



MONROE COUNTY BOARD OF COMMISSIONERS  
May 15, 2024

The regular meeting of the Monroe County Board of Commissioners was held on Wednesday May 15, 2024, in the Commissioners' Public Meeting Room at the Monroe County Administrative Center with the following present: Chairman John D. Christy, Vice-Chairman David C. Parker, Commissioner Sharon S. Laverdure, Solicitor Todd W. Weitzmann, Solicitor Deborah L. Huffman, Chief Clerk/Administrator Robert J. Gress, Administrative Secretary Cindy Cook.

Chairman Christy called the meeting to order at 9:33 a.m. with a moment of silence followed by the pledge of allegiance to the flag.

Chairman Christy and Attorney Marc Wolfe opened the joint public Tax Equity and Fiscal Responsibility Act (TEFRA) hearing for the Lehigh Valley Hospital and Lehigh Valley Pocono Hospital Projects. The transcript of the hearing is attached.

**R-2024-4** Motion by Commissioner Laverdure, seconded by Vice-Chairman Parker and carried to adopt a resolution pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") requires that the applicable elected representative of the governmental unit on behalf of which bonds are to be issued and of each governmental unit having jurisdiction over the area in which any facility, with respect to which financing is to be provided from the net proceeds of the bonds, is located, approve the bonds after a public hearing in order for a private activity bond to be a qualified bond under the Code for the Lehigh Valley Hospital and Lehigh Valley Pocono Hospital Projects Tax Equity and Fiscal Responsibility Act (TEFRA).

RESOLUTION 2024-4

WHEREAS, the Monroe County Hospital Authority (the "Authority") is a public instrumentality of the Commonwealth of Pennsylvania and a public body corporate and politic organized and existing under the Pennsylvania Municipality Authorities Act, 53 Pa. C.S.A. § 5601 et seq., Act 22 of 2001, effective June 19, 2001, which codifies and amends the Municipality Authorities Act of 1945, as amended and supplemented (the "Act"); and

WHEREAS, Lehigh Valley Health Network, Inc., a Pennsylvania nonprofit corporation, and certain of its controlled affiliates (together, the "LVHN Entities"), own and operate the medical office buildings, surgery centers, outpatient facilities, imaging facilities, physical and occupational therapy facilities, nursing facilities, behavioral health facilities, nursing dormitory space, data, IT and/or other operational support facilities described in Exhibit A hereto (collectively, the "Health Care Facilities"); and

WHEREAS, the LVHN Entities desire to sell the Health Care Facilities in order to support and further the charitable mission of the LVHN Entities; and

WHEREAS, The Centurion Foundation, Inc., a Georgia nonprofit corporation, or one or more affiliates thereof (together, "Centurion"), desires to acquire the Health Care Facilities and, following such acquisition, lease the Health Care Facilities to the LVHN Entities in order to support and further the charitable mission of the LVHN Entities; and

WHEREAS, Centurion has requested the assistance of the Authority in connection with the financing of a project (the "Project") which consists of, among other things, all or any of the following: (i) financing the acquisition by Centurion of the Health Care Facilities, including the funding of an allowance for certain tenant improvements at the Health Care Facilities; (ii) funding of any required reserves and capitalized interest for the Bonds (hereinafter defined); and (iii) financing contingencies and the payment of the costs and expenses of issuing the Bonds; and

WHEREAS, in order to finance the Project, Centurion has requested the Authority to issue one or more series of its revenue bonds in an aggregate principal amount not to exceed \$160,000,000 (the "Bonds") on behalf of Centurion; and

WHEREAS, Section 147(f) of the Code requires that the applicable elected representative of the governmental unit on behalf of which bonds are issued and of each governmental unit having jurisdiction over the area in which any facilities with respect to which financing is to be provided from the net proceeds of such bonds is located, approve bonds after a public hearing in order for a private activity bond to be a qualified bond under the Code; and

WHEREAS, certain of the Health Care Facilities are located in the County of Monroe, Pennsylvania (the “Monroe County Facilities”); and

WHEREAS, in accordance with Section 147(f) of the Code, a joint public hearing was held by the Board of Commissioners of the County of Monroe, Pennsylvania (the “Board”) in connection with the issuance of the Bonds on behalf of the Authority, the County of Monroe (the “County”), the County of Lehigh, Pennsylvania (“Lehigh County”), the County of Northampton, Pennsylvania (“Northampton County”) and the City of Hazleton, Pennsylvania, on May 15, 2024, notice of such hearing was posted on the Monroe County website, the Lehigh County website, the Northampton County website and published in each of *The Standard Speaker* on May 5, 2024 and *The Pocono Record* on May 6, 2024, which was posted and/or published at least seven days prior to such hearing and the Board has reported that no one from the general public appeared at such hearing; and

WHEREAS, the Board, is the applicable elected representative of the governmental unit having jurisdiction over the area in which the Monroe County Facilities are located and desires to approve the financing of the Project for the benefit of Centurion and to determine that it is desirable for the health, safety and welfare of the people in the area served by the Monroe County Facilities and to have the Project financed by and through the Authority; and

WHEREAS, the County is not making any determinations as to whether the Bonds may be validly or legally authorized and issued in order to finance the Project; and

WHEREAS, the County is not obligated to pay, and neither the faith and credit nor the taxing power of the County is pledged to the payment of the principal or redemption price, if any, of and interest on the Bonds; and

WHEREAS, the Board desires to approve the use of tax-exempt financing for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Monroe, Pennsylvania, as follows:

1. In connection with the financing of the Project by the Authority, the Board declares it to be desirable for the health, safety and welfare of the people in the area served by the Monroe County Facilities and to have the Project financed by and through the Authority.

2. The issuance of the Bonds and the financing of the Project located in the County is hereby approved for purposes of Section 147(f) of the Code.

3. The Board hereby, pursuant to Section 147(f) of the Code, approves the issuance by the Authority of the Bonds in a principal amount not to exceed \$160,000,000 to finance the Project.

4. The approval granted hereby shall not, in any way, pledge or obligate the credit or taxing power of the County, nor shall the County be liable for the payment of the principal of, or interest on, any obligations issued by the Authority.

5. Notwithstanding any other provision of this Resolution, the Bonds, when and if issued, shall not be deemed an obligation of the County, the Commonwealth of Pennsylvania or any other political subdivision thereof, and shall be payable solely from the payments made by or on behalf of Centurion. No recourse shall be had for the payment of principal or the redemption price of or the interest on the Bonds or for any other claim based on the Bonds, against the Authority, the County or any successor body of the Authority or the County, against any officer, board member or employee of the Authority or the County, past, present or future, or against any other moneys, accounts, rights or other assets the Authority or the County may now or hereafter possess.

6. This Resolution shall become effective immediately.

7. In the event any provision, section, sentence, clause or part of this Resolution shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence or clause of this Resolution, it being the intent of this County that such remainder shall be and remain in full force and effect.

8. All resolutions or parts of resolutions inconsistent herewith are repealed.

-End of Resolution-

**M-2024-154** Motion by Vice-Chairman Parker, seconded by Commissioner Laverdure and carried to close the joint public Tax Equity and Fiscal Responsibility Act (TEFRA) and reconvene the regular meeting at 9:45 a.m.

Chairman Christy recessed the regular meeting and opened an Assessment Board meeting at 9:46 a.m. for corrections to the duplicate.

**M-2024-155** Motion by Commissioner Laverdure, seconded by Vice-Chairman Parker and carried to approve the corrections to the duplicate, as follows, as requested by Cindy Treible, Chief Assessor.

Additions – 0  
Subtractions - \$5,710.00

Chairman Christy closed the Assessment Board meeting at 9:48 a.m. and continued with the regular meeting.

There was no public comment on agenda items.

**M-2024-156** Motion by Vice-Chairman Parker, seconded by Commissioner Laverdure and carried to approve the minutes of the 05/01/2024 Commissioners' Meeting.

**M-2024-157** Motion by Commissioner Laverdure, seconded by Vice-Chairman Parker and carried to adopt the following certificates of special recognition:

Monroe County Independent Living Class Completion

- a.) Kevin Davis
- b.) Kaylee Elliss
- c.) Taj Gaudino
- d.) Abigail Grella
- e.) Kingtriston Griffin
- f.) Cayden Heller
- g.) Jayden Hoffman
- h.) Joseph Keyes
- i.) Za'Niyah Kitt
- j.) Z'Kirah Kitt
- k.) Eclipse Martin
- l.) John Melo
- m.) Taylor Nystrom
- n.) Rain Ortiz
- o.) Isaiah Pena
- p.) Kimberly Simon
- q.) Lisa Stallard
- r.) Lilliana Storm
- s.) Queentrinity Williams

Vigon Distribution Center – Ribbon Cutting

Reeders United Methodist Church – 140<sup>th</sup> Anniversary

**M-2024-158** Motion by Commissioner Laverdure, seconded by Vice-Chairman Parker and carried to approve the actions listed below:

- a) Agenda:

NAME:	DEPARTMENT:	POSITION:	DATE:	REASON:
<b>NEW HIRES:</b>				
Tamika Peace	C&Y	35 Casw 2	5/20/24	New Hire/Replacement
Kimberly Revitt	Courts	12 Minute Clerk/Jud Asst	5/20/24	New Hire/Replacement
Alexis White	DR	7 Office Asst Sr	6/3/24	New Hire/Replacement
Carl DeSimone	Jail	3 Grounds Custodian Temp	5/6/24	Correct Start Date
Mikayala Moats	Jail	15 Drug & Alcohol Couns	5/13/24	New Hire/Replacement
Emily Foster	Planning	Intern	5/8-8/23/24	Did Not Start
Brady Hombaker	Prob - Juv	16 Prob Officer Trainee	6/3/24	New Hire/Replacement
<b>SEPARATIONS:</b>				
Zulma Dasilva	C&Y	33 Casw 1	5/17/24	Resigned
Joshua Custred	Emer Services	9 Burn Sim Op	11/4/23	Resigned
Raymond Wilson	Jail	CO	5/8/24	Resigned
Ryan Poust	Planning	19 GIS Analyst/Planner	5/7/24	Terminated
Eric Closs	PD	26 Deputy Chief	6/3/24	Resigned
<b>CHANGES:</b>				
Angelene Beauchamp	Aging	35 Casw 2	4/11-5/5/24	Update LOA End Date
Leana Quinones	Aging	37 Casw 3	4/19-10/18/24	Intermittent LOA
Paula Margretta	Assessment	13 Field Assessor	4/17-10/16/24	Intermittent LOA
Geara Catania	C&Y	27 Clerk Typist II	4/11/24	975 Hrs Probation Complete
Killeen Conaty	C&Y	35 Casw 2	3/18-6/7/24	Update LOA End Date
Ronald Curry	C&Y	35 Casw 1	4/15/24	975 Hrs Probation Complete
Ronald Curry	C&Y	35 Casw 2	4/16/24	Promotion w/o Exam
David Lucykanish	Conservation	19 Res Cons Spec	4/22-7/14/24	LOA
David Lucykanish	Conservation	19 Res Cons Spec	7/15-7/22/24	LOA
Ellen DeMaio	Courts	23 Deputy Court Admin	6/3/24	Promotion
Jeanette Gilbo	Courts	16 Court Recorder & Transcriptionist	2/28-4/7/24	Update LOA Dates
Jessica Muehleisen	Courts	20 Admin Assist- (Pres Judge)	6/3/24	Promotion
Joshua Moxam	Courts	13 Executive Admin Assist	6/3/24	Lateral Transfer
Barbara Molkenthin	DR	11 Intergov Spec	4/16-5/2/24	Extend LOA
Barbara Molkenthin	DR	11 Intergov Spec	5/3/24	RTW Full Duty
Blake Schiller	Jail	18 Sergeant	10/26/23-4/14/24	LOA
Blake Schiller	Jail	18 Sergeant	6/17/24	Shift Change - 1st
Gregory Reese	Jail	CO	6/10-6/12/24	LOA
Mathew Magnin	Jail	CO	4/15-5/11/24	LOA
Warren Hulick	Jail	18 Sergeant	5/2-11/1/24	Intermittent LOA
Yessica Clase	Jail	CO	6/6-6/9/24	LOA
Sean Klein	Maintenance	13 Bldg Maint Mech	5/13/24	Promotion
Anesha Pride	MDJ	8 Tech Sr	5/19/24	Probation Complete
Gerald Rose	Prob - Adult	21 Probation Supervisor	5/26/19	Correct Title - Longevity Bonus
Gerald Rose	Prob - Adult	21 Probation Supervisor	5/26/20	Correct Title - Longevity Bonus
Gerald Rose	Prob - Adult	21 Probation Supervisor	5/26/22	Correct Title - Longevity Bonus
Nicole Sedorchuk	Prob - Adult	20 Probation Officer Sr	5/13-6/3/24	LOA
Nicole Sedorchuk	Prob - Adult	20 Probation Officer Sr	6/4-12/3/24	Intermittent LOA
Vernell Bunn-Mckenzie	Prob - Adult	17 Prob Officer	4/29/24	Early RTW
Donna Stevens	R&R	9 Deputy, Recorder	4/15/24	Early RTW
<b>MISCELLANEOUS:</b>				
Adopt the revised Job Description and title for the Grade 14 Vector Technician effective 12/12/19				
Approve the request from Adelaide Grace to convert 3 CASW 2 positions to Casw 3 positions				
Approve the request from Mary Clare Megargle to reclassify grade 35 Community Health Nurse 1 position to a grade 35 Aging Care Manager.				
Approve the request from Deborah Harrison to temporarily down grade the 14 Career Guidance Manager position to a Grade 13 Career Counselor/Case Manager				

- b) Approve/Ratify Requests to work additional hours:
  - i) Sheriff's Office Overtime Report for the period ending 05/05/2024:
    - (1) Deputies - 40.50 hours
    - (2) Security - 55.50hours
    - (3) Clerks - 0 hours

**M-2024-159** Motion by Commissioner Laverdure, seconded by Vice-Chairman Parker and carried to approve the actions listed below:

- a) Vouchers Payable:
  - i) \$982,809.97 for week ending 05/03/2024
  - ii) \$774,631.60 for week ending 05/10/2024
- b) Gross Payroll:
  - i) \$1,337,646.25 for week ending 05/05/2024
- c) Healthcare Benefits Payments:
  - i) Highmark Blue Cross/Blue Shield:
    - (1) \$231,871.42 on 04/30/2024
    - (2) \$93,632.44 on 05/7/2024

- ii) Geisinger:
  - (1) \$221,436.47 on 04/30/2024
  - (2) \$101,411.32 on 05/7/2024
- iii) Dental Claims:
  - (1) \$6,460.25 on 05/3/2024
  - (2) \$1,043.40 on 05/3/2024
  - (3) \$8,691.24 on 05/10/2024
- iv) Flexible Spending Account:
  - (1) \$2,501.23 on 05/3/2024
  - (2) \$1,641.11 on 05/10/2024

**M-2024-160** Motion by Vice-Chairman Parker, seconded by Commissioner Laverdure and carried to approve/ratify the Travel Requests for the following: Adult Probation, Area Agency on Aging, Commissioners, Conservation District, Planning, Vector Control and Voter Registration.

**M-2024-161** Motion by Commissioner Laverdure, seconded by Vice-Chairman Parker and carried to appoint Evelyn Robles to the Carbon-Monroe-Pike Commission Board with a term to expire May 31, 2027, as requested by Carbon-Monroe-Pike Drug & Alcohol Commission Inc.

**M-2024-162** Motion by Vice-Chairman Parker, seconded by Commissioner Laverdure and carried to approve items a thru f only, item g was completed at the beginning of the meeting.

- a) Approve Budget Adjustment dated 05/08/2024 in the amount of \$361,665.00
- b) Approve/Ratify authorization for the Chief Clerk to advertise the following:
  - i) Notice to receive sealed Bids for Monroe County Parking Garage Maintenance
  - ii) Notice of availability of Requests for Funding Proposal (RFP) applications for Supplemental Funds to Emergency Food and Shelter programs in Monroe and Pike Counties
- c) Ratify continued representation by Attorney David M. Steckel with new firm Fitzpatrick, Lentz & Bubba and authorize Flamm, Walton & Heimback to release legal files to Attorney Steckel
- d) Ratify Agreement between Northampton County Area Community College, Northampton County Area College Foundation and County of Monroe pertaining to Right of First Refusal and Contribution Payment
- e) Accept proposal from Marion Hill Associates, Inc., as recommended by RKR Hess, Division of UTRS for the Goose Pond Run Dam Diver for a Detailed Gate Valve and Outlet Drawdown System Inspection in the amount of \$8,750.00
- f) Add the following Vendors to the County List of Approved Vendors:
  - i) Information Technology and Services
    - (1) Iron Bow LLC
  - ii) Office of Emergency Management
    - (1) The Melt Wagon
    - (2) Thomas W. Kociuba
  - iii) Commissioners
    - (1) Bushkill Fire Company
    - (2) Walker Consultants, Inc.
- g) Adopt Resolution pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") requires that the applicable elected representative of the governmental unit on behalf of which bonds are to be issued and of each governmental unit having jurisdiction over the area in which any facility, with respect to which financing is to be provided from the net proceeds of the bonds, is located, approve the bonds after a public hearing in order for a private activity bond to be a qualified bond under the Code for the Lehigh Valley Hospital and Lehigh Valley Pocono Hospital Projects Tax Equity and Fiscal Responsibility Act (TEFRA)

Chairman Christy explained the above items.

**M-2024-163** Motion by Commissioner Laverdure, seconded by Vice-Chairman Parker and carried to approve the actions listed below as requested by the Correctional Facility:

- a) Accept proposal from Rooted Environmental Consulting, LLC for Wetland Services at a rate of \$1,750.00 for a Wetland Evaluation & Report
- b) Ratify professional services agreement with Midlantic Engineering for geotechnical engineering services at MCCF for \$10,500.00

**M-2024-164** Motion by Commissioner Laverdure, seconded by Vice-Chairman Parker and carried to accept a proposal from Kudu Creative to create an awareness campaign for Law Enforcement Treatment Initiative (L.E.T.I) for a total cost estimate of \$27,875.00 as requested by the Monroe County District Attorney.

Chairman Christy noted the cost for the awareness campaign will be paid from the Opioid Settlement Funds.

**M-2024-165** Motion by Vice-Chairman Parker, seconded by Commissioner Laverdure and carried to authorize Maryellen Keegan, Director to sign Memorandum of Understanding (MOU) with Tobyhanna Army Depot to ensure coordination of resources in the event of an act of terrorism, natural disaster or any other emergency requiring off-installation support as requested by the Office of Emergency Management.

**M-2024-166** Motion by Commissioner Laverdure, seconded by Vice-Chairman Parker and carried to approve the actions listed below as requested by the Grants Department:

- a) Ratify Authorization for the Grants Manager to electronically submit the FY24 Intermediate Punishment Treatment Program Grant in the amount of \$90,000.00 to be used to hire a full-time case management specialist
- b) Ratify Authorization for the Grants Manager to electronically submit the FY25-27 STOP Violence Against Women Formula Grant in the amount of \$125,000.00 to improve services to victims/survivors of sexual assault, domestic violence, dating violence and stalking
- c) Ratify Authorization for the Grants Manager to electronically submit the FY23-24 Indigent Defense Grant Program Funds in the amount of \$95,528.00 to significantly contribute to the retention and recruitment of attorneys for the Monroe County Public Defender Office
- d) Approve the Emergency Solution Grant 2023-25 Sub-recipient contracts for the period January 26, 2024 through August 31, 2024 as listed:

Emergency Shelter -	Family Promise	Operations & Essential Services	\$ 33,700
Emergency Shelter -	SAFE Monroe	Operations	\$ 7,500
Emergency Shelter -	Stroudsburg Wesleyan Church	Operations	\$ 10,000
Homelessness Prevention-	Family Promise	Services, Financial & Rental Assistance	\$ 12,000
Rapid Rehousing -	Family Promise	Services, Financial & Rental Assistance	\$ 36,000
<b>Total</b>			<b>\$99,200</b>

**M-2024-167** Motion by Vice-Chairman Parker, seconded by Commissioner Laverdure and carried to approve the actions listed below as requested by the Planning Commission:

- a) Reappoint the following to the Monroe County Planning Commission Board
  - i) Nicole Murray with a term to expire 12/31/2027
  - ii) Charles Vogt with a term to expire 12/31/2027

**M-2024-168** Motion by Commissioner Laverdure, seconded by Vice-Chairman Parker and carried to accept a proposal from Datom Products, Inc. for the abatement of asbestos gasket insulation from an incinerator in the amount of \$1,350.00 as requested by Pleasant Valley Manor.

**M-2024-169** Motion by Vice Chairman Parker, seconded by Commissioner Laverdure and carried to ratify the Capital Purchases Report dated 05/09/2024 as follows:

DEPARTMENT	ACCOUNT #	ACCOUNT DESCRIPTION	QTY	ITEM	Vendor	AMOUNT
<b>APPROVED CAPITAL:</b>						
<b>TOTAL APPROVED CAPITAL</b>						<b>\$ -</b>
<b>REQUESTS WITH TRANSFER: (see Budget Adjustment Report)</b>						
<b>TOTAL REQUESTS W/TRANSFER</b>						<b>\$ -</b>
<b>GRANT FUNDED &amp; OTHER:</b>						
Correctional Facility	101.4232.9575.0000	Capital Expenditures	1	Motorola radio and accessories	RMI - State Contract	1,303.85
Correctional Facility	101.4232.8800.0001	Grant Expenses	4	Hepa air filter and faucets	Global Industries - Lowest Quote	51,846.99
<b>TOTAL GRANT FUNDED &amp; OTHER</b>						<b>\$ 53,150.84</b>
<b>TOTAL CAPITAL REQUESTS</b>						<b>\$ 53,150.84</b>

Chairman Christy reviewed the capital purchases.

**M-2024-170** Motion by Vice Chairman Parker, seconded by Commissioner Laverdure and carried to approve the Computer Capital Purchases Report dated 05/09/2024 as follows:

DEPARTMENT	ACCOUNT #	ACCOUNT DESCRIPTION	QTY	ITEM	Vendor	AMOUNT
<b>APPROVED CAPITAL:</b>						
<b>TOTAL APPROVED CAPITAL</b>						<b>\$ -</b>
<b>REQUESTS WITH TRANSFER: (see Budget Adjustment Report)</b>						
<b>TOTAL REQUESTS W/TRANSFER</b>						<b>\$ -</b>
<b>GRANT FUNDED &amp; OTHER:</b>						
Information Systems	101.4172.5260.0002	Cybersecurity & DR	12	Software and licenses	SHI - State Contract	31,538.94
Vector Control - MBDC Grant	101.4327.2043.7101.1300	Field Materials/Supplies	1	Dell laptop and accessories	Dell - State Contract	1,197.73
<b>TOTAL GRANT FUNDED &amp; OTHER</b>						<b>\$ 32,736.67</b>
<b>TOTAL CAPITAL REQUESTS</b>						<b>\$ 32,736.67</b>

Chairman Christy explained the computer capital purchases.

Chairman Christy thanked everyone who attended Community Night on April 30 at Northampton Community College – Pocono Campus.

Commissioner Laverdure welcomed any feedback on Community Night.

Chairman Christy asked if there was any public comment.

Janet Smith, Media Contact for the Monroe County Republican Party read Attachment A into the record. (See Attached).

Linda Zak commented on the mail in ballot law and the process.

Josephine Ferro commented on the county’s response to Commissioner Laverdure’s mail in ballot drop off issue.

Janet Dooner, Monroe Council of Republican Women read Attachment B into the record. (See Attached).

Theresa Pesce read a statement from the form titled authorize a designated agent to help you obtain and/or return your mail-in or absentee ballot. Ms. Pesce also quoted other sections of the law.

Vice-Chairman Parker made the following statement. “I’ve made my position clear in a written statement to my fellow Commissioners and our Solicitors. This matter with Commissioner Laverdure is being investigated by the Pennsylvania Attorney General. I am not prosecuting this case, nor will I. But, I believe Commissioner Laverdure should recuse herself from the Election Board or all three of us should recuse ourselves from the Election Board until this matter is resolved.”

Peter Begley questioned the county’s drop box policy for elections and felt they should have been removed.

Erik Diemer invited everyone to the Pocono Pride Festival which will be held Sunday, June 2 in Courthouse Square.

Sheriff Cirranello commented on the need to raise the compensation for his deputies. He stated the court system will break down if he cannot hire more deputies and retain them. He felt that the proposed three (3) year, phased in salary increases for the deputies is not sufficient.

Attorney George Westervelt stated he has concerns with the staffing levels in the sheriff's office. He asked the commissioners to seriously consider raising the deputy's compensation.

President Judge Worthington spoke on behalf of the court system and the justice partners. President Judge Worthington gave examples of how the staff shortage in the Sheriff's department is affecting the court system. President Judge Worthington stated the salary needs to be increased to be competitive with surrounding areas and she felt the increase should be done immediately.

Chairman Christy mentioned that the salaries are being addressed at salary board which meets at 11:00 a.m. today.

The meeting was adjourned at 10:30 a.m.

---

Robert J. Gress, Chief Clerk/Administrator

**M-2024-154 thru M-2024-170**  
**R-2024-4**



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MONROE COUNTY COMMISSIONERS

- - -

MONROE COUNTY HOSPITAL AUTHORITY

-----

IN RE: BOND ISSUE

-----

JOHN D. CHRISTY, Chairman

DAVID C. PARKER, Vice Chairman

SHARON S. LAVERDURE, Commissioner

- - -

ROBERT L. WESELOH, CPA, Chairman

LORI J. CERATO, CPA, Vice Chairman/Sec'y

SHARON S. LAVERDURE, Asst. Treasurer

KATIE MOYER, CPA, Asst. Secretary

- - -

LOCATION: Monroe County Commissioners Meeting Room  
One Quaker Plaza  
Stroudsburg, PA 18346

DATE: Wednesday, May 15, 2024  
TIME: 9:30 o'clock a.m.

- - -

-----

DONNA KENDERDINE REPORTING  
P.O. BOX 509  
STROUDSBURG, PA 18360  
(570) 992-7766

## 1 APPEARANCES:

2 WEITZMANN, WEITZMANN &amp; HUFFMAN, LLC

3 BY: TODD W. WEITZMANN, ESQ.

4 700 Monroe Street

5 Stroudsburg, PA 18360

6 -- For the Monroe County Commissioners

7 NEWMAN WILLIAMS

8 BY: MARC R. WOLFE, ESQ.

9 712 Monroe Street

10 Stroudsburg, PA 18360

11 -- For the Monroe County Hospital Authority

12

13

14

15

16

17

18

19

20

21

22

23

24

25

## P R O C E E D I N G S

Wednesday, May 15, 2024

- - -

1  
2  
3  
4 MR. CHRISTY: Mr. Wolfe, we'll let you start  
5 away.

6 MR. WOLFE: Thank you, Mr. Chairman.

7 We're here today in a combined hearing  
8 between the commissioners and the Monroe County  
9 Hospital Authority with regard to the request that the  
10 hospital authority issue up to 160 million dollars of  
11 bonds, part of which will be taxable, part of which  
12 will be tax exempt, and in order for the party to issue  
13 tax exempt financing under the Tax Equity and Fiscal  
14 Responsibility Act, better known as TEFRA, the  
15 commissioners, as the applicable elected  
16 representative, need to make a finding that the bond  
17 issue using tax code financing is in the community  
18 interest.

19 And, in that regard, I'll let John Brodsky,  
20 who is representing Lehigh Valley Health Network and is  
21 Vice President of Finance? Is that the correct title?

22 MR. BRODSKY: Senior Vice President and  
23 Treasurer.

24 MR. WOLFE: Treasurer. So, John, we'll turn  
25 the of floor over to you.

1 MR. CHRISTY: Please.

2 MR. BRODSKY: Would you like me to stand or  
3 what?

4 MR. CHRISTY: If you'd like to.

5 MR. BRODSKY: Again, my name is John Brodsky.  
6 I'm the Senior Vice President and Treasurer of the  
7 Lehigh Valley Health Network. You may be familiar with  
8 us. We have facilities up in Monroe, including the  
9 Pocono Medical Center, and we have two medical office  
10 buildings in Stroudsburg and one in Bartonsville that  
11 we operate.

12 Now, what we are asking in this transaction  
13 is that the Monroe County Hospital Authority issue  
14 bonds that would allow us to sell our facilities to a  
15 nonprofit organization called the Centurion Group.  
16 The Centurion Group will lease those facilities back  
17 to us and we'll continue to operate them as though  
18 nothing has really changed in terms of who's operating  
19 and who's responsible for them, the care and various  
20 services that will be provided in those buildings.

21 But, what it does do is it gives us some  
22 additional capital that is very important to hospitals.  
23 As you may know, running hospitals is an expensive  
24 operation, constantly needing to upgrade, renovate,  
25 and expand our facilities, and this will give us funds

1 that we will then use to be able to expand facilities  
2 in other parts of our broader community service area,  
3 which includes Monroe County.

4 So, there are nine campuses or nine  
5 facilities around in four different counties that we  
6 are looking to sell and then lease back. We estimate  
7 that the total market value, the fair market value,  
8 is roughly 140 million dollars. The two in Monroe  
9 would total about 25 million dollars. And, then,  
10 again those proceeds that are raised from the financing  
11 come back to us and then we can deploy them in other  
12 purposes for us.

13 It's very -- manning hospitals has been a  
14 tough business in the last couple years, particularly  
15 post the pandemic, so raising funds this way is very  
16 helpful to us and allows us not to have to go issue  
17 direct debt in the bond market.

18 So, that is, really, the sum and substance  
19 of what we're trying to accomplish and I'd be happy to  
20 answer any questions.

21 Yes, ma'am.

22 MEMBER OF THE PUBLIC #1: How does the  
23 nonprofit make their money then?

24 MR. BRODSKY: Well, we do try to make a  
25 margin, an operating margin. We don't -- our plan

1 isn't to operate at a break-even or at a loss.  
2 Hospitals do well if they can operate at a 2 to 3 to 4  
3 percent operating margin. And that's pretty thin.  
4 Most corporations that you're familiar with operate  
5 substantially more profitable than that, but in the  
6 last couple of years due to higher -- due to inflation,  
7 higher cost of retaining and recruiting nursing staff  
8 we've been operating at pretty much a break-even and,  
9 so, it's been tougher to raise the excess capital,  
10 excess margin or profit, if you will. It's not really  
11 a profit. No one owns the hospital, it's a nonprofit  
12 organization, but we need those extra funds to be able  
13 to replenish and add new facilities around our campus.  
14 So, this is helping us do that.

15 MEMBER OF THE PUBLIC #1: So, you pay them  
16 back a percentage.

17 MR. BRODSKY: Yes. These bonds will carry  
18 interest rates of around 5 percent, so we will pay  
19 interest on that in the form of rent to the Centurion  
20 Group and the Centurion Group then turns around and  
21 pays the debt service on the bonds.

22 The county shares no obligation whatsoever on  
23 the repayment of this debt, which is explicitly stated  
24 in the resolutions and all over the documents that will  
25 be signed. There's no commitment that the county would

1 raise taxes to cover debt service. That's completely  
2 on the ability of our rent to pay a sufficient amount  
3 to pay back the bonds and the investors that are buying  
4 the bonds fully understand that.

5 And this is a fairly traditional structure.  
6 We're not doing anything that hasn't been done in the  
7 municipal bond market with hospital financing in  
8 decades. So, it's a pretty standard structure.

9 Yes, ma'am.

10 MEMBER OF THE PUBLIC #2: I have a question.  
11 So, the hospital is actually selling it to a  
12 corporation.

13 MR. BRODSKY: A nonprofit corporation.  
14 Centurion is set up as a 501c3 nonprofit largely to do  
15 these types of transactions to help facilities develop  
16 and operate buildings, health care facilities.

17 MEMBER OF THE PUBLIC #2: Thank you.

18 MR. BRODSKY: Yes, ma'am.

19 MEMBER OF THE PUBLIC #3: Can you clarify  
20 something in a layman's term, a person who knows  
21 nothing about business? Do hospitals, or even these  
22 small health care centers, contribute anything to local  
23 tax bases; say, school taxes and -- because there's  
24 rumors out there that they don't. So, I'm just trying  
25 to understand what taxes do they contribute back to the

1 local tax base.

2 MR. BRODSKY: Yeah, and I can't speak to  
3 exactly what the agreements are here, but often there  
4 are -- if not direct property taxes that are paid,  
5 sometimes there's payment in lieu of taxes, pilot  
6 agreements, that are set up between the networks and  
7 the local authorities.

8 MEMBER OF THE PUBLIC #3: So, like, a pilot  
9 agreement meaning, say, they would pay x-amount of  
10 millions of dollars up front and, then, have no taxes  
11 for the next --

12 MR. BRODSKY: No, it would be an annual  
13 commitment.

14 MEMBER OF THE PUBLIC #3: So, who would we  
15 ask to find that information?

16 MR. BRODSKY: The county tax assessor's  
17 office would know that.

18 MEMBER OF THE PUBLIC #3: Thank you.

19 MR. BRODSKY: Yes, ma'am.

20 MEMBER OF THE PUBLIC #4: So, you are aware  
21 you would have to -- the new owner would have to  
22 reapply for tax exemption.

23 MR. BRODSKY: Correct.

24 MICHAEL MANCUSO, ESQ.: Sir, are there any  
25 plans for your hospital to expand mental health



1 services within the county?

2 MR. BRODSKY: I know we're broadening our  
3 mental health. In fact, some of the proceeds from this  
4 transaction are being used to build a mental health  
5 facility I believe in Northampton County. We have  
6 plans that are in the works for expansions to Pocono  
7 Health -- Medical Center. I can't speak to exactly  
8 what will be part of that, but I know mental health has  
9 been an important sector. It's a harder area to  
10 finance and manage, but it is something that we're  
11 very focused on.

12 MICHAEL MANCUSO, ESQ.: Because there seems  
13 to be an acute need for that here in Monroe.

14 MR. BRODSKY: Right.

15 MICHAEL MANCUSO, ESQ.: Thank you.

16 MR. BRODSKY: You may have heard that the  
17 Lehigh Valley Health Network is in merger discussions  
18 with the Thomas Jefferson Health System based in  
19 Philadelphia. That formal agreement is actually  
20 happening today. We are committing to join with them.  
21 This has been under discussion now for several months.  
22 We believe it makes a lot of sense to merge the two  
23 organizations financially, coordination of resources,  
24 market coverage, a variety of factors there. They  
25 provide certain educational services that we think we

1 can take advantage of.

2 They also provide certain health plans  
3 targeted to Medicare and Medicaid populations that will  
4 also be important to us.

5 Now, even though we've signed -- we will be  
6 signing this agreement today, it is still subject to  
7 State Attorney General review and approval, so once  
8 that happens -- and we're all optimistic that it  
9 will -- the transaction would officially close  
10 sometime -- we expect in the summertime.

11 So, don't expect to see the name of Lehigh  
12 Valley coming down off of our hospitals anytime soon.  
13 We will continue to operate pretty much as we have  
14 been. We will be the northern division of the  
15 Jefferson system and with time there will be  
16 consolidations and coordination of services, but we  
17 don't expect any of our major facilities to be --  
18 to change in their operations in the near time.

19 MR. PARKER: The other counties are doing  
20 similar actions as we are, right?

21 MR. BRODSKY: Correct. Hospitals operate in  
22 multiple counties and, as was described earlier, for  
23 each county in which we are doing a project those  
24 county commissioners have to similarly approve what's  
25 being done.

1 Now, we're only working with the Monroe  
2 County Hospital Authority. The hospital authority will  
3 issue bonds for all the projects in the various  
4 counties, but each county has to -- I have to have the  
5 same meeting with the three other counties.

6 MR. WOLFE: Are there any other questions or  
7 comments?

8 MR. CHRISTY: One question. On Exhibit A  
9 it says 600 Commerce Boulevard, Stroudsburg, and  
10 179 Independence Road, East Stroudsburg. Are those  
11 the only two facilities in Monroe County that are being  
12 bonded?

13 MR. BRODSKY: Yes.

14 MR. CHRISTY: So, it's not the main hospital.

15 MR. BRODSKY: We're not -- we were targeting  
16 non campus-related facilities.

17 MR. CHRISTY: Okay. I just wanted to make  
18 sure. Thank you.

19 MR. WOLFE: Mr. Chairman, if the board would  
20 permit, the record should be supplemented by the Proof  
21 of Publication of the hearing this morning and I'll  
22 provide that to the stenographer to make it part of the  
23 record.

24 MR. CHRISTY: As long as Donna is okay with  
25 that I'm okay with that.

1                   Is there a vote that has to be taken by the  
2 board?

3                   MR. WOLFE: There's a proposed resolution  
4 that should be in front of you -- if not, I have copies  
5 here -- in which you make a finding that the --  
6 basically, you make a finding that the project as  
7 described is in the community interest and that the  
8 bonds can be issued.

9                   MR. CHRISTY: And the hospital board has  
10 approved this, I take it?

11                   MR. WOLFE: The hospital board earlier this  
12 morning adopted a resolution authorizing the issuance  
13 of the bond subject, of course, to the county approving  
14 the issuance in this proceeding.

15                   MR. CHRISTY: Is there a motion to accept  
16 the resolution of the board for this?

17                   MS. LAVERDURE: So moved.

18                   MR. PARKER: I'll second it, but I have a  
19 question.

20                   MR. CHRISTY: Please.

21                   MR. PARKER: We can -- the notice about the  
22 resolution or this notice about the hearing, is that  
23 enough to cover ...?

24                   MR. WEITZMANN: Yes.

25                   MR. WOLFE: Bond counsel prepared the notice

1 and placed the publication date --

2 MR. PARKER: Okay. It's just that voting on  
3 the resolution isn't on the agenda, but, obviously,  
4 the hearing --

5 MR. WOLFE: It was advertised as a joint  
6 hearing.

7 MR. CHRISTY: All right. It's been moved and  
8 seconded. All in favor signify by saying aye. Aye.

9 MS. LAVERDURE: Aye.

10 MR. PARKER: Aye.

11 MR. CHRISTY: Opposed? Motion carries.

12 MR. WOLFE: Thank you very much.

13 MR. WESELOH: Do I have a motion to close the  
14 Monroe County Hospital Authority meeting of today?

15 MS. MOYER: So moved.

16 MS. CERATO: Second.

17 MR. WESELOH: All in favor? Aye.

18 MS. MOYER: Aye.

19 MS. CERATO: Aye.

20 MS. LAVERDURE: Aye.

21 MR. WOLFE: I'll ask the board members to  
22 meet in the hallway.

23 MR. CHRISTY: Is there a motion to close?

24 MS. LAVERDURE: I make that motion.

25 MR. PARKER: Second.

1 MR. CHRISTY: I have a motion to close the  
2 hearing and a second. All in favor? Aye.

3 MS. LAVERDURE: Aye.

4 MR. PARKER: Aye.

5 MR. CHRISTY: We'll close the hearing.

6 MR. WOLFE: Thank you very much.

7 - - -

8 (Whereupon, the above hearing concluded at  
9 9:46 a.m. on Wednesday, May 15, 2024.)

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

C E R T I F I C A T I O N

I, Donna G. Kenderdine, R.P.R.,  
do hereby certify that the foregoing was taken  
stenographically by me on May 15, 2024, and that this  
transcript is a true and correct transcript of the  
same, fully transcribed under my direction, to the  
best of my ability and skill.

I further certify that I am not a  
relative or employee of any of the parties in this  
action; that I am not a relative or employee of any  
attorney in this action; and that I am not financially  
interested in the event of this action.

\_\_\_\_\_  
Donna G. Kenderdine, R.P.R.  
Notary Public

**MICHAEL MANCUSO, ESQ.:** [1] 8/23  
**MR. BRODSKY:** [11] 3/21 4/1 4/4 5/23 7/12 8/1 8/15 9/15 10/20 11/12 11/14  
**MR. CHRISTY:** [12] 3/3 4/3 11/7 11/13 11/16 11/23 12/8 12/14 12/19 13/6 13/22 13/25  
**MR. PARKER:** [4] 10/18 12/17 12/20 13/1  
**MR. WESELOH:** [1] 13/12  
**MR. WOLFE:** [11] 3/5 3/23 11/5 11/18 12/2 12/10 12/24 13/4 13/11 13/20 14/5  
**MS. LAVERDURE:** [2] 12/16 13/23

**1**  
**140 million** [1] 5/8  
**15** [4] 1/18 3/2 14/9 15/5  
**160 million** [1] 3/10  
**179** [1] 11/10  
**18346** [1] 1/17  
**18360** [3] 1/24 2/3 2/6

**2**  
**2024** [4] 1/18 3/2 14/9 15/5  
**25 million** [1] 5/9

**5**  
**5 percent** [1] 6/18  
**501c3** [1] 7/14  
**509** [1] 1/24  
**570** [1] 1/25

**6**  
**600** [1] 11/9

**7**  
**700** [1] 2/3  
**712** [1] 2/6  
**7766** [1] 1/25

**9**  
**992-7766** [1] 1/25  
**9:30** [1] 1/19  
**9:46** [1] 14/9

**A**  
**a.m** [2] 1/19 14/9  
**ability** [2] 7/2 15/8  
**able** [2] 5/1 6/12  
**about** [4] 5/9 7/21 12/21

12/22  
**above** [1] 14/8  
**accept** [1] 12/15  
**accomplish** [1] 5/19  
**Act** [1] 3/14  
**action** [3] 15/11 15/12 15/13  
**actions** [1] 10/20  
**actually** [2] 7/11 9/19  
**acute** [1] 9/13  
**add** [1] 6/13  
**additional** [1] 4/22  
**adopted** [1] 12/12  
**advantaged** [1] 10/1  
**advertised** [1] 13/5  
**again** [2] 4/5 5/10  
**agenda** [1] 13/3  
**agreement** [3] 8/9 9/19 10/6  
**agreements** [2] 8/3 8/6  
**all** [7] 6/24 10/8 11/3 13/7 13/8 13/17 14/2  
**allow** [1] 4/14  
**allows** [1] 5/16  
**also** [2] 10/2 10/4  
**am** [3] 15/9 15/11 15/12  
**amount** [2] 7/2 8/9  
**annual** [1] 8/12  
**answer** [1] 5/20  
**any** [6] 5/20 8/24 10/17 11/6 15/10 15/11  
**anything** [2] 7/6 7/22  
**anytime** [1] 10/12  
**APPEARANCES** [1] 2/1  
**applicable** [1] 3/15  
**approval** [1] 10/7  
**approve** [1] 10/24  
**approved** [1] 12/10  
**approving** [1] 12/13  
**are** [20]  
**area** [2] 5/2 9/9  
**around** [4] 5/5 6/13 6/18 6/20  
**as** [12] 3/14 3/15 4/17 4/23 7/14 10/13 10/20 10/22 11/24 11/24 12/6 13/5  
**ask** [2] 8/15 13/21  
**asking** [1] 4/12  
**assessor's** [1] 8/16  
**Asst** [2] 1/13 1/14  
**attorney** [2] 10/7 15/12  
**authorities** [1] 8/7  
**authority** [8] 1/3 2/7 3/9 3/10 4/13 11/2 11/2 13/14  
**authorizing** [1] 12/12  
**aware** [1] 8/20  
**away** [1] 3/5

**aye** [11] 13/8 13/8 13/9 13/10 13/17 13/18 13/19 13/20 14/2 14/3 14/4

**B**  
**back** [6] 4/16 5/6 5/11 6/16 7/3 7/25  
**Bartonsville** [1] 4/10  
**base** [1] 8/1  
**based** [1] 9/18  
**bases** [1] 7/23  
**basically** [1] 12/6  
**be** [20]  
**because** [2] 7/23 9/12  
**been** [8] 5/13 6/8 6/9 7/6 9/9 9/21 10/14 13/7  
**being** [3] 9/4 10/25 11/11  
**believe** [2] 9/5 9/22  
**best** [1] 15/8  
**better** [1] 3/14  
**between** [2] 3/8 8/6  
**board** [6] 11/19 12/2 12/9 12/11 12/16 13/21  
**bond** [6] 1/4 3/16 5/17 7/7 12/13 12/25  
**bonded** [1] 11/12  
**bonds** [8] 3/11 4/14 6/17 6/21 7/3 7/4 11/3 12/8  
**Boulevard** [1] 11/9  
**BOX** [1] 1/24  
**break** [2] 6/1 6/8  
**break-even** [2] 6/1 6/8  
**broadening** [1] 9/2  
**broader** [1] 5/2  
**Brodsky** [9] 3/19 4/5 6/17 7/18 8/12 8/19 8/23 9/2 9/14  
**build** [1] 9/4  
**buildings** [3] 4/10 4/20 7/16  
**business** [2] 5/14 7/21  
**buying** [1] 7/3

**C**  
**called** [1] 4/15  
**campus** [2] 6/13 11/16  
**campus-related** [1] 11/16  
**campuses** [1] 5/4  
**can** [6] 5/11 6/2 7/19 10/1 12/8 12/21  
**can't** [2] 8/2 9/7  
**capital** [2] 4/22 6/9  
**care** [3] 4/19 7/16 7/22  
**carries** [1] 13/11  
**carry** [1] 6/17  
**Center** [2] 4/9 9/7  
**centers** [1] 7/22

**Centurion** [5] 4/15 4/16 6/19 6/20 7/14  
**CERATO** [3] 1/12 13/16 13/19  
**certain** [2] 9/25 10/2  
**certify** [2] 15/4 15/9  
**Chairman** [6] 1/7 1/8 1/11 1/12 3/6 11/19  
**Chairman/Sec'y** [1] 1/12  
**change** [1] 10/18  
**changed** [1] 4/18  
**CHRISTY** [4] 1/7 4/1 13/11 14/5  
**clarify** [1] 7/19  
**close** [5] 10/9 13/13 13/23 14/1 14/5  
**code** [1] 3/17  
**combined** [1] 3/7  
**come** [1] 5/11  
**coming** [1] 10/12  
**comments** [1] 11/7  
**Commerce** [1] 11/9  
**Commissioner** [1] 1/9  
**commlsioners** [6] 1/1 1/16 2/4 3/8 3/15 10/24  
**commitment** [2] 6/25 8/13  
**committing** [1] 9/20  
**community** [3] 3/17 5/2 12/7  
**completely** [1] 7/1  
**concluded** [1] 14/8  
**consolidations** [1] 10/16  
**constantly** [1] 4/24  
**continue** [2] 4/17 10/13  
**contribute** [2] 7/22 7/25  
**coordination** [2] 9/23 10/16  
**copies** [1] 12/4  
**corporation** [2] 7/12 7/13  
**corporations** [1] 6/4  
**correct** [4] 3/21 8/23 10/21 15/6  
**cost** [1] 6/7  
**counsel** [1] 12/25  
**counties** [5] 5/5 10/19 10/22 11/4 11/5  
**county** [20]  
**couple** [2] 5/14 6/6  
**course** [1] 12/13  
**cover** [2] 7/1 12/23  
**coverage** [1] 9/24  
**CPA** [3] 1/11 1/12 1/14

**D**  
**date** [2] 1/18 13/1

**DAVID** [1] 1/8  
**debt** [4] 5/17 6/21 6/23 7/1  
**decades** [1] 7/8  
**deploy** [1] 5/11  
**described** [2] 10/22 12/7  
**develop** [1] 7/15  
**different** [1] 5/5  
**direct** [2] 5/17 8/4  
**direction** [1] 15/7  
**discussion** [1] 9/21  
**discussions** [1] 9/17  
**division** [1] 10/14  
**do** [9] 4/21 5/24 6/2 6/14 7/14 7/21 7/25 13/13 15/4  
**Do hospitals** [1] 7/21  
**documents** [1] 6/24  
**does** [2] 4/21 5/22  
**doing** [3] 7/6 10/19 10/23  
**dollars** [4] 3/10 5/8 5/9 8/10  
**don't** [4] 5/25 7/24 10/11 10/17  
**done** [2] 7/6 10/25  
**DONNA** [4] 1/23 11/24 15/3 15/15  
**down** [1] 10/12  
**due** [2] 6/6 6/6

**E**  
**each** [2] 10/23 11/4  
**earlier** [2] 10/22 12/11  
**East** [1] 11/10  
**educational** [1] 9/25  
**elected** [1] 3/15  
**employee** [2] 15/10 15/11  
**enough** [1] 12/23  
**Equity** [1] 3/13  
**ESQ** [4] 2/2 2/5 9/12 9/15  
**estimate** [1] 5/6  
**even** [4] 6/1 6/8 7/21 10/5  
**event** [1] 15/13  
**exactly** [2] 8/3 9/7  
**excess** [2] 6/9 6/10  
**exempt** [2] 3/12 3/13  
**exemption** [1] 8/22  
**Exhibit** [1] 11/8  
**expand** [3] 4/25 5/1 8/25  
**expansions** [1] 9/6  
**expect** [3] 10/10 10/11 10/17  
**expensive** [1] 4/23



<p><b>E</b></p> <p>explicitly [1] 6/23 extra [1] 6/12</p>	<p>hearing [8] 3/7 11/21 12/22 13/4 13/6 14/2 14/5 14/8</p>	<p><b>K</b></p> <p>KATIE [1] 1/14 KENDERDINE [3] 1/23 15/3 15/15</p>	<p>8/18 8/20 members [1] 13/21 mental [4] 8/25 9/3 9/4 9/8</p>	<p>11/1 nursing [1] 6/7</p>
<p><b>F</b></p> <p>facilities [12] 4/8 4/14 4/16 4/25 5/1 5/5 6/13 7/15 7/16 10/17 11/11 11/16</p>	<p>help [1] 7/15 helpful [1] 5/16 helping [1] 6/14 here [4] 3/7 8/3 9/13 12/5</p>	<p>know [4] 4/23 8/17 9/2 9/8</p>	<p>merge [1] 9/22 merger [1] 9/17 MICHAEL [2] 9/12 9/15 million [3] 3/10 5/8 5/9 millions [1] 8/10 money [1] 5/23</p>	<p><b>O</b></p> <p>o'clock [1] 1/19 obligation [1] 6/22 obviously [1] 13/3 off [1] 10/12</p>
<p>facility [1] 9/5 fact [1] 9/3 factors [1] 9/24 fair [1] 5/7 fairly [1] 7/5</p>	<p>hereby [1] 15/4 higher [2] 6/6 6/7 hospital [15] 1/3 2/7 3/9 3/10 4/13 6/11 7/7 7/11 8/25 11/2 11/2 11/14 12/9 12/11 13/14</p>	<p>known [1] 3/14 knows [1] 7/20</p>	<p>MONROE [16] months [1] 9/21 more [1] 6/5 morning [2] 11/21 12/12 Most [1] 6/4 motion [6] 12/15 13/11 13/13 13/23 13/24 14/1</p>	<p>office [2] 4/9 8/17 officially [1] 10/9 often [1] 8/3 okay [4] 11/17 11/24 11/25 13/2</p>
<p>familiar [2] 4/7 6/4 favor [3] 13/8 13/17 14/2</p>	<p>hospitals [7] 4/22 4/23 5/13 6/2 7/21 10/12 10/21</p>	<p>largely [1] 7/14 last [2] 5/14 6/6 LAVERDURE [5] 1/9 1/13 13/9 13/20 14/3</p>	<p>moved [3] 12/17 13/7 13/15 MOYER [3] 1/14 13/15 13/18</p>	<p>once [1] 10/7 one [4] 1/17 4/10 6/11 11/8</p>
<p>finance [2] 3/21 9/10 financially [2] 9/23 15/12</p>	<p>How [1] 5/22 HUFFMAN [1] 2/2</p>	<p>layman's [1] 7/20 lease [2] 4/16 5/6 Lehigh [4] 3/20 4/7 9/17 10/11</p>	<p>Mr. [1] 11/19 Mr. Chairman [1] 11/19 MS [7] 13/9 13/15 13/16 13/18 13/19 13/20 14/3</p>	<p>operate [8] 4/11 4/17 6/1 6/2 6/4 7/16 10/13 10/21</p>
<p>financing [4] 3/13 3/17 5/10 7/7</p>	<p>I</p> <p>I'd [1] 5/19 I'll [4] 3/19 11/21 12/18 13/21</p>	<p>let [2] 3/4 3/19 lieu [1] 8/5 like [3] 4/2 4/4 8/8</p>	<p>multiple [1] 10/22 municipal [1] 7/7 my [3] 4/5 15/7 15/8</p>	<p>operating [4] 4/18 5/25 6/3 6/8 operation [1] 4/24 operations [1] 10/18</p>
<p>find [1] 8/15 finding [3] 3/16 12/5 12/6</p>	<p>I'm [3] 4/6 7/24 11/25 important [3] 4/22 9/9 10/4</p>	<p>lieu [1] 8/5 like [3] 4/2 4/4 8/8 LLC [1] 2/2 local [3] 7/22 8/1 8/7</p>	<p>name [2] 4/5 10/11 near [1] 10/18 need [3] 3/16 6/12 9/13 needing [1] 4/24 Network [3] 3/20 4/7 9/17</p>	<p>Opposed [1] 13/11 optimistic [1] 10/8 order [1] 3/12 organization [2] 4/15 6/12</p>
<p>Fiscal [1] 3/13 floor [1] 3/25 focused [1] 9/11 foregoing [1] 15/4 form [1] 6/19 formal [1] 9/19 four [1] 5/5 front [2] 8/10 12/4 fully [2] 7/4 15/7 funds [3] 4/25 5/15 6/12 further [1] 15/9</p>	<p>Includes [1] 5/3 Including [1] 4/8 Independence [1] 11/10 inflation [1] 6/6 Information [1] 8/15 Interest [4] 3/18 6/18 6/19 12/7</p>	<p>LOCATION [1] 1/16 long [1] 11/24 looking [1] 5/6 LORI [1] 1/12 loss [1] 6/1 lot [1] 9/22</p>	<p>networks [1] 8/6 new [2] 6/13 8/21 NEWMAN [1] 2/5 next [1] 8/11 nine [2] 5/4 5/4 no [5] 6/11 6/22 6/25 8/10 8/12 non [1] 11/16 nonprofit [5] 4/15 5/23 6/11 7/13 7/14</p>	<p>organizations [1] 9/23 other [5] 5/2 5/11 10/19 11/5 11/6 our [9] 4/14 4/25 5/2 5/25 6/13 7/2 9/2 10/12 10/17</p>
<p><b>G</b></p> <p>General [1] 10/7 give [1] 4/25 gives [1] 4/21 go [1] 5/16 Group [4] 4/15 4/16 6/20 6/20</p>	<p>Interested [1] 15/13 investors [1] 7/3 Is [28]</p>	<p>ma'am [4] 5/21 7/9 7/18 8/19 main [1] 11/14 major [1] 10/17 make [8] 3/16 5/23 5/24 11/17 11/22 12/5 12/6 13/24</p>	<p>now [4] 4/12 9/21 10/5 12/25</p>	<p>out [1] 7/24 over [2] 3/25 6/24 owner [1] 8/21 owns [1] 6/11</p>
<p><b>H</b></p> <p>hallway [1] 13/22 happening [1] 9/20 happens [1] 10/8 happy [1] 5/19 harder [1] 9/9 has [7] 4/18 5/13 9/8 9/21 11/4 12/1 12/9 hasn't [1] 7/6 have [17]</p>	<p>issn't [2] 6/1 13/3 issuance [2] 12/12 12/14 issue [7] 1/4 3/10 3/12 3/17 4/13 5/16 11/3 issued [1] 12/8 it [13] 4/21 4/21 7/11 8/12 9/10 9/22 10/6 10/8 11/9 11/22 12/10 12/18 13/5</p>	<p>MANCUSO [2] 9/12 9/15 manning [1] 5/13 MARC [1] 2/5 margin [4] 5/25 5/25 6/3 6/10 market [5] 5/7 5/7 5/17 7/7 9/24 may [7] 1/18 3/2 4/7 4/23 9/16 14/9 15/5</p>	<p>nothing [2] 4/18 7/21 notice [3] 12/21 12/22 12/25</p>	<p>part [4] 3/11 3/11 9/8 11/22 particularly [1] 5/14 parties [1] 15/10 parts [1] 5/2 party [1] 3/12 pay [5] 6/15 6/18 7/2 7/3 8/9</p>
<p>health [12] 3/20 4/7 7/16 7/22 8/25 9/3 9/4 9/7 9/8 9/17 9/18 10/2</p>	<p>it's [9] 5/13 6/9 6/10 6/11 7/8 9/9 11/14 13/2 13/7</p>	<p>me [2] 4/2 15/5 meaning [1] 8/9 Medicaid [1] 10/3 medical [3] 4/9 4/9 9/7 Medicare [1] 10/3 meet [1] 13/22 meeting [3] 1/16 11/5 13/14</p>	<p>now [4] 4/12 9/21 10/5 12/25</p>	<p>payment [1] 8/5 pays [1] 6/21 percent [2] 6/3 6/18 percentage [1] 6/16 permit [1] 11/20</p>
<p>heard [1] 9/16</p>	<p><b>J</b></p> <p>Jefferson [2] 9/18 10/15</p>	<p>MEMBER [9] 5/22 6/15 7/10 7/17 7/19 8/8 8/14</p>	<p>nothing [2] 4/18 7/21 notice [3] 12/21 12/22 12/25</p>	<p>part [4] 3/11 3/11 9/8 11/22</p>

<b>P</b> person [1] 7/20 Philadelphia [1] 9/19 pilot [2] 8/5 8/8 placed [1] 13/1 plan [1] 5/25 plans [3] 8/25 9/6 10/2 Plaza [1] 1/17 Please [2] 4/1 12/20 Pocono [2] 4/9 9/6 populations [1] 10/3 post [1] 5/15 prepared [1] 12/25 President [3] 3/21 3/22 4/6 pretty [4] 6/3 6/8 7/8 10/13 proceeding [1] 12/14 proceeds [2] 5/10 9/3 profit [2] 6/10 6/11 profitable [1] 6/5 project [2] 10/23 12/6 projects [1] 11/3 Proof [1] 11/20 property [1] 8/4 proposed [1] 12/3 provide [3] 9/25 10/2 11/22 provided [1] 4/20 PUBLIC [10] 5/22 6/15 7/10 7/17 7/19 8/8 8/14 8/18 8/20 15/16 publication [2] 11/21 13/1 purposes [1] 5/12	replenish [1] 6/13 REPORTING [1] 1/23 representative [1] 3/16 representing [1] 3/20 request [1] 3/9 resolution [5] 12/3 12/12 12/16 12/22 13/3 resolutions [1] 6/24 resources [1] 9/23 Responsibility [1] 3/14 responsible [1] 4/19 retaining [1] 6/7 review [1] 10/7 right [3] 9/14 10/20 13/7 Road [1] 11/10 ROBERT [1] 1/11 Room [1] 1/16 roughly [1] 5/8 rumors [1] 7/24 running [1] 4/23	sometimes [1] 8/5 soon [1] 10/12 speak [2] 8/2 9/7 staff [1] 6/7 stand [1] 4/2 standard [1] 7/8 start [1] 3/4 State [1] 10/7 stated [1] 6/23 stenographer [1] 11/22 stenographically [1] 15/5 still [1] 10/6 Street [2] 2/3 2/6 Stroudsburg [7] 1/17 1/24 2/3 2/6 4/10 11/9 11/10 structure [2] 7/5 7/8 subject [2] 10/6 12/13 substance [1] 5/18 substantially [1] 6/5 sufficient [1] 7/2 sum [1] 5/18 summertime [1] 10/10 supplemented [1] 11/20 sure [1] 11/18 system [2] 9/18 10/15	thin [1] 6/3 think [1] 9/25 this [19] Thomas [1] 9/18 those [6] 4/16 4/20 5/10 6/12 10/23 11/10 though [2] 4/17 10/5 three [1] 11/5 time [3] 1/19 10/15 10/18 title [1] 3/21 today [4] 3/7 9/20 10/6 13/14 TODD [1] 2/2 total [2] 5/7 5/9 tough [1] 5/14 tougher [1] 6/9 traditional [1] 7/5 transaction [3] 4/12 9/4 10/9 transactions [1] 7/15 transcribed [1] 15/7 transcript [2] 15/6 15/6 Treasurer [4] 1/13 3/23 3/24 4/6 true [1] 15/6 try [1] 5/24 trying [2] 5/19 7/24 turn [1] 3/24 turns [1] 6/20 two [4] 4/9 5/8 9/22 11/11 types [1] 7/15	<b>W</b> wanted [1] 11/17 was [3] 10/22 13/5 15/4 way [1] 5/15 we [28] we'll [4] 3/4 3/24 4/17 14/5 we're [8] 3/7 5/19 7/6 9/2 9/10 10/8 11/1 11/15 we've [2] 6/8 10/5 Wednesday [3] 1/18 3/2 14/9 WEITZMANN [4] 2/2 2/2 2/2 12/24 well [2] 5/24 6/2 were [1] 11/15 WESELOH [2] 1/11 13/17 what [7] 4/3 4/12 4/21 5/19 7/25 8/3 9/8 what's [1] 10/24 whatsoever [1] 6/22 Whereupon [1] 14/8 which [6] 3/11 3/11 5/3 6/23 10/23 12/5 who [3] 3/20 7/20 8/14 who's [2] 4/18 4/19 will [18] WILLIAMS [1] 2/5 within [1] 9/1 WOLFE [2] 2/5 3/4 working [1] 11/1 works [1] 9/6 would [12] 4/2 4/14 5/9 6/25 8/9 8/12 8/14 8/17 8/21 8/21 10/9 11/19
<b>Q</b> Quaker [1] 1/17 question [3] 7/10 11/8 12/19 questions [2] 5/20 11/6	<b>S</b> same [2] 11/5 15/7 say [2] 7/23 8/9 saying [1] 13/8 says [1] 11/9 school [1] 7/23 Sec'y [1] 1/12 second [4] 12/18 13/16 13/25 14/2 seconded [1] 13/8 Secretary [1] 1/14 sector [1] 9/9 see [1] 10/11 seems [1] 9/12 sell [2] 4/14 5/6 selling [1] 7/11 Senior [2] 3/22 4/6 sense [1] 9/22 service [3] 5/2 6/21 7/1 services [4] 4/20 9/1 9/25 10/16 set [2] 7/14 8/6 several [1] 9/21 shares [1] 6/22 SHARON [2] 1/9 1/13 should [2] 11/20 12/4 signed [2] 6/25 10/5 signify [1] 13/8 signing [1] 10/6 similar [1] 10/20 similarly [1] 10/24 Sir [1] 8/24 skill [1] 15/8 small [1] 7/22 so [19] some [2] 4/21 9/3 something [2] 7/20 9/10 sometime [1] 10/10	<b>T</b> take [2] 10/1 12/10 taken [2] 12/1 15/4 targeted [1] 10/3 targeting [1] 11/15 tax [8] 3/12 3/13 3/13 3/17 7/23 8/1 8/16 8/22 taxable [1] 3/11 taxes [6] 7/1 7/23 7/25 8/4 8/5 8/10 TEFRA [1] 3/14 term [1] 7/20 terms [1] 4/18 than [1] 6/5 Thank [7] 3/6 7/17 8/18 9/15 11/18 13/12 14/6 that [55] that's [2] 6/3 7/1 their [2] 5/23 10/18 them [5] 4/17 4/19 5/11 6/15 9/20 then [7] 5/1 5/6 5/9 5/11 5/23 6/20 8/10 there [11] 5/4 7/24 8/3 8/24 9/12 9/24 10/15 11/6 12/1 12/15 13/23 there's [4] 6/25 7/23 8/5 12/3 these [3] 6/17 7/15 7/21 they [6] 6/2 7/24 7/25 8/9 9/24 10/2	<b>U</b> under [3] 3/13 9/21 15/7 understand [2] 7/4 7/25 up [5] 3/10 4/8 7/14 8/6 8/10 upgrade [1] 4/24 us [11] 4/8 4/14 4/17 4/21 4/25 5/11 5/12 5/16 5/16 6/14 10/4 use [1] 5/1 used [1] 9/4 using [1] 3/17	<b>X</b> x-amount [1] 8/9
<b>R</b> R.P.R [2] 15/3 15/15 raise [2] 6/9 7/1 raised [1] 5/10 raising [1] 5/15 rates [1] 6/18 RE [1] 1/4 really [3] 4/18 5/18 6/10 reapply [1] 8/22 record [2] 11/20 11/23 recruiting [1] 6/7 regard [2] 3/9 3/19 related [1] 11/16 relative [2] 15/10 15/11 renovate [1] 4/24 rent [2] 6/19 7/2 repayment [1] 6/23		<b>V</b> Valley [4] 3/20 4/7 9/17 10/12 value [2] 5/7 5/7 variety [1] 9/24 various [2] 4/19 11/3 very [6] 4/22 5/13 5/15 9/11 13/12 14/6 Vice [5] 1/8 1/12 3/21 3/22 4/6 vote [1] 12/1 voting [1] 13/2	<b>Y</b> Yeah [1] 8/2 years [2] 5/14 6/6 Yes [7] 5/21 6/17 7/9 7/18 8/19 11/13 12/24 you [21] you'd [1] 4/4 you're [1] 6/4 your [1] 8/25	

Attachment A

For Immediate Release

May 15, 2024

Monroe County Republican Party

Chairman Peter Begley

MonroePAGOP@gmail.com

Media Contact: Janet M Smith

570-460-9313

In a section of the oath of office which Commissioner Sharon Laverdure swore before the Court of Common Pleas in Monroe County on December 28, 2023, she declared, "that I have not knowingly violated any election law of this Commonwealth, or procured it to be done by others in my behalf;"

However, her actions that violate election law are documented in video records and known to the public through press release and news media. The case was referred by the Monroe County District Attorney to the Pennsylvania Attorney General for investigation. No information has been made public regarding that investigation.

Laverdure's actions occurred prior to swearing the oath of office, indicating that she falsely signed that document. This action adds another layer of criminality to the situation.

The sequence of facts supports the concern that Laverdure is not legitimately installed as commissioner. Her false swearing should result in removal from the office.

Fact: There is video documentation procured through a Freedom of Information Act request that clearly shows Laverdure depositing ballots on two different days.

Fact: She deposited a ballot into the ballot box located at the Security Office hallway in the County Administration building on October 17, 2023.

Fact: She deposited a second ballot into the same ballot box on October 18th.

Fact: On October 25th, Laverdure submitted a form for agent authorization to the Director of Voter Registration. Laverdure exerted pressure on county staff to accept a postdated form to cover up her actions. The form submitted by Laverdure is time stamped submitted on October 25th, seven days after she deposited the second ballot.

Fact: This action could not correct the situation because the agent authorization application must be submitted and approved before an individual is able to carry another's ballot. Also, the approved agent form must be returned with the person's ballot directly to the Voter Registration Office, not a ballot box.

The Commissioners and/or the Court of Common Pleas should act immediately to remove Ms. Sharon Laverdure from the position of Monroe County Commissioner as her swearing in was not legitimate.

CC:

Commissioner John Christy, Chairman

Commissioner David Parker, Vice-Chairman

Commissioner Sharon Laverdure

Circumstances surrounding the actions by Monroe County Commissioner Sharon Laverdure need to be addressed.

Evidence cannot be contested that Laverdure violated election law when she returned someone's ballot without the proper authorization. When it came to light that she would be exposed for submitting that ballot, she coerced a county employee to accept a postdated authorization application.

Although this was referred to the Pennsylvania Attorney General for investigation, no information has been made public regarding a resolution.

The Monroe Council of Republican Women assert that this situation continues to be serious because Laverdure's sworn oath of office was made with false statements.

In the oath of office, on December 28, 2023, Commissioner Sharon Laverdure declared "that I have not knowingly violated any election law of this Commonwealth, or procured it to be done by others in my behalf;"

The timeline of her actions shows she violated election law prior to swearing this oath of office.

**October 17, 2023** Laverdure deposited a ballot into the ballot box located at the Security Office hallway in the County Administration building. (documented in video record)

**October 18<sup>th</sup>** She deposited a second ballot into the same ballot box. (documented in video record)

**October 25<sup>th</sup>** Laverdure submitted a postdated form for agent authorization to the Director of Voter Registration to cover up her actions.

**December 28, 2023** Oath of Office sworn before the Court of Common Pleas in Monroe County included the statement quoted above.

MCRW declares since Laverdure falsely signed the oath of office, she is not legitimately installed as commissioner. Further criminal investigation should occur.

Since this oath was sworn before the Monroe County Court of Common Pleas, Laverdure should be removed from the office. Action should be taken by the Commissioners to petition the Court to undertake such proceedings.

CC:

Commissioner John Christy, Chairman

Commissioner David Parker, Vice-Chairman

Commissioner Sharon Laverdure