

The Dormitory Authority of the State of New York Finance Committee Meeting was held by videoconference technology among DASNY's Offices in New York City, 28 Liberty Plaza, New York, New York, 6047 Transit Road, Suite 103, Buffalo, New York, and 515 Broadway, Albany, New York at 9:30 a.m. on Wednesday, December 6, 2024.

CALL TO ORDER / ROLL CALL

The Meeting was called to order by Gerard Romski, Finance Committee Chair, at 9:30 a.m. Board Chair Lisa Gomez appointed herself and Board Member Beryl Snyder temporary Finance Committee Members and a quorum was then declared present. The following Board Members and Staff were present:

Finance Committee Members Present

Gerard Romski, Esq. – Finance Committee Chair (NYCO)
Lisa Gomez – Board Chair (Designated Temporary Finance Committee Member)
Beryl L. Snyder, Esq. – Board Member (Designated Temporary Finance Committee Member)
Alfonso L. Carney, Jr. – Finance Committee Member – (Via Phone/Non-Voting Member)

Finance Committee Members Absent

Janice McKinnie—Finance Committee Member

Other Board Members Present – NYC

Kent Syverud – Board Member

Other Board Members Present - Albany

Joan M. Sullivan – Board Member
Christina Coughlin, Designated Representative of the Commissioner of Education, Board Member (*ex officio*)
Kenneth Evans – Designated Representative of the Commissioner of Health, Board Member (*ex officio*)

Outside Bond Counsel Participants – Via Zoom

Christopher J. Reitzel, Esq., Nixon Peabody LLP.
Miska L. Shaw, Esq., Ahmad Zaffarese LLC.

Senior and Presenting Staff Members:

Robert J. Rodriguez, President & CEO
Charlie Williams, Vice President
Stephen Curro, Managing Director, Construction
Kimberly Ellis, Chief Financial Officer
Nadine Fontaine, Esq., General Counsel

Portia Lee, Managing Director, Public Finance & Portfolio Monitoring
Sara Potter Richards, Managing Director, Executive Direction
Rose Rodriguez, Chief of Staff
Matthew Moore, Deputy General Counsel
Ricardo Salaman, Deputy General Counsel
Geoffrey Arnold, Director, Budget & Operations
Matthew Bergin, Director, Public Finance
Craig Schreivogl, Director, Portfolio Monitoring
David Ostrander, Assistant Director, Public Finance & Portfolio Monitoring
Alex Sirdine, Senior Financial Analyst
Catherine Louie, Legal Fellow

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

PUBLIC SESSION

Approval of Meeting Minutes from the November 6, 2024 Finance Committee Meeting

Finance Committee Chair Gerard Ronski called the meeting to order and welcomed Members and Staff. The Minutes of the November 6, 2024 Finance Committee Meeting were unanimously approved.

Saint Ann's School - Single Approval Financing

Mr. Ostrander stated that the Finance Committee is being asked to recommend to the full Board a Single Approval financing in an amount not to exceed \$44,000,000 with a term not to exceed 31 years on behalf of Saint Ann's School. He informed the Committee Members that Saint Ann's School, a new client to DASNY, is a private, independent day school located in Brooklyn Heights. Mr. Ostrander stated that the School was founded in 1965 and currently serves over 1,100 students from preschool through 12th grade.

Mr. Ostrander stated that bond proceeds are expected to finance a portion of costs related to the purchase, renovation and equipping of a 25,000 square-foot building located at 142 Pierrepont Street in Brooklyn, near the School's existing lower, middle, and high school. He further stated that this building will house additional academic and administrative space including a new four-classroom Kindergarten program, a dedicated Lower School laboratory, four general use classrooms, and a flexible arts and community space. Mr. Ostrander informed the Committee Members that the School is currently leasing 142 Pierrepont and expects to complete the purchase in late 2025. He noted that renovations are underway.

Mr. Ostrander stated that the Bonds will be sold through private placement to Webster Bank, a Qualified Institutional Buyer. He explained that the Bonds are expected to be issued as fixed rate, 30-year drawdown Bonds. Mr. Ostrander further explained that, as drawdown bonds, the structure allows for the issuance of specific principal amounts as project costs are incurred during a three-year interest only period. He stated that following the drawdown period, the principal amount of

the bonds will begin to amortize over a 27-year period. He noted that the Bank will require a pledge of revenues to secure the Bonds, as well as certain financial covenants.

Mr. Ostrander reported that total enrollment at Saint Ann's school averaged 1,100 students over the last five years, comprised of Preschool, Kindergarten, Lower, Middle and High School Students. He stated that demand has been steady, averaging 971 applications annually over the last five years, of which only 17.1% of students were admitted in Fall 2023. Mr. Ostrander further stated that historically, Saint Ann's School has posted negative operating margins which have been offset by fundraising and investment returns and resulting in positive net income margins and total net asset growth. He informed the Committee Members that Net Income margins were positive in each of the last five years, averaging \$2.3 million annually, and that the School's Unrestricted Net Assets increased by \$10 million over five years, attributable largely to positive investment returns and fundraising efforts. At fiscal year-end 2023, the School reported investments with a market value of \$85.9 million which is growth of 80% over five years.

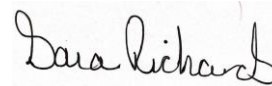
Mr. Ostrander stated that The School is currently undertaking a \$30 million fundraising campaign and is seeking donations to its Campus Opportunity Fund, which includes the 142 Pierrepoint project that will be financed in part with bond proceeds.

Mr. Ostrander informed the Committee Members that the School's 2024 audited results were made available subsequent to the Board mailing. He noted that these positive trends have continued, as the School now has a net income margin of \$3.6 million, while investments grew to \$95.2 million and unrestricted net assets increased to \$73.3 million.

In response to an inquiry from Mr. Ronski, Mr. Ostrander explained that the School is currently leasing 142 Pierrepont Street with an option to purchase. He stated that the purchase is expected to occur in November of 2025 and that renovations are already underway. Mr. Ostrander confirmed that the Bond proceeds will be utilized for the purchase and renovation of the building. He explained that in the event that the closing does not occur, the proceeds will be used for renovation only and that the remaining authorized Bonds would not be drawn down. Ms. Gomez stated that bonds for certain housing programs are structured with drawdown bonds as well. The Committee Members unanimously agreed to recommend full Board Approval of the Saint Ann's School financing.

The Finance Committee meeting was adjourned at approximately 9:37 a.m.

Respectfully submitted,



Sara P. Richards
Assistant Secretary