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Office of the President
October 23, 2026

Members of the Board of Trustees:

APPROVAL OF JOINT VENTURE BETWEEN THE UNIVERSITY OF KENTUCKY AND SIGNATURE HEALTHCARE

Recommendation: that the Board of Trustees approve the formation of a joint venture between Beyond Blue Corporation, a wholly owned affiliate of the University of Kentucky, and Commonwealth Regional Skilled Nursing Holdings, LLC, an affiliate of Signature HealthCARE, LLC, and authorize the Executive Vice President for Finance and Administration, in coordination with the Board of Directors of Beyond Blue Corporation, to take the actions described herein.

Background: UK HealthCare faces increasing demand for advanced and specialty services across the Commonwealth. Limited skilled nursing facility placement capacity in the Lexington market has caused significant discharge delays. Acute care beds are being occupied daily by patients clinically ready for skilled nursing level of care for whom a skilled nursing facility placement was not readily available.

As the optimal approach to expand skilled nursing capacity, Signature HealthCARE and UK propose contributing assets to create a joint venture skilled nursing facility ("SNF") to serve more Kentuckians. Signature HealthCARE, headquartered in Louisville, Kentucky, operates more than 50 skilled nursing facilities nationwide, including over 30 in Kentucky, making it a strong strategic partner. The joint venture builds on a long-standing partnership that has focused on delivering skilled nursing access to patients and working to improve patient care and outcomes together.

The University of Kentucky and Commonwealth Regional Skilled Nursing Holdings, LLC, propose forming a joint venture to develop and operate a 105-bed SNF on the Hamburg East campus in Lexington - UKHC's first owned skilled nursing facility asset in the greater Lexington area. In April 2026, the Board authorized the EVPFA to pursue a Public-Private Partnership ("P3") structure for the project to include an approximately 80,000-square-foot medical facility with skilled nursing care, outpatient clinical space, and supporting infrastructure. UK, through Beyond Blue, will contribute up to $5 million cash as working capital (and other intangibles) for 60% ownership in the joint venture SNF (and investment in Bluegrass Care Alliance, a value-based arrangement that includes Signature HealthCARE affiliate(s)); Commonwealth Regional Skilled Nursing Holdings, LLC, will contribute cash and intangibles for 40% ownership in the joint venture SNF. Commonwealth Regional Skilled Nursing Management, LLC, a separate affiliate of Signature HealthCARE, will manage day-to-day skilled nursing facility operations; UK

HealthCare will provide clinical leadership and medical director services. The SNF will purchase services from both Signature HealthCARE and UK affiliates.

The joint venture will expand access to skilled nursing services; improve patient flow, care coordination, and quality outcomes; support workforce development and educational opportunities; and advance the strategic development of the Hamburg East campus.

SPECIFIC ACTIONS:

To support the University's clinical mission and expand access to skilled nursing services, the Board of Trustees:

1. Approves the formation of a joint venture between Beyond Blue Corporation, and Commonwealth Regional Skilled Nursing Holdings, LLC;
2. Authorizes the Executive Vice President for Finance and Administration, in coordination with the Board of Directors of Beyond Blue Corporation, to take all actions necessary to establish and implement the joint venture;
3. Authorizes the contribution of up to $5 million cash (and other intangibles) to establish 60% SNF ownership and investment in Bluegrass Care Alliance, a value-based arrangement;
4. Authorizes the Executive Vice President for Finance and Administration to negotiate, execute, and deliver any definitive agreements and other documents necessary or advisable to support the successful formation, launch, and operation of the joint venture, including value-based arrangements (Bluegrass Care Alliance), accountable care organization agreements, and other payer strategies;
5. Appoints the following individuals to serve on the Board of Governors of the Joint Venture: (1) the UK King's Daughters President and Chief Executive Officer; (2) the UK HealthCare Vice President for Finance; (3) the UK HealthCare Vice President for Community Health; (4) the UK HealthCare Senior Vice President and Chief Operations Officer (5) the UK HealthCare Chief of Community Health Collaborations; (6) the UK HealthCare Associate Vice President for Operations Program Planning and Implementation; (7); E. Joseph Steier III; (8) John Harrison; (9) Missy Highley; and (10) Tim Lehner. The individuals who are University of Kentucky senior administrators will serve by virtue of their position. Should any of the University of Kentucky senior administrators leave their position, they will no longer serve on the Board of Governors, and their successor in their senior administrative position will be appointed to the Board of Governors without further action by the University of Kentucky Board of Trustees. Otherwise, all individuals will serve at the pleasure of the University of Kentucky Board of Trustees and can be removed at any time for any reason.

Action taken: ☑ Approved ❑ Disapproved ❑ Other_____

Joint Venture Between UK and Signature Healthcare

1. **Sara Marks**, UK King's Daughters President and Chief Executive Officer

2. **Jake Stover**, UK HealthCare Vice President for Finance

3. **Justin Campbell**, UK HealthCare Vice President for Community Health

4. **Tim Slocum**, UK HealthCare Senior Vice President and Chief Operations Officer

5. **J.J. Housley**, UK HealthCare Chief for Community Health Collaborations

6. **Alison Hansson**, UK HealthCare Associate Vice President, Operations Program Planning and Implementation

7. **E. Joseph Steier III**, known as Joe Steier, is the President, CEO, and Co-Founder of Signature HealthCARE (SHC), a top provider of long-term care, rehabilitation and healthcare services nationwide.

   Signature HealthCARE's mission is to "radically change long-term care forever," driven by three core pillars: Spirituality, Learning and Intra-preneurship. Under Joe's leadership, SHC has received numerous prestigious accolades, including recognition on *Modern Healthcare's* "Best Places to Work" list, *Inc. 5000's* ranking of the nation's fastest-growing privately held companies, *U.S. News & World Report's* list of "Best Nursing Homes" and *Newsweek's* recognition for several of its facilities as "America's Best Nursing Homes."

   In addition to its primary operations, Signature HealthCARE has launched several successful subsidiary ventures, such as Silver Angels Home Care Services and Sig Rehab. The organization also engages in various philanthropic activities, benefiting both its employees and the communities it serves.

   Steier's forward-thinking leadership has positioned SHC at the forefront of healthcare innovation. He and his team have successfully expanded the organization's services across the continuum of care, which includes post-acute units in acute care hospitals, specialized behavioral health centers, dementia and Alzheimer's care programs, and high-acuity pulmonary programs, including ventilator care. Signature HealthCARE continues to navigate the evolving healthcare landscape through a data-driven, market-responsive approach.

   Signature HealthCARE has also played a pivotal role in establishing Louisville, Kentucky, as a national hub for innovation in aging care. SHC's success has drawn the attention of notable publications such as *The New York Times* and *The Washington Post*, placing Louisville in the spotlight as a leader in the industry. Joe further supports this progress as

a co-founder of the Louisville Innovation Summit, a gathering of national experts in healthcare, technology, design and other fields to discuss the future of aging care.

A native of Louisville, Steier brings more than 25 years of healthcare experience to his leadership role. He holds a bachelor's degree in accounting from Bellarmine University, a Certified Public Accountant (CPA) license, a Master of Business Administration (MBA) in Healthcare Executive Leadership from the University of Miami, as well as Master's and Doctoral degrees in Education from the University of Pennsylvania/Wharton School of Business.

Steier has served and continues to serve on many advisory boards. He is currently Chairman of the Board and serves on the Executive Committee of Louisville based CEOc, is a member of American Healthcare Association (AHCA), is on the National Investment Center for Seniors Housing and Care (NIC) Operator Advisory Board, is a Kentucky Entrepreneur Hall of Fame Board Member, is a Kentucky Entrepreneur Hall of Fame past recipient, a Kentucky Chamber past Board member, serves on the University of Louisville President's Council, is a School of Public Health and Information Sciences (SPHIS) Community Advisory Board member, and a University of Miami Health Management and Policy/Business School Board member.

In 2024, Steier was honored with the prestigious McKnight's Pinnacle Thought Leader Award, which recognizes visionary leaders in healthcare whose innovative thinking fosters groundbreaking change and sustainability. Joe's revolutionary approach has also earned him induction into the Kentucky Chamber's Entrepreneur Hall of Fame in 2017, alongside many other accolades, including the Business First Forty Under 40 Hall of Fame Award, Partners in Healthcare Leader of the Year Award and the Community Health Charities of Kentucky Champions in Health Leadership Award.

8. **John Harrison** joined Signature HealthCARE as Chief Financial Officer in January 2005. Harrison has 34 years of experience in the healthcare industry including, most recently, as Chief Financial Officer and Treasurer of Skilled Healthcare Group, a provider of skilled-nursing care with approximately 50 facilities, from 2001 to 2004. Harrison also held various positions over 12 years with Beverly Enterprises including Controller, Regional Director of Finance and Vice President of Finance. He attended Old Dominion University, where he received a Bachelor of Science in Business Administration/Financial Management and was a member of the men's varsity tennis team. In 2007, he earned an MBA from the University of Miami. Harrison serves as a board member for Bristol Hospice East and for the Boy Scouts of America, through which he holds his rank as an Eagle Scout.

9. **Missy Highley**, BSN, RN, LNHA, serves as Chief Development Officer at Signature HealthCARE, a multi-state skilled nursing organization. During her tenure with the organization, she has led enterprise-wide strategies focused on post-acute care optimization, value-based care alignment, and care transitions. Her work brings together clinical expertise and executive leadership to strengthen collaboration across the healthcare continuum.

Highley's experience includes corporate development, preferred provider network development, hospital and post-acute care partnerships, managed care strategy and discharge optimization. Her leadership also emphasizes advancing technology in healthcare to support care delivery and operational effectiveness, along with developing stakeholder talent to build leadership capacity and support long-term organizational growth.

As a Registered Nurse and Licensed Nursing Home Administrator, Highley brings both clinical and operational perspectives to healthcare strategy and organizational development. She holds a Bachelor of Science in Nursing.

Recognized for her leadership and industry contributions, Highley received the 2025 McKnight's Thought Leader Award and was named one of Louisville Business First's 2022 Top 20 People to Know in Healthcare.

10. **Tim Lehner** serves as Chief Operating Officer of Signature HealthCARE, bringing extensive leadership experience in long-term care and a commitment to operational excellence, innovation and resident-centered care. He joined Signature in January 2025, building on a career focused on improving healthcare operations, developing leaders and creating inclusive work environments.

    Prior to joining Signature, Lehner served as Chief Executive Officer and Chief Operating Officer at Consulate Health Care, where he led technology integration and telehealth initiatives to enhance patient care and operational efficiency. As Chief Operating Officer at Windsor Health Care, he developed specialized clinical programs for behavioral health, veterans and respiratory care. He also launched the "No Hate Program" to promote diversity and inclusion.

    Lehner's experience includes senior leadership roles with Avamere Health Services, Regency Pacific, Evergreen Health Care and The Park Associates. He also served as President of the Washington Healthcare Association, supporting initiatives to advance long-term care.

    Lehner holds a Bachelor of Science in History from Portland State University. With a family legacy in long-term care dating back to 1948, he brings a deep personal connection to the industry and a dedication to improving the lives of residents and supporting the teams who care for them.