective.**

**Call the Boston Herald
Classifieds at 617.423.4545**

*Rules and restrictions apply.
Call for details.

the **edge** Where
Pop Culture
Rules.
BOSTON Herald
bostonherald.com

Exhibit B.d

Scanned Copy of Application Filing Fee Check

Shields Health Care Group, Inc.
V0291—Commonwealth of MA
Print As: Commonwealth of MA

Date: 09/09/2022
Bill #: SEP 09 2022
Net Amount:

Reference Number:
Melrose Wakefield PET

Term/Discount:
\$0.00

90262399
Santander Bank
Santander_01899 2874
Date: 09/12/2022
Amount Paid/Applied:
\$2,191.37
\$2,191.37

Page 1 of 1

Shields Health Care Group, Inc.
V0291—Commonwealth of MA
Print As: Commonwealth of MA

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Bill #: SEP 09 2022
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Santander Bank
Santander_01899 2874
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\$2,191.37
\$2,191.37

Page 1 of 1

Shields Health Care Group, Inc.
55 Christy's Drive
Brockton, MA 02301

Santander Bank
5-7515-0110

90262399
Date: 09/12/2022

Pay Two Thousand One Hundred Ninety One Dollars and 37 Cents

~~\$2,191.37~~

Pay to the Order of
Commonwealth of MA
United States

Non-negotiable
Void If Not Cashed After 90 Days

Exhibit B.h

Evidence of Community Engagement for Factor 1

The background is a dark blue rectangle. It features several large white circles of varying sizes. In the top left corner, there is a small green square. The text is white and positioned in the center-left area.

High-Value Diagnostic Services Provided Locally

LOCATED AT 888 MAIN ST WAKEFIELD, MASSACHUSETTS

Our vision:

2

Welcome and thank you for your interest in this project

We are excited to share our plans to add mobile PET/CT services at 888 Main St, Wakefield

This project will use a combination of inside space and a mobile PETCT unit aligned with the building one day per week

PET/CT services will complement the cancer treatment and breast services currently provided at Melrose Wakefield Hospital

The service will operate on an outpatient fee schedule which will lower the cost of services

This is an opportunity to introduce you to some of the individuals involved, solicit your feedback & any answer questions

What is a mobile PET/CT?

PET/CT is a radiology based imaging tool which is valuable in staging cancer, evaluating Alzheimer's disease, and also has cardiac applications

With a growing demand for cancer care, timeliness to treatment is critical and is commonly referenced as a quality measure. Melrose Wakefield Hospital and Shields Healthcare will collectively focus on timeliness and quality outcomes with this new service

Providing PET/CT in a mobile environment allows community hospitals with less demand provide this care locally in a shared use model

A Joint Venture between Tufts Medicine and Shields Health Care Group has current services located in in Boston at Tufts Medical Center

Patients would enter the a suite in 888 Main St for PET/CT patients and would enter the mobile environment that is temporarily attached to the building, enclosed from the outside elements

Benefits of a mobile PET/CT service

01

High Value

- Outpatient reimbursement with a high value service creates high patient satisfaction with lower out of pocket responsibility

02

Provides greater patient experience

- greater scheduling flexibility
- Highly experienced technical staff
- State of the art equipment

03

Keeps care to the community

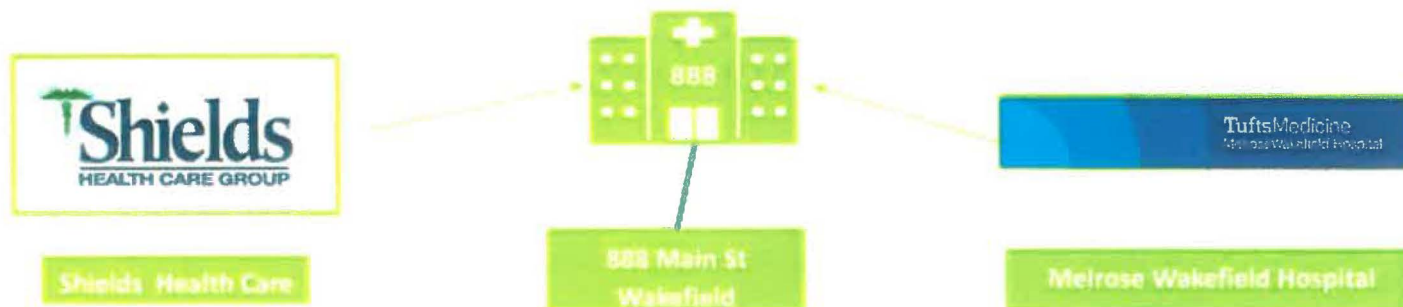
- easy, convenient location
- Transportation assistance
- provides local option for physicians and patients

04

Increases accessibility of care

- Efficient weekly offered care minimizes time to treatment
- shifts appropriate care from inpatient to outpatient

Summary: Mobile PET/CT Service 888 Main Street Wakefield



Services

- PET/CT Service one midweek day per week
- Cancer staging, Alzheimer's disease evaluation, cardiac applications

Facility

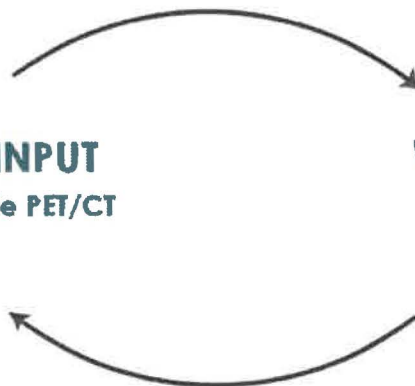
- Existing Melrose Wakefield facility
- Mobile PET/CT with weather tight connector- lower cost of care

Next Steps

6

WE WANT YOUR INPUT
on the concept of mobile PET/CT

WE WILL KEEP YOU INFORMED
as project progresses with DPH



TuftsMedicine

High-Value Diagnostic Services Provided Locally

Mobile PET/CT Services at 888 Main St Wakefield, Massachusetts





Our vision:

- Welcome and thank you for your interest in this project
- We are excited to share our plans to add mobile PET/CT services at 888 Main St, Wakefield in partnership with Shields Health Care
- This project will use a combination of inside space and a mobile PET/CT unit, aligned with the building, one day per week
- PET/CT services will complement the cancer treatment and breast services currently provided at Tufts Medicine
- The service will operate on an outpatient fee schedule, which will lower the cost of services
- This is an opportunity to introduce you to some of the individuals involved, solicit your feedback and any answer questions



What is a mobile PET/CT?

- PET/CT is a radiology based imaging tool which is valuable in staging cancer, evaluating Alzheimer's disease, and also has cardiac applications
- With a growing demand for cancer care, timeliness to treatment is critical and is commonly referenced as a quality measure. MelroseWakefield Hospital and Shields Healthcare will collectively focus on timeliness and quality outcomes with this new service.
- Providing PET/CT in a mobile environment allows community hospitals with less demand to conveniently provide this care locally in a shared use model
- A Joint Venture between Tufts Medicine and Shields Health Care Group has current services located in in Boston at Tufts Medical Center



What is a mobile PET/CT?

Patients will enter the PET/CT office suite at 888 Main St. via the main entrance and then proceed to the mobile environment, that is temporarily attached to the building, and enclosed from the outside elements





Trailer logistics & operations

- Operations
 - Anticipate trailer being on site one day a week
 - Day of service not determined yet, but will be a weekday
 - Hours of operation between 7 a.m. and 7 p.m.
- Trailer logistics
 - Arrival the day before service in the evening
 - Setup takes about 30 - 60 mins
 - Leaves the next day after cases are complete and remaining cars allow for exit
 - Will run off building power



Draft site plan





Next steps

- Determination of need filing – Fall 2022
- Special Permit application with Town of Wakefield – Fall 2022
- Construction – Spring 2023
- Opening – Summer 2023



Benefits of a mobile PET/CT service

01

High Value

- **Outpatient reimbursement with a high value service creates high patient satisfaction with lower out of pocket responsibility**

02

Provides greater patient experience

- **Greater scheduling flexibility**
- **Highly experienced technical staff**
- **State of the art equipment**

03

Keeps care to the community

- **Easy, convenient location**
- **Transportation assistance**
- **Provides local option for physicians and patients**

04

Increases accessibility of care

- **Efficient weekly offered care minimizes time to treatment**
- **Shifts appropriate care from inpatient to outpatient**

Exhibit B.I

**Limited Liability Company Documents:
Certificate of Organization**

CERTIFICATE OF ORGANIZATION

OF

TUFTS MEDICINE: SHIELDS PET/CT, LLC

(Pursuant to the provisions of Section 12 of the
Massachusetts Limited Liability Company Act)

To the State Secretary
Commonwealth of Massachusetts

It is hereby certified that:

FIRST: The name of the limited liability company (the "Company") is:

TUFTS MEDICINE: SHIELDS PET/CT, LLC

SECOND: The address of the office of the Company in the Commonwealth of Massachusetts, required to be maintained by the provisions of Section 5 of the Massachusetts Limited Liability Company Act, and where the records are to be kept as prescribed by the provisions of Section 9 of said Act, is: **700 Congress Street – Suite 204, Quincy, Massachusetts 02169.**

THIRD: The general character of the Company's business is as follows: **To engage in any or all lawful activities for which limited liability companies may be organized under the Massachusetts Limited Liability Company Act, including but not limited to the ownership and management of advanced medical imaging facilities.**

FOURTH: The Company is not to have a specific date of dissolution

FIFTH: The name and the address within the Commonwealth of Massachusetts of the resident agent for service of process for the Company is: **Shields Health Care Group, Inc. 700 Congress Street – Suite 204, Quincy, Massachusetts 02169.**

SIXTH: The Manager of the Company is: **None**

SEVENTH: The name and the address of the person authorized to execute any documents to be filed with the office of the Secretary of State of the Commonwealth of Massachusetts is:

NAME

ADDRESS

Thomas A. Shields

**700 Congress Street – Suite 204
Quincy, Massachusetts 02169**

Peter Ferrari

**700 Congress Street – Suite 204
Quincy, Massachusetts 02169**

Kelly Corbi

**170 Governors Ave.
Medford, MA 02155**

William Wyman

**170 Governors Ave.
Medford, MA 02155**

EIGHTH: The name of the person authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court is:

<u>NAME</u>	<u>ADDRESS</u>
Thomas A. Shields	700 Congress Street – Suite 204 Quincy, Massachusetts 02169
Peter Ferrari	700 Congress Street – Suite 204 Quincy, Massachusetts 02169
Kelly Corbi	170 Governors Ave. Medford, MA 02155
William Wyman	170 Governors Ave. Medford, MA 02155

IN WITNESS WHEREOF AND UNDER THE PENALTIES OF PERJURY, the person whose signature appears below does hereby affirm and execute this certificate of organization as authorized person this 31st day of August 2022.



Name: Peter Ferrari
Title: Authorized Person

CONSENT OF RESIDENT AGENT:

Shields Health Care Group, Inc., resident agent of the above limited liability company, consents to its appointment as resident agent pursuant to G.L., c 156C § 12.



By: Peter Ferrari, President

CONSENT TO USE NAME

The undersigned, being the President of Shields Health Care Group, Inc., and the Authorized Signatory for its affiliated companies:

Shields PET Service of Boston, LLC
Shields PET Service of Cape Cod, LLC
Shields PET-CT at Berkshire Medical Center, LLC
Shields PET-CT at Cooley Dickinson Hospital, LLC
Shields PET-CT at Emerson Hospital, LLC

does hereby consent to the use of the name, "Tufts Medicine: Shields PET/CT, LLC" by Tufts Medicine: Shields PET/CT, LLC, a limited liability company seeking to organize and do business in the Commonwealth of Massachusetts.

IN WITNESS WHEREOF, said corporation has caused this Consent to be executed this 31st day of August 2022.

Shields Health Care Group, Inc.

By:



Peter Ferrari, President
And Authorized Signatory
For All Above-Referenced Entities

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

August 31, 2022 03:10 PM

A handwritten signature in cursive script, reading "William Francis Galvin". The signature is written in dark ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Per instruction from the Department of Public Health, Tufts Medicine: Shields PET-CT ("Applicant"), is providing a link to its corporate documents on the Massachusetts Secretary of State's website for accessibility purposes. Please use the following link to access the Applicant's Articles of Organization on the Secretary of State's website:

https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSummary.aspx?sysvalue=hbGclHWPY6DVt0_E7m9n_cn8S0AB7AJ6kalVJmSul1w-

Exhibit B.i
Material Change – Approval

From: [Seltz, David \(HPC\)](#)
To: kerry@shields.com; snetishen@shields.com; [Courtney Pasay Vaughan](#)
Cc: [Mills, Katherine \(HPC\)](#); [Wulff, Megan \(HPC\)](#); [Hayes-Rusnov, Sasha \(HPC\)](#); [Johnson, Lois \(HPC\)](#)
Subject: HPC Review of Recent Material Change Notice
Date: Monday, July 25, 2022 8:57:13 AM

Good Morning,

The Health Policy Commission (HPC) recently received completed notices of material change concerning a proposed joint venture between MelroseWakefield Healthcare and Shields Health Care Group. The HPC conducted a preliminary review of the notices based on available information and has elected **not** to proceed with a cost and market impact review.

Thank you.

David Seltz
Executive Director
Health Policy Commission

cc:

Katherine Mills, Senior Director, Market Oversight and Transparency, Health Policy Commission
Megan Wulff, Director, Market Oversight and Monitoring, Health Policy Commission
Sasha Hayes-Rusnov, Associate Director, Market Oversight and Monitoring, Health Policy Commission
Lois Johnson, General Counsel, Health Policy Commission