MISSISSIPPI STATE DEPARTMENT OF HEALTH
DIVISION OF HEALTH PLANNING AND RESOURCE DEVELOPMENT
SEPTEMBER 11, 2026

CON REVIEW NUMBER: NH-NIS-0826-010
BAPTIST HOMES INCORPORATED D/B/A SON VALLEY
CON 2026 STATUTORY HOUSE BILL PROJECT
ESTABLISHMENT AND ADDITION OF TWO NEW TEN (10) BED INTERMEDIATE CARE FACILITY (ICF) HOMES
CAPITAL EXPENDITURE: $4,676,542.39
LOCATION: CANTON, MADISON COUNTY, MISSISSIPPI

STAFF REPORT

Applicant Information

According to the application, Baptist Homes Incorporated d/b/a SON Valley is a not-for-profit corporation located at 461 Goodloe Road in Canton, Mississippi.

The Applicant's application includes a Certificate of Good Standing dated August 24, 2026, for the entity, certifying that it has authority to operate in Mississippi, schematics drawings, site approval letter from the Division of Fire Safety and Construction, Bureau of Health Facilities Licensure and Certification, dated August 12, 2026, construction cost estimate, and a contract agreement between owner and contractor.

Project Description

The Applicant proposes to establish and add two (2) new ten (10) bed intermediate care facility homes, located on eighty (80) acres of land that was donated at the beginning of the original project. According to the Applicant, the original, two (2) ten (10) bed houses, establishing a twenty (20) bed adult Intermediate Care Facility, for the Mentally Retarded (ICF-MR) opened on July 5, 2007. According to the application, currently, all twenty (20) beds are at full capacity, and the facility has a list with 115 families needing and waiting for beds.

According to the application, the proposed project involves new construction for $3,145,507.02, total fixed equipment cost for $762,031.82, total non-fixed equipment cost for $46,402.40, site preparation cost for $455,091.54, fees (architectural, consultation) for $103,697.47, and MPC Tax for $163,812.14, totaling the estimated capital expenditure cost for the proposed project to be $4,676,542.39.

The application indicates the facility is operational and serving patients twenty-four (24) hours a day seven (7) days a week.

Legislative Authorization – Madison County Community Living Program Beds

Pursuant to House Bill 3 from the 2026 Legislative Session (effective February 4, 2026), the Department shall issue a Certificate of Need to the nonprofit corporation specifically authorized by law for the construction, expansion, or conversion of twenty (20) additional beds in a community living program for developmentally disabled adults located in Madison County, Mississippi.

This legislatively authorized issuance shall not be subject to the bed need methodology, planning district requirements, moratoria, or other review criteria contained in the *FY 2022 State Health Plan, (Fourth Edition*), that would otherwise apply to applications for nursing home care services for intellectually and other developmentally disabled individuals.

Pursuant to the statutory provisions governing this proposed project, the formal Certificate of Need hearing process under Miss. Code Ann. § 41-7-197 is waived. No public hearing, third party appeal, or cross-appeal shall be available with respect to the issuance of the Certificate of Need required by this subsection.

Conclusion and Recommendation

This project is in substantial compliance with the criteria and standards for Nursing Home Care Services for Intellectually and Other Developmentally Disabled Individuals (**Legislative Authorization)** contained in the *FY 2022 Mississippi State Plan (Fourth Edition)*; Chapter 2 of the *Mississippi Certificate of Need Review Manual, Revised - August 2026;* and all adopted rules, procedures, and plans of the Mississippi State Department of Health.

Therefore, the Division of Health Planning and Resource Development recommends approval of the application submitted by Baptist Homes Incorporated d/b/a SON Valley for the Establishment and Addition of Two (2) New Ten (10) Bed Intermediate Care Facility (ICF) Homes.

Attachment 1
Baptist Homes Incorporated d/b/a SON Valley
CON 2026 Statutory House Bill Project
Three-Year Operating Statement

		Year 1		Year 2		Year 3
Revenues						
Gross Patient Revenue		$918,500		$2,800,000		$2,920,000
Expenses						
Salaries		$375,000		$937,500		$950,000
Benefits		$52,500		$131,250		$140,000
Supplies		$175,550		$438,875		$445,000
Services		$346,000		$865,000		$875,000
Other		$65,200		$163,000		$170,000
Total Expenses		$1,014,250		$2,535,625		$2,580,000
Net Income		**-$95,750**		**$264,375**		**$340,000**
Utilization						
Occupancy Rate		34%		87%		100%
Patient Days		2,449		6,350		7,300
Cost/Patient Day		$414		$399		$353
Charge/Patient Day		$375		$441		$400