

The Dormitory Authority of the State of New York Finance Committee Meeting was held by videoconference technology among DASNY's Offices in New York City, 28 Liberty Plaza, New York, New York, 6047 Transit Road, Suite 103, Buffalo, New York, and 515 Broadway, Albany, New York at 9:33 a.m. on Wednesday, May 14, 2025.

**CALL TO ORDER / ROLL CALL**

The Meeting was called to order by Janice McKinnie, Designated Committee Chair, at 9:33 a.m. and a quorum was then declared present. The following Board Members and Staff were present:

**Finance Committee Members Present**

Janice McKinnie, Designated Finance Committee Chair (Buffalo)

Lisa Gomez, Board Chair, Appointed as Temporary Finance Committee Member for today's meeting (NYC)

Gerard Ronski, Esq., Finance Committee Member for this Meeting (Via ZOOM per Section 3.7 of DASNY's by-laws)

Alfonso L. Carney, Jr., Finance Committee Member (Via ZOOM per Section 3.7 of DASNY by-laws)

**Other Board Members Present – NYCO**

Beryl L. Snyder, Esq., Board Member

Kent Syverud, Board Member

**Other Board Members Present - Albany**

Joan M. Sullivan, Board Member

Christina Coughlin, Designated Representative of the Commissioner of Education, Board Member (*ex officio*)

Kenneth Evans – Designated Representative of the Commissioner of Health, Board Member (*ex officio*)

Adrian Swierczewski, Designated Representative of the Director of Budget, Board Member (*ex officio*)

**Other Board Members Absent**

Wellington Chen, Board Member

**Senior and Presenting Staff Members:**

Charlie Williams, Vice President

Stephen Curro, Managing Director, Construction

Kimberly Ellis, Chief Financial Officer

Portia Lee, Managing Director, Public Finance & Portfolio Monitoring

Jennifer Maglienti, General Counsel

Sara Potter Richards, Managing Director, Executive Direction  
J. Matthew Moore, Deputy General Counsel  
Ricardo Salaman, Deputy General Counsel  
Matthew Bergin, Director, Public Finance  
Craig Schreivogl, Director, Portfolio Monitoring  
Stephen Kosier, Assistant Director, Public Finance & Portfolio Monitoring  
Jenilee Flinton, Director, Internal Audit

Various Staff Members of the Dormitory Authority of the State of New York and Members of the Public also joined via Zoom.

## **PUBLIC SESSION**

### **Approval of Meeting Minutes from the April 23, 2025 Finance Committee Meeting**

Acting Finance Committee Chair Janice McKinnie called the meeting to order and welcomed Members and Staff. The Minutes of the April 23, 2025 Finance Committee Meeting were unanimously approved.

### **SUNY Dorm Program – Single Approval Financing - Resolution**

Mr. Kosier stated that the Finance Committee is being asked to recommend to the full Board the adoption of documents on behalf of the State University of New York Dormitory Facilities Revenue Bond Program in an amount not to exceed \$955 million, of which up to \$175 million may be used to finance new money projects at various SUNY campuses. He further stated that SUNY may also refund its Series 2015A and Series 2015B bonds, of which approximately \$98.4 million is outstanding. Mr. Kosier explained that the refunding of approximately \$48.3 million of the outstanding Bonds may generate modest savings of approximately \$847,000 or 1.8% of the bonds being refunded.

Mr. Kosier stated that SUNY may also refund additional outstanding bonds through a tax-exempt tender. He explained that there are approximately \$735 million of bonds that are tender candidates, including the tax-exempt Series 2017A, 2018A, and 2019A bonds, as well as the taxable Series 2019B and 2021A bonds. Mr. Kosier further stated that staff is requesting an amount not to exceed \$955 million to accommodate the new money, the refunding, as well as full participation in the tender components. He noted that the actual issuance will likely be significantly lower, and while participation in the tender is currently unknown, estimated participation ranges from 15% to 30%.

Mr. Kosier reported that the level of savings from the tender will depend on market dynamics as well as the participation level. He stated that SUNY is also considering issuing a portion of the Series 2025 Bonds with an ESG label. With respect to the credit, Mr. Kosier stated that the Residence Hall Program is a self-supporting program of SUNY, generating revenues from over 450 residence halls on 25 campuses to support its operations, maintenance, and debt service.

Mr. Kosier informed the Committee Members that pursuant to the Enabling Act, SUNY assigned to DASNY all rights in dormitory facilities revenues. He explained that SUNY is required to deliver such revenues to the Commissioner of Taxation and Finance for deposit into the Dormitory Facilities Revenue Fund and that these revenues are first used to pay principal and interest on the SUNY Dorm Program bonds, and the remaining funds vest with SUNY to be used for operations, maintenance, repair and replacement reserve funds, and any other lawful purpose of SUNY. Mr. Kosier reported that the Residence Hall utilization continues to improve following the downturn during the COVID-19 pandemic. He informed the Committee Members that in the Fall of 2019, utilization was approximately 65,000 beds and fell to approximately 39,000 beds in the Fall of 2020. Mr. Kosier stated that utilization was approximately 60,000 beds in the Fall 2024.

Mr. Kosier stated that SUNY has a debt service coverage covenant of 1.2 times and Debt Service Coverage in 2024 was 1.75 times. He further stated that security for the bonds includes a first lien on Dormitory Rentals that are deposited to the Commissioner of Taxation and Finance Dormitory Facilities Revenue Fund. Mr. Kosier reported that Bonds issued under the SUNY Dorm Program are currently rated Aa3 by Moody's and A+ by both S&P and Fitch.

The Committee Members unanimously agreed to recommend full Board Approval of the State University of New York Dormitory Facilities Revenue Bonds Program issuance.

#### **Roswell Park Cancer Institute - Resolution to Proceed – Transaction Summary**

Mr. Bergin stated that the Finance Committee is being asked to recommend to the Board the authorization for the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds in an amount not to exceed \$200,000,000 with maturities not to exceed 30 years to be sold at one or more times through a negotiated offering and/or a private placement on behalf of Roswell Park Cancer Institute Corporation.

Mr. Bergin stated that the proceeds of the Bonds would be utilized to finance and/or reimburse costs associated with various renovations, upgrades, and equipment purchases; to refund the portion of DASNY's outstanding Department of Health of the State of New York Revenue Refunding Bonds, Series 2016A that are attributable to the Corporation; and refinancing a commercial mortgage loan on the Scott Bieler Amherst Center, which is an outpatient facility.

Mr. Bergin informed the Committee Members that security features for the Bonds include one or more Obligations issued under the Master Trust Indenture, which will be secured by a security interest in certain revenues of the members of the Obligated Group. He noted that initially, that will be the Roswell Park Cancer Institute Corporation, the sole member of the Obligated Group.

Mr. Bergin stated that the Corporation's financing history with DASNY dates back to 1976. He explained that the Corporation's capital projects have historically been financed through DASNY's Department of Health of the State of New York Revenue Bond Program whereby DASNY issued bonds to finance capital projects for New York State Department of Health facilities, including the Hospital division of the Roswell Park Cancer Institute Corporation. Mr. Bergin stated that patient care revenues from the Hospital and other DOH facilities are paid into the Health Income Fund, a segregated fund maintained by the State Comptroller to pay debt service

on DASNY's Department of Health of the State of New York Revenue Bonds. Mr. Bergin informed the Committee Members that the 2026 Enacted Budget amends the Public Health Law to eliminate the requirement to deposit these patient care revenues into the Health Income Fund and accordingly, the refunding of the Series 2016A bonds is necessary to eliminate the obligation to pay these patient care revenues into the Health Income Fund. He explained that the amendments in the Enacted Budget become effective simultaneous with the refunding of the Series 2016A Bonds, which will free up revenues of the Corporation and enable these revenues to be used as security for this proposed issuance.

Mr. Bergin stated that the new money projects to be funded with the Bond proceeds will fund various renovations, upgrades and equipment purchases including elevators, parking garages, electrical upgrades and information technology projects. With respect to the refinancing, the Corporation proposes to use bond proceeds to refinance a commercial mortgage loan on the Scott Bieler Amherst Center, a 30,000 square foot outpatient facility located in Williamsville, New York. He noted that the commercial mortgage loan has an interest rate swap agreement, and the Corporation has engaged PFM as its swap advisor and plans to terminate this existing swap as part of the proposed refinancing.

Mr. Bergin informed the Committee Members that in 2024, total operating expenses outpaced total operating revenues resulting in an operating loss mainly driven by an increase in the cost of supplies and purchased services--primarily pharmaceuticals, as well as an increase in salaries and wages. He further stated that the increase in salaries and wages was driven by the growth in the number of FTEs as well as step and cost of living adjustments that have been associated with labor contracts as well as an increase in their annual pension costs and costs associated with health insurance and other benefits for retirees. He noted that the Corporation expects this aspect to turn around this year.

Upon an inquiry from Mr. Carney as to if the Corporation's expectations were reasonable, Mr. Bergin stated that it is difficult to predict as this aspect is market dependent. In addition, the Corporation is focused on increasing outpatient volumes, optimizing clinical margins and introducing other operational efficiencies, especially with respect to information technology. He further stated that when looking at the balance sheet, their ratios compare very positively to the recent statewide and DASNY medians, as do the current ratio, the cushion ratio, the days cash on hand ratio, the cash to debt ratio as well and the debt to capitalization ratio.

Mr. Ronski remarked that their payor mix is strong, and Mr. Carney agreed.

The Committee Members unanimously agreed to recommend full Board Approval of the Roswell Park Cancer Institute transaction.

#### **InterAgency Council – Adoption of Documents - Resolution**

Mr. Kosier stated that the Finance Committee is being asked to recommend that the full Board adopt the necessary documents for a financing of one or more series of tax-exempt and/or taxable, fixed and/or variable rate bonds, with maturities not to exceed 26 years, in an amount not to exceed \$12,000,000, on behalf of the InterAgency Council Pooled Loan Program. He reminded the

Committee Members that the DASNY Board adopted a Resolution to Proceed for the InterAgency Council Pooled Loan Program in an amount not to exceed \$10,000,000, with maturities not to exceed 30 years, at the January 15, 2025 Board meeting. Mr. Kosier explained that there have been revisions to the project list, which now includes nine projects for six participants. Accordingly, the not to exceed amount has increased to \$12,000,000 and therefore, Finance Committee and full Board approval is necessary.

Mr. Kosier reported that Staff is also revising the term of the bonds to a term not to exceed 26 years tied to the fact that the Prior Property Approvals reflect long-term financings of 25 years or less. Mr. Kosier stated that an amended PACB approval of the increased amount and revised term is expected on May 28, 2025. He noted that the revised SEQR memo has been completed.

The Committee Members unanimously agreed to recommend full Board Approval of the InterAgency Council transaction.

The Finance Committee meeting was adjourned at approximately 9:48 a.m.

Respectfully submitted,

Sara P. Richards  
Assistant Secretary