

MONTANA FACILITY FINANCE AUTHORITY
Board Meeting

Montana Facility Finance Authority Office
2401 Colonial Drive, Helena

February 15, 2022

“Enhance Montana healthcare and community capabilities through access to cost-effective capital financing and development services.”



MONTANA FACILITY FINANCE AUTHORITY

Board Meeting

**MFFA Offices
2401 Colonial Ave 3rd Floor
February 15, 2022**

MEETING AGENDA

- 10:00 I. CALL TO ORDER**
A. Roll Call
B. Approval of Meeting Minutes (12/8)
- II. PUBLIC COMMENT** on Board Related Items
- III. FINANCINGS**
A. St. Johns United
1. Loan Summary
2. Resolution No. 22-01
Joining by Phone:
David Trost, CEO – St. John’s United
Jerry Pearsall, CFO – St. John’s United
Christi Jacobsen, Bond Counsel – Hillis, Clark, Martin & Peterson
Sarkis Garabedian, Placement Agent – Ziegler Capital
- 10:45 IV. GENERAL ADMINISTRATIVE**
A. Financials
1. Budget -v- Actual
2. Reserve Balances
3. Staff Approved Loans & Grants
4. Revenue Chart
B. Legislative Update
C. Miscellaneous
1. Outreach & Marketing Report
2. Anticipated Financings
- V. CALENDAR**
- 11:30 DISMISS**

ZOOM INSTRUCTIONS

<https://mt-gov.zoom.us/j/4064440259?pwd=Q3hESVo0d0NpTEk1bHA2eXVHdTRsdz09>

Meeting ID: 406 444 0259

Password: 845632

OR

Dial by Telephone: +1 (406) 444-9999

Meeting ID: 406 444 0259

Password: 845632

MEMORANDUM

Montana Facility Finance Authority

Department of Commerce
2401 Colonial Drive, 3rd Floor
P.O. Box 200506, Helena MT 59620
(406) 444-0259

To: MFFA Board Members
From: Adam Gill, Seth Lutter & Monica Birlut
Date: February 8, 2022
Subject: MFFA Board Meeting Tuesday, February 15, 2022

Enclosed, please find board meeting materials for our upcoming MFFA Board Meeting:

10:00 AM Tuesday, February 15, 2022
MFFA Offices in the Large Conference Room

We have one financing to discuss at this board meeting as well as our standard reports and staff will provide updates on marketing and anticipated financings.

St. John's Lutheran Ministries, Inc. will be before the board to request approval of a bond financing the refunding of its Series 2015 A&B bonds as well as funds to expand and upgrade facilities on its campuses. The resolution is for a total financing of up to \$36 million.

As always, please call or write if you have any questions.

If you plan on attending in person, please remember to wear your mask.

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MONTANA FACILITY FINANCE AUTHORITY
Board Meeting (Conference Call)
December 8, 2021
10:30 A.M.

MINUTES

BOARD MEMBERS

PRESENT:

Matt Thiel (Acting Chair)
Mel Reinhardt (via phone)
Paul Komlosi (via phone)
Kim Rickard
Jade Goroski
John Iverson

BOARD MEMBERS

ABSENT:

Vu Pham (Excused)

STAFF PRESENT:

Adam Gill, Executive Director
Seth Lutter, Associate Director
Monica Birlut, Accountant

GUESTS:

Nathan Bilyeu, Authority Counsel – Jackson, Murdo & Grant
Jim Kerins, CMS Consulting

BOARD MEETING

CALL TO ORDER

Acting Chair Matt Thiel called the December 8, 2021 board meeting of the Montana Facility Finance Authority (the “Authority”) to order at 10:30 A.M. The meeting convened with all but one member of the Board present.

Minutes

Board Member Jade Goroski motioned to approve the October 21, 2021 board meeting minutes. Board Member Paul Komlosi seconded the motion which passed unanimously.

PUBLIC COMMENT

The meeting was opened for public comment. *No comments were received.*

GENERAL ADMINISTRATIVE

C-PACE Program Report

Adam. Gill, Executive Director of the MFFA, introduced the C-PACE Program Report, C-PACE Program Policy, and C-PACE Program Guidelines. Acting Chair Thiel requested a motion for approval of Resolution 21-14. Board Member John Iverson motioned for approval of the resolution.

Board Member Goroski seconded the motion for approval of the resolution. The Board and staff discussed the C-PACE Program Plan and minor revisions were discussed. Nathan Bilyeu, Authority Counsel – Jackson, Murdo & Grant reviewed the C-PACE Resolution 21-14. At the conclusion of discussion, Acting Chair Thiel reviewed all amendments made to the proposed C-PACE Program Plan and Guidelines during discussion of the motion and asked for a friendly amendment to the motion, and Member Iverson accepted the requested amendments. Member Goroski also agreed to accept the requested amendments. Acting Chair Thiel called for the vote on the motion which passed unanimously.

Financials

Mr. Gill presented the Budget-v-Actual results and the Reserve Balances. Mr. Lutter discussed Staff Approved Loans and Grants and presented the Revenue Graph.

2022 Calendar

The 2022 calendar was discussed and board meetings were set for 2022.

BOARD MEETING CALENDAR

| |
|---------------------------|
| BOARD MEETINGS |
| February 15, 2022, TBD |
| April 21, 2022, TBD |
| June 7, 2022, TBD |
| August 16, 2022, TBD |
| October 18, 2022, TBD |
| December 12-13, 2022, TBD |

SPECIAL PURPOSE TOPICS

Executive Director Review

Jim Kerins, Managing Consultant – CMS, joined the Board and conducted the annual review for the Executive Director. Acting Chair Thiel requested a motion to accept the annual review and adopt the pay increase for the Executive Director. Board Member Rickard motioned for approval of the annual review and pay increase. Member Iverson seconded the motion. After discussion by the Board, Acting Chair Thiel called for the vote on the motion which passed unanimously.

ADJOURN

Acting Chair Thiel adjourned the meeting at 1:30 P.M.

APPROVE: _____
Vu Pham, Chair

ATTEST: _____
Adam Gill, Executive Director

APPROVAL DATE: _____

St. John's Lutheran Ministries
Billings, MT
Stand Alone Bond
Loan Summary

ELIGIBLE HEALTH FACILITY

St. John's Lutheran Ministries, Inc. (the "Corporation" or "St. John's"), now known as St. John's United, is a Montana not-for-profit corporation established in 1960. The Corporation is owned by 25 congregations of the Evangelical Lutheran Church in America that elect a governing board of 15 members.

St. John's fully owns and operates the following on a campus in Billings:

- A 155 (licensed for 186) bed nursing home (including a 16-room transitional care unit, four 12-room skilled nursing cottages (one has 13 rooms) and one 16-room transitional care cottage); three 12-room assisted living cottages for dementia care;
- A comprehensive child development center licensed for 127 participants, to provide opportunities for intergenerational activities;
- A center offering support services birthparents and assist families with adoption, as well as a family wrap-a-round program to prevent foster care placement, (St. John's Family Services);
- A consulting and administration office, which manages four other facilities with independent and assisted living care; and
- A comprehensive home health and hospice service for seniors named Home Based Services Initiative LLC (HBSI), a 66.5% owned affiliate.

St. John's manages on the same campus:

- Mission Ridge a 120 unit Independent living and 62 unit assisted living;
- Chapel Court LLP, a Low-Income Tax Credit housing project.

St. John's owns and operates the following on a campus (The Crossings) in Laurel, Montana:

- A 24 apartment, independent living/retirement home;
- A 13 apartment, assisted living/retirement home; and
- A 12-room cottage for assisted living/dementia care; and
- 4 independent living patio homes

St. John's own and operates the following on a campus (The Willows) in Red Lodge, Montana:

- A 24 unit assisted living cottage.

St. John's is the sole affiliate member of The Lutheran Center, Inc. DBA Luther's Lodge, a non-profit entity, which provides housing for individuals receiving medical care. It is located in a residential house in Billings, Montana.

St. John's is the sole affiliate member of Five Valleys Lutheran Retirement, Inc. a non-profit entity based in Missoula, MT now providing in home concierge services for seniors.

PROJECT AND COST

The proceeds of the Series 2022 bonds will be structured in two phases. The first phase will be an immediate issuance of approximately \$20 million to refinance the MFFA Series 2015 A & B bonds and approximately \$3.5 million direct loan from USDA Rural Development. The second phase will be the issuance of \$11 million with the scope to repurpose an existing 43 unit assisted living building into a 36-unit skilled nursing facility specialized in post-acute transitional care. In addition, the funds will be used to remodel another 43 unit assisted living unit into administrative offices.

| | |
|-------------------------|----------------------|
| Sources: | |
| Series 2022A Bond Issue | \$ 24,744,391 |
| Series 2022B Bond Issue | 11,255,609 |
| TOTAL | \$ 36,000,000 |
| Uses: | |
| Refinance 2015 A Bonds | \$ 3,516,088 |
| Refinance 2015 B Bonds | 17,410,635 |
| Refinance USDA Loan | 3,553,041 |
| Project Funds | 11,120,161 |
| Cost of Issuance | 385,000 |
| Additional Contingency | 15,076 |
| TOTAL | \$ 36,000,000 |

| | |
|----------------------|--|
| PROGRAM | Bank Direct Placement |
| CLOSING DATE | March 15, 2022 |
| INTEREST RATE | 2.49% |
| MATURITY DATE | March 15, 2054 |
| SECURITY | Pledge of Gross Revenues and Deed of Trust |

UTILIZATION

| Utilization | Capacity | | | |
|------------------------------------|------------|---------|---------|---------|
| | 12/31/2021 | FY 2019 | FY 2020 | FY 2021 |
| Skilled Nursing | | | | |
| Rimview Square - Wing 4 | 49 | 47.69 | 43.91 | 41.74 |
| Garden Court - Wing 7 | 25 | 22.56 | 20.86 | 19.17 |
| Skilled Nursing Cottages (4) | 49 | 44.96 | 42.9 | 45.79 |
| Transitional Care North | 16 | 12.26 | 9.55 | 12.42 |
| Transitional Care Cottage | 16 | 13.99 | 4.38 | 0 |
| Total Skilled Nursing | 155 | 141.46 | 121.6 | 119.12 |
| Main SJU Billings Campus | | | | |
| AL Cottages | | | | |
| Moorberg Cottage | 12 | 8.22 | 9.02 | 10.45 |
| Langemo Cottage | 12 | 10.99 | 7.86 | 7.77 |
| Powers Cottage | 12 | 10.27 | 5.37 | 0 |
| Total AL Main SJU Campus | 36 | 29.48 | 22.25 | 18.22 |
| The Crossings - Laurel | | | | |
| Apartment Building and Patio Homes | 28 | 24.51 | 24.08 | 23.54 |
| Chapel Court Apartments | 56 | 0 | 0 | 42.27 |

PAYOR MIX

| Payor Mix | FY 2019 | FY 2020 | FY 2021 |
|-----------|---------|---------|---------|
| Medicare | 16% | 10% | 10% |
| Medicaid | 47% | 49% | 45% |
| Other | 37% | 41% | 45% |
| Total | 100% | 100% | 100% |

COVID-19 IMPACT

St. John's formed an Incident Command (IC) team, to establish protocols and adjust as the COVID-19 situation changed. St. John's closed its Transitional Care Cottage to use as an Isolation Cottage for residents who might contract COVID-19. All transitional care residents were cared for in Transitional Care North. Three assisted living cottages were consolidated into two and Billings Clinic rented the vacated cottage to expand hospital capacity from fall of 2020 to February 2021.

The first case of COVID-19 on the St. John's campus was June 30, 2020 when a staff member tested positive. At that time the admissions stopped, visitations were halted, and staff in the area were required to use protective equipment. In December 2020, St. John's opened its own reference laboratory and results could be turned around in a day. The facility has a contract with School District #2 to provide testing for staff and students.

COVID-19 presence in the Billings community rose dramatically in late fall/winter of 2020 and continued into 2021. Vaccines arrived in late January and nearly all residents were

vaccinated. About 60% of facility's staff received vaccinations. The cash flows were greatly impacted with the drop in census and the increased costs of supplies and labor. The Federal and State stimulus grants allowed the Facility to retain all their staff and provide bonuses to employees who worked longer hours. St. John's has received over \$5.6 million to date in stimulus funds. St John's will be applying for the Employee Retention Credit earned during the first three quarters of 2021. Initial estimates suggest that the Facility should get between \$4 and \$5 million by the summer of 2022. St John's did not get any advanced Medicare or Medicaid payments.

COVID-19 cases have been increasing in fall 2021 and St. John's remains vigilant in all of protocols and infection control. Like every healthcare organization in the state, the Facility is challenged to fill the nursing and CNA positions in this unprecedented labor market.

| Payor | Description | Amount |
|----------------------|---|------------------|
| CARES Act | Payroll Protection Plan Loan (forgiven) | 3,476,790 |
| HRSA-HHS | HHS Stimulus CARES Act | 595,563 |
| HRSA-HHS | HHS Stimulus CARES Act Phase 2 | 515,000 |
| HRSA-HHS | Phase 3 HRSA-HHS | 279,700 |
| HRSA-HHS | HHS Incentive Based Payment | 118,246 |
| HRSA-HHS | Phase 4 HRSA-HHS | 58,631 |
| SBA | SBA EIDL Grant | 10,000 |
| State of Montana | MT Non-Profit Covid Relief | 150,000 |
| State of Montana | Medicaid Supplemental Payment | 360,200 |
| State of Montana | MT Quarantine/Isolation Funds | 41,290 |
| State of Montana | MT Adaptability Grant | 10,000 |
| State of Montana | MT Communicative Technology Grant | 2,961 |
| State of Montana | CARES MT Emergency Grant | 9,660 |
| Total Support | | 5,628,041 |

MARKET/COMPETITION

There has been a significant increase of independent and assisted living units in the past ten years. St. John United continues to be a strong provider along with Sisters of Charity Health and Billings Clinic for in-patient post-acute care. Billings continues to see a strong population growth which includes a migration of seniors from rural areas to take advantage of the healthcare facilities. St. John United serves primarily residents of Yellowstone County but at the same time serves the needs of recovering patients from Livingston to Sidney, Montana. Other nursing homes provide post-acute services as well. Some of other providers are Bella Terra, Avantara, Parkview Healthcare and Eagle Cliff Manor.

GOVERNANCE

St. John's Lutheran Ministries is currently governed by a thirteen-member Board of Directors. The Board of Directors has the general charge of the business and affairs of the Corporation and may do and perform all acts necessary to carry out its purposes. Directors are elected by a majority vote of the Members, and each Director serves for a term of three years and can renew for two additional terms.

MANAGEMENT

David Trost, Chief Executive Officer has been the Chief Executive Officer of St. John's Lutheran Ministries, Inc. since 2016 serving St. John's a total of 26 years. Mr. Trost was the Chief Operating Officer and V.P. of Management and Outreach Services from 1999 to 2016 and the Long-Term Care Administrator between 1995 through 1998. Mr. Trost worked for Hillhaven, a for-profit nursing home chain, between 1992 through 1995 as an Assistant Administrator in Great Falls and was promoted to Administrator in Fort Collins. Mr. Trost graduated with a degree in Hospital Administration from Concordia College in Moorhead, MN in 1992. Mr. Trost received a Master's in Healthcare Administration from Montana State University in Billings, MT in 1999.

Jerry Pearsall, V.P. of Finance of St. John's Lutheran Ministries, a position he has held since January 2012. Prior to that, Mr. Pearsall served as Executive Director of St. John's Foundation since April 2005. Mr. Pearsall has a bachelor's degree in Business Administration-Accounting from Eastern Montana College, now called Montana State University – Billings. Additional education included The Fundraising School from the University of Indiana School of Philanthropy as well as the FINRA Series 6 Licensing exam. Prior to working with St. John's, he was the Executive Director of the Pacific Northwest Section PGA, one of 41 geographic regions of the Professional Golfers Association of America, a position he held for 10 years.

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HISTORICAL FINANCIALS

| St. John's Lutheran Ministries, Inc. | | | |
|---|-----------------------|----------------------|----------------------|
| FISCAL YEARS ENDED | 12/31/2018 | 12/31/2019 | 12/31/2020 |
| <u>ASSETS</u> | | | |
| Cash & Cash Equivalents | 1,990,689 | 2,647,178 | 3,641,026 |
| Investments | 311,827 | 518,448 | 523,592 |
| Patient Recvbls (net) & Due from 3rd-Party | | | |
| Payors | 1,910,095 | 2,467,692 | 2,172,674 |
| Other Receivables | 209,457 | 136,348 | 730,897 |
| Inventory | 260,984 | 264,760 | 369,687 |
| Current Assets Whose Use is Limited | 64,900 | 58,000 | 59,400 |
| All Other Current Assets | 115,534 | 102,955 | 184,533 |
| Total Current Assets | \$ 4,863,486 | \$ 6,195,381 | \$ 7,681,809 |
| Fixed Assets | 58,096,271 | 59,731,457 | 67,360,855 |
| Accumulated Depreciation | 36,359,224 | 36,820,379 | 38,981,952 |
| Fixed Assets (net) | 21,737,047 | 22,911,078 | 28,378,903 |
| Board Designated Funds | 12,319,636 | 14,773,960 | 18,128,801 |
| Assets Held in Trust | - | - | - |
| Other Assets | 1,973,759 | 3,533,794 | 8,794,203 |
| Total Assets | \$ 40,893,928 | \$ 47,414,213 | \$ 62,983,716 |
| <u>LIABILITIES</u> | | | |
| Accounts Payable & Other Accrued Expenses | 3,237,785 | 4,504,608 | 3,431,184 |
| Current Portion of Long-Term Debt | 765,077 | 808,705 | 962,540 |
| Other Current Liabilities | 421,940 | 884,333 | 9,997,577 |
| Total Current Liabilities | \$ 4,424,802 | \$ 6,197,646 | \$ 14,391,301 |
| Long-Term Debt (Less Current Portion) | 25,996,633 | 25,245,982 | 24,282,770 |
| Other Long-Term Liabilities | 471,700 | 440,500 | 1,613,648 |
| Unrestricted Fund Balance | 7,067,726 | 11,413,138 | 13,654,261 |
| Restricted Fund Balance | 2,933,067 | 4,116,947 | 9,041,736 |
| Fund Balance | 10,000,793 | 15,530,085 | 22,695,997 |
| Total Liabilities & Fund Balance | \$ 40,893,928 | \$ 47,414,213 | \$ 62,983,716 |
| <u>REVENUES & EXPENSES</u> | | | |
| Net Patient Service Revenue | 27,392,230 | 27,777,567 | 25,772,907 |
| Other Operating Revenue | 2,468,043 | 2,573,402 | 3,876,376 |
| Total Operating Revenue | \$ 29,860,273 | \$ 30,350,969 | \$ 29,649,283 |
| Interest | 975,387 | 1,009,209 | 803,293 |
| Depreciation & Amortization | 2,273,697 | 2,236,287 | 2,180,890 |
| Other Operating Expenses | \$ 28,363,904 | \$ 27,910,479 | \$ 28,795,887 |
| Total Operating Expenses | 31,612,988 | 31,155,975 | 31,780,070 |
| Income from Operations | (1,752,715) | (805,006) | (2,130,787) |
| Other Nonoperating Revenue | (451,901) | 4,027,048 | 3,595,364 |
| Excess of Rev Over Exp Excl Extraord Items | \$ (2,204,616) | \$ 3,222,042 | \$ 1,464,577 |

FINANCIAL OBSERVATIONS

Interim Financials for 11 Months Ending November 30, 2021

The Corporation was in good financial position in FY 2021, highlighted by total consolidated asset growth and net income. Total consolidated assets have grown from \$49.48 million in FY 2020 to \$54.41 million in FY 21, but the cash and cash equivalents decreased from \$4.38 million in FY 2020 to \$1.11 million in FY 21, leaving the Corporation with low liquidity. The reason for a high FY 2020 is attributed to PPP loan funds and other Covid money. FY 2021 low liquidity is due to the projects listed below:

- addition of extra room to cottages,
- purchase of an additional townhouse at Laurel location,
- planning, and architect fees for the wing three office remodel and new transitional care center,
- office remodel at the building in downtown.

Total actual operating revenues are at \$22.28 million, comparable to the budget of \$22.32 million. Operating expenses are at \$22.37 million, which is favorable to the budget of \$27.53 million. Total actual non-operating income is at \$9.29 million, which is favorable to the budget of \$5.71 million. Non-operating income includes the income from investments in Mission Ridge (50% ownership) and HBSI (66.5% ownership). Total net income is at \$4.21 million, which is favorable to the budget of \$504,781.

ASSETS:

- Cash and cash equivalents increased from \$2.64 million in FY 2019 to \$3.64 million in FY 2020. The reason for this increase is a growth in grant revenues and Covid funding during 2020. The timing difference in inflows and outflows (particularly payroll and culinary and environmental contracts) can also have a significant impact on any given date.
- Fixed assets increased from \$59.73 million in FY 2019 to \$67.36 million in FY 2020. The primarily reason for this increase is the construction of the low-income housing tax credit apartment building (Chapel Court LLP), which accounts for \$6.5 million of the change. The Facility made significant capital asset purchases for new clinical laboratory, including lab equipment, and remodeling the space for the lab and other needs.
- Board designated funds increased from \$14.77 million in FY 2019 to \$18.12 million in FY 2020. The foundation received the Gainan building located in downtown Billings through a charitable remainder annuity trust (recorded value of the gift was upward \$2.1 million). In addition to the regular endowment contributions, the foundation received gifts and set up the Nursing Fellowship Apprentice program, which was around \$2 million. In total the foundation received about \$4.5 million in restricted gifts in 2020, which makes up most of the net assets limited to use.
- Other assets increased from \$3.53 million in FY 2019 to \$8.79 million in FY 2020. This change is due to a few reasons. First, over \$3.5 million of this increase is due to the Gainan charitable reminder annuity trust that was executed in October 2020. The Foundation received a commercial building in downtown Billings as a gift made through a trust with an 8-year annuity period. Next, \$375,000 of the increase is due to the increase in notes receivables from employees, which is part of the Facility compensation package. The participating employees hold life insurance policies that will pay the loan upon death. And thirdly, \$1.3 million of the increase is due to the increase in the investment in Mission Ridge

and the addition/contribution of the Luther's Lodge nonprofit organization with the principal asset being a residential home in Billings.

LIABILITIES:

- Under other current liabilities for FY 2020 the Facility has a line of credit for \$5.53 million. The line of credit is the construction loan for the new Chapel Court LLP apartments, the low-income housing tax credit project. In addition, the Facility received a PPP loan for \$3.48 million. The loan was forgiven in full in June 2021.

NET ASSETS:

- Under net assets FY 2020 the Corporation had donor restrictions for \$9.04 million. \$4.3 million of the net increase comes from endowment contributions through the Foundation. This includes \$2 million from the Gainan trust and another \$2 million from the Nursing Apprentice Fellowship program in addition to regular endowment contributions. The contribution of Luther's Lodge amount of \$273K and the restricted grants of \$1.97 million are also included in the donor restrictions.

PRO FORMA & ANTICIPATED FINANCIAL CHANGES

| Pro Forma | FY 2018 | FY 2019 | FY 2020 | Pro Forma FY 2019 | Pro Forma FY 2020 |
|--------------------------------|----------------|----------------|----------------|------------------------------|------------------------------|
| Revenues Minus Expenditures | (2,204,616) | 3,222,042 | 1,464,577 | 3,222,042 | 1,464,577 |
| Add Depreciation/Amortization | 2,273,697 | 2,236,287 | 2,180,890 | 2,236,287 | 2,180,890 |
| Interest Expense | 975,387 | 1,009,209 | 803,293 | 1,009,209 | 803,293 |
| Available for Debt Service | 1,044,468 | 6,467,538 | 4,448,760 | 6,467,538 | 4,448,760 |
| Existing Debt Service | 811,373 | 765,077 | 808,705 | N/A | N/A |
| Debt Service on New Money | N/A | N/A | N/A | 1,704,611 | 1,704,611 |
| Total Debt Service | 811,373 | 765,077 | 808,705 | 1,704,611 | 1,704,611 |
| Debt Service Ratio Calculation | 1.29 | 8.45 | 5.50 | 3.79 | 2.61 |

Debt Service on New Money is the Aggregate Maximum Annual Debt Service after refinancing the Series 2015 Bonds.

The total improvement of \$1 million will provide efficiency of staffing and ultimately improving cash flows by \$1 million per year. The Facility expects an average increase in census of 10% over 2019 and 20% from 2020 and 2021.

FINANCE TEAM MEMBERS:

| Finance Team Member | Firm | Primary |
|----------------------------|-------------------------------------|-------------------|
| Placement Agent | Ziegler | Sarkis Garabedian |
| Borrower's Counsel | Moulton Bellingham PC | Jeff Sorenson |
| Bond Counsel | Hillis Clark Martin & Peterson P.S. | Christi Jacobsen |

OUTSTANDING/PAST MFFA LOANS

| Outstanding MFFA Bonds/Loans | | | |
|--|-----------------------|----------------------|-----------------|
| Series | Original Issue | 1/16/2022 | Maturity |
| Stand Alone Revenue Bonds, Series 2015A | \$ 4,200,825 | \$ 3,497,461 | 5/1/2041 |
| Stand Alone Revenue Bonds, Series 2015B | \$ 20,799,175 | \$ 17,318,206 | 5/15/2041 |
| Totals | \$ 25,000,000 | \$ 20,815,667 | |

FOUNDATION

St. John's Lutheran Ministries is supported by St. John's Foundation which is governed by a board up to 15 members that is separate from the governing board of St. John's. The Foundation financials are included in St. John's combined financials.

STRENGTHS

- The Corporation is in good financial position showing net income and consolidated assets growth even during the COVID-19 pandemic.
- Expected interest expense savings from financing will improve cash flows.
- St. John's strong management team has recognized the long-run financial challenges and moved to create alternative revenue streams with a diverse group of partners while expanding its service market.
- Good debt service coverage ratio.
- Good relationships with local hospitals.

CONCERNS

- Growth in Yellowstone County may result in an increase in other service care providers.
- Difficult and unknown operating environment moving forward due to Covid-19.

RECOMMENDATION

Approval is recommended based upon the following considerations:

- Ability to maintain profitability amidst expansion.
- Excellent financial position throughout the Foundation's history.
- Project allowing Corporation to grow to meet community needs.
- Overall strong financial performance and ability to make payments.

RESOLUTION NO. 22-01

RESOLUTION RELATING TO A REVENUE BOND, SERIES 2022 (ST. JOHN'S LUTHERAN MINISTRIES, INC. PROJECT); MAKING FINDINGS WITH RESPECT TO A REFUNDING OF EXISTING DEBT AND THE SERIES 2022 BOND; AUTHORIZING AND APPROVING THE SALE AND ISSUANCE OF THE SERIES 2022 BOND SECURED BY PAYMENTS TO BE RECEIVED PURSUANT TO A LOAN AGREEMENT AND A DIRECT NOTE OBLIGATION, AND AN ASSIGNMENT OF THE AUTHORITY'S INTEREST IN THE LOAN AGREEMENT AND THE DIRECT NOTE OBLIGATION AND PAYMENTS THEREUNDER TO THE OWNER OF THE SERIES 2022 BOND; AND AUTHORIZING THE EXECUTION OF DOCUMENTS.

BE IT RESOLVED by the Montana Facility Finance Authority (the "Authority"), as follows:

ARTICLE I

RECITALS

Section 1.01. The Authority is authorized by Montana Code Annotated, Title 90, Chapter 7, Parts 1, 2 and 3, as amended (the "Act"), to issue and sell its revenue bonds and loan the proceeds thereof to one or more institutions (as defined in the Act) to finance, refinance or provide reimbursement for certain allowable costs of acquiring, constructing and equipping eligible facilities (as defined in the Act). Bonds so issued are payable solely from the revenues and assets derived from the participating institutions (as defined in the Act) and do not constitute a debt, liability or obligation of the State of Montana (the "State") or a pledge of the faith and credit thereof. The Authority is required to secure the bonds by pledging the revenues received from the participating institutions. The Authority may also secure the bonds by mortgages, assignments and other security devices deemed advantageous by the Authority pursuant to a trust agreement between the Authority and a corporate trustee. Pursuant to the Act, the Authority may issue up to \$500 million in revenue bonds and notes per biennium, exclusive of revenue bonds or notes issued to refund outstanding revenue bonds or notes, for financing of eligible facilities. As of the date hereof, the Authority has issued \$373,700,000 million in revenue bonds and notes subject to the Act for the biennium ending June 30, 2023.

Section 1.02. St. John's Lutheran Ministries, Inc. (the "Corporation") is a Montana nonprofit corporation authorized to do business in the State. The Corporation owns and operates facilities providing services for the elderly in the State.

Section 1.03. In 2011, the Corporation entered into a taxable loan with the United States of America, acting through the Rural Housing Service, United States Department of Agriculture

(the “USDA”) in the original principal amount of \$4,200,000 (the “USDA Loan”) for the purpose of designing, constructing, furnishing and equipping “eligible facilities” (as defined in the Act) owned and operated by the Corporation, including the development of The Willows, a 24-unit assisted living facility in Red Lodge, Montana. The USDA Loan is currently outstanding in the principal amount of approximately \$3,560,260 and is subject to optional prepayment in whole or in part at any time.

Section 1.04. In 2015, pursuant to a request from the Corporation, the Authority issued its \$4,200,825.07 original principal amount Revenue Bond, Series 2015A (St. John’s Lutheran Ministries, Inc. Project) (the “Series 2015A Bond”) and its \$20,799,174.93 original principal amount Revenue Bond, Series 2015B (St. John’s Lutheran Ministries, Inc. Project) (the “Series 2015B Bond” and, together with the Series 2015A Bond, the “Series 2015 Bonds”). The Series 2015 Bonds were issued for the following purposes: (i) to finance all or a portion of the cost of refunding and redeeming the Authority’s Senior Living Revenue Bonds, Series 2006A (St. John’s Lutheran Ministries Project); (ii) to finance all or a portion of the cost of refunding and prepaying the Authority’s Revenue Bond, Series 2011 (St. John’s Lutheran Ministries, Inc. Project); (iii) to finance costs of acquisition, construction, remodeling, renovation and/or equipping of certain of the Corporation’s eligible facilities; and (iv) to pay costs and expenses incidental to the issuance of the Series 2015 Bonds. The Series 2015 Bonds are currently outstanding in the aggregate principal amount of approximately \$20,783,390.91, and are subject to optional prepayment in whole or in part at any time.

Section 1.05. The Corporation now proposes to undertake (a) the refunding and prepayment of the outstanding Series 2015 Bonds; (b) the prepayment of the outstanding USDA Loan; and (c) the acquisition, construction, remodeling, renovation and/or equipping of skilled nursing, transitional care, senior living and other related facilities located in Billings, Montana and Laurel, Montana, specifically including routine capital projects.

Section 1.06. The Corporation has requested that the Authority, acting pursuant to and in accordance with the Act, authorize the issuance of its Montana Facility Finance Authority Revenue Bond, Series 2022 (St. John’s Lutheran Ministries, Inc. Project) (the “Series 2022 Bond”), the proceeds of which will be loaned by the Authority to the Corporation (a) to refund and prepay the Series 2015 Bonds; (b) to prepay the USDA Loan; (c) to pay costs of acquiring, constructing, remodeling, renovating and/or equipping of skilled nursing, transitional care, senior living and other related facilities in Billings, Montana, and Laurel, Montana; and (d) to pay certain issuance costs (collectively, the “Project”). Under the provisions of the Act, the Series 2022 Bond shall be a special, limited obligation of the Authority payable solely from revenues, including loan repayments from the Corporation, and shall not constitute a debt, liability, obligation or pledge of the faith, credit or taxing powers of the State.

Section 1.07. The Authority has heretofore called and noticed, and intends to conduct, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”). At the public hearing, all persons who appear will be afforded an opportunity to express their views with respect to the proposal to issue the Series 2022 Bond to finance the Project. Following the public hearing but prior to the issuance of the Series 2022 Bond, the Governor of the State is expected to approve the issuance of the Series 2022 Bond.

Section 1.08. The following documents relating to the Series 2022 Bond have been prepared, which documents in proposed form are before this Authority at this meeting and shall be placed on file in the office of the Authority:

(a) The Financing Agreement (the “Financing Agreement”), to be entered into by and between the Authority and the Corporation and to be dated the date of issuance and delivery of the Series 2022 Bond (the “Date of Issue”);

(b) The Loan Agreement (the “Loan Agreement”) to be entered into by and between the Authority and the Corporation and to be dated as of the Date of Issue;

(c) The Depository Trust Agreement (the “Depository Agreement”) to be entered into by and between the Authority and Rocky Mountain Bank, in its capacity as depository bank (the “Depository Bank”), and the Series 2022 Bond registrar (the “Registrar”), and to be dated the Date of Issue;

(d) The Sixth Supplemental Master Trust Indenture (“Sixth Supplemental Master Indenture”), dated the Date of Issue, by and between the Corporation as Obligated Group Agent on behalf of itself and all other current and future Members of the Obligated Group (including St. John’s Foundation), and U.S. Bank Trust Company, National Association, as master trustee (the “Master Trustee”), supplementing and amending the Master Trust Indenture, dated as of August 1, 2006, among the Corporation, St. John’s Foundation and the Master Trustee, as such has been supplemented and amended to date;

(e) The Direct Note Obligation, Series 2022 of the Obligated Group (the “Series 2022 Obligation”), authorized to be executed and delivered in accordance with Sixth Supplemental Master Indenture;

(f) The Assignment of Construction Contracts to be executed by the Corporation in favor of the Authority and to be dated the Date of Issue;

(g) The Assignment of Loan Documents (the “Assignment”), to be executed by the Authority in favor of Rocky Mountain Bank, in its capacity as the Owner of the Series 2022 Bond and to be dated the Date of Issue;

(h) The form of the Series 2022 Bond (the “Bond Form”);

(i) The Tax Agreement and Nonarbitrage Certificate (the “Tax Agreement”), to be entered into by and among the Corporation, the Depository Bank and the Authority and to be dated the Date of Issue; and

(j) The Real Property Mortgage, dated as of August 1, 2006, by the Corporation in favor of the Master Trustee, as supplemented and amended by the First Supplement to Real Property Mortgage, dated August 30, 2011, the Second Supplement to Real Property

Mortgage, dated August 4, 2015, and the Third Supplement to Real Property Mortgage, to be dated the Date of Issue (as so supplemented, the “Mortgage”).

Section 1.09. Unless the context requires otherwise, the terms defined in Section 1.01 and elsewhere in the Financing Agreement shall, for all purposes of this Resolution (including the recitals and exhibits hereto), be incorporated herein by this reference, and shall have the meanings specified in such places, such definitions to be equally applicable to both the singular and plural forms of any of the defined terms.

ARTICLE II

FINDINGS

Based on information provided by the Corporation and such other facts and circumstances as the Authority deems relevant, the Authority hereby finds, determines and declares as follows:

(a) Each of the facilities financed and refinanced, in whole or in part, with the proceeds of the Series 2022 Bond (the “Project Facilities”) is an “eligible facility” within the meaning of the Act, and will be owned and/or operated by the Corporation, which is an “institution” within the meaning of the Act;

(b) The principal and interest payments on the Loan to be made by the Corporation pursuant to the Loan Agreement are scheduled to be sufficient to pay the principal of, premium, if any, and interest on the Series 2022 Bond, when due, to maintain sufficient reserves therefor, to meet all other obligations in connection with the Loan Agreement and to provide for costs of servicing and securing the Series 2022 Bond and the Loan;

(c) The loan of the proceeds of the Series 2022 Bond to the Corporation pursuant to the Loan Agreement will not exceed the total allowable costs of the Project as determined by the Corporation;

(d) Based solely upon information provided and representations made by the Corporation, the Revenues are expected to be sufficient to provide for the payment of the principal of and interest on the Loan as due;

(e) Pursuant to the Depository Agreement, the principal and interest payments on the Loan payable under the Loan Agreement and the Series 2022 Obligation are pledged to the payment of the principal of, premium, if any, and interest on the Series 2022 Bond;

(f) Based solely on information provided and representations made by the Corporation, to the extent required under Montana law, the Project will be reviewed and approved by the appropriate regional and state health planning boards and receive any approval required by Montana Code Annotated, Title 50, Chapter 5, Part 3, as amended;

(g) Based solely on information provided and representations made by the Corporation, the Project will not significantly affect the quality of the human environment, within the meaning of Montana Code Annotated, Section 75-1-201(1)(b)(iii);

(h) Based solely upon the representations and covenants of the Corporation, the Project Facilities are owned and/or operated by the Corporation for the purpose of fulfilling its obligations to provide facilities providing services to the elderly;

(i) Based solely upon information provided and representations made by the Corporation, the Corporation has sufficient experience and expertise to operate the Project Facilities; and

(j) Based solely upon information provided and representations made by the Corporation, the Project is financially feasible and the Corporation will have sufficient revenues to provide for the payment of the principal of and interest on the Loan, as due.

The foregoing findings and determinations are made pursuant to the Act and are not made for the benefit of, and may not be relied upon by the Owner of the Series 2022 Bond.

ARTICLE III

APPROVAL AND AUTHORIZATIONS

Section 3.01. Subject to compliance with the terms of the Act and this Resolution, the Project is hereby approved, and the Authority shall make the Loan to the Corporation for the purpose of providing the financial assistance requested by the Corporation for the Project. To fund the Loan, the Authority hereby authorizes the issuance of the Series 2022 Bond and the sale of the Series 2022 Bond to Rocky Mountain Bank, in its capacity as the purchaser and original Owner of the Series 2022 Bond, subject to the following, which the Executive Director is hereby authorized to approve:

- (a) the principal amount of the Series 2022 Bond, which shall not exceed \$36,000,000;
- (b) the initial tax-exempt interest rate for the Series 2022 Bond, which shall not exceed 3.00%; and
- (c) the Date of Issue, which shall be a date not later than June 30, 2022.

Such approval by the Executive Director shall be conclusively evidenced by a "Certificate of Approval of the Series 2022 Bond" to be executed by the Executive Director.

The Series 2022 Bond shall be dated the Date of Issue and shall be issued as a single fully registered bond, without number, in substantially the same form as the Bond Form, which is incorporated herein by this reference.

The Series 2022 Bond shall be a special limited obligation of the Authority, payable solely from the money and investments in the Bond Fund.

The State is not liable on the Series 2022 Bond. The Series 2022 Bond is not a debt of the State, and neither the faith and credit nor the taxing power of the State is pledged to the payment of the principal of or the interest on the Series 2022 Bond. The Owner of the Series 2022 Bond shall have no right to compel the exercise of the taxing power, if any, of the State or any political subdivision thereof to pay any principal of or interest on the Series 2022 Bond.

The Series 2022 Bond shall be secured by a pledge of the money and investments in the Bond Fund. As additional security for the Series 2022 Bond, the Authority shall assign its rights, title and interests in the Series 2022 Obligation, the Loan Agreement and the Assignment of Construction Contracts to the Owner of the Series 2022 Bond, without recourse, pursuant to the Assignment. The obligations of the Obligated Group under the Series 2022 Obligation are secured by the Mortgage and otherwise as provided by (and subject to the terms of) the Master Indenture.

The Series 2022 Bond shall be executed on behalf of the Authority with the facsimile or manual signature of the Executive Director of the Authority, and shall be authenticated by an authorized representative of the Registrar.

Section 3.02. The Authority hereby authorizes, accepts, approves and agrees to all the terms and conditions of the following documents, in substantially the forms available to the Authority on this date, with such additions, deletions and modifications as are hereafter deemed by the Chair, the Executive Director and the Associate Director of the Authority, or any one or more of them acting alone or in combination, to be in the best interest of the Authority, which documents authorize, *inter alia*, the delivery of the Series 2022 Bond; the loan of the proceeds of the Series 2022 Bond to the Corporation for the Project; the appointment of Rocky Mountain Bank as the Depository Bank and Registrar; the establishment with the Depository Bank of a “Bond Fund” as a special trust fund for the payment of and security for the Series 2022 Bond; the pledge of the money and investments in the Bond Fund as security for the Series 2022 Bond; and the assignment or delegation, as appropriate, of the Authority’s rights, title and interest in the Loan Agreement and the Series 2022 Obligation to the Owner, without recourse, as additional security for the Series 2022 Bond:

- (a) The Financing Agreement,
- (b) The Loan Agreement,
- (c) The Depository Agreement,
- (d) The Sixth Supplemental Master Indenture,
- (e) The Series 2022 Obligation,
- (f) The Assignment of Construction Contracts;

(g) The Mortgage,

(h) The Assignment,

(i) The Tax Agreement, and

(j) All other certificates, documents and other papers which, in the judgment of either the Chair, the Executive Director and/or the Associate Director of the Authority (whoever actually executes such documents), are necessary to the sale and delivery of the Series 2022 Bond, and the loan of the proceeds thereof to the Corporation for the Project.

Section 3.03. The Chair, the Executive Director and the Associate Director of the Authority, or any one or more of them acting alone or in combination, are each hereby authorized and directed to execute or endorse and assign, as appropriate, for and on behalf of the Authority, and to deliver to the parties entitled to executed copies of the same, the Financing Agreement, the Loan Agreement, the Depository Agreement, the Tax Agreement, the Assignment and the certificates, documents and other papers described in Section 3.02(j) hereof, in each case, with such additions, deletions and modifications as are hereafter deemed by the Chair, the Executive Director and/or the Associate Director of the Authority (whoever actually executes such documents) to be necessary to conform such documents to each other and/or to be in the best interests of the Authority.

The Chair and the Executive Director of the Authority are hereby authorized and directed to execute, for and on behalf of the Authority, the Series 2022 Bond, and to deliver the same to the Purchaser in consideration of payment in full of the purchase price therefor.

The Chair, the Executive Director and the Associate Director of the Authority, or any one or more of them acting alone or in combination, are authorized, for and on behalf of the Authority, to endorse to the Owner, without recourse, any and all negotiable instruments made payable to the Authority in payment for the Series 2022 Bond.

The Chair, the Executive Director and the Associate Director of the Authority, or any one or more of them acting alone or in combination, are hereby authorized and directed to take such other actions to consummate the sale of the Series 2022 Bond as may be necessary or desirable.

ARTICLE IV

FEES

As authorized by Section 90-7-211 of the Act, the Authority may assess certain initial planning service fees and annual planning services fees. The Authority hereby determines that the initial planning service fee for the Series 2022 Bond shall be determined in accordance with current policy and is currently estimated to be the greater of \$37,500 or 12.5 basis points (0.125%) times the original maximum principal amount of the Series 2022 Bond, and the annual planning service fee for the Series 2022 Bond shall be five basis points (0.05%) times the then-outstanding principal amount of the Series 2022 Bond, due annually, unless and until changed by the Authority. No

Owner of the Series 2022 Bond or any other outstanding bonds of the Authority shall have any interest in such funds or any right, by contract or otherwise to direct the application of such funds to the payment or security of such bonds.

ARTICLE V

LIMITED LIABILITY OF AUTHORITY AND STATE OF MONTANA

The Series 2022 Bond is a special, limited obligation of the Authority, payable solely from the Bond Fund, and shall be secured by a pledge of the money and investments in the Bond Fund. The Series 2022 Bond shall not constitute or give rise to a pecuniary liability of the Authority or a charge against the credit or general taxing powers, if any, of the State.

PASSED AND APPROVED BY THE MONTANA FACILITY FINANCE AUTHORITY
this 15th day of February, 2022.

By: Vu Pham
Its: Chair

Montana Facility Finance Authority
Budget v. Actual Expenses
01/31/22
58% Expended

| Legislative Budget | | Year to Date | | | |
|--------------------|---|------------------|----------------|----------------|--------------|
| | Category | Budget | Actual | \$ Variance | % Variance |
| \$805,824 | A) INCOME | \$343,860 | 691,433 | 347,573 | 101% |
| 135,000 | Application Fees | 78,750 | 416,300 | 337,550 | 429% |
| 545,824 | Annual Fees | 192,193 | 228,071 | 35,878 | 19% |
| 125,000 | Investment Income | 72,917 | 47,062 | (25,855) | -35% |
| \$311,772 | B) PERSONAL SERVICES EXPENSE | \$181,867 | 191,385 | 9,518 | 5% |
| 304,772 | Salaries & benefits | 177,784 | 189,435 | 11,651 | |
| 7,000 | Board Per Diem | 4,083 | 1,950 | (2,133) | |
| \$313,777 | C) OPERATING EXPENSES** | \$142,203 | 142,728 | 525 | 0% |
| 58,184 | Contracted & Other Services | 33,941 | 53,274 | 19,333 | 57% |
| | Misc. Other Services | | 31,438 | | |
| | Legal Services | | 19,876 | | |
| | Legislative Audit | | 925 | | |
| | ITSD | | 1,035 | | |
| 14,633 | Supplies/Materials/Equipment | 8,536 | 8,821 | 285 | 3% |
| 7,587 | Communications | 4,426 | 2,129 | (2,296) | -52% |
| 24,324 | Travel | 14,189 | 15,085 | 896 | 6% |
| 33,283 | Rent | 19,415 | 18,872 | (543) | -3% |
| | Building Rent | | 18,676 | | |
| | Other Rent | | 195 | | |
| 156 | Repairs & Maintenance | 91 | 336 | 245 | 269% |
| 70,054 | Miscellaneous | 40,865 | 43,886 | 3,021 | 7% |
| | Commerce Department Services | | 28,287 | | |
| | Administration (statewide) Indirect Costs | | 1,706 | | |
| | Education | | 2,737 | | |
| | Other Miscellaneous | | 11,157 | | |
| 0 | Capital Leases | 324 | 324 | | |
| 35,000 | BOI Administrative Support** | 20,417 | 0 | (20,417) | -100% |
| \$180,275 | REVENUES IN EXCESS OF EXPENSES (A-B-C) | 19,789 | 357,320 | 337,530 | 1706% |
| 150,000 | Grants-Obligated/Paid | 43,000 | 25,000 | | |
| \$30,275 | Current Year Increase in Net Assets | | 332,320 | | |
| | INCREASE (DECREASE) IN NET ASSETS | | 332,320 | | |

* Income presented on CASH basis. GAAP accrual accounting would reflect approximately \$10,831 less income annually, or < 2.12%

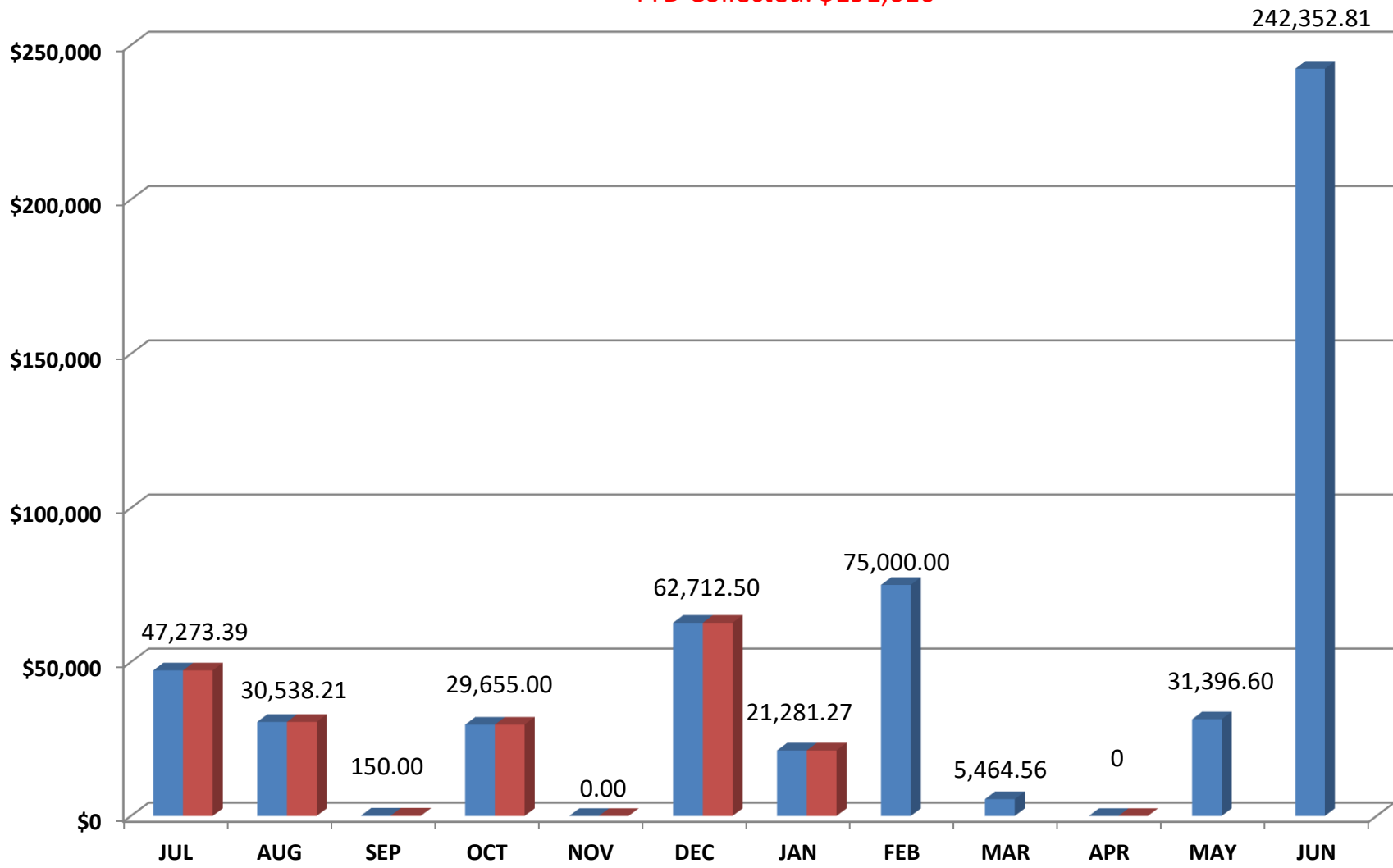
FY 2022 Annual Service Fees

As of January 31, 2022

Annual Projected: \$545,824

YTD Projected: \$191,610

YTD Collected: \$191,610



RESERVE BALANCES AS OF 02-01-2022

| | | | |
|------------------|---|------------------------|-------------------------|
| A/E 06015 | Operating Account Summary | Current Balance | Policy Guideline |
| | Total Fund Balance Available Net Capital Reserve "B" Balance | 3,671,704 | |
| | Less: Working Capital Reserve Requirement | 1,448,686 | 1,448,686 (a) |
| | Available for Restricted Capital Reserve "A" | 2,223,018 | 10,699,500 (b) |
| | Fund Balance: Sub-Total | <u>3,671,704</u> | <u>12,148,186</u> |
| A/E 06015 | Trust Fund Loan Pool | | |
| | RC 710300, Accounts 521190 | 30,189 | |
| | Plus: Prior Year End Capital Reserve "B" Fund Balance Sub Total | <u>368,549</u> | |
| | Capital Reserve "B" Fund Balance | <u>404,738</u> | <u>1,193,713 (d)</u> |
| A/E 06012 | Direct Loan Program | | |
| | Current Program Fund Balance | 4,871,663 | |
| | Less: Outstanding Loan Balance | 3,453,828 | |
| | Funds Available to Loan from Direct Loan Program | <u>1,417,835</u> | |
| | Fund Balance: Sub-Total | <u>4,871,663</u> | <u>4,542,709 (c)</u> |
| | | | |
| | Total Projected Fund Balance | <u>8,948,105</u> | <u>15,885,212</u> |

Notes:

Policy Guidelines - Minimum Funding Requirements

| | |
|---|-------------|
| (a) Twice the current Fiscal Year annual budget. | 724,343 |
| (b) 10% of the outstanding BOI enhanced bond balance as of 7/1/21 | 106,995,000 |
| (c) \$4,820,716 as of 7/1/21 plus YTD loan payments, account investment earnings. | 4,826,438 |
| (d) 10% of the Trust Fund Loan Pool Balance as of 7/1/21 | 11,937,131 |

MONTANA FACILITY FINANCE AUTHORITY

Staff Approved Loans

11/30/2021 - 1/31/2022

Submitted Applications

| <u>Borrower</u> | <u>Location</u> | <u>Date Submitted</u> | <u>Term</u> | <u>Interest</u> | <u>Amount</u> | <u>Project</u> |
|------------------------------------|-----------------|-----------------------|-------------|-----------------|-------------------|----------------|
| Central Montana Medical Center | Lewistown | 02/02/22 | 7 | 2.15% | \$ 500,000 | TFL Refinance |
| Total Pending Direct Loans: | | | | | \$ 500,000 | |

Approved Applications

| <u>Borrower</u> | <u>Location</u> | <u>Date Approved</u> | <u>Term</u> | <u>Interest</u> | <u>Amount</u> | <u>Project</u> |
|-------------------------------------|-----------------|----------------------|-------------|-----------------|---------------|----------------|
| Total Approved Direct Loans: | | | | | \$ - | |

Funds Available Under

Direct Loan Program:

| | |
|---|---------------------|
| Loan Fund: (1/31/2022) | 4,871,663 |
| Total Outstanding Loans: (1/31/2022) | (3,453,828) |
| Approved Applications from above: | - |
| Total Available to Loan at 1/31/2022 | \$ 1,417,835 |

Funded Applications from 7/1/21:

| <u>Borrower</u> | <u>Location</u> | <u>Date Funded</u> | <u>Term</u> | <u>Interest</u> | <u>Amount</u> | <u>Project</u> |
|--|-----------------|--------------------|-------------|-----------------|-------------------|-------------------|
| Rimrock Foundation | Billings | 09/01/21 | 3 | 2.00% | \$ 500,000 | Building Purchase |
| Fallon Medical Complex | Baker | 09/16/21 | 5 | 2.00% | \$ 238,938 | TFL Refinance |
| Total Loans Funded since 7/1/21 | | | | | \$ 738,938 | |

MONTANA FACILITY FINANCE AUTHORITY

Staff Approved Grants

11/30/2021 - 01/31/2022

Commitments Pending

| <u>Facility</u> | <u>Location</u> | <u>Date Submitted</u> | <u>Date Approved</u> | <u>Date Paid</u> | <u>Amount</u> | <u>Project</u> | <u>Program</u> |
|-----------------------|-----------------|-----------------------|----------------------|------------------|---------------|----------------|----------------|
| Total Pending Grants: | | | | | \$ - | | |

Grants Paid since 7/1/2021

| <u>Grantee</u> | <u>Location</u> | <u>Date</u> | <u>Approved</u> | <u>Paid</u> | <u>Amount</u> | <u>Project</u> | <u>Program</u> |
|-------------------------------|-----------------|-------------|-----------------|-------------|------------------|--------------------------|----------------|
| Butte Spirit Center | Butte, MT | 06/24/21 | 7/6/2021 | 9/2/2021 | \$ 3,000 | Energy Efficiency Grant | EEP |
| Wheatland Memorial Healthcare | Harlowtown, MT | 2/26/2021 | 2/26/2021 | 10/4/2021 | \$ 25,000 | Capital Improvement Plan | MCAP |
| Liberty Medical Center | Chester, MT | 2/6/2020 | 2/6/2020 | 11/15/2021 | \$ 14,982 | Capital Improvement Plan | MCAP |
| Total Grants: | | | | | <u>\$ 28,000</u> | | |

2022

JANUARY

| S | M | T | W | T | F | S |
|-------|-------|----|----|----|----|----|
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23/30 | 24/31 | 25 | 26 | 27 | 28 | 29 |

FEBRUARY

| S | M | T | W | T | F | S |
|----|----|-----------|----|----|----|----|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | Board Mtg | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | | | | | |

MARCH

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

APRIL

| S | M | T | W | T | F | S |
|----|----|----|----|-----------|----|----|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | Board Mtg | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

MAY

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

JUNE

| S | M | T | W | T | F | S |
|----|----|-----------|----|----|----|----|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | Board Mtg | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | | |

JULY

| S | M | T | W | T | F | S |
|-------|----|----|----|----|----|----|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24/31 | 25 | 26 | 27 | 28 | 29 | 30 |

AUGUST

| S | M | T | W | T | F | S |
|----|----|-----------|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | Board Mtg | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |

SEPTEMBER

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | |

OCTOBER

| S | M | T | W | T | F | S |
|-------|-------|----|----|----|----|----|
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23/30 | 24/31 | 25 | 26 | 27 | 28 | 29 |

NOVEMBER

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | | | |

DECEMBER

| S | M | T | W | T | F | S |
|----|----|-----------|----|----|----|----|
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | Board Mtg | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

HOLIDAYS AND OBSERVANCES

1-Jan New Year's Day
17-Jan MLK Day
21-Feb Presidents' Day
30-May Memorial Day

4-Jul Independence Day
5-Sep Labor Day
11-Oct Columbus Day
11-Nov Veterans Day Ob.

24-Nov Thanksgiving Day
26-Dec Christmas Day Ob.

CONFERENCES

Feb 28-Mar 1, 2022 MACo, Billings
Apr 24-26, 2022 NAHEFFA, SC
May 25-26, 2022 MEDA, Anaconda

June 27-29, 2022 PaceNation, NYC
Sep 14-16, 2022 NAHEFFA, Bozeman
Sep 19-23, 2022 MHA, Billings