

State of Connecticut

Notice of Public Hearing

State of Connecticut Health and Educational Facilities Authority Revenue Bonds,  
Fairview Issue, Series 2024

Notice is hereby given that a telephonic public hearing will be held by the State of Connecticut Health and Educational Facilities Authority (the "Authority"), on June 11, 2024, commencing at 10:00 a.m., by calling the following toll-free telephone number provided below, for the purpose of providing a reasonable opportunity for interested individuals to express their views, either orally or in writing, on the issuance of the above-captioned qualified 501(c)(3) bonds as defined in section 145 of the Internal Revenue Code for a continuing care retirement community (the "Bonds") and the nature of the improvements and projects described below. The Authority has been requested to make available proceeds from the sale of the Bonds to be issued as part of a plan of finance in one or more series in an aggregate principal amount not exceeding \$32,000,000 for the purpose of making a loan to Odd Fellows Home of Connecticut, Inc. d/b/a Fairview, Odd Fellows Healthcare, Inc., and Odd Fellows Faith, Hope and Charity, Inc. (collectively, the "Obligated Group"), each of which is a nonprofit institution duly existing under the laws of the State of Connecticut, the mailing address of which is 235 Lestertown Road, Groton, Connecticut, 06340, to provide moneys to (I) finance certain pre-developmental capital costs of the Obligated Group relating to the Phase III Project in an aggregate principal amount not exceeding \$14,500,000; (II) refinance the November 2023 loan from Chelsea Groton Bank (the "Chelsea Groton Loan") in an aggregate principal amount not exceeding \$17,500,000; (III) finance the costs of miscellaneous other construction, renovation, improvements, equipment acquisition and installation, and other capital expenditures at the premises of the Obligated Group; (IV) fund capitalized interest on the Bonds, if any; and (V) pay costs of issuance, similar fees and costs, and credit enhancement fees with respect to the Bonds (hereinafter collectively referred to as the "Project").

The Phase III Project is anticipated to consist of (1) the construction of approximately 174 new independent living apartments in one or more congregate buildings together with associated common areas and amenities including parking; (2) the construction of approximately 40 new assisted living and 24 memory support assisted living apartments in one or more apartment buildings; and (3) the renovation of a portion of the existing three-story 20 apartment Fellowship Manor building; (4) the demolition and/or relocation of existing buildings; and (5) the conversion of an existing apartment building into a sales office.

The Chelsea Groton Loan was used to refund and redeem the outstanding amount of the Authority's Revenue Bonds, Odd Fellows Healthcare Inc. Issue, Series A (the "2017 Bonds"), which were issued to provide a loan to the Obligated Group the proceeds of which were used for (1) the planning, design, acquisition, construction, renovation and equipping of all or a portion of miscellaneous capital projects and capital expenditures, renovations, and improvements, and the acquisition of miscellaneous equipment necessary or convenient in the operation of any Member of the Obligated Group at the Obligated Group's main campus; (2) refinancing all or a portion of the 2013 Chelsea Groton Bank loan made to Odd Fellows Home of Connecticut, Inc. which loan was used for the purposes of (i) constructing and developing a continuing care retirement community located at 231-235 Lestertown Road, Groton, Connecticut known as the Thames Edge at Fairview, including a community building, 15 residential buildings consisting of 23 units, a new access road, utility installations, and contingencies, (ii) transactions costs, and (iii) refinancing of prior loans, including a 2005 loan made to Odd Fellows Home of Connecticut, Inc., which was used for the purposes of constructing a building addition to the nursing home facility located at 235 Lestertown Road, Groton, Connecticut; (3) refinancing all or a portion of the 2014 Chelsea Groton Bank loan made to Odd Fellows Home of Connecticut, Inc. for the purposes of financing further construction on the continuing care residential community, including 17 additional units, infrastructure improvements, non-trade contract costs and contingencies; and (4) paying costs of issuance and other financing costs with respect to the 2017 Bonds.

The facilities financed and refinanced with the proceeds of the Bonds are or will be owned and/or operated by the Obligated Group and are or will be located in the State of Connecticut at the Obligated Group's main campus located in Groton, the mailing address of which is 235 Lestertown Road, Groton, Connecticut, 06340.

Interested members of the public are invited to participate in the telephonic public hearing by using the following toll-free call-in number:

**Call-in number: 844-855-4444**

**Participate Code: 6676342**

Individuals desiring to make a brief statement regarding the Project should give prior notice in writing to the Authority at least 24 hours prior to the hearing to: Michael F. Morris, Managing Director at [mmorris@chefa.com](mailto:mmorris@chefa.com). Written comments may be submitted to the Authority at the address shown below. If additional information is required with respect to the above-referenced proposed issue of the Bonds and the Project to be financed with the proceeds thereof in advance of the hearing, please contact the Authority at the address shown below.

The Bonds will be special, limited obligations of the Authority, payable solely from payments to be made to the Authority by the Institution. The Bonds will not be a debt or liability of the Authority, the State of Connecticut, or any other political subdivision thereof. None of the Authority, the State of Connecticut or any other political subdivision thereof shall have any obligations whatsoever with respect to the Bonds.

This public hearing described herein is to be held solely for the purpose of complying with the requirements of Section 147(f) of the Internal Revenue Code.

State of Connecticut Health and  
Educational Facilities Authority  
1 Financial Plaza, 20th Floor  
Suite #2000  
Hartford, Connecticut 06103  
By: Jeanette W. Weldon  
Executive Director

June 3, 2024