

BOARD OF DIRECTORS MEETING MINUTES

February 10, 2026 – 12:00 P.M.

101 N. 14th Street, 11th Floor, Board Room

Available by Public Teleconference: (434) 230-0065, 570 751 998#

Available by Microsoft Teams Meeting ID: 2717147714878 Passcode: v2nY7Py2



Present Board Directors:

Myron Nahra (Chair)

Mary Margaret Kastelberg (Vice Chair)

Vanitha Khera – attended virtually

Willis Morris

Naumaan Nasir

David Richardson – left at 12:50 p.m.

Kwesi Robotham

John Scheib

Duc Truong – joined at 12:24 p.m.

Absent Board Directors:

Tarick Gamay

Victoria Vasques

VSBFA Staff present: *attended via electronic remote participation

Arnold Blackmon

Anna Mackley

Todd Boyle *

Sparkle Cotman *

Robin Taylor *

Dewayne Johnson

Angela Reese

Ray Sanchez

Terrance Rogers

Karen White *

Others present: *attended via electronic remote participation

Richard Hurlbert (Haneberg Hurlbert PLC)

John Albert (CSM Senior Living Management)

Ryan Inman (Sentara)

Kevin White (Butler Snow)

Kiah Stith (Butler Snow)

Christopher Kulp (Hunton Andrews Kurth LLP) *

Kathryn Overacker (CSM Senior Living Management) *

Denise White (CSM Senior Living Management) *

Paddy Rassbach - Mecklenburg, VA *

David Rawlings (CSM Senior Living Management) *

Thomas Zachry (SouthState Bank) *

Kevin Muldowney (Hirschler) *

Jeremy O Greenfield (Sentara) *

Kevin Harber (Office of the Attorney General)

I. Call to Order

- a. Chairman Nahra called the meeting to order at 12:02 p.m.

II. Approval of Minutes

- a. Mr. Scheib motioned to approve December 18, 2025, Board of Directors Meeting Minutes, seconded by Mr. Robotham. Motion passed. (Aye: 8, Nay:0)

III. Open Public Hearing

- a. Chairman Nahra opened the public hearing at 12:10 p.m.

IV. Public Hearing for Tax-Exempt Bond Resolution

- a. Ms. Mackley presented Sentara Health final resolution to reaffirm VSBFA's Approval of \$300,000,000 Tax-Exempt Bond.
- b. Chairman Nahra called for comments from the public after resolution was presented.
 - i. Paddy Rassbach of Mecklenburg Virginia spoke in opposition of the resolution.
- c. Mr. Richardson motioned to approve the resolution, seconded by Mr. Robotham. Motion passed. (Aye: 9, Nay: 0)

V. Tax-Exempt Bond Resolution

- a. Ms. Kastelberg motioned to approve the final resolution of issuance up to \$34,750,000 in tax-exempt bonds for The Catholic Diocese of Richmond and Affiliates, seconded by Mr. Nasir. Motion passed. (Aye: 9, Nay: 0)

VI. Close Public Hearing

- a. Chairman Nahra closed the public hearing at 12:40 p.m.

VII. Ratifications

- a. The Board reviewed four (4) approved credit support and direct loan transactions in aggregate of \$338,000; and ten (10) declined credit support and direct loans in aggregate of \$1,173,000.

Mr. Robotham motioned to ratify, seconded by Mr. Scheib. Motion passed. (Aye: 9, Nay: 0)

VIII. Remote Meeting Policy

- a. Ms. Kastelberg motioned to approve the Remote Meeting Policy Resolution, seconded by Mr. Truong. Motion passed. (Aye: 8, Nay: 0)

IX. VSBA Updates

- a. Mr. Blackmon presented updates on, pipeline, and closed deals.

X. Public Comment Period

- a. Chairman Nahra called for comments from the public, hearing none the comment period was closed at 1:13 p.m.

XI. Adjourn

- a. Mr. Nasir motioned to adjourn, seconded by Ms. Kastelberg. Motion passed unanimously. (Aye: 8, Nay: 0)

Meeting adjourned at 1:13 p.m.