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, 515 Broadway, Albany, New York, and 6047 Transit Road, Suite 103, East Amherst, New York, at 10:05a.m. on Wednesday, July 8, 2026.

CALL TO ORDER / ROLL CALL

The Meeting was called to order by Gerard Romski, Committee Chair, at 10:05 a.m. and a quorum was declared present. He welcomed new Board Members Thehbia Hiwot and Walter Oden. Board Chair Gomez officially designated Thehbia Hiwot as the newest Member of the Finance Committee. Mr. Romski acknowledged with appreciation the service of former Board Chair, Board Member and Finance Committee Member Alfonso Carney. He thanked Mr. Carney for his many years of dedicated service to DASNY, especially with respect to the Finance Committee. Mr. Romski noted that Mr. Carney provided valuable insight with respect to the financings and was a valuable member of the Committee. The following Board Members and Staff were present:

Finance Committee Members Present

Gerard Romski, Esq., Finance Committee Chair (NYCO)
Janice McKinnie, Finance Committee Member (Buffalo)
Thehbia Hiwot, Finance Committee Member (NYCO)

Other Board Members Present

Lisa Gomez, Board Chair (NYCO)
Beryl L. Snyder, Board Member (NYCO)
Joan Sullivan, Board Member (Albany)
Elizabeth Velez, Board Member (NYCO)
Walter Oden, Board Member (NYCO)
Christina Coughlin, Designated Representative of the Commissioner of Education, Board Member (*ex officio*) – (Albany)
Ken Evans, Designated Representative of the Commissioner of Health, Board Member (*ex officio*) – (Albany)
Adrian Swierczewski, Designated Representative of the Director of Budget, Board Member (*ex officio)* – (Albany)

Senior and Presenting Staff Members

Robert J. Rodriguez, President/CEO
Charlie Williams, Vice President
Layla Bahbahani, 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
David Ostrander, Assistant Director, Public Finance & Portfolio Monitoring
Juan Reyes-Alvarez, Financial Analyst

PUBLIC SESSION

Approval of Meeting Minutes from the May 13, 2026 Finance Committee Meeting

Finance Committee Chair Romski called the meeting to order and welcomed Members and Staff. The Minutes of the May 13, 2026 Finance Committee Meeting were then unanimously approved.

PIT/Sales Tax – Single Approval Financing

Mr. Bergin stated that the Finance Committee is being asked to recommend to the Board the authorization of the issuance of multiple series of tax-exempt and/or taxable, fixed and/or variable rate bonds, issued at one or more times, in an amount not to exceed $2.5 billion. He further stated that the State would like the flexibility to issue the proposed bonds under either the Personal Income Tax Revenue Bond Program and/or the Sales Tax Revenue Bond Program.

Mr. Bergin informed the Committee Members that the proceeds of the Bonds will be utilized for both new money and refunding purposes. He stated that while the proceeds of the bonds may be used for any authorized purpose, the new money programs or projects expected to be financed by the Bonds are for the following: City University of New York (CUNY), Metropolitan Transportation Authority (MTA), State University of New York (SUNY), SUNY community colleges, and SUNY 2020 Challenge Grants.

Mr. Bergin stated that the term of the authorized bonds will not exceed 30 years provided, however, that the maximum term for the portion of the financing related to MTA capital projects may have a term of up to 50 years. He explained that in addition to the new money portion, this authorization is also expected to cover the refunding of certain bonds issued under various State supported debt programs.

Mr. Bergin stated that security for the PIT Bonds includes 50% of the receipts from the New York State personal income tax, 50% of the employer compensation expense program, and 50% of the receipts from the pass-through entity tax which are deposited into the Revenue Bond Tax Fund. With respect to the Sales Tax Revenue Bond Program, security includes 50% from the four percent New York State sales tax, which is deposited in the Sales Tax Revenue Bond Tax Fund.

Mr. Bergin informed the Committee Members that for the fiscal year ending March 31, 2026, the debt service coverage on all outstanding State Personal Income Tax Revenue bonds is projected to be 9.8 times total debt service and the debt service coverage on all outstanding State Sales Tax Revenue bonds is projected to be 7.5 times total debt service. He added that the expected ratings of either program are Aa1/AA+/AA+ and AAA.

Mr. Bergin provided additional background on the PIT and Sales Tax programs at the request of Mr. Romski. Mr. Bergin explained that the standard term of the Bonds issued under these programs is 30 years, but the useful life of some of the MTA projects exceeds 30 years. As a result, tax counsel reviews the useful life of the various capital projects and may assign a longer term of up to 50 years. He noted that this approach is atypical and limited to MTA projects under the PIT and Sales Tax transactions. Mr. Romski emphasized the importance of the PIT/Sales Tax Programs to the State of New York.

Mr. Romski asked Ms. Lee to briefly describe the distinction between the two SUNY financing programs. Ms. Lee explained that DASNY issues bonds to support two separate programs. The first is a program to finance the SUNY residence hall program. She stated that debt service is supported by the rents, fees, and charges associated with those dormitory facilities. Ms. Lee further Stated that the SUNY facilities financed pursuant to the PIT and Sales Tax programs are SUNY academic facilities, and not dormitories.

The Committee Members unanimously agreed to recommend full Board Approval of the financing.

Northwell Health Obligated Group

Mr. Bergin stated that the Finance Committee is being asked to recommend to the full Board a bond issue in an amount not to exceed $800 million on behalf of Northwell Healthcare, Inc. for a term not to exceed 30 years. He further stated that the proceeds of the Bonds will finance various construction, renovation, and modernization projects for certain members of the Northwell Health Obligated Group.

Mr. Bergin explained that as an Obligated Group Structure, obligations issued under the Master Trust Indenture will be a joint and several obligation of each member of the Obligated Group and will be secured by a lien on certain Gross Receipts of the members of the Obligated Group. He stated that the members of the Northwell Health Obligated Group are: Long Island Jewish Medical Center, North Shore University Hospital, Glen Cove Hospital, Plainview Hospital, Northwell Health Stern Family Center for Rehabilitation, South Shore University Hospital, Huntington Hospital Association, Staten Island Hospital, Lenox Hill Hospital, Mather Hospital, Northern Westchester Hospital, Peconic Bay Medical Center, Phelps Hospital and Northwell Healthcare, Inc. Mr. Bergin further noted that Northwell Healthcare Inc. is both a member of, and a representative for, the Obligated Group.

Mr. Bergin reported that over the last five years, the members of the Obligated Group collectively have consistently recorded either close to, or above, 100 days cash on hand and the cushion ratio has averaged 12.3:1 during this time period. He stated that for 2025, these ratios, as well as the current ratio, operating margin, excess margin, and debt service coverage ratio, were either above or between the recent Statewide and DASNY Medians.

Mr. Bergin informed the Committee Members that the Obligated Group's operating gain has averaged $246 million over the last five years. The balance sheet reflects that over $23 billion in total assets were recorded in 2025 and that unrestricted net assets totaled $7.3 billion. Mr. Bergin stated that as of December 31, 2025, the members of the Obligated Group represented approximately 89% of the total operating revenue and approximately 94% of the total assets of the System. Mr. Bergin further stated the Expected Ratings of the bond are A3, A- and A-. Mr. Bergin acknowledged the efforts of the Department of Health with respect to this transaction, and thanked Mr. Evans and his staff for their work in getting the financing to the point of requesting Board approval.

Mr. Romski noted that the Department of Health has provided a memo recommending Board approval of the transaction.

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

<u>NYSARC Inc. - TELP</u>

Mr. Romski asked Ms. Lee to describe the TELP program for the benefit of the new Board Members. Ms. Lee explained that TELP stands for the Tax-Exempt Leasing Program, which functions like a private placement. She stated that the program may be utilized by borrowers for whom DASNY may issue bonds and explained that the lender undertakes the credit work involved in the transaction and determines the term of the lease and the rate to be charged thereunder. Ms. Lee further stated that DASNY's tax Counsel determines the useful life on the underlying assets, which is used to set the lease term. She noted that in the event that there was an issue with the financing, the lender/purchaser would have the ability to take possession of the equipment secured by the lease. Ms. Lee informed the Committee Members that this has never happened.

Mr. Reyes-Alvarez presented the transaction stating that the Finance Committee is requested to recommend to the Board approval of a TELP transaction for NYSARC, Incorporated, also known as The Arc New York, in an amount not to exceed $27,000,000. He noted that the proposed financing will primarily support the acquisition of motor vehicles for its local chapters, as well as a broad range of capital equipment, including furniture and appliances, information technology equipment, office equipment, and other operational equipment. Mr. Reyes-Alvarez stated that the costs of issuance associated with the transaction will be paid by the institution from its own funds. He informed the Committee Members that the Lender for this TELP transaction is KeyBank, which was selected pursuant to an RFP process undertaken by the client.

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

The Finance Committee meeting was adjourned at approximately 10:17 a.m.

Respectfully submitted,

Sara P. Richards
Assistant Secretary