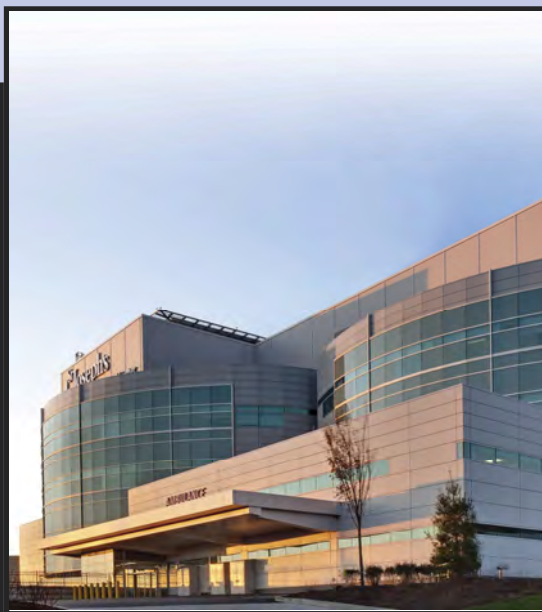




NJHCFFA

NEW JERSEY HEALTH CARE FACILITIES FINANCING AUTHORITY

Fifty Years of Health Care Financing



2022 ANNUAL REPORT

New Jersey Health Care Facilities Financing Authority

Mission Statement

Created by an act of the New Jersey Legislature in 1972, the New Jersey Health Care Facilities Financing Authority's mission is:

“To ensure that all health care organizations have access to financial resources to improve the health and welfare of the citizens of the State”.

The Authority's mission was expanded in 2000 to include:

“...provid[ing] assistance in the restructuring of the health care system of the State.”

The Authority fulfills its statutory purpose primarily by issuing tax-exempt and taxable bonds for health care organizations throughout the State, including hospitals, skilled nursing facilities, assisted living facilities, life plan communities, visiting nurse associations, hospices and blood banks. The Authority also collects and analyzes data on health care organizations and funds studies on the provision of health care services.

New Jersey Health Care Facilities Financing Authority

Financing the Health Care Industry Since 1972....



Table of Contents

Salute From The New Jersey Governor	page	3
Message From The Board Chair	page	5
Message From The Executive Director	page	7
Members of The Authority	page	8
NJHCFFA Reached Its 50th Year Milestone	page	11
NJHCFFA 10-Year Issuer Savings Analysis	page	12
Historical Milestones at The Authority	page	13
2022 Financings	page	18
Financing Programs	page	19
Authority Staff	page	20
Total Financing Trends By The Year	page	21



Salute From The New Jersey Governor

Since its inception in 1972, the New Jersey Health Care Facilities Financing Authority has issued more than \$25.9 billion in tax-exempt bonds to over 185 health care organizations, including acute care hospitals, and has issued forgivable loans to various providers. By generating significant cost savings for New Jersey's health care industry, the Authority continues to play an important role in enabling investments that lead to critical advancements and improvements that benefit both patients and providers throughout our State.

One great example of this is the role the Authority recently played in supporting access to reproductive health care through its administration of the Family Planning Forgivable Loan Program. The program was created to provide up to \$750,000 to licensed facilities that provide a full spectrum of reproductive health and family planning services. This program offered financial resources to help support the facility needs and equipment needs of providers.

Through zero-percent interest, one-year forgivable loans from the Authority, many reproductive health providers were able to acquire new facilities, renovate facility interiors, purchase much-needed equipment, and improve information technology services in order to continue providing the best possible care to their patients.

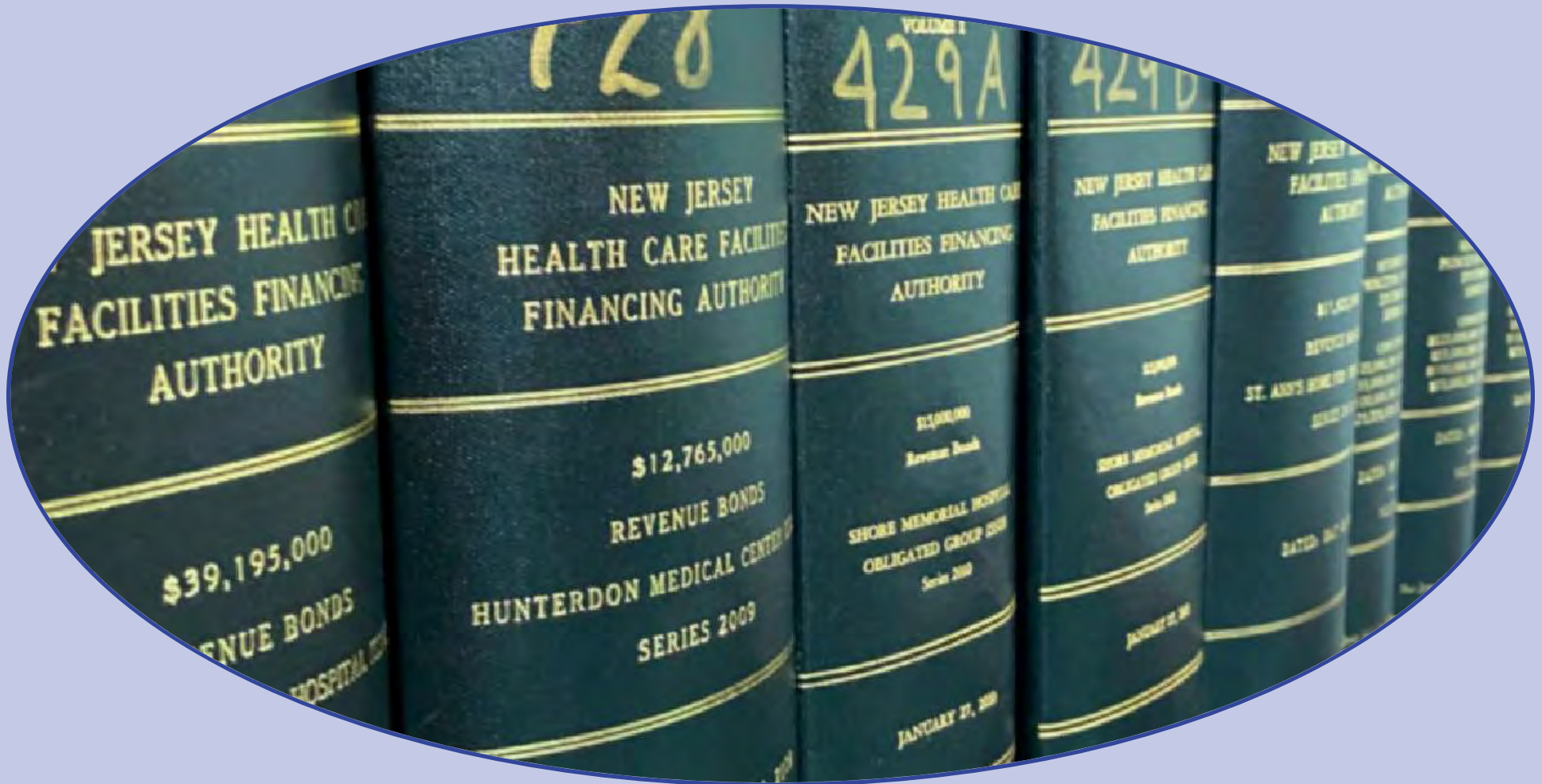
I sincerely thank the Authority and its Members for their ongoing commitment to supporting the health care industry, and salute the Authority for 50 years of dedication to providing New Jersey's health care organizations with the financing they need to serve the residents of our State.



A handwritten signature in blue ink, reading "Philip D. Murphy".

Philip D. Murphy
Governor

Celebrating 50 Years of Health Care Financing



Honoring The Past.....

Preparing For The Future.....

Message From Judith M. Persichilli, Chair, Commissioner of Health

2022 was a year of change, achievement, and evolution.

The year 2022 was marked by change, achievement and evolution in health care and our nation. We have seen workforce challenges affecting our health care system, high inflation, global tensions, and continued supply chain disruptions.

Despite the challenges, we remain optimistic for many reasons. Through our collective efforts to combat threats from SARS CoV-2 and its variants, we are unwavering in providing access to vaccinations and treatment. And although re-recruiting and retaining physicians, nurses and other health care staff continue to present difficulties, these challenges also provide opportunities to seek change and evolve our health care system.

As the State and the nation continue to move to a post-pandemic reality, the Department supports the efforts of NJHCFFA in providing funding to health care partners to improve access to health care throughout the State. We are confident that health care facilities will think creatively to deliver care in new settings and leverage technology to meet patients where they are in a cost-efficient manner. Investments in this space will assist all facilities to better serve the public.

Our greatest investment, however, has been in our hospitals and medical schools. Governor Murphy allocated \$794 million in hospital funding for Fiscal Year 2023 through Charity Care (\$342 million), Graduate Medical Education (\$218 million), Graduate Medical Education-Supplemental (\$24 million), and the Quality Improvement Program-New Jersey (\$210 million). Additionally, the Administration earmarked over \$500 million in American Rescue Plan State Fiscal Recovery Fund (SFRF) funding to major hospitals to enhance regional coordination and allow those facilities to continue to respond to COVID-19 as well as future public health emergencies. An additional \$101.5 million has been authorized for 12 unique facilities from SFRF funds in Fiscal Year 2023 to assist these facilities in meeting a multitude of needs arising from the pandemic.



These allocations will allow our hospitals and other medical facilities to hire more personnel while investing in the training of future New Jersey health care providers.

More importantly, congratulations to the Authority on your 50th Anniversary of service to New Jersey. The New Jersey Department of Health is deeply grateful for its relationship with NJHCFFA. Since 1972, the Authority has issued over \$25.9 billion in bonds on behalf of more than 185 health care organizations throughout the State. Besides issuing bonds at lower interest rates than traditional taxable financings, NJHCFFA also provides the Department with quarterly financial reports on hospitals and federally qualified health centers as well as monthly hospital early warning finance monitoring. Financially strong health care facilities are crucial for adequate staffing and patient care. As we continue to tackle the needs of our facilities and patients, the Department looks forward to future projects with the NJHCFFA.

Finally, I want to thank Mark E. Hopkins, who led with great commitment to the Authority's goals for nearly two decades and through years of significant transformation in the health care systems landscape. As we end this familiar phase and move forward to continue serving New Jersey's residents, I welcome Frank Troy to his new leadership role and look forward to advancing NJHCFFA's mission together.

Judith M. Persichilli

Judith M. Persichilli, R.N., B.S.N., M.A.
Chair, Commissioner of Health



Message From The Executive Director

*T*his year was pivotal for The New Jersey Health Care Facilities Financing Authority (the “Authority”). It reached its 50th year milestone on September 1, 2022. Wow, fifty years! Of those years, it has been a pleasure to serve in the capacity of the Executive Director for nearly 19 of them. As such, it brings me great joy that the Authority currently stands as the 89th largest issuer of municipal bonds in the country, according to The Bond Buyer’s Municipal Marketplace (often referred to as The Red Book) and the 4th largest issuer in the State of New Jersey and the 4th largest issuer of solely health care bonds. It has issued over \$25.9 billion in bonds, financed projects for over 185 health care organizations through more than 538 financings and has saved health care organizations hundreds of millions in financing costs when compared to taxable financings.



Mark E. Hopkins

*T*he Authority holds periodic retreats, Symposiums, and roundtables to educate its staff and governing body as well as to review Authority policies with borrowers, bond purchasers, and municipal finance professionals. This year we hosted a Symposium at the Forsgate Country Club in Monroe where we had panel discussions to address current legal trends and issues in the municipal bond market for health care organizations. Through the creation of financing programs to meet the special needs of our health care organizations, the Authority has been on the leading edge of borrower disclosure and surveillance. In addition to the savings resulting from the bonds being tax-exempt, the Authority’s stance as an “active” issuer with standard covenants, ratios and continued surveillance of its borrowers has also saved its borrowers money. To objectively measure our performance, this year we selected PFM Financial Advisors (“PFM”), a market leader in financial advisory services, consulting, and financial planning, to conduct an analysis of 29 public transactions over the past ten years. Remarkably, the PFM analysis objectively showed that the Authority’s policies has generated significant savings for borrowers.

*I*n its own way, 2022 was also an innovative year for the Authority when it rolled out the Family Planning Facilities Upgrade Forgivable Loan Program for New Jersey’s health care providers that provide reproductive health care services. Through this program, funded by a grant in aid from the State, New Jersey’s health care centers gained access to funding to enhance their facilities. During the first round of applications, the Authority approved forgivable loans for family planning facilities upgrades for eight organizations at 23 facilities. A second round of applications were approved in early 2023.

*A*fter nearly 19 years of being the Executive Director, I have decided to retire. It has truly been an honor to work at the Authority for these years with amazing staff and dedicated Authority Members and knowledgeable public finance professionals and excellent health care executives and through several supportive administrations and I have no doubt that the next fifty years will bring more savings to the New Jersey health care industry.

A handwritten signature in black ink, appearing to read 'Mark E. Hopkins'.

Mark E. Hopkins
Executive Director

NJHCFFA *Ex-Officio* Members



Judith M. Persichilli, Chair

(Serves during her tenure as Commissioner of the Department of Health)

Ms. Persichilli, R.N., B.S.N., M.A., began serving as Acting Commissioner of Health on August 5, 2019 and was confirmed on January 9, 2020. Prior to leading the department, Ms. Persichilli served as the Acting Chief Executive Officer (CEO) of University Hospital in Newark. Ms. Persichilli was President Emerita of CHE Trinity Health. She previously served as interim President and Chief Executive Officer (CEO) of Catholic Health East. Prior to joining CHE's System, she served for eight years as CEO at St. Francis Medical Center in Trenton. Ms. Persichilli received her nursing diploma from the St. Francis Hospital School of Nursing, a Bachelor of Science in Nursing summa cum laude from Rutgers University, and a Master of Arts in Administration summa cum laude from Rider University.



Sarah Adelman, Member

(Serves during her tenure as Commissioner of the Department of Human Services)

Ms. Adelman was confirmed as Commissioner of the Department of Human Services on March 24, 2022. Previously, Ms. Adelman was the Deputy Commissioner of Department of Human Services, overseeing the Division of Developmental Disabilities, Division of Aging Services, and the Division of Medical Assistance and Health Services, which operates the Medicaid/NJ Family Care program.

Ms. Adelman has worked in Medicaid and health policy for more than a decade, previously serving as Vice President at the New Jersey Association of Health Plans and Chief of Staff at the New Jersey Health Care Quality Institute. Ms. Adelman also previously served on the Board of Trustees for Samaritan Healthcare and Hospice, the Board of Directors for a statewide child abuse and neglect prevention program, and the Commerce and Industry Association of New Jersey's Healthcare Steering Committee. Ms. Adelman was named among "New Jersey's Top 10 Healthcare Policy Analysts and Experts" by NJ Spotlight. Ms. Adelman received her Bachelor of Arts summa cum laude from Rowan University, a certificate in Advanced Healthcare Leadership from Seton Hall University, and was a fellow in the inaugural class of the New Jersey Healthcare Executives Leadership Academy.



Marlene Caride, Member

(Serves during her tenure as Commissioner of the Department of Banking and Insurance)

Ms. Caride was nominated by Governor Murphy on January 22, 2018 and confirmed by the Senate on June 6, 2018. Ms. Caride served in the New Jersey General Assembly since 2012, where she represented the 36th Legislative District. Ms. Caride served in the Assembly on the Commerce and Economic Development Committee (as Vice-Chair), the Financial Institutions and Insurance Committee, the Transportation and Independent Authorities Committee, the New Jersey Legislative Select Committee on Investigation and the Intergovernmental Relations Commission. Ms. Caride earned a Bachelor's degree in Education from Fairleigh Dickinson University and was awarded a J.D. degree from the California Western School of Law. She is an attorney who was formerly a partner in private practice with the firm of Gonzalez & Caride.

Designees of The Ex-Officio Members

2022

Robin Ford



**Deputy Commissioner; serves
as Designee for the
Commissioner of the
Department of Health.**

Greg Lovell



**Health Care Facilities
Coordinator; serves as
Designee for the
Commissioner of the
Department of Human
Services.**

Manny Paulino



**Aide to the Commissioner;
serves as Designee for the
Commissioner of the
Department of Banking &
Insurance.**

*The Authority is governed by a seven-member board, three of whom are Ex-Officio and four members of the public who are nominated by the Governor with the consent of the Senate.
The public members serve staggered terms.*

NJHCFFA Public Members

David G. Brown II, Vice Chairperson



Mr. Brown is currently the Chief Administrative Officer of Ocean Township. He previously served as the Administrator of Bradley Beach, Executive Director of the Linden-Roselle Sewerage Authority, and as the Administrator of the Borough of Roselle. Prior to that, Mr. Brown held several municipal leadership positions, including Director of Newark's Urban Enterprise Zone and Director of Public Works and Urban Development for Plainfield, NJ. He also serves on the Board of Directors of the Association of Environmental Authorities of New Jersey.

A native of Long Branch, Mr. Brown served in the New Jersey National Guard and has both a Bachelor of Arts degree and a Master's in Public Administration from Kean University.

His term expires on April 30, 2024.

Thomas J. Sullivan, Jr., Secretary



Mr. Sullivan is a lifelong Bergen County resident. Mr. Sullivan has served on the Bergen County Board of County Commissioners since January of 2015. As a Commissioner, he has served on the Board's committees for: Social Services, Shared Services, Labor and Personnel, Law and Public Safety, Transportation, Public Works, Community Development, and Planning and Economic Development.

His term expires on April 30, 2025.

Dr. Munir Kazmir, Treasurer

Dr. Kazmir is the CEO of Quality Home Care Providers and founder of Direct Meds Pharmacies, Inc. and Easy Carry Inc. Dr. Munir Kazmir heralds a lifetime of leadership as a CEO, entrepreneur, physician, and philanthropist in the healthcare industry. He has served on numerous hospital boards, healthcare research groups, and healthcare advisory committees.

Dr. Kazmir's term expired on April 30, 2019. He continued to serve until he was replaced by Sam Maddali in March 2023.



Ms. Devane is the Public Policy Director for the Health Professionals and Allied Employees (HPAE), New Jersey's largest health care union representing registered nurses and health care professionals in acute-care, long term care, psychiatric, blood bank and medical laboratory facilities. Prior to her work at HPAE, Ms. Devane worked at New Jersey Citizen Action, a statewide consumer advocacy organization, working with patients and advocates to protect the financial interests of health care consumers. Ms. Devane has a Bachelor's degree in Social Work from Ramapo College of New Jersey and a Master's of Social Work from Hunter College.

Her term expires on April 30, 2025.



Bridget Devane, Public Member

Members continue to serve until reappointed or replaced.

THE AUTHORITY REACHED ITS 50TH YEAR MILESTONE

On September 22, 2022, the New Jersey Health Care Facilities Financing Authority (the “Authority”) celebrated its 50th year milestone at its Symposium held at the Forsgate Country Club in Monroe.

In addition to the Authority’s governing body and staff, the Symposium was attended by health care finance executives from New Jersey nonprofit health care systems, bond analysts from the Authority’s largest bond purchasers, the largest underwriters of Authority bonds and attorneys who frequently serve as bond counsel, underwriter’s counsel and borrower’s counsel on Authority bonds. The Commissioner of Health, Judith M. Persichilli delivered the Symposium’s keynote address.

Following the keynote address, two panel discussions were held. The panelists discussed current underwriting issues facing health care borrowers in the municipal bond markets and the advantages/disadvantages of the Authority standard issuance policies.

The first panel was moderated by the Authority’s Director of Project Management, Bill McLaughlin, and the panelists were Municipal Credit Analyst Ellen Cannarsa from The Vanguard Group and Underwriters Joan Marron, Christopher McCann and Katherine Meyers from Morgan Stanley, JPMorgan and Citi, respectively. The second panel was moderated by the Authority’s Director of Research, Investor Relations and Compliance, Frank Troy, and the panelists were frequent bond counsel John Kelly of Wilentz, Goldman & Spitzer, frequent underwriter’s counsel Charles Toto of Hawkins, Delafield & Wood and frequent hospital/borrower’s counsel Scott Kobler of McCarter & English.



Commissioner of Health Judith M. Persichilli
Delivering the Keynote Address



2022 Symposium Attendees

The panelists addressed current legal trends and issues in the municipal bond market for health care organizations.

NJHCFFA 10-YEAR ISSUER SAVINGS ANALYSIS

In the summer of 2022, the Authority selected PFM Financial Advisors (“PFM”), a market leader in financial advisory services, consulting, and financial planning, to objectively measure the performance of our products. During this analysis, PFM conducted a hypothetical restructuring analysis of the 29 public transactions over the past ten years by the Authority using generic health care yield curves from the Municipal Market Monitor on the sale date of the transaction, and a comparison of the True Interest Cost of the hypothetical restructuring to the actual deal.

This analysis concluded that of the 29 hypothetical restructurings, the Authority’s financings had a lower True Interest Cost for 22 of the hypothetical deals. The Net Total Debt Service “saved” was 17 basis points based on the aggregate structure of the bonds for our borrowers. The PFM analysis objectively showed that the Authority’s policies have generated significant savings for borrowers.

The PFM Financial Advisors also performed a 10-Year issuer cost analysis, comparing issuance, ongoing fees, and services of the Authority versus several other national and state conduit issuing authorities who were eligible to issue bonds on behalf of hospitals, health care systems and other health care organizations. The comparison revealed that the Authority provides services that are not offered by the other national and state conduit issuing authorities. In addition, the PFM analysis determined that the Authority’s issuance fees were the lowest of the sample group, but, its annual fees were the highest. However, the savings generated by the additional conditions, monitoring and services by the Authority far exceeded the additional issuance and annual costs.

(The full PFM 10-year analysis of the Authority financings can be found at NJHCFFA’s website at www.njhcffa.com.)

Historical Milestones at The Authority....

Executive Directors through NJHCFFA History

Mark E. Hopkins
Michael T. Kornett
Edith F. Behr
Christina M. Klotz
D. Kathryn Fern
Herbert J. Horowitz
John F. O'Connor
James M. Ruth, Jr.
J. Robert Lackey

1972-2022

Governors through NJHCFFA History

Philip Murphy
Chris Christie
Jon S. Corzine
Richard J. Cody
James E. McGreevey
John O. Bennett
Donald T. DiFrancesco
Christine Todd Whitman
James J. Florio
Thomas H. Kean
Brendan T. Byrne
William T. Cahill

Since its inception in 1972, it has been the Authority's mission to ensure that all health care organizations have access to financial resources to improve the health and welfare of the citizens of the State.

On May 25, 1972, legislation creating the New Jersey Health Care Facilities Financing Authority (Chapter 29, Laws of New Jersey) was signed into law by Governor William T. Cahill. The Authority began that year with only two staff members: an Executive Director and an Economist.

May 25, 1972 ~ NJHCFFA was created by an act of legislature signed by Governor William T. Cahill effective September 1st. The founding Executive Director of the Authority was J. Robert Lackey.

September 1, 1972 ~ NJHCFFA opened its doors with only two staff members; an Executive Director and an Economist.

November 14, 1973 ~ NJHCFFA closes on its first bonds in the amount of \$12,950,000 for the Community Hospital Group, Inc. which was operated as the John F. Kennedy Community Hospital and the Middlesex Rehabilitation Hospital in Edison. It is now known as the JFK Medical Center and is part of Hackensack Meridian Health.

April 1979 ~ NJHCFFA creates the Equipment Revenue Program as a tax-exempt alternative to equipment leasing, the second of its kind in the nation.

1981 ~ NJHCFFA surpasses a total of \$1 billion in bonds since its creation.

1982 ~ NJHCFFA issues its first Federal Housing Administration (FHA) mortgage insurance backed bonds for \$10,335,000 issued on behalf of Emer Community Hospital (now Inspira Medical Center, Elmer) and \$107,275,000 in bonds issued on behalf of Atlantic City Medical Center (now AtlantiCare).

1983 ~ NJHCFFA creates the Hospital Equipment Floating Rate Demand Revenue Notes Series A to take advantage of existing tax laws before they changed in 1986 by issuing \$50 million in tax-exempt bonds to create a revolving pool for loans to NJHCFFA borrowers.

September 1985 ~ NJHCFFA creates the Capital Asset Loan Program Series A-D to take advantage of existing tax laws before they changed in 1986 by issuing \$100 million in tax-exempt bonds to create a revolving pool for loans to NJHCFFA borrowers. The program is still in use today. Total issuance hit \$2 billion since 1972.

December 1985 ~ NJHCFFA creates the Capital Asset Loan Program Series E to take advantage of existing tax laws before they changed in 1986 by issuing \$100 million in tax-exempt bonds to create a revolving pool for loans to NJHCFFA borrowers.

1986 ~ NJHCFFA creates the APOLLO System™ to assess hospitals' financial and operating performance.

1991 ~ NJHCFFA surpasses \$5 billion in bond issuance since its creation.

1994 ~ NJHCFFA brings project management oversight in-house eliminating outsourcing expenses and reducing fees to the borrower by 90%.

1996 ~ NJHCFFA completes a financing for its first assisted living facility, Care Institute, and does its first taxable financing for St. Joseph's Hospital and Medical Center to purchase a residential building to house personnel.

1998 ~ NJHCFFA statutory powers expanded to include financing for for-profit health care organizations.

1998 ~ NJHCFFA creates Variable Rate Composite Program to facilitate smaller borrowings and savings from several bonds being marketed at once with standard documentation. For the first time NJHCFFA exceeds \$1 billion in issuance in a single year with \$1,390,732,857 in bonds issued.

1999 ~ NJHCFFA completes a financing for its first for-profit entity for The Avalon at Bridgewater Assisted Living, which received tax-exempt status as low and moderate income housing under Internal Revenue Code Section 142(d). NJHCFFA also participates on Governor Whitman's Advisory Commission on Hospitals.

August 29, 2000 ~ Governor Whitman signs the Hospital Asset Transformation Program into law, allowing issuance of bonds supported by a contract with the State Treasurer in order to refinance stranded debt of nonprofit hospitals choosing to close inpatient acute care services as a result of recommendations from the Advisory Commission on Hospitals, which also expanded NJHCFFA's statutory purpose to include "provid[ing] assistance in the restructuring of the health care system of the State and to aid in the termination of the provisions of hospital acute care services at such locations as may no longer be useful or necessary"

2000 ~ NJHCFFA surpasses \$10 billion in bond issuance since its creation.

2002 ~ NJHCFFA contributes \$16.5 million of its fund balance to support Charity Care payments.

2003 ~ NJHCFFA hosts the first of several CFO Advisory Panel sessions in which seven representative hospital CFOs discuss issues affecting hospital finances. NJHCFFA also established a monitoring policy for borrowers' self-insurance entities and captive insurance companies as more hospitals moved to those models.

2004 ~ NJHCFFA hosts the Financing Authority Summit: Partnering with New Jersey's Healthcare Leaders which provided a full-day educational seminar for hospital executives and finance professionals.

January 2004 ~ NJHCFFA staff helps the Muni Council create a central disclosure post office called DisclosureUSA, to replace disparate disclosure sources. Ultimately, the MSRB replaced DisclosureUSA with EMMA the Electronic Municipal Market Access website.

2006 ~ NJHCFFA participates in and provides funding for Governor Corzine's Commission on Rationalizing New Jersey's Health Care Resources to provide the State with criteria to determine how to respond to hospital requests for extraordinary financial aid.

2007 ~ NJHCFFA hosts a two day Board Retreat with financial professionals, borrower representatives, bondholder representatives and counsel to consider modernizing its policies.

2008 ~ NJHCFFA surpasses \$15 billion in bond issuance since its creation.

2010 ~ NJHCFFA is awarded an \$11.4 million American Recovery and Reinvestment Act grant on behalf of the State for the construction of health information technology infrastructure, which were subsequently granted to health care providers in the State.

2011 ~ NJHCFFA commissioned and supervised the Hudson County Hospital Services Consolidation/ Regionalization Assessment by Navigant Consulting on behalf of the State.

2012 ~ NJHCFFA creates the Master Leasing Program which allows approval of Master Leases between a health care organization and an equipment manufacturer, or lessor with a not to exceed amount of \$70 million, and quick approvals for additional schedules to each Master Lease in one NJHCFFA meeting.

2014 ~ NJHCFFA surpasses \$20 billion in bond issuance since its creation.

2015 ~ NJHCFFA commissioned and supervised the Greater Newark Healthcare Services Evaluation by Navigant Consulting on behalf of the State.

2016 ~ NJHCFFA lowered its annual fees but removes the cap thereon due to the significant consolidation of hospitals into large health care systems. It also sets a single year record for bond issuance with over \$1.8 billion in bonds issued.

2019 ~ NJHCFFA hosted a full-day CFO/Bond Analyst Roundtable to discuss its policies and procedures with these important stakeholders. Significant policy and procedure improvement were subsequently approved by NJHCFFA in the fall as a direct result of the Roundtable, including one meeting financing approval and loosened but springing ratio and liquidity requirements.

2020 ~ NJHCFFA created the zero-interest, zero-fee COVID-19 Emergency Loan Program to provide hospitals with funds quickly while they were waiting for federal relief funds. It also paused principal and interest payments on FQHC Direct Loans.

2021 ~ NJHCFFA has its largest single issue of bonds with \$751,845,000 of bonds issued on behalf of RWJBarnabas Health for numerous projects at the system including a new pavilion for the Rutgers Cancer Institute of New Jersey.

Honoring The Past....Preparing For The Future....

2022 NJHCFFA Financings: The Year in Review....



\$39,410,000 Series 2022A bond financing on behalf of St. Luke's Warren Hospital.

St. Luke's Warren Hospital is a subsidiary of St. Luke's University Health Network, a nonprofit corporation headquartered in Pennsylvania. The Network controls 11 acute care hospitals, an organization of physician practices, and other healthcare-related organizations. St. Luke's Warren Hospital is a 198-li-censed bed, acute care nonprofit hospital facility in Phillipsburg, New Jersey.

Delivery Date: February 23, 2022

Final Maturity Date: August 15, 2043

Ratings: The bonds were rated A-/A3 by S&P Global Ratings and by Moody's Investor Service.

The bonds were a direct purchase and were initially issued as federally taxable with the ability to be converted to tax-exempt at a later date.

The purchaser of the bonds was Truist Bank.



\$37,880,000 privately issued tax exempt Series 2022 bond financing on behalf of St. Joseph's University Medical Center, Inc.

St. Joseph's University Medical Center is an academic tertiary care medical center and state designated trauma center. It is located on the Paterson campus and has 651 adult and pediatric beds.

Delivery Date: February 25, 2022

Final Maturity Date: July 1, 2052 - The fixed rate term bonds maturing in 2047 and 2052

Ratings: The bonds were rated BBB- by S&P Global Ratings and were rated Baa3 by Moody's Investor Service.

Yields on the Series 2022 serial bonds ranged from 1.83% for the 2023 maturity to 3.6% for the 2042 maturity.

Yields for the fixed rate term bonds are as follows: yield to call of 3.71% for the term bond maturing on July 1, 2047; yield to call of 3.76% for the term bond maturing on July 1, 2052.

The estimated present value savings from issuing tax-exempt bonds compared to taxable bonds was \$3,016,572.



\$105,925,000 privately issued tax exempt Series 2022A bond financing on behalf of St. Peter's University Hospital, Inc.

St. Peter's University Hospital is a nonprofit, 478-bed acute care teaching hospital sponsored by the Roman Catholic Diocese of Metuchen. The facility treats more than 23,000 inpatients and more than 245,000 out-patients yearly. As a state-designated children's hospital, St. Peter's also provides care and services to 9,000 pediatric inpatients and over 45,000 pediatric out-patients each year.

Delivery Date: October 25, 2022.

Final Maturity Date: July 1, 2037.

Ratings: The bonds are rated Baa3 by Moody's Investors Service and BBB by S&P Global Ratings. The bonds were directly purchased by Morgan Stanley & Co. LLC. and the transaction was structured with fixed rate serial bonds maturing from 2023 to 2037.

Yields on the Series 2022A serial bonds range from 4.25% for the 2023 maturity to 5.53% for the 2037 maturity, with a final maturity of July 1, 2037. The net present value savings from the refunding portion of the financing is \$5,680,828.09.

The Borrower saved approximately \$10 million on a net present value basis through its use of a tax-exempt financing structure compared to a taxable financing.

NJHCFFA

Popular Financing Programs

Stand-Alone Bond Financings

The Authority's most frequently used financing option includes publicly offered bond issues and private placement of bonds or notes. Bond issues can be structured with fixed or variable interest rates and with or without credit enhancement or ratings.

Master Leasing Program

The Master Leasing Program is designed to meet the unique needs of New Jersey's health care systems, although stand-alone facilities may also participate. In the case of a System, the various members of the System can access tax-exempt equipment leases through a pre-arranged master lease financing. The Authority approves the System for a total dollar amount, and the System's members enter into leases for up to a 10-year period, aggregated up to the pre-approved dollar amount. If the System would like more than one equipment lessor, it can enter into a master lease agreement with each separate lessor/equipment vendor.

Capital Asset Program ("CAP")

The Capital Asset Program ("CAP") is a revolving loan program designed to take advantage of bonds issued prior to the 1986 changes in the tax laws. Loans under the program are continuously repaid, making fresh funds available for other health care organizations in need of capital. The Authority recently engaged a new "AA"-rated letter of credit provider for the CAP.

COMP Program

The Variable Rate Composite Program (COMP) is designed to lower the costs of issuance for smaller borrowings. Under the program, bonds can be marketed for several borrowers at once, yet each borrower is only responsible for its own series of bonds. The standardization of documents and simultaneous marketing of the bonds reduces the costs of issuance for access to capital markets.

FQHC Loan Program

The Federally Qualified Health Center (FQHC) Loan Program is designed to help start-up FQHCs cover the costs needed to get up and running at a lower rate than available through conventional bank borrowing.

Please feel free to contact us at 609-292-8585

NJHCFFA Authority Staff



Office of the Executive Director

Mark E. Hopkins, Executive Director

Cindy Kline, Executive Assistant/Office Manager

Robin Piotrowski, PHR, SHRM-CP, Sr. Human Resources Manager &
Ethics Liaison Officer

John Johnson, Network Administrator

Kia Inman, Human Resources Manager and Communications Specialist

Division of Research, Investor Relations & Compliance

Frank Troy, CPA, Director of Research, Investor Relations and
Compliance

Taryn Rommell, Assistant Director of Research, Investor Relations &
Compliance

Neetu Thukral, Compliance Manager

Nino McDonald, Database Analyst

Tracey D. Cameron, Administrative Assistant

Division of Project Management

William McLaughlin, Director of Project Management

Edwin Fuentes, Project Manager

Tracey D. Cameron, Administrative Assistant

Division of Operations, Finance & Special Projects

Ron Marmelstein, Director of Operations, Finance and Special
Projects

Alpa Patel, Controller

Ankita Parikh, Accountant

William Lohman, Construction Compliance Officer

Jessica Waite, Senior Account Administrator

Michael Solidum, Account Administrator

Diane Johnson, Senior Assistant Account Administrator

Taryn Brzdek, Assistant Account Administrator & Custodian of the
Record

Jessica Rinderer, Administrative Assistant

Fifty Years of Health Care Financing and Low-Cost Capital

TOTAL AUTHORITY FINANCINGS 1973-2022

1973 ~ \$12,950,000	1990 ~ \$612,185,000	2007 ~ \$849,066,000
1974 ~ \$141,970,000	1991 ~ \$531,859,333	2008 ~ \$1,272,380,000
1975 ~ \$5,400,000	1992 ~ \$329,703,375	2009 ~ \$830,840,000
1976 ~ \$32,375,000	1993 ~ \$497,295,000	2010 ~ \$916,972,666
1977 ~ \$95,893,000	1994 ~ \$789,204,390	2011 ~ \$987,865,000
1978 ~ \$109,410,000	1995 ~ \$56,305,200	2012 ~ \$488,800,148
1979 ~ \$182,117,200	1996 ~ \$162,385,000	2013 ~ \$937,123,243
1980 ~ \$137,762,500	1997 ~ \$475,395,000	2014 ~ \$434,103,000
1981 ~ \$329,223,913	1998 ~ \$1,390,732,857	2015 ~ \$513,384,950
1982 ~ \$580,381,998	1999 ~ \$536,745,442	2016 ~ \$1,828,447,500
1983 ~ \$382,288,200	2000 ~ \$412,263,588	2017 ~ \$1,200,700,000
1984 ~ \$200,184,027	2001 ~ \$474,775,000	2018 ~ \$23,000,000
1985 ~ \$933,336,287	2002 ~ \$529,082,005	2019 ~ \$841,000,000
1986 ~ \$79,985,000	2003 ~ \$684,800,000	2020 ~ \$97,657,000
1987 ~ \$414,336,984	2004 ~ \$506,700,000	2021 ~ \$1,014,277,000
1988 ~ \$324,685,000	2005 ~ \$414,650,000	2022 ~ \$183,215,000
1989 ~ \$279,034,283	2006 ~ \$813,674,654	





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