

A Video Conference Meeting of the Dormitory Authority of the State of New York (“DASNY”) 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, Buffalo, New York was held on Wednesday, January 10, 2024, with proceedings commencing at 9:55 a.m.

**CALL TO ORDER / ROLL CALL**

The Meeting was called to order by Lisa Gomez, Board Chair at 9:55 a.m. The following Board Members and Staff were present:

**Board Members Present – NYCO**

Lisa Gomez, Board Chair  
Gerard Ronski, Esq. – Vice Chair  
Beryl L. Snyder, Esq., Board Member  
Alfonso L. Carney, Jr. – Board Member  
Robert Rodriguez – Board Member

**Board Members Present – Albany**

Joan M. Sullivan – Board Member  
Adrian Swierczewski, Designated Representative of the Director of Budget, Board Member  
(*ex officio*)  
Ken Evans, Designated Representative of the Commissioner of Health, Board Member (*ex officio*)  
Christina Coughlin, Designated Representative of the Commissioner of Education, Board Member  
(*ex officio*)

**Board Members Present – Buffalo**

Janice McKinnie – Board Member

**Board Members Absent**

Wellington Chen – Board Member

**Staff Members Present**

Charlie Williams, Vice President  
Stephen Curro, Managing Director of Construction  
Kimberly Ellis, Chief Financial Officer  
Nadine Fontaine, Esq., General Counsel  
Portia Lee, Managing Director, Public Finance and Portfolio Monitoring  
Sara Potter Richards, Managing Director, Executive Direction  
Matthew Moore, Deputy General Counsel  
Ricardo Salaman, Deputy General Counsel  
Dena Amodio, Associate General Counsel

Dan Brown, Senior Director, External Relations  
Matt Bergin, Director, Public Finance  
Geoffrey Arnold, Director, Budget and Operations  
Craig Schreivogl, Director, Portfolio Monitoring  
Stephen Kosier, Assistant Director, Public Finance  
David Ostrander, Assistant Director, Public Finance  
Alex Sirdine, Senior Financial Analyst  
Jerry Brouillette, Director, Information Services  
Deborah Fasser, Director, Strategic Communications & Business Development  
Jeffrey Gordon, Director of Communications  
Karen Ehlinger, Manager, Internal Control Analysis  
Brittany Stinson, Media & External Relations Officer  
Amanda Nazario, Confidential Legal Assistant  
Lori Huelle, Executive Assistant  
Meghan Cyr, Administrative Assistant  
Dave O'Neil, Manager, IS Help Desk

Several members of the public joined the meeting remotely.

### **Outside Bond Counsel Present**

Damon Charles Pace, Orrick, Herrington & Sutcliffe LLP  
Natalia N. Pearson-Farrer, Golden Holly James LLP  
Melissa Bennett, Barclay Damon LLP  
Joseph C. Reid, The Law Offices of Joseph C. Reid, P.A.  
Christopher J. Reitzel, Nixon Peabody LLP  
Seth Bryant, Bryant Rabbino LLP

### **PUBLIC SESSION**

Chair Gomez welcomed the Members to the first Board Meeting of 2024.

### **Minutes of the December 6, 2023 Board Meeting**

Upon a motion from Ms. Snyder and a second from Mr. Rodriguez, the minutes of the December 6, 2023 Regular Board Meeting were approved unanimously.

### **Finance Committee Report**

Finance Committee Chair Ronski informed the Members that the Finance Committee met earlier today and after adopting the minutes from the December 6, 2023 Finance Committee Meeting, the Committee Members discussed the PIT/Sales Tax, InterAgency Council, New York Institute of Technology and the Orange Ulster BOCES offerings. Mr. Ronski stated that after some discussion, the Finance Committee unanimously recommends action with the offerings by the full Board.

**Charlton School – Adoption of Documents**

Mr. Ostrander provided the Members with a brief update on the Charlton School transaction, for which the Members adopted a Resolution to Proceed at the November 2023 Meeting. He stated that PACB approved the transaction on November 15, 2023; the SEQR review was completed on January 8, 2024; and the TEFRA hearing is expected to be completed this month. Mr. Ostrander further stated that there have been no changes to the transaction details since the adoption of the Resolution to Proceed. Mr. Ostrander introduced Melissa Bennett, Esq. of Barclay Damon LLP, and Joseph Reid, Esq. of the Law Offices of Joseph C. Reid, PA to describe the financing documents.

Ms. Bennett further described the transaction and presented the financing documents. She stated that before the Members for their consideration is a proposed series resolution authorizing the issuance of up to \$12 million of bonds under DASNY's Residential Institutions for Children Revenue Bond Resolution, which was adopted in 2008 and which authorizes DASNY to issue bonds from time to time to finance loans to certain not-for-profit entities that operate residential institutions for children. Ms. Bennett further stated that DASNY will loan the proceeds of these bonds to The Charlton School in order to finance or refinance costs of the demolition of existing dormitories and construction of new residential facilities. She added that the Series Resolution delegates to authorized officers of DASNY certain powers, including the determination of the final terms of the bonds and authorization to enter into a loan agreement and other transaction documents.

Mr. Reid informed the Members that the bonds will be special obligations of DASNY payable solely from the Revenues pledged to the Bonds—which are primarily payments made by The Charlton School under its loan agreement. He added that the Loan agreement will constitute a general obligation of The Charlton School, although the source of repayment is expected to be the Capital Financing Add-On Rate that OCFS will assess against school districts and social services districts placing children with The Charlton School in an amount sufficient to pay debt service on the bonds.

Mr. Reid stated that The Charlton School will also enter into an account control agreement that establishes a lockbox where all moneys received by The Charlton School from such school districts and social services districts for the provision of residential services will be held on a monthly basis until such time as there is sufficient money to make the next month's debt service payment under the loan agreement and then the remaining money for the month will be released to The Charlton School.

Ms. Bennett informed the Members that payment on the bonds is supported by the statutory intercept process by which the Comptroller will withhold state reimbursement to a school district or social services district that fails to make a required payment to The Charlton School and that the loan will also be secured by a mortgage in accordance with the Act.

Mr. Carney moved adoption of the following entitled resolution:

DORMITORY AUTHORITY OF THE STATE OF NEW YORK  
SERIES RESOLUTION AUTHORIZING UP TO \$12,000,000  
RESIDENTIAL INSTITUTIONS FOR CHILDREN REVENUE BONDS, SERIES 2024

Mr. Rodriguez seconded the motion and the Resolution was approved unanimously.

**Cornell University– Adoption of Documents**

Mr. Ostrander provided the Members with a brief update on the Cornell University transaction, for which the Members adopted a Resolution to Proceed at the December 2023 Meeting. He stated that the TEFRA hearing was held on December 27, 2023, the PACB approval was received on January 5, 2024, and the SEQR determination was completed on January 8, 2024. He further stated the Board is now being asked to adopt the necessary documents. Mr. Ostrander introduced Damon Charles Pace, Esq. of Orrick, Herrington & Sutcliffe LLP and Natalia N. Pearson-Farrer, Esq. of Golden Holly James LLP to describe the financing documents.

Mr. Pace further described the transaction and presented the financing documents. He stated that before the Members for their consideration is the adoption of two Series Resolutions for the issuance of bonds under DASNY's Cornell University Revenue Bond Resolution, which the Board adopted on January 26, 2000, and which was last supplemented and amended on March 6, 2019. He further stated that the Loan Agreement was amended and restated as of April 25, 2019 and the amended and supplemented documents were each effective May 12, 2020.

Mr. Pace informed the Members that the Series 2024 Bonds are to be issued at one or more times to refund all or a portion of DASNY's Cornell University Revenue Bonds, Series 2000A, Series 2000B, Series 2004A, Series 2004B, Series 2019B and Series 2019C; to finance and/or refinance the costs of renovations, improvements and/or additions to the University's Ithaca campus, Cornell Tech campus on Roosevelt Island and/or the Weill Cornell Medical College in New York City; to fund capitalized interest, if necessary; and to pay all or a portion of the costs of issuance of the Series 2024 Bonds. Mr. Pace stated that the final maturity of the Series 2024 Bonds will be no later than 35 years from the July 1 next succeeding the date of issuance of the Series 2024 Bonds.

Ms. Pearson-Farrer stated that the General Resolution, as amended and supplemented, constitutes the basic agreement between DASNY and the holders of the bonds issued thereunder. She further stated that the General Resolution authorizes the issuance from time to time of multiple series of bonds in an unlimited principal amount for purposes including; financing or refinancing the costs of projects for the University; paying the associated costs of issuance; and paying or providing for the payment of outstanding notes or bonds issued for the benefit of the University. Ms. Pearson-Farrer explained that each series of bonds is secured on a parity with each other series of bonds by certain revenues, by certain funds and accounts established for the bonds, and by any other security pledged to the payment of the series of bonds. She further explained that the revenues consist of certain payments to be made by the University under the Loan Agreement, as amended and supplemented, on account of debt service on the bonds issued under the General Resolution.

Ms. Pearson-Farrer stated that the Members are being asked to adopt two Series Resolutions under the General Resolution. She further stated that each Series 2024 Resolution, individually and in

the aggregate, authorizes the issuance of bonds entitled to the benefit, protection and security of the General Resolution in an aggregate principal amount not to exceed \$800 million.

Ms. Pearson-Farrer informed the Members that the Series 2024 Bonds are expected to be issued as publicly offered, fixed rate bonds, sold through a negotiated sale to a syndicate of underwriters represented by BofA Securities, Inc. However, the Series 2024 Resolutions do not limit the discretion of the Authority's officers to determine to issue the Series 2024 Bonds in other configurations than as are currently contemplated.

Ms. Pearson-Farrer added that the Series 2024 Resolutions delegate to any DASNY authorized officer the powers more particularly described in our letter to the Board, including to determine the final terms of the Series 2024 Bonds and to execute and deliver various documents including a bond purchase agreement containing the terms and conditions that are customary in connection with the sale of DASNY bonds and a supplement to the Loan Agreement.

Ms. Pearson-Farrer stated at DASNY's April 2022 meeting, the Members adopted three Series 2022 Resolutions that authorized the issuance of bonds under the General Resolution in an aggregate principal amount not to exceed \$150 million to refund all or a portion of the Authority's Cornell University Revenue Bonds, Series 2000A, Series 2000B and Series 2019C. She noted that no bonds were ever issued under the Series 2022 Resolutions, and the refunding authorized by the Series 2022 Resolutions constitutes a portion of the plan of finance authorized by the Series 2024 Resolutions. Therefore, the Series 2024 Resolutions also rescind the Series 2022 Resolutions.

Mr. Carney moved adoption of the following entitled Resolutions:

DORMITORY AUTHORITY OF THE STATE OF NEW YORK  
SERIES 2024A RESOLUTION AUTHORIZING CORNELL UNIVERSITY REVENUE  
BONDS, SERIES 2024A IN AN AMOUNT NOT EXCEEDING \$800,00,000

and

DORMITORY AUTHORITY OF THE STATE OF NEW YORK  
SERIES 2024B RESOLUTION AUTHORIZING CORNELL UNIVERSITY REVENUE  
BONDS, SERIES 2024B IN AN AMOUNT NOT EXCEEDING \$800,00,000

Mr. Rodriguez seconded the motion and the Resolutions were unanimously adopted.

**PIT/Sales Tax – Single Approval Financing**

Mr. Bergin stated that the Members are being asked to authorize 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 \$3.5 billion. He informed the Members that the State has requested 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 stated that the proceeds of the Bonds will be used for new money and refunding purposes. He further stated that while the bond proceeds may be used for any authorized purpose, it is expected that the proceeds will finance the programs and projects summarized in the staff

report. Mr. Bergin added that, in addition to the new money portion, the bond proceeds will refund certain bonds issued under various State supported debt programs.

Mr. Bergin informed the Members that for the fiscal year ending March 31, 2024, the debt service coverage ratio on all outstanding State Personal Income Tax bonds is projected to be 7.5 times total debt service and the debt service coverage on all outstanding Sales Tax bonds is projected to be 8.1 times total debt service. He stated that the bonds are expected to be rated Aa1/AA+\AA+ under either program.

Mr. Reitzel further described the transaction and presented the financing documents. He stated that before the Members for their consideration is the adoption of two Supplemental Resolutions; one under the Personal Income Tax Revenue Bond Program and the other pursuant to the State Sales Tax Revenue Bond Program. Mr. Reitzel explained that each Supplemental Resolution authorizes, individually and in the aggregate, the issuance of up to \$3.5 Billion of Authorized Bonds.

Mr. Reitzel informed the Members that in order to provide maximum flexibility to the State, it is proposed that the Board authorize the issuance of bonds under both the General-Purpose PIT Bond Resolution and the Sales Tax Bond Resolution. He stated that the Authorized Bonds may be issued for any Authorized Purpose and are expected to pay for both new money projects and programs and to refund certain outstanding State-supported bonds.

Mr. Reitzel stated that each Supplemental Resolution permits Authorized Bonds to be issued in one or more series or subseries, at one more or times, and to be sold on a negotiated basis or through competitive bidding. He added that all or a portion of the Authorized Bonds may be issued as tax-exempt bonds and/or federally taxable bonds.

Mr. Reitzel reported that each Supplemental Resolution also provides for an authorized officer of the Authority to execute and deliver supplements to the related Financing Agreement to reflect any additional issuance under that program. He added that each Supplemental Resolution delegates to various officers of DASNY the power to make the certain determinations and to do all things necessary or convenient in connection with the sale and issuance of the Authorized Bonds.

Mr. Bryant stated that Article 5-C of the State Finance Law authorizes the Authority and certain other authorized issuers to issue PIT Bonds for any Authorized Purpose and that all PIT Bonds issued under the General-Purpose PIT Bond Resolution are special obligations of the Authority secured by payments to be received by the Authority under the PIT Financing Agreement with the Division of the Budget. He further stated that the PIT Financing Agreement obligates the State to pay debt service on outstanding PIT Bonds, notes and other obligations from amounts available in the Revenue Bond Tax Fund established by State Finance Law and subject to annual appropriation. Mr. Bryant stated that the Revenue Bond Tax Fund receives statutorily allocated portions of the State's personal income tax receipts, Employer Compensation Expense Program receipts, and pass-through entity tax receipts.

Mr. Bryant informed the Members that Article 5-F of the New York State Finance Law authorizes the Authority and certain other authorized issuers to issue Sales Tax Bonds for any of the purposes

for which State-supported debt may or has been issued. He added that all Sales Tax Bonds issued under the Sales Tax Bond Resolution are special obligations of the Authority secured by payments to be received by the Authority under the Sales Tax Financing Agreement with the Division of the Budget.

Mr. Bryant stated that the Sales Tax Financing Agreement obligates the State to pay debt service on all outstanding Sales Tax Bonds issued under the Sales Tax Bond Resolution and that those payments are made from amounts available in the Sales Tax Revenue Bond Tax Fund established by State Finance Law and subject to appropriation.

Mr. Bryant stated that the Sales Tax Revenue Bond Tax Fund receives a statutorily allocated percentage of the revenues collected from the State's sales and compensating use taxes.

Mr. Carney moved adoption of the following entitled Resolutions:

DORMITORY AUTHORITY OF THE STATE OF NEW YORK SUPPLEMENTAL  
RESOLUTION 2024-1 AUTHORIZING STATE PERSONAL INCOME TAX REVENUE  
BONDS (GENERAL PURPOSE); and

DORMITORY AUTHORITY OF THE STATE OF NEW YORK SUPPLEMENTAL  
RESOLUTION 2024-1 AUTHORIZING STATE SALES TAX REVENUE BONDS

Ms. Snyder seconded the motion and the adoption of the documents were unanimously approved.

**InterAgency Council – Resolution to Proceed**

Mr. Sirdine stated that before the Members for their consideration is the adoption of a Resolution to Proceed with the financing of one or more series of tax-exempt and/or taxable, fixed and/or variable rate bonds with a maturity not to exceed 30 years in an amount not to exceed \$5,500,000 on behalf of the InterAgency Council of Developmental Disabilities.

Mr. Sirdine informed the Members that this will be a pooled financing on behalf of 3 participants with 7 projects, 6 of which currently have a Prior Property Approval (PPA), and the final PPA is expected to be in place before pricing in March. He stated that the proceeds from the Series 2024 Bonds are expected to be used to refinance existing bank loans and reimburse certain institutions for cash expenditures that are used to renovate or acquire certain properties used to provide services for the developmentally disabled.

Ms. McKinnie moved adoption of the following entitled Resolution:

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK  
(DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO PROCEED TO TAKE THE  
NECESSARY ACTION TO PREPARE THE APPROPRIATE DOCUMENTS TO PROVIDE  
FOR THE FINANCING OF FACILITIES FOR THE INTERAGENCY COUNCIL

Mr. Rodriguez seconded the motion and the Resolution was unanimously adopted.

**New York Institute of Technology – Resolution to Proceed**

Mr. Ostrander stated that the Board is being asked to adopt a Resolution to Proceed with an issuance of one or more series of tax-exempt and/or taxable, fixed and/or variable rate bonds with maturities not to exceed 35 years in an amount not to exceed \$105,000,000 on behalf of the New York Institute of Technology. He further stated that the Bond proceeds will finance the costs associated with various construction and renovation projects located on NYIT's Long Island and Manhattan campuses.

Mr. Rodriguez observed that NYIT has experienced significant asset growth in the past several years. Mr. Ostrander agreed, and pointed out that this growth continued during the COVID pandemic when the institution experienced a decline in enrollment. He attributed the growth to NYIT management's ability to adjust expenses based on enrollment levels. Mr. Ostrander noted that NYIT currently has no long-term debt, which unusual among institutions of higher education.

Mr. Ronski moved adoption of the following entitled Resolution:

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK (DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO PROCEED TO TAKE THE NECESSARY ACTION TO PREPARE THE APPROPRIATE DOCUMENTS TO PROVIDE FOR THE FINANCING OF FACILITIES FOR THE NEW YORK INSTITUTE OF TECHNOLOGY

Mr. Carney seconded the motion and the Resolution was unanimously adopted.

**Orange Ulster BOCES – Resolution to Proceed**

Mr. Kosier stated that the Members are being asked to adopt a Resolution to Proceed with the issuance of one or more series of tax-exempt and/or taxable, fixed and/or variable rate bonds, with maturities not to exceed 31 years, sold at one or more times, in an aggregate amount not to exceed \$158,825,054 on behalf of Orange Ulster BOCES.

Mr. Kosier reported that the Borrower anticipates bifurcating the financing into two issuances based on the expected timing of various SED approvals; once in the spring and the other later in 2024.

Mr. Rodriguez moved adoption of the following entitled Resolution:

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK (DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO PROCEED TO TAKE THE NECESSARY ACTION TO PREPARE THE APPROPRIATE DOCUMENTS TO PROVIDE FOR THE FINANCING OF FACILITIES FOR THE ORANGE ULSTER BOCES

Ms. Sullivan seconded the motion and the Resolution was unanimously adopted.

**Report of the Vice President**



Vice President Williams reported that DASNY's first bi-annual All Staff meeting was held on December 15, 2023 and that approximately 200 DASNY staff members were in attendance. He stated that the Managing Directors discussed the accomplishments over the past year, including thousands of transactions from finance, hundreds of new construction projects, and billions of dollars of new financings, and presented goals for 2024.

Vice President Williams reported that DASNY has advanced a proposal to allow DASNY to provide services to municipalities. He noted that many municipalities do not have the resources or capability to access State and Federal funds under the Environmental Quality Bond Act and other sources.

Vice President Williams informed the Members that he attended the Governor's State of the State message. He stated that the Governor announced The New York Swims Program, which is a competitive grant program focused on providing swimming opportunities in areas around the State. He added that there will be 3 separate tranches of funding and that DASNY will work with the Office of Parks and Historic Preservation to administer the program. Mr. Williams explained that one component of the program would fund innovative pool design and construction, including those that are located in a natural waterbody and filter the water for swimming purposes. In addition, there will be a Municipal Grant Program for pools and other facilities including portable and temporary pools. He reported that the State budget also includes funds for lifeguards, drowning prevention and related costs. This program was a centerpiece of the State of the State message and recognizes DASNY's expertise in Grants Administration.

Vice President Williams asked Ms. Fontaine to address the Members regarding a Project Labor Agreement matter. Ms. Fontaine explained that the Board previously approved a PLA for the \$120 million Central New York Psychiatric Center construction project. She further explained that, due to the size and the location of the project, the project was separated into 3 phases. Two bids were received for the first phase, which is approximately \$40 million.

Ms. Fontaine stated that second phase totaled approximately \$36 million and were unsuccessful in getting bids under the PLA, even after bidding the project twice. She added that local contractors have indicated that project size is too large for them under the PLA but would be more likely to bid if the trades were separately bid. Ms. Fontaine stated that DASNY spoke to the BCTC for advice on moving forward under the PLA, but there does not appear to be a solution utilizing a PLA. Ms. Fontaine informed the Members that as a result, DASNY is recommending moving forward with the second phase of the project without a PLA. Future phases will be reassessed at a later date.

Upon an inquiry from Chair Gomez, Mr. Curro stated that from a sequencing perspective, it is an occupied mental health facility that complicates the construction process. He further stated that DASNY worked closely with OMH to properly sequence the work. He emphasized that the PLA as negotiated is not the issue; rather, this is a difficult project especially for the Central New York market.

Chair Gomez noted there is no Board action required and thanked Ms. Fontaine and Mr. Curro for updating the Members on these developments.

**Public Finance Report**

Ms. Lee presented a brief market update. She stated that the total 2023 municipal bond volume was approximately \$380 billion, approximately \$11 billion or 2.8% less than the \$391 billion from 2022. Ms. Lee further stated that this week's supply is expected to be in-line with weekly averages at approximately \$8.8 billion, and that Tax-exempt bond yields were mostly flat on Tuesday with the 10-year AAA MMD remaining at 2.28% and the 30-year remaining at 3.45%. Ms. Lee reported that the U.S. government bond yields were slightly higher, with the 10-year Treasury yield increasing by 1 basis point to 4.02% and the 30-year Treasury yield increasing by 1 basis point to 4.18%.

Ms. Lee reported that Municipal bond funds reported outflows for the week ending December 27 after inflows the prior week. Since the December 6<sup>th</sup> Board meeting, the one-year MMD rate decreased by 13 basis points, the 10-year MMD decreased by 29 basis points, and the 30-year MMD decreased by 28 basis points. She informed the Members that during that same period, the 10-year Treasury yield decreased by 16 basis points and the 30-year Treasury yield decreased by 12 basis points.

Mr. Ronski and Ms. Snyder inquired about how recent trends are expected to impact DASNY's clients. Ms. Lee responded that financing inquiries have increased recently. She noted that the pause in interest rate increases was favorably received by the market. Ms. Lee stated that the current expectation is that rates will decrease this year.

Upon an inquiry from Mr. Rodriguez, Ms. Lee stated that there are a number of transactions previously approved by the Members that are expected to price at the end of February.

**Financial Report**

Ms. Ellis delivered the Financial Report. She stated that personnel expenses continue to be under projection, primarily due to retirements and slower than expected recruitments. She added that non personnel expenses are also slightly under projection by approximately \$600,000, primarily related to lower expenses for computer services and equipment, utilities, and corporate insurance.

Mr. Arnold highlighted portions of the Proposed 2024-25 Operating Budget and Financial Plan which was distributed to the Members on December 29, within 90 days of the start of the fiscal year as required under the Public Authorities Reform Act of 2009. He noted that the proposed budget was also submitted to the Authorities Budget Office on December 29.

Mr. Arnold reported that the overall 2024-25 proposed operating budget is down 11.9% from the adopted 2023-24 budget and that the 2024-25 proposed internal operating budget is up 3.4% from the adopted 2023-24 internal operating budget. Mr. Arnold informed the Members that the 2024-25 salary budget decreased slightly from the 2023-24 adopted budget, even after budgeting for contractually obligated cost of living increases and step advances.

Mr. Arnold stated that the proposed 2024-25 salary budget will fund 490 FTEs, which is consistent with the 2023-24 budget. He informed the Members that DASNY currently has 471 FTEs. He

further stated that DASNY's benefits budget is increasing in 2024-25, with increases expected in retirement contributions as a result of increased rates, increased payroll expenses and an increase in health insurance.

Mr. Arnold advised that the M&O budget is also expected to increase slightly over the 2023-24 adopted budget, with increases in computer services for several new technology initiatives and professional services for several new consultant engagements, partially offset by decreases in utility costs. He complimented DASNY's facilities team on their accomplishments on implementing energy savings initiatives.

Mr. Arnold stated that the Proposed 2024-25 pass through expenses decreased by \$19.2 million as compared to the adopted 2023-24 budget, primarily due to the post-employment benefit accounting entry previously described in detail during the mid-year financial plan update last month. Pass-through insurance expenses for property and general liability insurance are expected to increase in 2024-25.

Mr. Arnold reported that the proposed surplus for 2024-25 is \$2.5 million, a slight decrease from the projected 2023-24 surplus of \$2.6 million. He stated that the proposed 2024-25 budget also shows that the projected allocation of costs continues to be 95% public and 5% private.

Mr. Arnold stated that DASNY is not planning any change to its private client fee structure, and is projecting 12 private client financings for 2024-25. He added that the 2024-25 private client bond administration fees are also expected to remain consistent with 2023-24 projections.

Mr. Arnold reported that construction disbursements, which represent project costs, are expected to increase slightly in 2023-24, compared to actual 2022-23 results, while the number of projects is expected to decrease slightly, but will continue to remain at higher levels than historical actuals. He added that many of the other items included in the budget package are provided to meet requirements of the Public Authorities Reform Act of 2009. Mr. Arnold stated that the Board is not being asked to take any action on the 2024-25 proposed budget at this time, but will be asked to adopt the budget at the March 2024 Board meeting.

Ms. Ellis updated the Members on the new ERP System implementation of Dynamics 365. She stated that the Analysis Phase Workshops are expected to be wrapped up by the end of this week. She explained that the purpose of this phase was to create a detailed list of business requirements, including a fit/gap analysis. She stated that the next step after the analysis phase will be for HSO to present the Solution Blueprint document to the Steering Committee. She explained that this document outlines the initial design of the system along with any gaps identified during the analysis phase. Ms. Ellis further explained that the Internal DASNY Steering Committee will have the opportunity to make decisions regarding process design, customizations, any changes to working methods and final definition of the project scope. She stated that HSO is tentatively scheduled to be onsite the week of January 22 for Solution Blueprint Review. She added that once DASNY has signed off on the blueprint document, we will move into the design and build stage in which the system will be configured per the Solution Blueprint Document.

Ms. Ellis reported that the project remains on schedule and on budget. Once the Solution Blueprint Document is completed, staff will determine whether customization is needed, as well as the amount of historical data that will be migrated to the new system. She added that best practices suggest 2-3 years of financial balances along with open transactions yet to be completed. Ms. Ellis

noted however, that the remaining legacy data may need to be called upon from time to time for reporting purposes for our clients and internal purposes. She explained that as a result, DASNY contemplated and estimated as part of this project the cost of creating a central data repository data lake for the remaining application data from JDE. Ms. Ellis stated that after completing the discovery process with HSO to determine the best path forward, the existing contract will be amended to include the work required to build this data repository. Ms. Ellis stated that IS staff will be working closely with HSO to build a cloud-based infrastructure for our data repository.

Ms. Ellis informed the Members that no action is required from the Board at this time to implement the contract amendment.

Ms. Ellis commended her staff on prioritizing this project while also performing their regular duties. She stated that the interdepartmental cooperation will ensure that this best in class system will meet DASNY's needs in the coming years.

### **Construction Projects Report**

Mr. Curro reported that DASNY has added 9 new projects totaling approximately \$100 million: 1 project for New York City courts, 6 for CUNY and 2 for OMH. He stated that 3 projects have been completed: 2 for CUNY and 1 for OMH at the Hutchings Psychiatric Center. He informed the Members that expenditures through November 2023 were \$500 million, compared to \$402 million through the same period in 2022, and increase of approximately \$100 million.

Mr. Curro reported that the project depicted on the cover of the report is Awosting Hall at SUNY New Paltz. He stated that the \$42 million facility is ready for the Spring Semester. Mr. Curro informed the Members that the FIT Project is proceeding and is expected to be completed in May of this year. Fall 2024 occupancy is anticipated for the 10 story, \$200 million project. He stated that Mackenzie Hall Phase III C project at SUNY Alfred received its TAO last week and students will move over this coming weekend. Mr. Curro stated that the UAlbany Colonial Quad is still on track for May 2024 substantial completion.

Mr. Curro informed the Members that the next CUNY coordination meeting is January 24. He reported that the TCO for the School of Nursing Building at Lehman College was received on January 8<sup>th</sup> allowing for occupancy for the spring semester. Mr. Curro stated that DASNY continues to work with executive and facility staff at CUNY to continue to make improvements associated with the project delivery. He reported that approval from the Attorney General's Office was received for the DOH Life Sciences Lab Center Project and the contract is now at OSC for approval.

Mr. Curro stated that there is a high volume workload for DASNY's other customer agencies including OMH, OPWDD, OASIS and HHAP. He noted that there are over 30 open recruitments underway and thanked the Human Resources staff for their assistance in filling these positions.

Mr. Curro stated that the Board will be asked to approve several PLAs in the coming months, including one for New York City and one for the Western New York Children's Psychiatric Center.

Mr. Curro stated that approximately 1,100 projects have been entered into the new PMWebb system and that migration from the old contract manager system into PMWebb continues.

Mr. Curro stated that we will do a presentation for The American Consulting Engineers Council on January 28<sup>th</sup> and one for the SUNY PPA on February 6<sup>th</sup>. He noted that Engineers week is coming up between the 15<sup>th</sup> and 16<sup>th</sup> of February and advised that DASNY will be present at the SUNY Residence Life Hall and Housing Administration Conference on February 27.

**EXECUTIVE SESSION**

Chair Gomez moved that the Members go into executive session to discuss the financial and credit history of a particular corporation, matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal, or removal of a particular person or corporation and proposed, pending or current litigation.

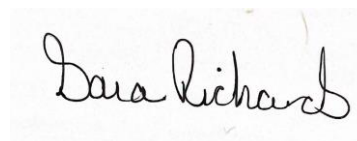
Mr. Rodriguez seconded the motion and the Members went into Executive Session.

**PUBLIC SESSION**

While in Executive Session, no decisions were made other than that to return to Public Session.

Mr. Rodriguez moved that the meeting adjourn. Upon a second by Mr. Ronski, the meeting was adjourned at 11:33 a.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Sara Richards". The signature is written in a cursive style and is centered on the page.

Sara Richards  
Assistant Secretary