

**Jefferson County Civic Facility Development Corporation**  
800 Starbuck Avenue, Suite 800  
Watertown, New York 13601  
Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915

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## Notice of Board Meeting

**Date:** July 27, 2023  
**To:** William Johnson  
David Converse  
W. Edward Walldroff  
Paul Warneck  
Lisa L'Huillier  
John Condino  
**From:** Chairman Robert Aliasso  
**Re:** Notice of Board of Directors Meeting

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The Jefferson County Civic Facility Development Corporation will hold their board meeting on **Thursday, August 10, 2023 at 9:00 a.m.** in the board room at 800 Starbuck Avenue, Watertown, NY.

The live stream link will be available at [www.jcida.com](http://www.jcida.com).

**Zoom:**  
<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVVjKytDdz09>  
Meeting ID: 843 5525 0468  
Passcode: 011440  
1-929-205-6099 US (New York)

Please confirm your attendance with Peggy Sampson [pssampson@jcida.com](mailto:pssampson@jcida.com) at your earliest convenience.

pss

c: David Zembiec  
Marshall Weir  
Lyle V. Eaton  
Jay Matteson  
Joy Nuffer  
Robin Stephenson  
Kent Burto  
Christine Powers  
Greg Gardner  
Rob Aiken  
Justin Miller, Esq.  
Media

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**BOARD MEETING AGENDA**  
**Thursday, August 10, 2023 - 9 a.m.**

- I. Call to Order**
- II. Minutes – May 4, 2023**
- III. Treasurer’s Report – May 31, 2023, June 30, 2023, and July 31, 2023**
- IV. Committee Reports**
- V. Unfinished Business**
- VI. New Business**
  - 1. Authorizing Resolution No. 08.10.2023.01 for Samaritan Senior Village, Inc.  
– 2023 Bond Reissuance**
- VII. Adjournment**

**Jefferson County Civic Facility Development Corporation  
Board Meeting Minutes  
May 4, 2023**

**DRAFT**

The Jefferson County Civic Facility Development Corporation held their board meeting on Thursday, May 4, 2023 in the board room at 800 Starbuck Avenue, Watertown, NY.

**Present:** Robert E. Aliasso, Jr., Paul Warneck, Lisa L'Huillier, David Converse, W. Edward Walldroff, John Condino, William Johnson

**Excused:** None

**Absent:** None

**Also Present:** David Zembiec, Marshall Weir, Peggy Sampson, Joy Nuffer, Robin Stephenson, Rob Aiken

**Zoom:** Cathryn Crummey (Harris Beach), Craig Fox (Watertown Daily Times)

- I. Call to Order:** Chairman Aliasso called the meeting to order at 9:22 a.m.
- II. Minutes:** Minutes of the meeting held March 9, 2023 were presented. A motion to approve the minutes as presented was made by Mr. Johnson, seconded by Mr. Converse. All in favor. Carried.
- III. Treasurer's Report:** Mr. Warneck reviewed the financials for the income statement and balance sheet for the periods ending March 31, 2023 and April 30, 2023. A motion was made by Mr. Walldroff to accept the financial reports as presented, seconded by Mr. Warneck. All in favor. Carried.
- IV. Committee Reports:** None.
- V. Unfinished Business:** None.
- VI. New Business:** None.
- VII. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Converse, seconded by Mr. Warneck. All in favor. The meeting adjourned at 9:24 a.m.

Respectfully submitted,

*Peggy Sampson*

**JEFFERSON CO CIVIC FACILITY DEV CORP**  
**Income Statement**  
**For the Five Months Ending May 31, 2023**

	Current Month		Year to Date	
Revenues				
Fee Income	\$ 0.00	0.00	\$ 0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Finance Charge Income	0.00	0.00	0.00	0.00
Shipping Charges Reimbursed	0.00	0.00	0.00	0.00
Fee Discounts	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Cost of Sales				
Cost of Sales	0.00	0.00	0.00	0.00
Cost of Sales-Salaries and Wag	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
<b>Total Cost of Sales</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Expenses				
Advertising Expense	0.00	0.00	0.00	0.00
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Depreciation Expense	0.00	0.00	0.00	0.00
Dues and Subscriptions Exp	0.00	0.00	0.00	0.00
Insurance Expense	0.00	0.00	0.00	0.00
Interest Expense	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	0.00	0.00
Licenses Expense	0.00	0.00	0.00	0.00
Maintenance Expense	0.00	0.00	0.00	0.00
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Postage Expense	0.00	0.00	0.00	0.00
Rent or Lease Expense	0.00	0.00	0.00	0.00
Repairs Expense	0.00	0.00	0.00	0.00
Supplies Expense	0.00	0.00	0.00	0.00
Telephone Expense	0.00	0.00	0.00	0.00
Travel Expense	0.00	0.00	0.00	0.00
Wages Expense	0.00	0.00	0.00	0.00
Utilities Expense	0.00	0.00	0.00	0.00
Other Expense	0.00	0.00	0.00	0.00
Transfer Cash	0.00	0.00	0.00	0.00
Purchase Disc-Expense Items	0.00	0.00	0.00	0.00
Gain/Loss on Sale of Assets	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>\$ 0.00</b>	<b>0.00</b>	<b>\$ 0.00</b>	<b>0.00</b>

JEFFERSON CO CIVIC FACILITY DEV CORP  
Balance Sheet  
May 31, 2023

ASSETS

Current Assets		
Regular Checking Account	\$ 12,486.22	
Total Current Assets		12,486.22
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets	\$	12,486.22

LIABILITIES AND CAPITAL

Current Liabilities		
Total Current Liabilities		0.00
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		0.00
Capital		
Retained Earnings	\$ 12,486.22	
Net Income	0.00	
Total Capital		12,486.22
Total Liabilities & Capital	\$	12,486.22

**JEFFERSON CO CIVIC FACILITY DEV CORP**  
**Income Statement**  
**For the Six Months Ending June 30, 2023**

	Current Month		Year to Date	
Revenues				
Fee Income	\$ 0.00	0.00	\$ 0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Finance Charge Income	0.00	0.00	0.00	0.00
Shipping Charges Reimbursed	0.00	0.00	0.00	0.00
Fee Discounts	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
Total Revenues	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
Cost of Sales				
Cost of Sales	0.00	0.00	0.00	0.00
Cost of Sales-Salaries and Wag	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
Total Cost of Sales	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
Gross Profit	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
Expenses				
Advertising Expense	0.00	0.00	0.00	0.00
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Depreciation Expense	0.00	0.00	0.00	0.00
Dues and Subscriptions Exp	0.00	0.00	0.00	0.00
Insurance Expense	0.00	0.00	0.00	0.00
Interest Expense	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	0.00	0.00
Licenses Expense	0.00	0.00	0.00	0.00
Maintenance Expense	0.00	0.00	0.00	0.00
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Postage Expense	0.00	0.00	0.00	0.00
Rent or Lease Expense	0.00	0.00	0.00	0.00
Repairs Expense	0.00	0.00	0.00	0.00
Supplies Expense	0.00	0.00	0.00	0.00
Telephone Expense	0.00	0.00	0.00	0.00
Travel Expense	0.00	0.00	0.00	0.00
Wages Expense	0.00	0.00	0.00	0.00
Utilities Expense	0.00	0.00	0.00	0.00
Other Expense	0.00	0.00	0.00	0.00
Transfer Cash	0.00	0.00	0.00	0.00
Purchase Disc-Expense Items	0.00	0.00	0.00	0.00
Gain/Loss on Sale of Assets	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
Net Income	\$ 0.00	0.00	\$ 0.00	0.00
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JEFFERSON CO CIVIC FACILITY DEV CORP

Balance Sheet

June 30, 2023

ASSETS

Current Assets		
Regular Checking Account	\$	<u>12,486.22</u>
Total Current Assets		12,486.22
Property and Equipment		<u>                    </u>
Total Property and Equipment		0.00
Other Assets		<u>                    </u>
Total Other Assets		0.00
Total Assets	\$	<u><u>12,486.22</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		<u>                    </u>
Total Current Liabilities		0.00
Long-Term Liabilities		<u>                    </u>
Total Long-Term Liabilities		0.00
Total Liabilities		0.00
Capital		
Retained Earnings	\$	12,486.22
Net Income		<u>0.00</u>
Total Capital		<u>12,486.22</u>
Total Liabilities & Capital	\$	<u><u>12,486.22</u></u>

**JEFFERSON CO CIVIC FACILITY DEV CORP**  
**Income Statement**  
**For the Seven Months Ending July 31, 2023**

	Current Month		Year to Date	
Revenues				
Fee Income	\$ 0.00	0.00	\$ 0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Finance Charge Income	0.00	0.00	0.00	0.00
Shipping Charges Reimbursed	0.00	0.00	0.00	0.00
Fee Discounts	0.00	0.00	0.00	0.00
	<hr/>		<hr/>	
Total Revenues	0.00	0.00	0.00	0.00
	<hr/>		<hr/>	
Cost of Sales				
Cost of Sales	0.00	0.00	0.00	0.00
Cost of Sales-Salaries and Wag	0.00	0.00	0.00	0.00
	<hr/>		<hr/>	
Total Cost of Sales	0.00	0.00	0.00	0.00
	<hr/>		<hr/>	
Gross Profit	0.00	0.00	0.00	0.00
	<hr/>		<hr/>	
Expenses				
Advertising Expense	0.00	0.00	0.00	0.00
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Depreciation Expense	0.00	0.00	0.00	0.00
Dues and Subscriptions Exp	0.00	0.00	0.00	0.00
Insurance Expense	0.00	0.00	0.00	0.00
Interest Expense	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	0.00	0.00
Licenses Expense	0.00	0.00	0.00	0.00
Maintenance Expense	0.00	0.00	0.00	0.00
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Postage Expense	0.00	0.00	0.00	0.00
Rent or Lease Expense	0.00	0.00	0.00	0.00
Repairs Expense	0.00	0.00	0.00	0.00
Supplies Expense	0.00	0.00	0.00	0.00
Telephone Expense	0.00	0.00	0.00	0.00
Travel Expense	0.00	0.00	0.00	0.00
Wages Expense	0.00	0.00	0.00	0.00
Utilities Expense	0.00	0.00	0.00	0.00
Other Expense	0.00	0.00	0.00	0.00
Transfer Cash	0.00	0.00	0.00	0.00
Purchase Disc-Expense Items	0.00	0.00	0.00	0.00
Gain/Loss on Sale of Assets	0.00	0.00	0.00	0.00
	<hr/>		<hr/>	
Total Expenses	0.00	0.00	0.00	0.00
	<hr/>		<hr/>	
Net Income	\$ 0.00	0.00	\$ 0.00	0.00
	<hr/> <hr/>		<hr/> <hr/>	



## JEFFERSON CO CIVIC FACILITY DEV CORP

Balance Sheet  
July 31, 2023

## ASSETS

Current Assets		
Regular Checking Account	\$	<u>12,486.22</u>
Total Current Assets		12,486.22
Property and Equipment		<u>                    </u>
Total Property and Equipment		0.00
Other Assets		<u>                    </u>
Total Other Assets		0.00
Total Assets	\$	<u><u>12,486.22</u></u>

## LIABILITIES AND CAPITAL

Current Liabilities		<u>                    </u>
Total Current Liabilities		0.00
Long-Term Liabilities		<u>                    </u>
Total Long-Term Liabilities		0.00
Total Liabilities		0.00
Capital		
Retained Earnings	\$	12,486.22
Net Income		<u>0.00</u>
Total Capital		<u>12,486.22</u>
Total Liabilities & Capital	\$	<u><u>12,486.22</u></u>

**AUTHORIZING RESOLUTION**

*(Samaritan Senior Village, Inc. Project – 2023 Bond Reissuance)*

**Resolution Number 08.10.2023.01**

A regular meeting of the Jefferson County Civic Facility Development Corporation was convened in public session on Thursday, August 10, 2023, at 9:00 a.m., local time, at 800 Starbuck Avenue, Watertown, New York.

On motion duly made by \_\_\_\_\_ and seconded by \_\_\_\_\_, the following resolution was placed before the members of the Jefferson County Civic Facility Development Corporation (the “Issuer”):

RESOLUTION OF THE JEFFERSON COUNTY CIVIC FACILITY DEVELOPMENT CORPORATION (THE “ISSUER”) AUTHORIZING (i) THE AMENDMENT OF TERMS FOR AND REISSUANCE OF THE ISSUER’S TAX-EXEMPT MULTI-MODAL REVENUE BONDS (SAMARITAN SENIOR VILLAGE, INC. PROJECT), SERIES 2012, AND (ii) EXECUTION OF RELATED FINANCING DOCUMENTS AND REISSUANCE DOCUMENTS.

WHEREAS, on October 31, 2012, the Jefferson County Civic Facility Development Corporation issued its \$28,145,000 original principal amount Tax-Exempt Multi-Modal Revenue Bonds (Samaritan Senior Village, Inc. Project), Series 2012 (the “Series 2012 Bonds”) to finance a project (the “Project”) for the benefit of Samaritan Senior Village, Inc. (the “Institution”) consisting of (A)(1) the acquisition by the Institution of an interest in an approximately 17.7-acre parcel of land (the “Land”) located at 22691 Summit Drive in the Town of Watertown, Jefferson County, New York, (2) the construction on the Land of (a) an approximately 108,400 square foot skilled nursing facility (the “Nursing Facility”) that will serve elderly and disabled residents in need of 24-hour a day nursing and personal care assistance; and (b) an approximately 37,137 square foot commons area (the “Commons Facility” and, together with the Nursing Facility, the “Facility”) as part of an approximately 193,000 square foot senior care community that will also include an approximately 84,933 square foot 120-bed assisted living facility; (3) the acquisition and installation in the Facility of certain machinery, furnishings and equipment (the “Equipment” and, together with the Land and the Facility, the “Project Facility”); (B) the funding of a debt service reserve fund, if any, to secure the Series 2012 Bonds; and (C) the financing of all or a portion of the costs of the foregoing by the issuance of the Series 2012 Bonds; and

WHEREAS, the Series 2012 Bonds were issued pursuant to the terms of a certain Trust Indenture, dated as of October 1, 2012 (the “Original Indenture”), entered into by and between the Issuer and US Bank National Association (the “Trustee”); and

WHEREAS, pursuant to the terms of a certain Loan Agreement, dated as of October 1, 2012, between the Issuer and the Institution (the “Loan Agreement”), the Issuer loaned the proceeds from the sale of the Series 2012 Bonds to the Institution in order to finance the costs of the Project Facility; and

WHEREAS, as security for the Series 2012 Bonds, the Issuer assigned to the Trustee certain of the Issuer's rights under the Loan Agreement, including the right to receive loan payments and other amounts payable thereunder, pursuant to a certain Pledge and Assignment, dated as of October 1, 2012 from the Issuer to the Trustee (the "Pledge and Assignment"); and

WHEREAS, pursuant to a certain Bond Purchase and Building Loan Agreement, dated as of October 1, 2012 (the "Bond Purchase Agreement"), by and among the Institution, the Issuer and M&T Bank (the "Bank"), as initial purchaser of the Series 2012 Bonds, the Bank purchased the Series 2012 Bonds and advanced the proceeds thereof to the Trustee, on behalf of the Issuer, from time to time to pay the costs of the Project; and

WHEREAS, on September 2, 2021, the Institution submitted an Application for Financial Assistance (the "2021 Application") to the Issuer requesting the Issuer's consideration and approval of the reissuance of the Series 2012 Bonds (the "2021 Reissuance") to, among other things, modification of the interest rate, the terms upon which the Bonds may be redeemed or prepaid prior to maturity, and the date upon which the Bank will tender the Bonds for purchase by the Institution (the "2021 Modification"); and

WHEREAS, in connection with the 2021 Modification, the Issuer, the Institution, the Bank and the Trustee executed and delivered, including, but not limited to, the following documents: (i) that certain Amendment to Financing Documents, dated as of October 1, 2021, by and among the Issuer, the Trustee, the Institution and the Bank; (ii) that certain Mortgage Modification Agreement, dated as of October 1, 2021, by and among the Institution, the Issuer and the Trustee; (iii) that certain Amended and Restated Series 2012 Bond; (iv) that certain Reissued Tax Regulatory Agreement, dated October 1, 2021, from the Institution to and for the benefit of the Issuer and the Trustee; and (v) related documents (collectively, the "2021 Financing Documents" and, together with the Indenture, the Loan Agreement and the Bond Purchase Agreement, the "Original Financing Documents"); and

WHEREAS, the Series 2012 Bonds currently bear interest at the Bank Loan Rate (as defined in the Indenture, as amended), which uses the "Cost of Funds" rate ("COF") as more particularly defined in the Indenture, as amended, as the rate for determining the interest payable on the Series 2012 Bonds; and

WHEREAS, in connection with certain covenant requirements contained within the Original Financing Documents, the Institution and the Bank have agreed to enter into a certain forbearance and modification agreement, conditioned upon, among other things, the amendment to certain provisions of the Original Financing Documents; and

WHEREAS, the Institution has submitted an Application for Financial Assistance (the "2023 Application") to the Issuer requesting the Issuer's consideration and approval of: (i) the reissuance of the Series 2012 Bonds to allow for, among other things, modification of the interest rate, certain financial covenants and related changes and (ii) the amendment, as needed, of the Original Financing Documents, to permit the replacement of the existing COF rate with SOFR (the "Secured Overnight Financing Rate", which is a rate equal to the secured overnight financing rate as administered by the Federal Reserve Bank of New York) for the Series 2012 Bonds

(collectively, the “SOFR Rate Adjustment”); and (iii) the amendment to certain security instruments relating to the Series 2012 Bonds (collectively with the SOFR Rate Adjustment, the “Modifications”); and

WHEREAS, the proposed Modifications would entail the Issuer, the Institution, the Bank and the Trustee amending the Original Financing Documents, amend and restate the Series 2012 Bonds, and to amend certain security instruments relating to the Series 2012 Bonds (collectively, the amendments being referred to herein as the “Financing Documents”); and

WHEREAS, the Issuer has been advised by its bond Counsel Harris Beach PLLC (“Bond Counsel”) that the proposed Modifications will result in a “reissuance” of the Series 2012 Bonds (the “Reissuance”) for federal income tax purposes under Section 1001 of the Internal Revenue Code of 1986, as amended (the “Code”) and the Treasury Department Regulations thereunder (the “Regulations”); and

WHEREAS, in order to “reissue” the Series 2012 Bonds, the Issuer will execute such certificates and tax forms as necessary reissue the Series 2012 Bonds as tax exempt obligations under Sections 103 and 145 of the Code (the “Reissuance Documents”); and

WHEREAS, based upon the Application and supporting materials provided by the Institution, the Issuer has identified the proposed Modifications, execution of the Financing Documents and Reissuance Documents collectively as a Type II Action, as defined pursuant to the State Environmental Quality Review Act, as codified pursuant to Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 et seq (collectively, “SEQRA”), for which no formal SEQRA review is necessary; and

WHEREAS, the Issuer desires to (i) accept the 2023 Application submitted by the Institution, (ii) approve the amount of administrative fee payable by the Institution to the Issuer in connection with the Reissuance, if any, (iii) authorize and approve the Modifications and Reissuance; and (iv) authorize the execution and delivery of the Financing Documents and Reissuance Documents.

NOW, THEREFORE, BE IT RESOLVED BY THE JEFFERSON COUNTY CIVIC FACILITY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Issuer hereby accepts the 2023 Application submitted by the Institution in connection with the Modifications and Reissuance. [The Issuer hereby authorizes the imposition of an administrative fee in connection with same of \$ \_\_\_\_\_ (the “Administrative Fee”).]

Section 2. The Issuer hereby finds that the proposed Modifications, execution of the Financing Documents and Reissuance Documents collectively as a Type II Action, as defined pursuant to the State Environmental Quality Review Act, as codified pursuant to Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 et seq (collectively, “SEQRA”), for which no formal SEQRA review is necessary.

Section 3. The Issuer hereby authorizes the Modifications and Reissuance and authorizes Harris Beach PLLC, as the Issuer's General and Bond Counsel, to work with the Institution, Bank and Trustee to finalize the Financing Documents and Reissuance Documents and assist the Issuer with the Reissuance and documentation thereof pursuant to the Financing Documents and Reissuance Documents. The undertaking of the Reissuance and execution of the Financing Documents and Reissuance Documents shall be contingent upon the Institution's payment of the Administrative Fee and all costs and fees of the Issuer incurred in connection with the foregoing.

Section 4. The Chief Executive Officer, Chairman, Vice Chairman and Secretary of the Issuer (each, an "Authorized Officer") are each hereby authorized, on behalf of the Issuer, to execute and deliver one or more amendments to the Series 2012 Bonds and the Financing Documents and Reissuance Documents, and/or amend and restate the Series 2012 Bonds, Financing Documents and Reissuance Documents, and to execute and deliver all documents necessary and incidental thereto, all in the form and substance as approved by an Authorized Officer of the Issuer and counsel to the Issuer. The execution of such documents by an Authorized Officer of the Issuer shall constitute conclusive evidence of the Issuer's approval.

Section 5. The officers, employees, and agents of the Issuer are hereby authorized and directed for and in the name and on behalf of the Issuer to do all acts and things, and to execute and deliver all such additional certificates, instruments and documents, as may be necessary or in the opinion of the officer, employee, or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Issuer with all of the terms, covenants, and provisions of the Bonds, the Financing Documents, as amended, and the Reissuance Documents. None of the officers, members, directors, employees, representatives, or agents of the Issuer, however, shall have any personal liability under the Series 2012 Bonds or the Financing Documents or Reissuance Documents.

Section 6. It is hereby found and determined that all formal actions of the Issuer concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Issuer; and that all deliberations of the Issuer and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

Section 7. Due to the complex nature of this transaction, the Issuer hereby authorizes its Chairman (or Vice Chairman) and/or Chief Executive Officer to approve, execute and deliver such further agreements, documents and certificates as the Issuer may be advised by Harris Beach PLLC, Bond Counsel to the Issuer, to be necessary or desirable to effectuate the foregoing, such approval to be conclusively evidenced by the execution of any such agreements, documents or certificates by the Chairman (or Vice Chairman) and/or Chief Executive Officer.

Section 8. All other documents entered into in connection with the Series 2012 Bonds shall remain in full force and effect.

Section 9. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolutions was duly put to vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Robert E. Aliasso, Jr.				
John J. Condino				
David J. Converse				
William J. Johnson				
Lisa L'Huillier				
W. Edward Walldroff				
Paul J. Warneck				

The resolutions were thereupon duly adopted.

STATE OF NEW YORK     )  
COUNTY OF JEFFERSON ) SS:

I, the undersigned (Acting) Secretary of Jefferson County Civic Facility Development Corporation, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of Jefferson County Civic Facility Development Corporation (the "Corporation"), including the resolution contained therein, held on August 10, 2023, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Corporation had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the Directors of the Corporation present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_ day of August, 2023.

\_\_\_\_\_  
W. Edward Walldroff  
(Acting) Secretary

**JEFFERSON COUNTY CIVIC FACILITY  
DEVELOPMENT CORPORATION**

**Application for Financial Assistance**

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Applicant (Company) Name:

Samaritan Senior Village, Inc.

Applicant Address:

830 Washington Street, Watertown, New York 13601

Phone:

315-755-3605

E-mail:

██████████

Application Date: August 4, 2021

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**Internal Use Only**

Staff Signature and Date of Submission: \_\_\_\_\_

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Completed Application Date: \_\_\_\_\_ Staff Initial \_\_\_\_\_

Document Date: September 9, 2021



**JEFFERSON COUNTY CIVIC FACILITY DEVELOPMENT CORPORATION  
APPLICATION**

**INSTRUCTIONS**

1. Fill in all blanks, using "none", "not applicable" or "N/A" where the question is not appropriate to the Project, which is the subject of this Application (the "Project"). If you have any questions about this application, please call the Jefferson County Civic Facility Development Corporation (the "JCCFDC"), 800 Starbuck Avenue, Suite 800, Watertown, NY 13601 (315) 782-5865.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
4. When completed, return this application by mail or fax to the JCCFDC at the address indicated on the cover page of this Application. A signed application may also be submitted electronically in PDF format to David Zembiec at (dzembiec@jcida.com), however the application will not be considered by the JCCFDC until the application fee has been received.
5. The JCCFDC will not give final approval for this Application until the JCCFDC receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application.
6. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the JCCFDC (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
7. The Applicant will be required to pay the JCCFDC Application fee and, if accepted as a project of the JCCFDC, all administrative fees as stated below, as well as legal fees of the JCCFDC.
8. A complete application consists of the following:
  - A. The Application
  - B. Attachment II A – Preliminary or Existing Plans and Sketches
  - C. Attachment IIO -- Financial Information
  - D. Attachment IIP – NYS Full Environmental Assessment Form
  - E. A check payable to the JCCFDC in the amount of \$500.00

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Document Date – September 9, 2021

**JEFFERSON COUNTY CIVIC FACILITY DEVELOPMENT CORPORATION  
APPLICATION**

Please answer all questions by filling in the blanks. Use attachments as necessary.

**I. APPLICANT INFORMATION**

DATE: 8/4/2023

<b>Organization Name:</b>	Samaritan Senior Village			
<b>Mailing Address:</b>	830 Washington Street			
<b>City:</b>	Watertown	<b>State:</b>	NY	<b>Zip:</b> 13601
<b>Phone:</b>	315-755-3605	<b>Fax:</b>		
<b>Contact Person:</b>	Maxine Briggs, CFO			
<b>Email Address:</b>	[REDACTED]			
<b>FED ID Number:</b>	45-4913668			

**A. Board Chair, CEO and CFO**

Name	Title	Business Address	Phone	Email
Thomas H. Carman	CEO	830 Washinton Street, Watertown	315-755-3605	[REDACTED]
Maxine Briggs	CFO	830 Washington Street, Watertwon	315-755-3605	[REDACTED]
Denise Young	Chair	428 Washington Street, Watertwon	315-782-3100	

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

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**B. Applicant's Counsel**

Name:	Robert D. Poyer			
Firm:	Hancock Estabrook, LLP			
Mailing Address:	1800 AXA Tower I, 100 Madison Street			
City:	Syracuse	State:	NY	Zip: 13202
Phone:	315-565-4548	Fax:	315-565-4600	

**C. Applicant's Accountant**

Name:	William Wildridge			
Firm:	Fust Charles Chambers LLP			
Mailing Address:	220 South Warren Street			
City:	Syracuse	State:	NY	Zip: 13202
Phone:	315-446-3600	Fax:		

**II. PROJECT INFORMATION**

- A. Describe the proposed acquisitions, construction or reconstruction, including buildings, site improvements and equipment. Also, indicate square feet by usage (e.g., office, classrooms), and type of construction. Attach a copy of preliminary plans or sketches, and/or floor plan of existing facility.

See attached

- B. Location of Project, including city, town or village within which it is located. Attach a map showing location of project:

22691 Campus Drive, Watertown, NY, 13601 91.05-1-11.32

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C. Utilities on Site:

Water:  Yes  No  
 Gas:  Yes  No

Electric:  Yes  No  
 Sanitary/Storm Sewer:  Yes  No

D. Owner of the Project (land, building, improvements and/or personal property)

Applicant

If other than Applicant, by what means will the applicant utilize the facility:

E. Zoning of Project Site: Current Zoning: R-1 Proposed Zoning: N/A

F. Are any local land use approvals required:  Yes  No

If Yes, describe:

G. Principal use of Project upon completion:

Assisted Living/Skilled Nursing Facility

H. Estimated Project Costs. Give an accurate estimate of the following costs:

Land:	
Building Construction:	
Site Work:	
Legal Fees: (other than Company's Attorneys)	
Engineering Fees:	
Financial Charges:	
Machinery & Equipment:	
JCCFDC Fee:	
Other (Specify):	21,213,938.00 (Reissued)
Estimated Total Cost:	21,213,938.00 (Reissued)

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

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I. Estimate value of Tax Exempt Bonds that Applicant is requesting JCCFDC issue:

\$ 21,213,938.00 (Reissued)

J. Project Schedule:

Give an estimate of the project completion date. complete

K. Use of Local Workforce Policy:

The use of 'local labor' will be a factor in evaluating this application. Answers to the following questions will assist us in that evaluation.

'Local labor' for the purpose of this application is defined as residents from Jefferson, St. Lawrence, Lewis and Oswego Counties. If a 'labor workforce plan' has been designed, please include that plan as an addendum to this application. Questions below are applicable for both a construction project and for the operations of a sustaining project.

Please check which best describes your project scope:

Construction Project       Long-term Operations Project       Both

1. How will the project developer seek out and use the local workforce. (If your workforce is already 'local' by definition, please explain)
2. What is your total expected workforce during the construction phase of the project? What percentage of those are expected to be local? What is the total expected workforce during the operations phase of the project? What percentage of these do you estimate will be local:  
 Total construction workforce N/A  
 Percentage of total construction workforce will be 'local' \_\_\_\_\_  
 Total workforce once project is in 'operation' \_\_\_\_\_  
 Percentage of the total 'operational' workforce will be local \_\_\_\_\_
3. What specific approaches are to be used in your efforts to identify local workforce candidates if additional project workers are necessary?
4. If additional contractor or subcontractors are to be hired, will you request their use of local labor? If so, give examples of how that request is to be made.

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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The Agency acknowledges that the extensive use of local labor is not always possible. Are there circumstances such as those used in the examples below that will affect the percentage of local labor for your project?

- 1. Is there is a warrantee issue involved.
- 2. The work is so highly specialized that local labor cannot be found.
- 3. You identified a significant cost differential when using local labor.
- 4. No local labor is available.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

It is the intention of JCIDA to randomly verify the use of the local workforce, using whatever method it determines is most effective. This verification may occur throughout the term of any incentive programs.

L. Organization Financial Information Attachment:

- 1. Copies of two most recent financial statements
- 2. Copy of most recent Annual Report
- 3. Strategic Plan

M. Environmental Information:

- 1. The JCCFDC must make a determination of environmental significance for the project. A completed NYS Full Environmental Assessment Form must be submitted.

**III. REPRESENTATIONS BY THE APPLICANT**

The Applicant understands and agrees with the JCCFDC as follows:

A. Annual Report on Outstanding Bonds. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the JCCFDC, the Applicant agrees to file, or cause to be filed, with the JCCFDC, on an annual basis, any information regarding bonds, if any, issued by the JCCFDC for the project that is requested by the Comptroller of the State of New York.

B. Absence of Conflicts of Interest. The Applicant has received from the JCCFDC a list of the members, officers and employees of the JCCFDC. No member, officer or employee of the JCCFDC has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

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- C. Fees. The Development Corporation Application should be submitted with a non-refundable \$500.00 Application Fee to the Jefferson County Civic Facility Development Corporation. The JCCFDC will collect a 1% (.01) administrative fee for the first \$10 million and .25% for any issuance in excess of \$10 million at time of closing based on the value of the bonds issued.

An annual administrative fee in the amount of \$750.00 will be paid for the first five years, with an increase of \$750.00 for each subsequent five year period.

For a reissuance, there is a fee of .25%.

- D. The Jefferson County Civic Facility Development Corporation reserves the right to ask for additional information as it deems necessary to complete its review of your application.

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Jefferson County Civic Facility Development Corporation will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Samaritan Senior Village, Inc.

\_\_\_\_\_  
(Name of Organization)

By: \_\_\_\_\_

Name: Maxine Briggs

Title: CFO

Date: 08/04/2023

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Document Date – September 9, 2021

**IV. HOLD HARMLESS AGREEMENT**

Applicant hereby releases Jefferson County Civic Facility Development Corporation and the members, board of directors, officers, servants, agents and employees thereof (the "JCCFDC") from, agrees that the JCCFDC shall not be liable for and agrees to indemnify, defend and hold the JCCFDC harmless from and against any and all liability arising from or expense incurred by (A) the JCCFDC's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the JCCFDC, (B) the JCCFDC's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the JCCFDC with respect to the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the JCCFDC or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the JCCFDC, its agents or assigns, all costs incurred by the JCCFDC in the process of the Application, including attorneys' fees, if any.

Samaritan Senior Village, Inc  
(Name of Organization)

By: [Redacted Signature]  
Name: Maxine Briggs

Title: CFO

Date: 08/04/2023

STATE OF NEW YORK)  
COUNTY OF Jefferson ss.:

On the 4th day of August in the year 2023, before me, the undersigned, a notary public in and for the said State, personally appeared satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed this instrument.

[Redacted Signature]  
Notary Public

JULIE A. CANIAN  
Notary Public - State of New York  
No. 01CA4960567  
Qualified in Jefferson County  
Commission Expires December 26, 2025

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Document Date - September 9, 2021



The applicant is requesting the issuance of bonds (the "2023 Bonds") to reissue the Jefferson County Civic Development Corporation's (the "Issuer") \$28,145,000 Tax-Exempt Multi-Modal Revenue Bonds (Samaritan Senio Village, Inc. Project), Series 2012 (Reissued) (the "Reissued Bonds") the proceeds of which were used to reissue the Issuer's \$28,145,000 Tax-Exempt Multi-Modal Revenue Bonds (Samaritan Senio Village, Inc. Project), Series 2012 (the "2012 Bonds"), the proceeds of which Series 2012 Bonds were used to finance a project (the "Project") owned by the Institution and consisting of (A)(1) the acquisition by the Institution of an interest in an approximately 17.7-acre parcel of land (the "Land") located at 22691 Summit Drive in the Town of Watertown, Jefferson County, New York (2) the construction on the Land of an approximately 108,400 square foot skilled nursing wing (the "Nursing Facility") that will serve elderly and disabled residents in need of 24-hour a day nursing and personal care assistance and the construction of an approximately 37,137 square foot commons area (the "Commons Facility" and, together with the Nursing Facility, the "Facility") as part of an approximately 193,000 square foot senior care community that will also include an approximately 84,933 square foot 120-bed assisted living wing, (3) the acquisition and installation in the Facility of certain machinery, furnishings and equipment (the "Equipment" and, together with the Land and the Facility, the "Project Facility"); (B) the funding of a debt service reserve fund, if any, to secure the Series 2012 Bonds; and (C) the financing of all or a portion of the costs of the foregoing by the issuance of the Bonds.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Samaritan Senior Village, Inc. - Reissuance of Outstanding Bonds			
Name of Action or Project: Reissuance of Bonds			
Project Location (describe, and attach a location map): 22691 Campus Drive, Watertown, New York 13601			
Brief Description of Proposed Action: See attached			
Name of Applicant or Sponsor: Samaritan Senior Village, Inc.		Telephone: 315-755-3605 E-Mail: mbriggs3@shsny.com	
Address: 830 Washington Street			
City/PO: Watertown	State: NY	Zip Code: 13601	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 17.7 acres	
b. Total acreage to be physically disturbed?		_____ N/A acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 17.7 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Maxine Briggs</u> Date: <u>08/04/2023</u> Signature: <u>[Redacted]</u> Title: <u>Chief Financial Officer</u>		

PRINT FORM

The applicant is requesting the issuance of bonds (the "2023 Bonds") to reissue the Jefferson County Civic Development Corporation's (the "Issuer") \$28,145,000 Tax-Exempt Multi-Modal Revenue Bonds (Samaritan Senio Village, Inc. Project), Series 2012 (Reissued) (the "Reissued Bonds") the proceeds of which were used to reissue the Issuer's \$28,145,000 Tax-Exempt Multi-Modal Revenue Bonds (Samaritan Senio Village, Inc. Project), Series 2012 (the "2012 Bonds"), the proceeds of which Series 2012 Bonds were used to finance a project (the "Project") owned by the Institution and consisting of (A)(1) the acquisition by the Institution of an interest in an approximately 17.7-acre parcel of land (the "Land") located at 22691 Summit Drive in the Town of Watertown, Jefferson County, New York (2) the construction on the Land of an approximately 108,400 square foot skilled nursing wing (the "Nursing Facility") that will serve elderly and disabled residents in need of 24-hour a day nursing and personal care assistance and the construction of an approximately 37,137 square foot commons area (the "Commons Facility" and, together with the Nursing Facility, the "Facility") as part of an approximately 193,000 square foot senior care community that will also include an approximately 84,933 square foot 120-bed assisted living wing, (3) the acquisition and installation in the Facility of certain machinery, furnishings and equipment (the "Equipment" and, together with the Land and the Facility, the "Project Facility"); (B) the funding of a debt service reserve fund, if any, to secure the Series 2012 Bonds; and (C) the financing of all or a portion of the costs of the foregoing by the issuance of the Bonds.

Jefferson County Civic Facility Develop. Corp.  
 800 Starbuck Avenue, Suite 800  
 Watertown, NY 13601  
 (315-782-5865)

2023 Board Attendance

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Aliasso, Robert	P	No Mtg.	Zoom	No Mtg.	P	No Mtg.	No Mtg.					
Condino, John	P	No Mtg.	P	No Mtg.	P	No Mtg.	No Mtg.					
Converse, David	P	No Mtg.	P	No Mtg.	P	No Mtg.	No Mtg.					
Johnson, William	E	No Mtg.	P	No Mtg.	P	No Mtg.	No Mtg.					
L'Huillier, Lisa	P	No Mtg.	P	No Mtg.	P	No Mtg.	No Mtg.					
Walldroff, W. Edward	P	No Mtg.	P	No Mtg.	P	No Mtg.	No Mtg.					
Warneck, Paul	P	No Mtg.	P	No Mtg.	P	No Mtg.	No Mtg.					
Totals:	6	-	6	-	7	-	-					
P - Present												
E - Excused												
A - Absent												