



# State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

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3B - 6/17/26

Charles M. Arlinghaus  
Commissioner

Catherine A. Keane  
Deputy Commissioner

Sheri L. Rockburn  
Assistant Commissioner

May 27, 2026

Her Excellency, Governor Kelly A. Ayotte  
and the Honorable Council  
State House  
Concord, New Hampshire 03301

## REQUESTED ACTION

Approval of the Report and Findings of Councilor Karen Liot Hill with regard to a certain project in participation with West Central Services, Inc. d/b/a West Central Behavioral Health, Lebanon, NH.

## EXPLANATION

This item is submitted pursuant to a request by the New Hampshire Health and Education Facilities Authority. Councilor Liot Hill has requested that this be placed on the agenda as a regular item for the Wednesday, June 17, 2026 meeting for ratification by the Governor and Council.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Arlinghaus".

Charles M. Arlinghaus  
Commissioner

CMA/dph

Attachment

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May 26, 2026

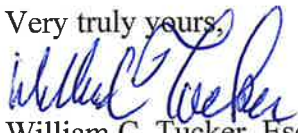
Charles Arlinghaus, Commissioner  
Department of Administrative Services  
State of New Hampshire  
State House Annex  
Concord, New Hampshire 03301

**RE: *New Hampshire Health and Education Facilities Authority –  
West Central Behavioral Health Issue, Series 2026 Bonds***

Dear Commissioner Arlinghaus:

I enclose an original and one copy of the Report and Findings of Councilor Karen Liot Hill with regard to a certain project in participation with West Central Services, Inc. d/b/a West Central Behavioral Health, located in Lebanon, New Hampshire. Councilor Liot Hill has requested that this be placed on the agenda as a regular item for ratification by the Governor and Council at their meeting scheduled for Wednesday, June 17, 2026.

Thank you for your assistance in this matter.

Very truly yours,  
  
William C. Tucker, Esq.  
btucker@wadleighlaw.com

Enclosures

**REPORT  
AND  
FINDINGS  
OF**

KAREN LIOT HILL, designee of the Governor and Council of The State of New Hampshire, under the provisions of the New Hampshire Health and Education Facilities Authority Act, Chapter 195-D of the New Hampshire Revised Statutes Annotated, on the undertaking by the Authority of a certain project in participation with WEST CENTRAL SERVICES, INC. d/b/a WEST CENTRAL BEHAVIORAL HEALTH of Lebanon, New Hampshire, pursuant to said Act.

**Introductory**

The New Hampshire Health and Education Facilities Authority (hereafter referred to as the “Authority”), requested of Governor Kelly A. Ayotte and the Executive Council that a hearing be held pursuant to the New Hampshire Health and Education Facilities Authority Act, Chapter 195-D of the New Hampshire Revised Statutes Annotated (hereafter referred to as the “Act”), and particularly as prescribed in Section 21 of the Act. The hearing is required as the result of an application submitted to the Authority by West Central Services, Inc. d/b/a West Central Behavioral Health, a not-for-profit, voluntary corporation incorporated under New Hampshire law and operating behavioral and mental health facilities located in Lebanon, Claremont and Newport, New Hampshire (hereafter sometimes referred to as “WCBH” or the “West Central”) which is a participating healthcare institution under RSA 195-D:3. Such application seeks the participation of the Authority, under the Act, in the refinancing of an existing bank loan and the financing of certain capital expenditures for the renovation, construction, and equipping of a new headquarters facility (hereafter sometimes referred to as the “Project”).

Pursuant to RSA 195-D:21 above cited, the Governor and Council designated me to hold a hearing and make findings in connection with the application. Following Public Notice given in accordance with Chapter 91-A of the New Hampshire Revised Statutes Annotated, by notice published in the New Hampshire Union Leader on May 15, 2026, the hearing was held commencing at 3:00 p.m. on Tuesday, May 26, 2026, in the West Central Board Conference Room

47 in the River Mill Conference Center, 85 Mechanic Street, Suite 2-1, Lebanon, New Hampshire.

All witnesses were duly sworn. A summary of testimony presented at the hearing follows:

### **Summary of Testimony**

Lori Shibinette, President and Chief Executive Officer, was the first witness. She described West Central as a voluntary, not-for-profit corporation organized under New Hampshire law exclusively for charitable purposes. Ms. Shibinette stated that West Central provides behavioral, mental health, and substance abuse services, including adult, child, adolescent and family services, senior services, veteran service, and crisis services from its current locations in Lebanon, Claremont, and Newport. West Central has a staff of ninety-seven (97) full-time and twenty-eight (28) part-time employees who, together with its more than ten (10) volunteers, provided more than 48,000 units of services to its clients during fiscal year 2025.

Ms. Shibinette testified that West Central contracts annually with and is designated as an approved community mental health center by the New Hampshire Department of Health and Human Services. West Central is approved for participation in the Medicare and Medicaid programs and receives revenues from those sources as well as private and third-party payors, grant support, and certain contract services income.

Ms. Shibinette explained that West Central's licensed professionals include Psychiatrists, Advanced Registered Nurse Practitioners, Masters level Social Workers, Masters level Mental Health Counselors, Masters level Marriage and Family Therapists, and Masters and Bachelors level Alcohol and Drug Abuse Counselors.

Ms. Shibinette testified that the Project to be financed by the Authority's Revenue Bonds, West Central Behavioral Health, Series 2026 (the "Bonds") consists of the substantial renovation of an existing brick building, and the demolition of an attached garage and other structures located on the properties at 203-205 and 209 Broad Street in Claremont to allow for the construction and equipping of an approximately 33,000 square foot headquarters and integrated behavioral

healthcare center in Claremont.

Mr. Jonathan Brown, the Chief Financial Officer, was the next witness. He testified that in addition to financing the renovation, construction, and equipping of the new Broad Street headquarters, the Bonds would also involve the refinancing of an existing loan outstanding in the approximate amount of \$746,680, which was used to acquire the Broad Street, Claremont properties and to pay for the cost of issuance of the Bonds and for other miscellaneous capital expenses.

He stated that WCBH expects to issue approximately \$16.9 million of Bonds. He testified that the Bonds are planned to be issued in a private placement with a financial institution and that West Central is currently receiving and reviewing replies to a Request for Proposal which was submitted to fourteen (14) area banks. He stated that the Bonds are expected to mature in no more than approximately thirty (30) years and carry a variable rate of interest which will be fixed for periods of time, such as every five (5) years. He explained that West Central may enter into an interest rate swap agreement for all or a portion of the Bonds.

Mr. Brown testified that, under the Loan Agreement or Loan Agreement and Mortgage with the Authority and the purchaser of the Bonds, WCBH will be required to carry blanket fire and extended coverage as well as general liability insurance. Based upon his position and his familiarity with the finances of West Central, he stated his opinion that WCBH will be able to meet its financial obligations under the proposed Bond issue and that WCBH currently is operating in a financially responsible manner. Mr. Brown concluded his testimony by stating his opinion that the improvements financed as part of the Project are necessary to provide West Central's clients with appropriate and respectful behavioral and mental health facilities and services.

Bonnie S. Payette was the final witness called. She stated that she is the Executive Director and Secretary of the New Hampshire Health and Education Facilities Authority, charged with the administration of the Authority's day-to-day affairs. In her capacity as Executive Director she has

become acquainted with the Project and the details of its financing and the financial arrangements to be reflected in the bonds proposed to be issued. She testified that the Authority has voted to issue its bonds for the Project, subject to compliance being had with all laws bearing upon such issue and the advice of counsel, including Bond Counsel. She testified that the Authority adopted a resolution on March 17, 2026, approving the issuance of bonds for West Central Services, Inc. d/b/a West Central Behavioral Health.

Ms. Payette testified that certain documents are being prepared for execution in connection with the Project, including a Loan Agreement or Loan Agreement and Mortgage intended for execution by West Central, the Authority, and the purchaser. She stated that there will be a provision in the Agreement under which West Central will be obligated to hold and use the Project for healthcare purposes so long as the Bonds are outstanding. She testified to the language in the Loan Agreement which requires that each bond issued by the Authority for West Central Services, Inc. d/b/a West Central Behavioral Health bear on its face the following provision:

Neither the State of New Hampshire nor any political subdivision thereof shall be obligated to pay the principal of or interest on this bond, other than from Pledged Revenues, and neither the faith and credit nor the taxing power of the State of New Hampshire or of any political subdivision thereof is pledged to the payment of the principal of or interest on this bond.

Ms. Payette testified that the bond documents will make adequate provision for the payment of principal and interest on the bonds, as well as the costs of the Project, so that the State will not be obligated in any way for their repayment.

Ms. Payette concluded her testimony by stating that, based on her familiarity with the statute under which the Authority operates, on her experience as Executive Director of the Authority, and on the advice of counsel, including Bond Counsel, the Project is within the powers conferred by law upon the Authority.


## Findings

Upon the testimony submitted at the hearing, and upon consideration, I find as follows:

- (1) The construction and acquisition of the Project and refinancing of existing indebtedness, as the same is described in such testimony, will enable and assist West Central Services, Inc. d/b/a West Central Behavioral Health (herein called the “West Central”), a not-for-profit participating healthcare institution located in Lebanon, Claremont, and Newport, New Hampshire, to provide healthcare facilities within the State of New Hampshire (herein called the “State”); and
- (2) The Project to be undertaken, and the project to which the refinancing of existing indebtedness relates, will be leased to, or owned by, West Central, which is a financially responsible participating institution within the State; and
- (3) Adequate provision has been, or will be, made for the payment of the cost of the construction and acquisition of the Project and the refinancing of existing indebtedness; and under no circumstances will the State be obligated, directly or indirectly, for the payment of the principal of, or interest on, any obligations issued to finance such construction and acquisition or to provide for the refinancing of existing indebtedness on obligations to which such refinancing of existing indebtedness relates; and
- (4) Adequate provision has been, or will be, made in any lease or mortgage of the Project to be undertaken or any property leased or mortgaged in connection with the issuance of bonds or notes for the payment of all costs of operation, maintenance and upkeep of the Project by West Central so that under no circumstances will the State be obligated, directly or indirectly, for the payment of such costs; and
- (5) Adequate provision has been made to obligate West Central to hold and use the Project for healthcare purposes so long as the principal of and interest on bonds or other obligations issued by the New Hampshire Health and Education Facilities Authority (herein called the “Authority”) to finance the cost of the Project, including any refunding bonds issued to refund and refinance such bonds, have not been fully paid and retired and all other conditions of the resolution or trust agreement authorizing and securing the same have not been satisfied and the lien of such resolution or trust agreement has not been released in accordance with the provisions thereof; and
- (6) The construction and acquisition of the Project and the refinancing of existing indebtedness will be within the authority conferred by Chapter 195-D of the New Hampshire Revised Statutes Annotated upon the Authority; and

- (7) The construction and acquisition of the Project serves a need presently not fulfilled in providing healthcare facilities within the State and is of public use and benefit; and
- (8) The refinancing of existing indebtedness will be in connection with a project provided by West Central.

Dated: May 26, 2026



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Karen Liot Hill  
Executive Councilor  
Designee of the Governor and Council

**RATIFICATION AND GOVERNOR'S APPROVAL**

The Governor and Council hereby ratify, confirm, approve and adopt the findings set forth in the Report and Findings attached hereto made by Karen Liot Hill, the Designee of the Governor and Council to hold a hearing and make findings pursuant to Section 21 of the New Hampshire Health and Education Facilities Authority Act, Chapter 195-D of the New Hampshire Revised Statutes Annotated. The hearing was required and held as a result of an application submitted to the New Hampshire Health and Education Facilities Authority by West Central Services, Inc. d/b/a West Central Behavioral Health (“West Central”), a voluntary, not-for-profit behavioral and mental health services provider located in Lebanon, Claremont, and Newport, New Hampshire. The hearing was held on May 26, 2026, following public notice published in the New Hampshire Union Leader on May 15, 2026, in the West Central Board Conference Room 47 in the River Mill Conference Center, 85 Mechanic Street, Suite 2-1, Lebanon, New Hampshire at 3:00 p.m.

The Governor’s signature constitutes her approval under Section 147(f) of the Internal Revenue Code of 1986, as amended, of the issuance of the bonds described herein and, in the hearing, held by the Authority on May 26, 2026, and as described in the Notice of Public Hearing published on May 15, 2026 in the New Hampshire Union Leader.

Dated: June 17, 2026

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Governor: Kelly A. Ayotte

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Councilor: Joseph D. Kenney

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Councilor: Karen Liot Hill

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Councilor: Janet Stevens

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Councilor: John Stephen

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Councilor: David K. Wheeler