

To: Howard County Council

From: Blackrock Capital Investors, L.L.C
Rakeshkumar C. Shah, Manager

Date: October 7, 2025

RE: CB68-2025 (ZRA-212)

Dear Council Members:

To the extent that ZRA212/CB68-2025 is adopted by the County Council, then the owner of the Columbia Inn at Peralynna Manor intends to file for a Conditional Use to adaptively re-use the existing country inn and convert into a nursing home. Assuming that this Conditional Use is approved, then it would take around 6 months after the approval for the conversion to a nursing home to be completed at which time the property would have 16 nursing home beds. The conversion is expected to cost around \$300,000. The owner intends to either sell or lease the facility to an established nursing home operator at that time. While the conversion is underway, the new operator or owner would apply to the State for all necessary licenses to operate the nursing home. Once the nursing home is fully operational, then there would likely be around 6-8 daily direct care staff members and around 4-5 administrative staff members that would serve as a chief administrator, admissions director, laundry / housekeeping, dietary director and activities director. The new nursing home should generate around \$2 million annually of gross revenue.