



2019-2020 Annual Report

Jefferson County Civic Facilities Development Corporation (JCCFDC)

Mission and Values

JEFFERSON COUNTY CIVIC FACILITY DEVELOPMENT CORPORATION

(hereinafter called the “Corporation”) was established as private, not-for-profit local development corporation of the State as a supporting organization for the County of Jefferson (the “County”) pursuant to a Certificate of Incorporation (the “Certificate”) filed with the Secretary of State on April 25, 2011 pursuant to and in accordance with Section 1411 of the Not- for-Profit Corporation Law (“N-PCL” and herein, the “LDC Act”) and constitutes a “Local Authority” as defined by PAL Section 2 and therefore is subject to the transparency, compliance and reporting requirements established pursuant to PARA and the Public Authorities Accountability Act of 2005 (“PAAA”).

The Corporation was established exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities, and lessen the burden of government and act in the public interest. Pursuant to the LDC Act and the Certificate, the Corporation is vested with powers to accomplish these corporate purposes.

The County, acting by and through the Chair of its Board of Legislators, serves as the sole Member of the Corporation and the Ex officio Directors of the Corporation are appointed from the Membership. Pursuant to and in accordance with the LDC Act, the Corporation has adopted By-laws governing the actions and activities of the Directors of the Corporation, along with its officers and employees. In accordance with the LDC Act, PAAA and PARA, the Corporation has further adopted and complies with the following corporate policies (collectively, the “Corporation Policies”):

In addition, as a public benefit corporation of the State, the Corporation is subject to and complies with applicable provisions of the Public Officers Law, including the Open Meetings Law (“OML”) and Freedom of Information Law (“FOIL”), along with the State Environmental Quality Review Act (“SEQRA”).

I. CORPORATION MISSION STATEMENT

The Corporation was established pursuant to the LDC Act with purposes and powers as set forth within the Certificate, and the Corporation’s Mission includes undertaking

projects and programmatic initiatives in furtherance of and promote and provide initiatives to advance the job opportunities, health, general prosperity and economic welfare of the people of Jefferson County. In furtherance of the purposes and powers vested in the Corporation pursuant to the LDC Act, the Corporation shall undertake projects, programs and initiatives to achieve the purposes as set forth within the LDC Act. In addition, and in doing so, the Corporation shall adhere to its adopted policies and applicable statutory requirements, including PAAA, PARA, OML, FOIL, and SEQRA.

The Corporation’s goals include continued compliance with current obligations and responsibilities associated with ongoing projects and programs, in addition to identifying new projects and programs that will achieve the Corporation’s purposes and Mission. In furtherance of these stated goals, the Corporation will endeavor to comply with all applicable provisions of the Act, PAAA and PARA. With these stated goals established, the Corporation’s values are to maintain the highest ethical standards applicable to public officials and local authorities.

II. ANNUAL PERFORMANCE REVIEW MEASURES

The Corporation shall annually review this Mission Statement and identify whether the Corporation (i) continues to meet its stated mission, goals and values; (ii) can quantify measures of improvement to better meet its stated mission, goals and values; (iii) can become more effective and efficient; and (iv) is meeting the interests of the Corporation. In furtherance of the foregoing Performance Measures, the Corporation shall further undertake the following annual measures:

- 1) Assure that all current Corporation Members have acknowledged that they have read and understood the mission of the Corporation;
- 2) An annual review and affirmation of the Corporation’s membership, board, committee and management structure;

An annual review and affirmation of its policies, along with Corporation appointment of Management of the Corporation, along with articulation of the respective roles, goals and expectations of each

JCCFDC Current Projects

	Name of Company	Type	Total Project Cost	Maturity Date	Purpose
1	Jefferson FSA Auxiliary	Bond	\$ 22,525,000.00	2045	Construct a four-story student housing facility and related improvements
2	Samaritan Senior Village	Bond	\$ 28,145,000.00	2042	Construct a skilled nursing/assisted living facility
3	Samaritan Medical Center	Bond	\$ 93,170,000.00	2047	Cancer center, reconstruction and renovation of other departments, refinancing of previous bonds