

BEFORE THE
RICHLAND TOWNSHIP
BOARD OF SUPERVISORS

* * * * *

IN RE: THE ISSUANCE OF BONDS BY THE
PUBLIC FINANCE AUTHORITY AND A PLAN OF
FINANCE FOR CITADEL HOUSING, I, INC.

* * * * *

BEFORE: BOB HEFFELFINGER, Chair
Keith W. Saylor, Member
Brian H. Lehman, Member
Jeffrey D. Wingard, Member
W. Ray McCombie, Member

HEARING: Monday, June 29, 2026
5:15 p.m.

LOCATION: Richland Township Municipal
Building
322 Schoolhouse Road
Johnstown, PA 15904

WITNESSES: NONE

Reporter: Ashley N. Hamilton, CVR
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A P P E A R A N C E S

GEORGE GVOZDICH, JR., ESQUIRE

Gvozdoch Law

107 East Lloyd Street

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Solicitor for Board of Supervisors

MADALINE J. SIMON, ESQUIRE

Kutak Rock

60 South Sixth Street

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Minneapolis, MN 55402-4018

ALSO PRESENT:

Romy McCarthy, DA Davidson

I N D E X

DISCUSSION AMONG PARTIES	5 - 8
PRESENTATION	
By Attorney Simon	8 - 11
QUESTIONS BY BOARD	11 - 12
DISCUSSION AMONG PARTIES	12 - 15

E X H I B I T S

		Page
<u>Number</u>	<u>Description</u>	<u>Offered</u>
A	Notice of Publication	6

P R O C E E D I N G S

CHAIR:

All right. So we will begin the hearing, and like we did in the last one, I will turn it over to George. And George, you have the floor. And for clarity, thank you.

SOLICITOR GVOZDICH:

Thank you. Okay. My name is George Gvozdoch, I am the Solicitor for Richland Township. The Township has been asked to adopt a resolution approving the issuance by the Public Finance Authority of the State of Wisconsin, of bonds that were used to finance the acquisition by Citadel Housing, Roman Numeral 1 (I), Inc., for a designee of that entity, of facilities that provide assisted living and memory care services for seniors in the states of Ohio, Minnesota, and Pennsylvania.

And one of the facilities to be acquired is Richland

1 Woods, which is located on Elton Road,
2 here in Richland Township. The purpose
3 of the public hearing is for the
4 supervisors to receive information and
5 testimony about the issuance of the
6 bonds and post resolution.

7 This hearing has been
8 duly advertised and I would introduce
9 a copy of the publication as Exhibit A
10 to the record. I have already
11 provided a copy to the court reporter.

12 ---

13 (Whereupon, Exhibit A,
14 Notice of Publication,
15 was marked for
16 identification.)

17 ---

18 SOLICITOR GVOZDICH:

19 Those wishing to
20 testify, present testimony, will be
21 sworn in by the court reporter, if
22 you're offering any testimony.

23 All presentations and
24 testimony will be recorded, and a
25 transcript of the hearing will be

1 filed with the Township. So where I
2 would like to start would be to ask
3 Attorney Simon, who is participating
4 remotely because she's in Minnesota at
5 the present time, if she could
6 identify who she represents, and
7 explain to the Board and others
8 present what is occurring, and why the
9 Township's approval is being
10 requested.

11 Attorney Simon, if you
12 wish to then offer any testimony, we
13 would ask that your witness be sworn
14 in. And then once you have presented,
15 and presented testimony from any
16 witness, I will ask the Board if the
17 Board has any questions of Attorney
18 Simon, and then we'll open the floor
19 for anybody here who's here in the
20 public to ask any questions or offer
21 any comments on this. I would remind
22 you since this is being recorded by a
23 court reporter, we can only have one
24 person speaking at a time because it's
25 not possible for the court reporter to

1 record or make a record of overlapping
2 testimony. So with that being said,
3 Attorney Simon, I will turn this over
4 to you to give us a brief summary.

5 Since you're summarizing
6 as Counsel for the party requesting
7 this, I don't believe you need to be
8 sworn in since you are not offering
9 fact testimony, you're really just
10 describing for Board, generally,
11 what's happening here.

12 ATTORNEY SIMON:

13 All right. That sounds
14 great. Thank you, George. I
15 appreciate your help.

16 Good afternoon. My name
17 is Madeline Simon, I am serving as
18 Bond Counsel on this transaction.
19 Also on the call is Romy McCarthy, she
20 is with D.A. Davidson, who is serving
21 as the underwriter on this
22 transaction.

23 Now, a lot of this
24 probably sounds familiar to the Board,
25 as we were here back in March for the

1 same financing, the only difference
2 here is that it's a different borrower
3 or entity name now. It used to be
4 King's Path, now it is Citadel
5 Housing, as George mentioned. So I
6 will go through the overview again.
7 It is probably familiar with you all
8 at this point, but just to make sure
9 we all are on the same page and have
10 the same understanding of why we're
11 here. The owner of Richland Woods
12 intends to sell the facility to a
13 nonprofit, which is Citadel in this
14 case, to refinance existing short-term
15 debt and provide stable long-term
16 financing through a bond offering.

17 This new, long-term
18 financing will provide Richland Woods
19 with working capital and increase
20 resources so they can make
21 improvements to the facility. After
22 the sale, New Perspective Senior
23 Living will remain the manager of the
24 community. No operational changes are
25 expected for the residents and the

1 employees of Richland Woods. It will
2 continue to run and operate as it has
3 been.

4 Now, more onto the
5 procedural side, to finance the
6 acquisition, the Public Finance
7 Authority of Wisconsin will be issuing
8 the bonds. The Board of Supervisors
9 are involved here because Section 147F
10 of the Internal Revenue Code requires
11 that an issue of qualified, private,
12 activity bonds must be approved by
13 both the issuer and the government
14 unit with jurisdiction over the
15 project's location. This is known as
16 host approval. So because Richland
17 Woods is located in the Township, the
18 Board of Supervisors needs to hold a
19 public hearing to provide host
20 approval of the bonds, so the
21 financing is in compliance with the
22 Internal Revenue Code.

23 Beyond this, there are
24 no further obligations by the Township
25 or the Board, aside from these

1 procedures. So basically the only
2 thing changing from March to now is
3 just the name of the borrower entity.
4 Everything else within this financing
5 has stayed the same. And Romy and I
6 are open to answer any questions that
7 the Board may have.

8 Thank you.

9 SOLICITOR GVOZDICH:

10 I'm going to ask the
11 Board if the Board has any questions
12 first, and then we'll open it to the
13 public.

14 MR. LEHMAN:

15 I will.

16 Brian Lehman. For my
17 clarification purposes only, and I
18 think you just said it, but for the
19 record, the purpose of this public
20 meeting and ultimate action for
21 resolution at our next regular meeting
22 is only to satisfy Section 147F of the
23 IRS code and that the Township does
24 not object to the bond issuance. And
25 with that, in no way does the Board

1 constitute our approval or acceptance
2 of the proposed transaction.

3 Is that correct?

4 ATTORNEY SIMON:

5 Yes, that is correct.

6 MR. LEHMAN:

7 That's all I have.

8 SOLICITOR GVOZDICH:

9 Any other questions from
10 the Board? Okay.

11 I see that we have two
12 people who are not affiliated with the
13 Township. Do either of you want to
14 present any testimony or ask any
15 questions.

16 MRS. SAUTER:

17 I just have a question.

18 SOLICITOR GVOZDICH:

19 Okay. Can you identify
20 --- could you give us your name?

21 MRS. SAUTER:

22 Sure, my name is Jocelyn
23 Sauter. This is my husband, Brian
24 Sauter.

25 His parents are

1 currently residing in Richland Woods,
2 so we were coming to just understand
3 what this was. And I had one of my
4 questions answered, which was would
5 anything be changing with the facility
6 and how things are done there. So
7 that made me feel better. But with
8 this financing, should we expect any
9 major changes to the cost associated
10 with the residents that are there.

11 MS. MCCARTHY:

12 I can take that one, if
13 that's --- if it's okay. I'm Romy
14 McCarthy, and I'm from D.A. Davidson,
15 the under writer.

16 So in terms of what this
17 means for you, as residents, Jocelyn,
18 I am going to tell you almost nothing.
19 It is just a change of ownership,
20 largely in the real estate and the
21 operations. But the management
22 company, New Perspective, which
23 currently manages the building, they
24 are going to continue to manage the
25 building.

1 In terms of cost over
2 time, cost is typically a function of
3 the cost of labor. As you know,
4 people in assisted and memory care
5 need quite a bit of assistance, so
6 that cost generally escalates with
7 traditional wages. But I'm not
8 anticipating that you would see that
9 go up dramatically over what you have
10 seen in the past.

11 In addition, I believe
12 New Perspective is putting in some
13 capital improvements as part of this
14 financing to enhance the experience
15 for the residents at these five
16 communities.

17 SOLICITOR GVOZDICH:

18 Any other questions?

19 MRS. SAUTER:

20 That was it. Thank you.

21 SOLICITOR GVOZDICH:

22 Anything else from the
23 Board? Okay.

24 So we are not approving
25 the proposed resolution at this public

1 hearing this was just to gather
2 information, get questions answered,
3 but it is on the agenda for the public
4 meeting that will start at 6 o'clock,
5 which is a regular Township meeting in
6 Richland Township, and the Board will
7 decide if they want to approve the
8 resolution or not approve it at that
9 time.

10 So anything else from
11 the Board or from the public? If not,
12 I think it is appropriate to close
13 comments and close the public hearing.

14 CHAIR:

15 Very well. Meeting
16 adjourned.

17
18 * * * * *

19 HEARING CONCLUDED AT 5:45 P.M.

20 * * * * *

CERTIFICATE

I hereby certify, as the stenographic reporter, that the foregoing proceedings were taken stenographically by me, and thereafter reduced to typewriting by me or under my direction; and that this transcript is a true and accurate record to the best of my ability.
Dated the 13 day of July, 2026



Ashley N. Hamilton,
Certified Verbatim
Reporter