

Genesee County Funding Corporation
 Meeting Agenda
 Thursday, October 2, 2025
 Location: 99 MedTech Drive, Innovation Zone
 3:00 p.m.

	Topic	Page #’s	Discussion Leader	Desired Outcome
1.	Call To Order – Enter Public Session		P. Zeliff	
2a.	Additions / Deletions to the Agenda			
2b.	Minutes: March 26, 2025	2-6		Vote
3.	GCFC 1+3 Budget	7	L. Farrell	Disc / Vote
4.	Rochester Regional Health Energy Project – Official Intent Resolution	8-20	M. Masse	Disc / Vote
5.	Adjournment		P. Zeliff	Vote

GENESEE COUNTY FUNDING CORPORATION
Wednesday, March 26, 2025
Location: 99 MedTech Drive, Innovation Zone
10:00 a.m.

ATTENDANCE

Board Members: T. Turnbull, M. Gray, P. Zelif, W. Lapple
Staff: P. Kennett, J. Krencik, M. Masse, E. Finch
Guests:
Absent: M. Torrey, H. Upson

1. Call to Order – Enter Public Session

P. Zelif called the meeting of the Genesee County Funding Corporation Board to order at 10:02 a.m. in the Innovation Zone.

2a. Additions / Deletions to the Agenda – Nothing at this time.

2b. Minutes: March 27, 2024

M. Gray made a motion to approve the March 27, 2024 meeting minutes as presented; the motion was seconded by T. Turnbull. Roll call resulted as follows:

P. Zelif -	Yes	W. Lapple -	Yes
T. Turnbull -	Yes	M. Torrey -	Absent
M. Gray -	Yes	H. Upson -	Absent

The item was approved as presented.

3. GCFC 1+3 Budget

The 1+3 budget was included with the Board meeting materials. The 1+3 Budget is required to be entered into the NYS Public Authorities Reporting Information System (PARIS) every year.

M. Masse noted that there is no revenue included and a placeholder has been included for professional services of \$3,000 to cover expenses related to the annual audit in year 2025 and \$3,100 in years 2026, 2027 and 2028.

W. Lapple made a motion to approve the GCFC 1+3 Budget as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Zelif -	Yes	W. Lapple -	Yes
T. Turnbull -	Yes	M. Torrey -	Absent
M. Gray -	Yes	H. Upson -	Absent

The item was approved as presented.

4. 2024 Audited Financial Statements

M. Masse presented the 2024 Audited Financial Statements to the Board. The Report to the Board of Directors states that no material weaknesses in internal controls were identified during

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the audit. It is their opinion that the audited financial statements present fairly, in all material respects, the financial position of the GCFC as of December 31, 2024 in accordance with accounting principles generally accepted in the United States of America. M. Masse also noted that the entity's net position was about \$25,900 at the end of 2024. The GCFC did not close any projects in 2024 so there is minimal activity for the entity.

T. Turnbull made a motion to accept the 2024 Audited Financial Statements as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Zelif -	Yes	W. Lapple -	Yes
T. Turnbull -	Yes	M. Torrey -	Absent
M. Gray -	Yes	H. Upson -	Absent

The item was approved as presented.

The Board voted on agenda items 5 through 6 collectively. The approval for these items follows agenda item 6.

5. Mission Statement and Measurement Report

M. Masse shared that an authority's board must annually review the authority's mission statement and measurements to ensure that its mission is accurately presented and that the authority's performance goals continue to support its mission. M. Masse stated that the Mission Statement was amended in 2022. The 2025 measurements remains the same, issuing tax-exempt debt, as a conduit issuer, to meet the needs of non-profit and for-profit enterprises in Genesee County as required.

M. Masse asked the Board to approve the Mission Statement and Measurement Report, which includes the Governance Certification.

6. Authority Self-Evaluation of Prior Year Performance

Public Authorities are required to perform a self-evaluation of prior year's goals/measurements.

2024 Measurements:

1. Issue tax-exempt debt, as a conduit issuer, to meet the needs of non-profit and for-profit enterprises in Genesee County as required.

2024 Results:

1. During the year ended December 31, 2024, the GCFC did not issue any tax-exempt revenue bonds.

M. Masse asked the Board to approve the Authority Self-Evaluation of Prior Year Performance.

M. Gray made a motion to approve agenda items 5 and 6 as presented; the motion was seconded by W. Lapple. Roll call resulted as follows:

P. Zelif -	Yes	W. Lapple -	Yes
T. Turnbull -	Yes	M. Torrey -	Absent
M. Gray -	Yes	H. Upson -	Absent

The item was approved as presented.

7. Policy & Procedures (PAAA & PARIS)

- a) Procurement Policy & Procedures
- b) Disposition of Property Guidelines
- c) Investment Policy
- d) Governance Committee Charter
- e) Audit and Finance Charter

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T. Turnbull made a motion to approve the Policies & Procedures (“a” through “e” listed above) as presented; the motion was seconded by W. Lapple. Roll call resulted as follows:

P. Zelif -	Yes	W. Lapple -	Yes
T. Turnbull -	Yes	M. Torrey -	Absent
M. Gray -	Yes	H. Upson -	Absent

The item was approved as presented.

8. Officer’s, Signers of Agreements & Contracts, Bank Account Signers, Bank Authorizations

M. Masse presented the appointment/reappointment and authorization of the following:

Officers:

- GCEDC Chairman, P. Zelif, Chairman
- GCEDC Vice Chairman, M. Gray, Vice Chairman
- H. Upson, Treasurer
- T. Turnbull, Secretary

*The GCFC Chair and Vice Chair positions are to be held by the GCEDC Chair and Vice Chair, respectively.

Signors of agreements, contracts, deeds and other instruments as follows:

- Chairman
- Vice Chairman
- Secretary

Bank Account Authorized Signers:

- P. Zelif
- M. Gray
- H. Upson
- T. Turnbull

* All GCFC checks must be signed by two authorized signers.

* GCFC Officers will be authorized bank signers

Authorized to request information regarding all bank accounts and to transfer funds between like named accounts for the GCFC:

- L. Farrell
- P. Kennett

W. Lapple made a motion to approve the Officers, Signers of Agreements & Contracts, Bank Account Signers and Bank Authorizations as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Zelif -	Yes	W. Lapple -	Yes
T. Turnbull -	Yes	M. Torrey -	Absent
M. Gray -	Yes	H. Upson -	Absent

The item was approved as presented.

The Board voted on agenda items 9 and 10 collectively. The approval for these items follows agenda item 10.

9. Audit / Finance Committee Appointments

M. Masse reviewed the following with the Board:

Audit and Finance Committee Members:

- M. Gray (Committee Chair)
- T. Turnbull
- H. Upson

10. Governance Committee Appointments

M. Masse reviewed the following with the Board:

Governance Committee Members

- H. Upson (Committee Chair)
- M. Marshall
- P. Zelif

W. Lapple made a motion to approve agenda items 9 and 10 as presented; the motion was seconded by T. Turnbull. Roll call resulted as follows:

P. Zelif -	Yes	W. Lapple -	Yes
T. Turnbull -	Yes	M. Torrey -	Absent
M. Gray -	Yes	H. Upson -	Absent

The item was approved as presented.

11. PARIS Reporting

M. Masse asked the Board to authorize submission of the Investment Report, Procurement Report and Annual Report into the PARIS Reporting System.

- a) **Investment Report** - The Investment Report summarizes bank balances, general ledger balances, interest rate and interest income at 12/31/24. The report will be submitted into the PARIS system.

T. Turnbull made a motion to approve the Investment Report as presented; the motion was seconded by W. Lapple. Roll call resulted as follows:

P. Zelif -	Yes	W. Lapple -	Yes
T. Turnbull -	Yes	M. Torrey -	Absent
M. Gray -	Yes	H. Upson -	Absent

The item was approved as presented.

- b) **Procurement Report** - Public Authorities are required to report all procurement transactions active during the reporting period that have an actual or estimated value of \$5,000 or more. This report will be submitted into the PARIS system.
- c) **Annual Report** – Includes information related to governance and the Board, etc. This report will be submitted into the PARIS system.

M. Gray made a motion to approve the Procurement and Annual Reports as presented; the motion was seconded by W. Lapple. Roll call resulted as follows:

P. Zelif -	Yes	W. Lapple -	Yes
T. Turnbull -	Yes	M. Torrey -	Absent
M. Gray -	Yes	H. Upson -	Absent

The item was approved as presented.

12. Assessment of the Effectiveness of Internal Controls

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M. Masse shared that this assessment is required to be approved annually. The changes to the controls were redlined. The report references the GCEDC because the GCFC relies on the GCEDC's internal control structure.

T. Turnbull made a motion to approve the Assessment of the Effectiveness of Internal Controls as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Zelif -	Yes	W. Lapple -	Yes
T. Turnbull -	Yes	M. Torrey -	Absent
M. Gray -	Yes	H. Upson -	Absent

The item was approved as presented.

13. Board Self-Evaluations Results

This evaluation is performed annually and submitted to the Authorities' Budget Office. The self-evaluation is meant to be a tool for the Board to discuss any problems or concerns that may arise because of this evaluation. There were only a few criteria included in the evaluation that a board member did not strongly agree. The results of the evaluation do not reflect any concerns or solicit discussion.

P. Zelif stated that the only comment received was related to the timeliness or lack thereof regarding the distribution of the meeting materials.

W. Lapple asked if there are any possible projects this year. M. Masse stated that there aren't any at this time.

14. Adjournment

There being no further business, a motion was made to adjourn the meeting at 10:17 a.m. by M. Gray, seconded by T. Turnbull and approved by all members.

Budget Report for Genesee County Funding Corporation

Fiscal Year Ending: 12/31/2026

Run Date: 09/29/2025
 Status: UNSUBMITTED
 Certified Date:N/A

Budget & Financial Plan

Budgeted Revenues, Expenditures, And Changes in Current Net Assets.

	Last Year (Actual) 2024	Current Year (Estimated) 2025	Next Year (Adopted) 2026	Proposed 2027	Proposed 2028	Proposed 2029
REVENUE & FINANCIAL SOURCES						
Operating Revenues						
Charges For Services	\$0.00	\$112,500.00	\$0.00	\$0.00	\$0.00	\$0.00
Rental And Financing Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Operating Revenues						
Investment Earnings	\$552.00	\$540.00	\$0.00	\$0.00	\$0.00	\$0.00
State Subsidies/Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Federal Subsidies/Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Municipal Subsidies/Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Authority Subsidies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Nonoperating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proceeds From The Issuance Of Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total revenues and financing sources	\$552.00	\$113,040.00	\$0.00	\$0.00	\$0.00	\$0.00
EXPENDITURES						
Operating Expenditures						
Salaries And Wages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Employee Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Services Contracts	\$3,000.00	\$3,000.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00
Supplies And Materials	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Operating Expenditures						
Payment Of Principal On Bonds And Financing Arrangements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest And Other Financing Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subsidies To Other Public Authorities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Asset Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grants And Donations	\$0.00	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00
Other Nonoperating Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total expenses	\$3,000.00	\$3,000.00	\$103,100.00	\$3,100.00	\$3,100.00	\$3,100.00
Capital Contributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Excess (Deficiency) Of Revenues And Capital Contributions Over Expenses	(\$2,448.00)	\$110,040.00	(\$103,100.00)	(\$3,100.00)	(\$3,100.00)	(\$3,100.00)

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7.

OFFICIAL INTENT RESOLUTION
(Rochester Regional Health Energy Project)

A regular meeting of the Genesee County Funding Corporation was convened on October 2, 2025.

The following resolution was duly offered and seconded, to wit:

Resolution No. _____

RESOLUTION OF THE GENESEE COUNTY FUNDING CORPORATION (THE "ISSUER") (i) TAKING OFFICIAL ACTION TOWARD THE ISSUANCE OF UP TO \$150,000,000 AGGREGATE STATED PRINCIPAL AMOUNT OF REVENUE BONDS FOR THE PURPOSE OF FINANCING A CERTAIN PROJECT (AS SET FORTH BELOW) FOR THE BENEFIT OF MONROE SUSTAINABLE ENERGY PARTNERS, LLC AND/OR AN AFFILIATE OR RELATED ENTITY THEREOF; (ii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE ISSUER WITH RESPECT TO SUCH PROJECT; AND (iii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO SUCH FINANCING AND THE UNDERTAKING OF SUCH PROJECT

WHEREAS, pursuant to the purposes and powers contained within Section 1411 of the Not-for-Profit Corporation Law ("N-PCL") of the State of New York (the "State"), as amended (hereinafter, collectively, the "Act"), and pursuant to its Certificate of Incorporation filed on October 30, 2009 and the Certificate of Amendment of the Certificate of Incorporation of the Genesee County Funding Corporation to be filed (collectively, the "Certificate"), the **GENESEE COUNTY FUNDING CORPORATION** (the "Issuer") was established as a not-for-profit local development corporation of the State with the authority and power to own, lease and sell personal and real property for the purposes of, among other things, acquiring, constructing and equipping certain projects exclusively in furtherance of the charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, **MONROE SUSTAINABLE ENERGY PARTNERS, LLC**, an Arizona limited liability company, the sole member of which will be Community Finance Corporation, an Arizona 501(c)(3) corporation, or an entity formed or to be formed by it or on its behalf, together with its successors and designees (collectively, the "Company"), has requested that the Issuer issue its Revenue Bonds (Rochester Regional Health Energy Project), Series 2025 (the "Series 2025 Bonds"), in one or more series in the aggregate stated principal amount not to exceed \$150,000,000 to: (A) pay or reimburse the costs of the acquisition, development, construction, improvement and equipping of certain energy related improvements, including but not limited to, upgrading and replacing central utility plant assets, installing solar arrays, replacing air handling units, upgrading building automation systems, implementing battery storage solutions, and making other infrastructure improvements at certain hospitals and related facilities owned and/or

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operated by Rochester Regional Health or certain affiliates of Rochester Regional Health or the Company located throughout New York (the "Project"); (B) fund interest to accrue on the Series 2025 Bonds; and (C) pay or reimburse certain costs in connection with the issuance of the Series 2025 Bonds (collectively, (A) through (C) is hereinafter referred to as the "Project Costs"); and

WHEREAS, the Issuer is contemplating providing financial assistance to the Company with respect to the Project (the "Financial Assistance") in the form of (i) the issuance of the Series 2025 Bonds in an amount not to exceed \$150,000,000, and (ii) an exemption from all mortgage recording taxes with respect to any qualifying mortgage to secure the Series 2025 Bonds or the Company's obligations relating to the Bonds; and

WHEREAS, the Company reasonably expects that it will (1) pay or incur certain capital expenditures in connection with the Project prior to the issuance of the Series 2025 Bonds, (2) use funds from sources other than proceeds of the Series 2025 Bonds which are or will be available on a short-term basis to pay for such capital expenditures, and (3) reimburse itself for the use of such funds with proceeds of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE GENESEE COUNTY FUNDING CORPORATION AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Issuer. Based upon the representations made by the Company to the Issuer in the Company's application, the Issuer hereby finds and determines that:

(A) By virtue of the Act and the Certificate, the Issuer has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act and the Certificate; and

(B) It is desirable and in the public interest for the Issuer to issue its Series 2025 Bonds to finance the Project Costs, together with certain related costs and amounts, in an aggregate amount presently estimated not to exceed \$150,000,000, all in furtherance of the Issuer's purposes; and

(C) The Issuer has the authority to take the actions contemplated herein under the Act and the Certificate; and

(D) The action to be taken by the Issuer will induce the Company to undertake the Project, thereby bettering and maintaining job opportunities in Genesee County, New York, and reducing the burdens of government for Genesee County, Monroe County, Ontario County, Wayne County and St. Lawrence County, and in furtherance of the purposes of the Issuer as set forth in the Act; and

(E) The Company is not undertaking the Project in place of, on behalf of, for the benefit of, or at the request of the Issuer.

Section 2. This resolution shall authorize the Issuer to hold a public hearing as required by Section 147(f) of the Code.

Section 3. The proposed Financial Assistance being contemplated by the Issuer includes financing a portion of the Project Costs by the issuance of the Series 2025 Bonds in an amount not to exceed the lesser of the Project Costs or \$150,000,000 and an exemption from all mortgage recording taxes with respect to any qualifying mortgage to secure the Series 2025 Bonds or the Company's obligations relating to the Series 2025 Bonds.

Section 4. The granting of the Financial Assistance, as contemplated by Paragraph 3 of this Resolution, shall be subject to:

(A) agreement by the Issuer, the Company and the purchaser of the Series 2025 Bonds on mutually acceptable terms for the Series 2025 Bonds and for the sale and delivery thereof and mutually acceptable terms and conditions for the security for the payment thereof; and

(B) holding a public hearing as required by Section 147(f) of the Code; and

(C) approval by (i) the County Legislature of Genesee County, New York, (ii) the County Executive of Monroe County, New York, (iii) the Board of Legislators of St. Lawrence County, (iv) the Board of Supervisors of Wayne County and (v) the Board of Supervisors of Ontario County, of the issuance of the Series 2025 Bonds in accordance with the provisions of Section 147(f) of the Code; and

Section 5. The Company is hereby authorized to conduct such environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary or convenient to enable the Issuer to make its final determination whether to approve the Financial Assistance, and the Company is further authorized to advance such funds as may be necessary for such purpose, subject, to the extent permitted by law, to reimbursement from the proceeds of the sale of the Series 2025 Bonds, if the Series 2025 Bonds are issued.

Section 6. Harris Beach Murtha Cullina PLLC, as Bond Counsel for the Issuer, is hereby authorized to work with counsel to the Company and others to prepare for submission to the Issuer, all documents necessary to effect the authorization, issuance and sale of the Series 2025 Bonds and reimbursement of the cost of all such work prior to the date hereof is hereby authorized to the extent permitted by the Code.

Section 7. This Resolution shall constitute the adoption of "official intent" (within the meaning of the United States Treasury Regulations Section 1.150-2(d)) with respect to issuance of the Series 2025 Bonds and the original expenditures which are reasonably expected to be reimbursed from the proceeds of the Bonds.

Section 8. The Chairman, Vice Chairman and/or President/CEO of the Issuer are hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 9. This Resolution shall take effect immediately.

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Peter Zeliff	[]	[]	[]	[]
Matthew Gray	[]	[]	[]	[]
Tom Turnbull	[]	[]	[]	[]
Maureen Marshall Torrey	[]	[]	[]	[]
Hollis Upson	[]	[]	[]	[]
William Lapple	[]	[]	[]	[]

The Resolutions were thereupon duly adopted.

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CERTIFICATION

STATE OF NEW YORK)
COUNTY OF GENESEE) ss.:

I, the undersigned Secretary of the Genesee County Funding Corporation DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Genesee County Funding Corporation (the "Issuer"), including the resolution contained therein, held on [REDACTED], 2025, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Issuer and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of the board of directors of said Issuer had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the directors of the Issuer present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Issuer this ___ day of _____ 2025.

Secretary

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Project Information

(A) Detailed Description of Project:

Rochester Regional Health ("RRH") and the Borrower will enter into an Energy Services Agreement ("ESA") dated on or before the Closing Date of the Bonds whereby RRH has granted to the Borrower an exclusive right to provide energy services and to cause its affiliates to grant rights to use the Energy Assets as provided in the ESA, so that the Borrower can make improvements and optimizations, supply RRH and its affiliates with Thermal Energy to operate the Energy Services Campuses and provide Operation and Maintenance Services to the Energy Assets so that the Borrower can undertake the obligations and avail itself of the benefits set forth in the ESA and other contract documents to be executed with the ESA.

The proceeds of the Bonds will be used to pay or reimburse the costs of the acquisition, development, construction, improvement and equipping of certain energy related improvements, including but not limited to, upgrading and replacing central utility plant assets, replacing air handling units, upgrading building automation systems, implementing battery storage solutions, installing solar panels and making other infrastructure improvements at the hospitals and related facilities owned and operated by RRH and its affiliates located throughout New York (the "Project") at the addresses shown in section (B) below:

The Projects include the acquisition, development, construction, improvement and equipping of certain energy related improvements at certain campuses, including, but not limited to, upgrading central utility plant assets, installing combined heat and power systems, installing solar arrays, upgrading air handling units, upgrading building automation systems, and making other infrastructure improvements at nine hospitals and related facilities located in New York owned and operated by Rochester Regional Health, including Rochester General Hospital, Newark Wayne Community Hospital, Canton-Potsdam Hospital, Gouverneur Hospital, Massena Hospital, St. Mary's Medical Campus, Unity Hospital, Clifton Springs Community Hospital, and United Memorial Medical Center.

(B) Location of Project/Project Address:

The project(s) will occur at the following addresses:

Rochester General Hospital: 1425 Portland Ave, Rochester, NY 14621 Monroe County

Newark Wayne Community Hospital: 1200 Driving Park Ave, Newark, NY 14513
Wayne County

Canton-Potsdam Hospital: 50 Leroy St., Potsdam, NY 13676 St. Lawrence County

Exhibit A

Gouverneur Hospital: 77 W. Barney St, Gouverneur, NY 13642 St. Lawrence County

Massena Hospital: 1 Hospital Dr., Massena, NY 13662 St. Lawrence County

St. Mary's Medical Campus: 55 Genesee St., Rochester, NY 14611 Monroe County

Unity Hospital: 1555 Long Pond Rd, Rochester, NY 14626 Monroe County

Clifton Springs Community Hospital: 2 Coulter Rd, Clifton Springs, NY 14432 Ontario County

United Memorial Medical Center: 127 North St., Batavia, NY 14020 Genesee County

St. Lawrence Medical Campus: 6119 Highway 11, Canton, NY 13617 St. Lawrence County

(C) Current Assessed Value of Property/Tax Map #:

Not applicable; equipment purchases only

(D) Square Footage of Existing Building:

Approximate square footage of:

Rochester General Hospital Facility: 1,660,720 sq. ft.

Newark Wayne Community Hospital Facility: 328,619 sq. ft.

Canton-Potsdam Hospital Facility: 234,245 sq. ft.

Gouverneur Hospital Facility: 120,928 sq. ft.

Massena Hospital Facility: 163,865 sq. ft.

St. Mary's Medical Campus Facility: 369,293 sq. ft.

Unity Hospital Facility: 713,000 sq. ft.

Clifton Spring Community Hospital Facility: 383,913 sq. ft.

United Memorial Medical Center Facility: 176,343 sq. ft.

St. Lawrence Medical Campus: Not Applicable Land

Approximate total square footage of all Facilities: 4,150,926 sq. ft.

(E) Project Employment Information:

RRH employs approximately 21,000 people in the aggregate, including 19,000 people in the five (5) counties in and around Rochester and 2,000 people in the St. Lawrence Region.

Exhibit A

This project will focus on renewal and replacement of equipment within the health system allowing to run more efficiently and reduce environmental impact. The ability to address the renewal and replacement of RRH infrastructure assets will lead to the continued ability to be a prominent health care system and employer within the communities we serve over the long-term.

Estimated Project Costs/ Project Capital Investment:

Estimated Project cost is \$150,000,000.00

Monroe County	\$110,000,000.00
Ontario County	\$2,000,000.00
Wayne County	\$4,000,000.00
Genesee County	\$9,000,000.00
St. Lawrence County	\$25,000,000.00
Total	\$150,000,000.00

Rochester Regional Health (“RRH”) is working with ENFRA, an Energy-as-a-Service provider (“EaaS”), and Monroe Sustainable Energy Partners, LLC (“Monroe SEP”) to fund and execute infrastructure upgrades across the health system. This transaction combines the design, funding, and construction of critical infrastructure and energy initiatives that will guarantee RRH energy usage savings.

ENFRA is one of the largest energy infrastructure companies in the U.S. For more than 100 years ENFRA has been engineering innovative energy infrastructure solutions for healthcare, higher education, hospitality, and industrial market segments. ENFRA is able to leverage its extensive infrastructure experience to provide energy services to their customers. These services include, but are not limited to, the design and implementation of the infrastructure upgrades, meeting the obligation to provide thermal/energy services year-round, and active monitoring, maintenance, and repair/replacement of equipment.

Monroe SEP is a special purpose entity, the sole member of which is Community Finance Corporation, an Arizona-based 501(c)(3) entity. Monroe SEP will serve as the borrower under the debt issued by GCFC. Through an agreement among RRH, Monroe SEP and ENFRA, RRH will receive the bond proceeds as an upfront payment in return for giving ENFRA, through Monroe SEP, the exclusive right to provide RRH’s energy needs over thirty years. RRH will use the bond proceeds/upfront payment to pay the costs of the infrastructure improvements to which it, RRH, will hold title. RRH is obligated to make monthly payments (the “Monthly Operating Payment”) which will cover the payment by Monroe SEP of debt service on the bonds and the cost of energy.

ENFRA through Monroe SEP will guarantee energy usage savings, and the guaranteed savings more than offset the Monthly Operating Payments, resulting in enhanced profitability for RRH.

The bonds will be rated by S&P Global, based primarily on the obligation by RRH to make the Monthly Operating Payment. However, the bonds will not be pari passu with the outstanding obligated group debt of RRH.

The advantages to RRH of the transaction include:

- securing funding for needed energy infrastructure upgrades with associated guaranteed energy savings and enhanced profitability;
- funding capital needs with lower cost tax-exempt debt; and
- using a financing technique which will not appear on RRH’s balance sheet as long-term debt, thus preserving future debt capacity.



Energy-as-a-Service ("EaaS")

*ENFRA Partnership Overview &
Energy Infrastructure Monetization*

*Rochester Regional Health
Genesee County Funding Corporation | Monroe Sustainable Energy Partners*

September 24, 2025



Energy-as-a-Service

Transaction Overview and Value Proposition

What is EaaS?

- A partnership model which leverages currently untapped utility expense savings which can be captured by RRH through a targeted efficiency-focused modernization of the System's heating and cooling infrastructure
- RRH's EaaS partner, ENFRA, would finance the costs of the infrastructure upgrades outside of RRH's obligated group and financially guarantee that the anticipated utility expense savings materialize over the length of the partnership
- The role of Genesee County Funding Corporation, as Conduit issuer, is to issue the bonds on behalf of the project-specific Special Purpose Entity (SPE) as borrower.

Value Propositions for RRH



Facilities & Real Estate

- 3rd party funding for critical energy efficiency projects
- Increases useful life of RRH's energy assets
- Leverage expert 3rd party resources



Finance & Treasury

- Preservation of balance sheet
- Reduces RRH's forecasted utility expenses
- Enables raising incremental cash
- Credit neutral to positive transaction



Strategy & Operations

- No sale or loss of control of essential PP&E
- Savings guarantee provides confidence in forecasted return profile
- All employees remain in place and employed by health system



Sustainability

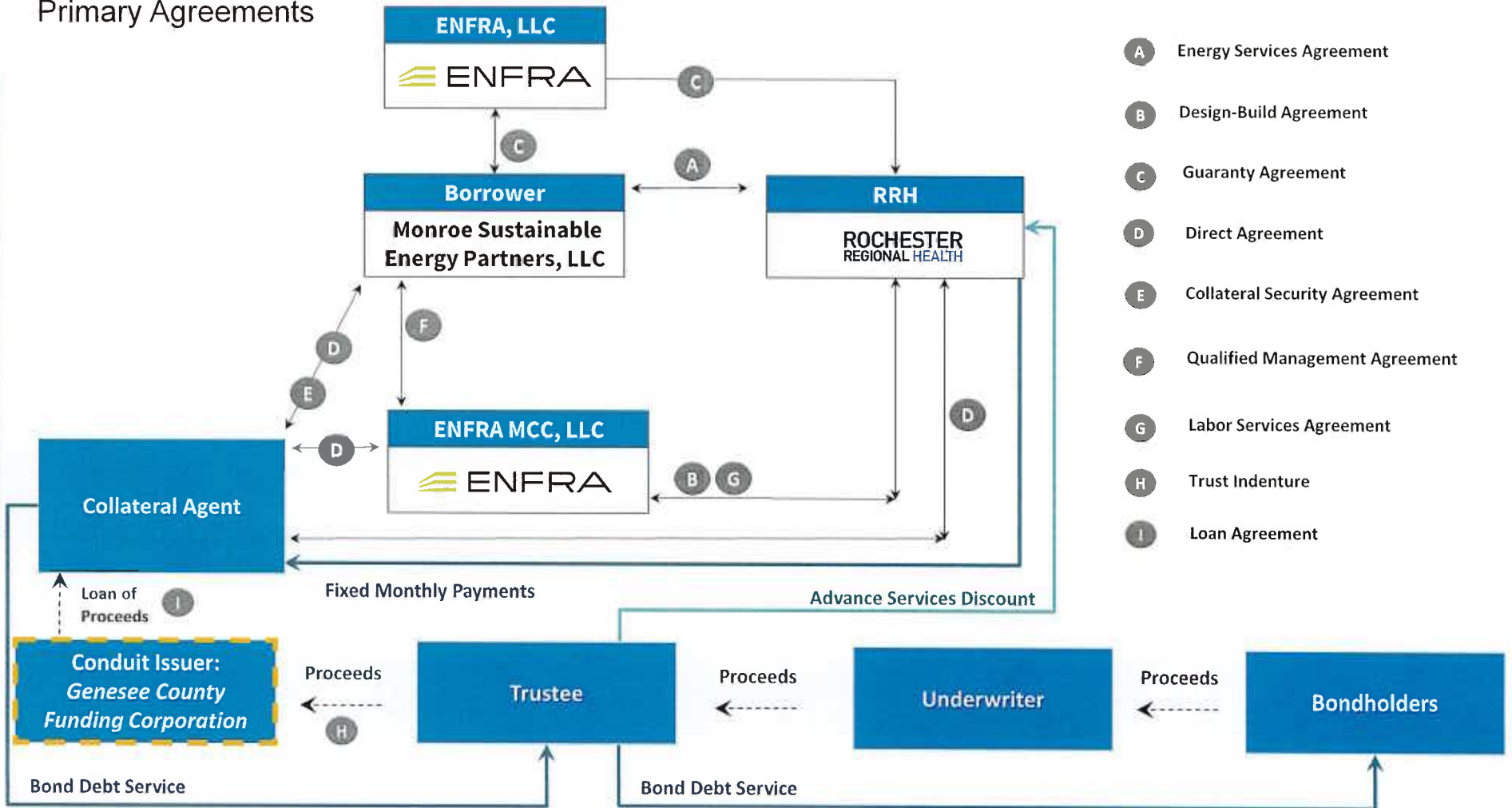
- Accelerates timeline of health system's sustainability objectives
- Can facilitate access to direct pay investment tax credits

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Energy-as-a-Service

Primary Agreements



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Energy-as-a-Service

ENFRA Overview



106
Years of experience

2500+
Active projects across all
50 U.S. states

\$986M
Annual revenue

174M^{SF}
of energy conservation

2,200+
Employees

25+
Offices across the U.S.



VISION

To be the leading Energy-as-a-Service provider in North America through the delivery of excellent, high-value service and innovative solutions for our customers.

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