These are the Minutes of the New Jersey Health Care Facilities Financing Authority's regular meeting held on July 23, 2026, on the fourth floor of Building #4, Station Plaza, 22 South Clinton Avenue, Trenton, NJ.

The following ***Authority Members*** were in attendance:

> ***Via Microsoft Teams:*** Noah Glyn, Designee for the Commissioner of the Department of Health (Chairing); Greg Lovell, Designee for the Commissioner of the Department of Human Services; Michael Fahncke, Designee for the Commissioner of the Department of Banking and Insurance; Public Members Bridget Devane and Tom Sullivan.

The following ***Authority staff members*** were in attendance:

> ***On-Site:*** Frank Troy, Cindy Kline, Jeff Solimando, Jessica Rinderer, Taryn Rommell, Ron Marmelstein, Jose Lora and Alpa Patel. ***Via-Telephone***: Tracey Cameron.

The following ***representatives from the State and/or the public*** were in attendance:

> ***Via Microsoft Teams:*** Brian McGarry and Bernard Davis, Attorney General's Office; Jessica O'Connor, Governor's Authority Unit; and Carrie Camp.

CALL TO ORDER

In compliance with the Open Public Meetings Act (OPMA) and the Authority's by-laws, Noah Glyn, Designee of the Commissioner of Health, called the July 23, 2026, Authority's regular meeting to order at 10:00 a.m.

The Authority's Communications Specialist, Jeff Solimando, called the roll and established a quorum.

1. APPROVAL OF MINUTES

- *June 25, 2026*

The Authority's June 25, 2026, meeting Minutes were distributed to Members for their review and approval prior to today's meeting. Mr. Glyn asked for a motion to approve the Minutes of the Authority's June 25, 2026, meeting. Ms. Devane made the motion, and Mr. Lovell seconded.

After confirming who made the motion and who seconded, Mr. Glyn asked whether there were any questions or comments. There were none. Mr. Glyn called for a vote. All Members voted in the affirmative.

2. INFORMATIONAL UPDATE

- *University of Pennsylvania Health System (Princeton Healthcare System) Refunding Revenue Bonds, Series 2026C.*

Mr. Glyn called on the Authority's Executive Director Frank Troy to present an informational update on the University of Pennsylvania Health System, Series 2026C transaction.

Mr. Troy began his presentation by reminding Members that at the June 2026 Authority meeting, the Members approved a bond resolution (the "Resolution") authorizing the contingent sale of public, tax-exempt bonds on behalf of the University of Pennsylvania Health System and Princeton Healthcare System (together the "Borrower"). The Resolution delegated the appointment of co-managing underwriters to an Authorized Officer of the Authority, with the assurance the firms would be disclosed at a future Authority meeting.

Mr. Troy then advised Members that in accordance with Authority policy and the size of the transaction, the assignment of three (3) co-managing underwriters was agreed to.

Mr. Troy concluded by stating Authority staff supported the Borrower's recommended appointment of PNC Capital Markets as a co-managing underwriter. Authority staff selected Cabrera Capital Markets, LLC, and Loop Capital Markets, LLC, both minority-owned firms, as co-managing underwriters. All three firms have been qualified by this Authority to serve in the role of co-managing underwriter.

Mr. Glyn reminded Members that this was an informational presentation only and no action needed to be taken.

3. AUTHORITY EXPENDITURES

Mr. Glyn referenced a summary of Authority expenses and invoices provided to the Members and asked if there were any questions or comments on the material distributed. There were none.

Mr. Glyn requested a motion to approve the bills and authorize payment. Mr. Lovell made the motion to approve the expenses, and Mr. Sullivan seconded.

After confirming who made the motion and who seconded, Mr. Glyn asked if there were any questions or comments on the motion. There were no questions or comments. Mr. Glyn then called for a vote. All Members voted in the affirmative, and the motion to accept all submitted expenses and authorize payment was approved.

AB RESOLUTION NO. 2026-7-A

WHEREAS, the Members of the Authority have reviewed the memoranda dated July 15, 2026, summarizing expenses incurred by the Authority in connection with Trustee/Escrow Agent/Paying Agent fees and the memorandum dated July 15, 2026, summarizing general operating expenses, in the amounts of $15,504.00 and $9,236.00, respectively, and have found such expenses to be appropriate;

NOW THEREFORE, BE IT RESOLVED that the Members of the Authority hereby approve all expenses as submitted, and authorize the execution of checks representing the payment thereof.

4. STAFF REPORTS

Mr. Glyn asked Executive Director Frank Troy to present his Executive Director's report.

Mr. Troy reported the following:

1. New Jersey Hospital News

   a) Atlantic Health System ("AHS") announced that David Nosacka, MHA, will join the organization as executive vice president and chief financial officer, effective Aug. 17. Before joining AHS, Nosacka served as senior vice president and chief financial officer at Virginia Mason Franciscan Health in Washington, part of CommonSpirit Health.

   b) Gail Kosyla was named Interim Executive Vice President and CFO of AtlantiCare Health Network ("AtlantiCare"), replacing Hak Kim, who had 30 years of service with AtlantiCare. Ms. Kosyla was most recently Executive Vice President and CFO at Yale New Haven Medical Center and previously held executive financial management roles at RWJBarnabas Health and Hunterdon Medical Center.

   c) Sixteen New Jersey hospitals were among the *Becker's 100 Great Community Hospitals* for 2026.

   d) You may recall a Hudson County Superior Court judge vacated the temporary restraining order granted to Hudson Regional Health's ("Hudson") Heights University Hospital ("Heights") against the New Jersey Department of Health on June 18th. The ruling allows the State Health Planning Board to move forward and consider the certificate of need application for closure that Hudson filed and then attempted to rescind. Hudson has since filed a notice of appeal with the court but has not formally filed one. The closure of the hospital and rumored redevelopment of the site has been the subject of much controversy.

e) Valley Hospital presented an expansion plan for the facility, which opened in 2024, to the Paramus Planning Board. The proposed plan includes a new patient care wing, which would add approximately 100 licensed beds, as well as a new parking structure.

f) Inspira Health ("Inspira") has applied to the Department of Health for approval to close the intensive care units ("ICUs") at the Elmer and Mannington hospitals. ICU-level patients would be transferred within the Inspira system.

2. Ratings Agency Actions and Publications

a) S&P Global affirmed the University of Pennsylvania Health System's ("Penn") AA rating, which is considered high investment grade. The outlook is Stable.

b) Moody's Ratings ("Moody's") affirmed its Aa3 rating, equivalent to AA-, on Penn debt, also with a Stable outlook.

c) For your information, Penn is one of two AA health systems with a New Jersey nexus; the other is Virtua Health. Six are one notch lower at AA-. They are AtlantiCare, AHS, Hackensack Meridian Health ("Hackensack"), Inspira Health, RWJBarnabas Health and Valley Hospital.

d) Fitch Ratings affirmed Hackensack's AA- rating and maintained a Stable outlook.

e) Moody's released a not-for-profit and public health care *Sector –In-Depth* report noting that "performance has improved across most systems but remains below pre-pandemic levels and uneven." The sector faces some long-term headwinds that could impact credit quality including substantial federal Medicaid funding reductions, stricter eligibility requirements, and limits on provider taxes and state-directed payments.

3. New Jersey Health Care News

a) According to a *CareScout Cost of Care* survey, New Jersey had the 13th highest median monthly cost of a semi-private skilled nursing facility room in the country. The New Jersey median was $12,775, above the national median of $9,581. The highest was Alaska at $27,831; the lowest was Texas at $5,627. New Jersey was also above the national median for home health care.

b) Once again, the State budget includes dollars for reproductive health access. A $22.0 million grant-in-aid was included for SFY 2027, and the Authority is one of several agencies the Commissioner of Health may utilize to distribute the funds.

4. National Health Care News

a) The House Ways and Means Committee passed the Tax-Exempt Hospital Transparency Act, which would increase community benefit reporting on IRS Form 990, Schedule H. The Committee Chair said in a social media post that "Tax-exempt hospitals look less like hospitals and more like hedge funds". Hospitals would have to disclose how they are addressing the items identified in their most recent community health needs assessment, the dollar value of financial assistance provided, and data on patient financial assistance applications. The American Hospital Association and other industry groups criticized the bill, saying it would trigger “substantial administrative and financial burdens.”

b) While the feds focus on transparency, a number of states are focused on price caps. Indiana and Vermont passed laws in 2025 indexing prices to Medicare. Under a proposed Michigan law, hospitals would have to cut prices by 10% immediately or lose not-for-profit status. New Jersey bill A1729 would create a Health Care Cost Containment and Price Transparency Commission to establish annual price increase caps on hospitals. Violations would result in civil penalties and a ban on collecting medical debt from patients. There has been no activity on this bill for over a year and a half. Industry groups maintain caps do not solve the underlying causes of the affordability problem such as soaring drug prices, insurance red tape and historic inflation.

c) Medicare’s Part A trust fund is projected to be depleted in 2033. The fund’s trustees expect a 6.7% average increase in spending between now and 2035 due to general health care inflation of 3.2%, increased volume of 2.0% and more beneficiaries accounting for 1.5%.

d) According to a *HealthExec* article, artificial intelligence (“AI”) will not replace many patient-facing clinical workers but will affect those in documentation, administration and some clinical roles. AI will also create opportunities for specialists in implantation, ethics and governance. The jobs safest from AI are RN, EMT, mental health therapist, midwife, home health aide, CNA and dental hygienist.

e) Despite being a “safe” job, AI is becoming more and more of an issue in nurse strikes and in contract negotiations. A Healthcare Financial Management Association article notes that despite the prospect of reducing the time spent on documentation to allow more direct care, there is a general mistrust of AI by the nursing profession.

f) According to actuarial firm Milliman’s 2026 Medical Index (“the Index”), the cost of health care for an American family of four covered by an average commercial health plan is $37,824 or $8,460 per person, a 7.9% increase over 2025. Pharmacy spending had the highest percentage increase of the Index components at 14.8%.

5. Bond and Tax Legislation and Regulatory News

   None

6. Other News

   None

7. Authority News

    a) Authority employees would see a 17.3% increase in health insurance premiums in 2027 if the State actuary's recommendation is accepted by the Division of Pension and Benefits. The 2026 increase was 39.7%, the 2025 increase was 16.5% and the 2024 increase was 21.4%.
    b) Audit committee members are reminded there will be a telephonic meeting on Tuesday, August 4th at 10:30 AM.
    c) The next Authority meeting will be on Thursday, August 27, 2026, at 10:00 AM. Thank you.

5. ADJOURN

As there was no further business, questions, or comments, Mr. Glyn asked for a motion to adjourn. Mr. Lovell made the motion, and Mr. Sullivan seconded the motion.

After confirming who made the motion and who seconded, Mr. Glyn asked if there were any questions or comments on the motion. There were none. Mr. Glyn then called for a vote. All Members voted in the affirmative, and the meeting was adjourned at 10:15 a.m.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF THE MINUTES OF THE NEW JERSEY HEALTH CARE FACILITIES FINANCING AUTHORITY REGULAR MEETING HELD ON JULY 23, 2026.

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Cindy Kline, Assistant Secretary