

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be conducted by the Massachusetts Development Finance Agency (“MDFA”) on April 7, 2020, at 1:30 p.m., at its offices located at 99 High Street, Boston, Massachusetts. The purpose of the hearing will be the proposed issuance of qualified 501(c)(3) bonds, as defined in Section 145 of the Internal Revenue Code of 1986, as amended, in an aggregate principal amount not to exceed \$300,000,000 (the “Bonds”), for a plan of financing for Wellforce, Inc. (“Wellforce”) to finance and refinance costs of integrated healthcare facilities owned and/or operated or to be owned and/or operated by Wellforce or its affiliates described herein and related working capital expenditures, including costs of issuance, at the addresses in Massachusetts noted herein, including, but not limited to:

- A. Financing the new costs of integrated software, equipment, development and implementation of a system-wide common revenue clinical information and revenue cycle system, and other routine capital expenditures located or to be located at all locations of Wellforce and its affiliates described below in an aggregate principal amount not to exceed \$190,000,000, including:
 - a. Tufts Medical Center, Inc., the principal address of which is 800 Washington Street, Boston and which extends to the area bounded by Kneeland Street, Harrison Avenue, Oak Street, Tremont Street, and Stuart Street, in Boston, and 35 Kneeland Street, Boston, and 58 Old Colony Avenue and 1 Nevins St., Suite 205/207 in Boston, and includes the following additional locations: 65 Walnut Street, Suite 440 and 1 Washington St., Suite 212 in Wellesley, 56 Winthrop Street, Suite B in Concord, 20 Commercial Road and 100 Hospital Road in Leominster, 1371 Beacon St., Suite 100 in Brookline, 300 Mt. Auburn Street, Suite 414 in Cambridge, 475 Franklin Street Suite 209, 181 Concord Street, 959 Concord Street, Suite 302, 463 Worcester Road, Suite 101, 85 Worcester Road, and 85 Lincoln Street, 4th Floor in Framingham, 521 Mt. Auburn St. Suite 203 in Watertown, 20 Research Place, Suite 210 in Chelmsford, 7 Alfred Street, Suite 205 in Woburn, 1 General Street and 25 Marston Street, Suite 206, Lawrence, 2 Jan Sebastian Way in Sandwich, 222 Miliken Blvd, Fall River, 2005 Bay Street, Taunton, 15 Braintree Hill Park, Ste. 201 in Braintree; 695 Truman Parkway, Suite 209, Hyde Park, 475 Adams Street, Milton, 1690 Crown Colony Drive, Quincy, 1 Independence Way, Brewster, 95 Chapel Street Norwood, 31 Pine Street Suite 205, Norfolk, 680 Centre Street, Brockton, and 275 Sandwich Street, Plymouth;
 - b. MelroseWakefield Healthcare, Inc., located at 585 Lebanon Street, 775 and 830 Main Street, 8 Crystal Street, 15 Green Street, 8 and 18-24 Porter Street, 50, 61, 63, 65 Rowe Street, all in Melrose; 101 Main Street, 170 Governors Avenue, Medford; 88 Garland Street, 92 Garland Street, 96 Garland Street, 103 Garland Street, 391 Broadway, 58-60 Fremont Avenue and 62-64 Fremont Avenue, all in Everett; Hospital Road, 578 Main Street, 109 Commercial Street, 239 Commercial Street, 178 Savin Street, all in Malden; 480 Lincoln Ave., Saugus; 48 Montvale Avenue, Stoneham; and 400 Unicorn Park Drive, Woburn; 30 New Crossings Road, Reading; 425 Revere Street, Revere; 480 Lincoln Avenue, Saugus; 645 Broadway, Somerville; 41 Montvale Avenue, and 3 Woodland Road, in Stoneham, 888 Main Street, Wakefield, 101 Main Street, Medford, 3 Woodland Road, Stoneham, 52 Crest Avenue, Winthrop, 578 Main Street, Malden, 4 Virginia Lane, Stoneham, 50 Tremont Street, Melrose, 663 Main Street Melrose, and 23 Warren Avenue, Woburn; and
 - c. Lowell General Hospital and Circle Health, Inc., located at 295 Varnum Avenue, 12, 33 and 59 Bartlett Street (also known as One Hospital Drive), 100, 122 and 178 Stackpole Street, 272-280 and 817 E. Merrimack Street, 2 Hospital Drive, all in Lowell (collectively, the “LGH Campus”); and 3 and 4 Meetinghouse Road, 4 Courthouse Lane, 23 and 43 Village

Square, all in Chelmsford, 1595 Bridge Street and 9 Loon Hill Road in Dracut, 600 Clark Road and 1574 Main Street in Tewksbury, 10, 14 and 20 Research Place, North Chelmsford; 198 Littleton Road, Westford, 275 Varnum Street and 161 Jackson Street in Lowell, and 199 Treble Cove Plaza (Boston Road), North Billerica.

- B. Refinancing existing completed healthcare facilities at the following locations in Massachusetts in an aggregate principal amount not to exceed \$110,000,000 and to be allocated to the redemption, in whole or in part, of one or more of the following outstanding obligations:
- a. Massachusetts Health and Educational Facilities Authority (“HEFA”) Revenue Bonds, Lowell General Hospital Issue, Series C (2010), in aggregate principal amount not to exceed \$51,000,000, which financed and refinanced healthcare facilities at Lowell General Hospital’s main campus at 295 Varnum Avenue, Lowell as follows:
- (i) projects originally financed and refinanced with proceeds of HEFA’s Revenue Bonds, Lowell General Hospital Issue, Series B (1996), including (1) refinancing (A) installation of a telephone system; (B) construction projects within the Mansfield Pavilion, Dietary Department and Tower Building; (C) acquisition of medical equipment including a CT scanner, X-ray, laser, radiographic and fluroscopic, gamma camera, radiation, bone density machine and mammography machines, portable C-Arm, pathology fume hood and pediatric department equipment, and renovations to the ambulatory surgery and x-ray rooms; (D) interior renovations to LGH Campus buildings including replacement of elevators in the Mansfield Pavilion, installation of new windows in the Shedd, Hanchett and Medical/Surgical buildings, installation of a new fire alarm system and new carpeting throughout, repairs to the roofs of the School of Nursing and the Shedd, Hanchett, Maternity, Service and Medical/Surgical buildings, and the purchase of hospital furniture, fixtures and equipment, including, among others, x-ray equipment, information systems, ultrasound machines and ICU central monitoring equipment; and (2) financing construction and equipping of an approximately 35,000 square foot cancer care center and a connecting tunnel, including necessary site preparation and existing building demolition, construction of an approximately 125-car parking structure adjacent to the cancer care center, with a new access drive and renovation of a surface parking lot, and acquisition of hospital furniture, fixtures and equipment, and other routine capital expenditures; and (ii) new 2010 projects including (1) demolition of an approximately 30,250 square foot brick building that was constructed in 1937 and was formerly used for inpatient care; (2) construction of a new six-story hospital facility (consisting of approximately 192,195 square feet of new construction and renovations to an approximately 8,000 square foot existing structure) thereon, to include: (A) a main entrance/hospital lobby; (B) an emergency and trauma center, consisting of a thirty-eight station emergency department with a new ambulance entrance; (C) a bed tower consisting of sixty new private patient rooms, as well as family/visitor waiting lounges, which will expand the Institution’s inpatient capacity from two hundred seventeen to two hundred fifty licensed beds; (D) three operating rooms; (E) a same-day surgery area; (F) twelve labor and delivery rooms and two surgical delivery rooms; (G) expanded radiology and laboratory services, (H) a redesigned patient service center; and (I) space for a new gift shop, coffee shop and medical retailer; other miscellaneous routine capital improvements and equipment acquisitions at the LGH Campus during LGH’s 2010, 2011 and 2012 fiscal years; and costs of issuance and capitalized interest on the bonds financing the purposes described above; and

- b. MDFA Revenue Bond (Hallmark Health System, Inc. Project) Series 2015A, in aggregate principal amount not to exceed \$29,000,000, which financed the following integrated healthcare facilities:
- (i) the acquisition and installation of medical, surgical, patient monitoring, HVAC and computer equipment, computer hardware and software, furnishings and fixtures, and related renovations, (ii) other routine capital expenditures, renovations and construction, including replacement of boilers, fire alarms system devices, chiller and fire pump, (iii) working capital, and (iv) costs of issuance, all of which projects are owned and operated by MelroseWakefield Healthcare Inc. and located at the following locations, with not more than \$1,000,000 expended at each location unless otherwise specified: 239 Commercial St., Malden (not more than \$3,000,000); 178 Savin St., Malden; 170 Governors Ave., Medford (not more than \$9,000,000); 101 Main St., Medford; 585 Lebanon St., Melrose (not more than \$18,000,000); 830 Main St., Melrose; 8, 22 Porter St., Melrose; 50 Rowe Street, Melrose; 48 Montvale Ave., Stoneham; 1117 Main Street, Wakefield; and 400 Unicorn Park Dr., Woburn; and similar projects to be owned and operated by the Institution but located at the following locations that are leased or partly-owned by the Institution: 109 Commercial St., Malden; 578 Main St., Malden; 30 New Crossings Road, Reading; 280 Beach Street, Revere; 425 Revere St., Revere; 480 Lincoln Ave., Saugus; 645 Broadway, Somerville; 41, 51, 92 Montvale Ave., Stoneham; 3 Woodland Road, Stoneham; and 52 Crest Avenue, Winthrop; and
- c. MDFA Revenue Bond (Hallmark Health Properties, Inc. Project) Series 2016A, in aggregate principal amount not to exceed \$16,000,000, which financed healthcare facilities at 888 Main Street, Wakefield, as follows:
- (i) the acquisition and improvement of an approximately 2.6 acre parcel of land; (ii) the construction, furnishing and equipping of an approximately 27,000 square foot medical office building to be located on such parcel; and (iii) costs of issuance, all of which projects are owned and operated by Hallmark Health Properties, Inc.; and
- d. 2016 and 2019 Bank loans which financed and refinanced healthcare facilities at the LGH Campus in aggregate principal amount not to exceed \$14,000,000, including the construction, renovation, furnishing and equipping of the intensive care unit and lab space, installation of hot water heaters and a bulk oxygen system.

The Bonds do not and will not constitute a debt or pledge of the faith and credit of The Commonwealth of Massachusetts or MDFA. Interested persons wishing to express their views on the projects or the issuance of the Bonds to finance and refinance such projects will be given the opportunity to do so at the public hearing or may, prior to the time of the public hearing, submit their views in writing to MDFA at 99 High Street, Boston, Massachusetts 02110. Persons desiring to participate in the public hearing must make a written request at least 24 hours prior to the hearing by email to tefrahearinginfo@MassDevelopment.com or by mail to MassDevelopment, 99 High Street, Boston, MA 02110, Attn: TEFRA Hearings. The public hearing will be accessible to the public by toll free telephone call at 877-434-2303 with access code 6173481769.

MASSACHUSETTS DEVELOPMENT
FINANCE AGENCY