

Maplewood Manor LDC

Mission Statement and Performance Measurements

Public Authority's Mission Statement:

The Maplewood Manor Local Development Corporation (the "Corporation") was created pursuant to the not-for-profit corporation law of the State of New York. The Corporation's mission is to balance the fiscal concerns of Saratoga County with the quality of care for residents while facilitating the transfer of facilities of the Maplewood Manor Skilled Nursing Facility to the highest and most qualified bidder. The transfer will consider the following criteria:

- 1 Operational competency and character and history of operational competence;
- 2 Financial history and stability;
- 3 Provisions for continued quality resident care;
- 4 Satisfactory transition plan
- 5 Willingness to continue to care for all existing residents at the time of acquisition (unless otherwise indicated by the New York State Department of Health criteria);
- 6 Willingness to consider existing staff as potential employees;
- 7 Satisfactory history of employee and resident relations;
- 8 Track record of facility retention subsequent to acquisition;
- 9 Sale price.

The Corporation will be governed in accordance with its Bylaws and accordingly will endeavor to comply with all applicable provisions of the Public Authorities Accountability Act (2005) as amended by the Public Authorities Reform Act (2009).

The Corporation shall annually review its Mission Statement and identify whether the Corporation continues to meet its stated mission, goals and values, can quantify measures of improvement to better meet its stated mission, goals and values and become more efficient and effective in meeting the interests of the Corporation's stakeholders.

Annually, the Corporation shall ensure that all current Corporation board members acknowledge that they have read and understand the mission of the corporation, review and affirm the Corporation's membership and board structure, and review and affirm the policies regarding Board appointment of the Management of the Corporation along with the articulation of the respective roles of each.

Date Adopted: February 14, 2013

List of Performance Goals

- Solicit as many qualified purchase proposals from interested buyers.
- Transition Maplewood Manor from a financially insecure publicly owned facility to a financially sustainable privately-owned facility.
- Select buyer that has resources and vision to invest in capital improvements to facility.
- Maintain quality of care for residents.
- Encourage new owner to interview all staff interested in maintaining employment.
- Place property back on tax rolls which will generate more than \$460,000 per year in property tax revenues for various entities.
- Encourage New York State Department of Health to expedite approval of Certificate of Need (CON) to allow new owner to take over operations.

Additional questions:

1. Have the board members acknowledged that they have read and understood the mission of the public authority?

Yes.

2. Who has the power to appoint the management of the public authority?

The Maplewood Manor Local Development Corporation Board of Directors.

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority?

Yes.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

The Board of Directors is responsible for the vision and setting of the agenda of the Maplewood Manor Local Development Corporation. Staff and management is responsible for the daily activities and implementation of tasks required to achieve the mission as determined and as adopted by the Board.

5. Has the Board acknowledged that they have read and understood the responses to each of these questions?

Yes