1 RESOLUTION NO. 2015-174 Late Filing 2 SPONSOR Mr. Pry, Mr. Comunale April 27, 2015 3 DATE COMMITTEE Planning 4 A Resolution authorizing the issuance and sale of County of Summit, Ohio, Health Care Facilities Refunding and Improvement Revenue Bonds, Series 2015 (Village at St. Edward 5 6 Project), in one or more series, in an aggregate principal amount not to exceed \$25,000,000.00; authorizing the execution of a Base Lease, a Lease, an Assignment and a 7 Trust Indenture for the Bonds to secure the payment of the Bonds; authorizing and 8 approving a Bond Purchase Agreement for the sale of the Bonds; authorizing the use and 9 distribution of an Official Statement appropriate for the sale of the Bonds; and authorizing 10 and approving related matters, for the Executive's Department of Finance and Budget, and 11 12 declaring an emergency. 13 WHEREAS, pursuant to the authority contained in the laws of the State of Ohio (the "State"), including Chapter 140 of the Ohio Revised Code (the "Act"), the County of Summit, 14 Ohio (the "Issuer"), a county and political subdivision duly organized and validly existing under 15 16 and by virtue of the Constitution and laws of the State and its Charter, is a "public hospital agency," as defined in the Act, and is authorized and empowered, among other things, to: (i) 17 acquire, construct, reconstruct, rehabilitate, remodel, renovate, enlarge, equip, and furnish 18 "hospital facilities," as defined in the Act, and to acquire by lease real estate and interests therein, 19 including without limitation, improvements situated thereon comprising hospital facilities; (ii) 20 enter into a sublease to provide for the lease of "hospital facilities" to a "nonprofit hospital 21 22 agency," both as defined in the Act; (iii) issue its revenue bonds for the purpose of financing the "costs of hospital facilities," as defined in the Act; (iv) secure its revenue bonds by a trust indenture 23 and by the pledge and assignment of the rent paid under a lease and the funds created under a trust 24 indenture; and (v) enter into the Bond Indenture, the Base Lease, the Lease, the Assignment and 25 the Bond Purchase Agreement, all as hereinafter defined, and to execute and deliver certain other 26 documents and instruments upon the terms and conditions provided herein and therein; and 27 28 WHEREAS, St. Edward Home (the "Corporation") has requested the Issuer to issue 29 30

WHEREAS, St. Edward Home (the "Corporation") has requested the Issuer to issue revenue bonds pursuant to the Act for the purpose of (i) paying the costs of acquiring, constructing, installing, equipping and improving "hospital facilities" as defined in the Act (the "New Facilities"), (ii) refunding certain revenue bonds previously issued for the benefit of, and/or other indebtedness incurred by, the Corporation (the "Prior Debt"), the proceeds of which were used by the Corporation to pay the costs of acquiring, constructing, installing, equipping and improving "hospital facilities" as defined in the Act (the "Prior Facilities" and, together with the New Facilities, the "Facilities"), (iii) funding a debt service reserve fund for all or a portion of the Bonds, (iv) paying capitalized interest on the Bonds, (v) paying any termination payments relating to interest rate hedges relating to the Prior Debt and (vi) paying certain costs of issuance of the Bonds (collectively, the "Project"); and

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WHEREAS, this Council finds and determines, after reviewing all pertinent information, that it is necessary and in the best interest of the County to authorize the issuance of the Bonds by the County; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the County of Summit, Ohio, that:

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SECTION 1. Authorization of Bonds. The Issuer shall issue, sell and deliver, as provided and authorized herein and pursuant to the Bond Indenture (as hereinafter defined) and the Act, tax-exempt (and, if desired, taxable) health care facilities refunding and improvement revenue bonds of the Issuer in one or more series, in an aggregate principal amount not to exceed \$25,000,000 (the "Bonds"), for the purpose of (i) refunding the Prior Debt, (ii) paying the costs of acquiring, constructing, installing, equipping and improving the New Facilities, (iii) funding a debt service reserve fund for the Bonds, (iv) paying capitalized interest on the Bonds, (v) paying any termination payments relating to interest rate hedges relating to the Prior Debt and (vi) paying the costs of issuance of the Bonds. The Issuer finds and determines, based on representations of the Corporation, that (i) the Facilities will comprise "hospital facilities" under the Act and that the Facilities and the issuance of the Bonds to pay costs of the Project will better provide for the health and welfare of the residents of the Issuer and the State by enhancing the availability, efficiency and economy of hospital facilities so that hospital facilities and the services rendered thereby are available to or for the service of the general public without discrimination by reason of race, creed, color or national origin and (ii) the refunding of the Prior Debt advances the purposes of the Act.

SECTION 2. Terms and Provisions of Bonds.

- General. The Bonds shall be issued and secured under the Trust Indenture (the (a) "Bond Indenture"), between the Issuer and U.S. Bank National Association or such other trust company or commercial bank acceptable to the Issuer, as trustee (the "Bond Trustee"), in substantially the form now on file with this Council. The Bonds (i) shall be designated "County of Summit, Ohio, Health Care Facilities Refunding and Improvement Revenue Bonds, Series 2015 (Village at St. Edward Project)" or such other name as approved by the County Executive; (ii) shall be issuable only in fully registered form and substantially as set forth in Exhibit A to the Bond Indenture; (iii) shall be exchangeable only for Bonds of authorized denominations, as provided in the Bond Indenture; (iv) shall be numbered in a manner determined by the Bond Trustee which will distinguish each Bond from each other Bond; (v) shall be in the denominations as set forth in the Bond Indenture; and (vi) shall be dated as set forth in the Bond Indenture. The principal of and any premium and the interest on the Bonds shall be payable as provided in the Bond Indenture without deduction for the services of any paying agent. The Bond Trustee shall be the paying agent for the Bonds and may designate additional paying agents as provided in the Bond Indenture. The Bonds shall be signed by the County Executive and/or the County Fiscal Officer (provided that such signature may be a facsimile).
- (b) Interest Rates and Principal Maturities of Bonds. The Bonds shall mature on the dates, in the years and in the principal amounts, and shall bear interest at the rates per annum, all as to be determined in the Bond Indenture or in the bond purchase agreement for the Bonds (the "Bond Purchase Agreement"), among the Issuer, the Corporation and BB&T Capital Markets, a division of BB&T Securities, LLC, as underwriter of the Bonds (the "Underwriter"); provided that the aggregate principal amount of the Bonds shall not exceed \$25,000,000, the average net interest rate for the Bonds shall not exceed 10%, and the final maturity for the Bonds shall be no later than July 1, 2045. The Bonds may be subject to mandatory redemption pursuant to mandatory sinking fund requirements as shall be set forth in the Bond Indenture or in the Bond Purchase Agreement. The Bonds also shall be subject to prior optional, extraordinary and mandatory redemption as set forth in the Bond Indenture.

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(c) <u>Sale of the Bonds</u>. The Bonds shall be sold and awarded to the Underwriter, in accordance with the terms of this Resolution, the Bond Indenture and the Bond Purchase Agreement at a purchase price not less than 97% of the difference between (i) the aggregate principal amount of the Bonds determined by the County Executive in the Bond Purchase Agreement and (ii) any net original issue discount or any net original issue premium on the Bonds determined by the County Executive plus (b) accrued interest, if any, on the principal amount of the Bonds from their date to the date of their delivery to, and payment for, by the Underwriter. Any net original issue discount on the Bonds to be determined by the County Executive shall not exceed 10% with respect to any maturity of the Bonds.

The County Executive is authorized and directed to make the necessary arrangements with the Underwriter to establish the date, location, procedures and conditions for the delivery of the Bonds to the Underwriter and to take all steps necessary to effect due execution, authentication and delivery of the Bonds to the Underwriter under the terms of this Resolution, the Bond Indenture and the Bond Purchase Agreement.

This Council approves, authorizes and ratifies the prior and continuing use and distribution by the Underwriter, in connection with the offer and sale of the Bonds, of the Preliminary Official Statement (the "Preliminary Official Statement") in the form now on file with this Council, and approves and authorizes the use and distribution of an official statement in substantially the form of the Preliminary Official Statement (the "Official Statement"), with such additions, deletions and other modifications as may be approved by the County Executive, the approval of which shall be conclusively evidenced by the signing of the Official Statement by the County Executive. The County Executive, in his official capacity, and on behalf of the Issuer, is authorized to determine, and to certify or otherwise represent, certain portions of the Preliminary Official Statement as a "deemed final" official statement and as a final official statement for purposes of SEC Rule 15c2-12(b)(1), (3) and (4). The County Executive, in his official capacity, and on behalf of the Issuer, is authorized and directed to sign the Official Statement together with such certificates, statements or other documents in connection with the finality, accuracy and completeness of the Official Statement.

Except as may be described in the Bond Purchase Agreement, the Issuer has not confirmed, and assumes no responsibility for, the accuracy, completeness or sufficiency of any of the statements in the Official Statement or any supplements thereto, or in any reports, financial information, offering or disclosure documents or other information relating in any way to the hospital facilities described therein, the Corporation, the Obligated Group (as defined in the Official Statement), the Obligated Group's management, operations, organization, history or financial condition, or the Underwriter.

(d) <u>Lease and Sublease of Facilities</u>. This Council authorizes and approves, and the County Executive is authorized to execute, the lease to the Issuer from the Corporation of the real and personal property described in the Base Lease relating to the Bonds (the "Base Lease"), between the Corporation, as lessor, and the Issuer, as lessee, and the sublease to the Corporation of that property in the Lease relating to the Bonds (the "Lease"), between the Issuer, as sublessor, and the Corporation, as sublessee, each substantially in the form now on file with this Council. The Issuer finds and determines that the lease of the property to the Issuer and the sublease of the property to the Corporation under the terms and conditions of the Base Lease and the Lease, respectively, will further the public purpose of better providing for the health and welfare of the

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residents of the Issuer and the State by enhancing the availability, efficiency and economy of hospital facilities and the services rendered thereby so that hospital facilities and the services rendered thereby are available to or for the service of the general public without discrimination by reason of race, creed, color or national origin.

(e) <u>Allocation of Proceeds of Bonds</u>. The proceeds derived from the sale of the Bonds (including without limitation, any interest accrued thereon) shall be deposited as provided in the Bond Indenture.

All funds, accounts and subaccounts contemplated in the Bond Indenture to be created are, to the extent not already created, hereby authorized and directed to be created and shall be used without further legislative action for the purposes specified in the Bond Indenture.

(f) Security for the Bonds. Except as permitted otherwise under the Bond Indenture, the Bonds shall be special obligations of the Issuer and the principal of and any premium and the interest on the Bonds shall be payable solely from the moneys in the special funds established under, and pursuant to, the Bond Indenture, and any amounts received by the Bond Trustee pursuant to the Corporation's Series 2015 Note (the "Series 2015 Note") issued under the Master Trust Indenture, dated as of June 1, 2015, between the Corporation and U.S. Bank National Association, as trustee (the "Master Trustee"), as supplemented by one or more supplements (collectively, the "Master Indenture"), all in substantially the forms now on file with this Council. The Bonds shall be secured by the absolute and irrevocable assignment of the Issuer's interest in the special funds established pursuant to the Bond Indenture, and shall be further secured by the Bond Indenture and the Series 2015 Note.

Anything in this Resolution, the Bonds or the Bond Indenture to the contrary notwithstanding, the Bonds do not and shall not represent or constitute general obligations, debt, bonded indebtedness or a pledge of the faith and credit of the Issuer, the State or any other political subdivision thereof and further, nothing herein gives the holders or owners of the Bonds the right, and they have no right, to have excises, ad valorem or other taxes levied by this Council or the Issuer, or by the State or the taxing authority of any other political subdivision for the payment of the principal of and any premium or interest on the Bonds. The Bonds shall contain a statement to that effect and to the effect that the Bonds are payable solely from the revenues pledged therefor in the Bond Indenture. Nothing in the Bonds or the documents securing them, however, shall be deemed to prohibit the Issuer from using, of its own volition, to the extent that it is authorized by law to do so, any other resources for the fulfillment of any of the terms or conditions of, or its obligations under, the Bond Indenture or the Bonds.

No recourse under or upon any obligation, covenant, acceptance or agreement contained in this Resolution, or the Issuer Documents, or under any judgment obtained against the Issuer or by the enforcement of any assessment or by any legal or equitable proceeding by virtue of any constitution or statute or otherwise, or under any circumstances, shall be had against any officer or employee as such, past present or future, of the County, including any member of this Council and the County Executive, either directly or indirectly or through the County, or otherwise, for the payment for or to the County or any receiver thereof, or for or to any holder of any Bond, or otherwise, of any sum that may be due and unpaid by the County upon any of the Bonds. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such officer, as such, to respond by reason of any act or omission

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on his or her part, or otherwise, for, directly or indirectly, the payment for or to the County or any receiver thereof, or for or to the owner or any holder of any Bonds, or otherwise, of any sum that may remain due and unpaid upon any Bonds, shall be deemed to be expressly waived and released as a condition of and consideration for the execution and delivery of the Issuer Documents and the issuance of the Bonds. The Issuer Documents shall also provide that the Corporation shall indemnify and hold harmless the County and its officers, employees and this Council against all liabilities, losses, damages, costs, expenses, causes of action, suits, claims, demands and judgments of any nature arising under the Issuer Documents.

- Authorization of Assignment. To provide for the assignment of certain of the (g) Issuer's rights in the Base Lease and Lease, this Council hereby authorizes and approves the Assignment of Rights Under a Base Lease and Lease relating to the Bonds (the "Assignment") between the Issuer and the Master Trustee, in substantially the form now on file with this Council.
- SECTION 3. Covenants and Agreements of Issuer. In addition to the other covenants of the Issuer in this Resolution and in the Bond Indenture, the Base Lease, the Lease, the Assignment and the Bond Purchase Agreement, the Issuer further covenants and agrees as follows:
- Authority and Actions. The Issuer is, and upon delivery of the Bonds will be, duly authorized by the laws of the State, particularly and without limitation the Act, to issue the Bonds, to execute and deliver the Bond Indenture, the Base Lease, the Lease, the Assignment and the Bond Purchase Agreement and other instruments and documents to which it is a party (collectively, the "Issuer Documents"), to provide the security for payment of the principal of and any premium or interest on the Bonds in the manner and to the extent set forth herein and in the Bond Indenture, all as authorized by this Council. All actions on the part of the Issuer for the issuance of the Bonds and the execution and delivery of the Issuer Documents and such other instruments and documents have been or will be duly and effectively taken. The Bonds will be valid and enforceable special obligations of the Issuer according to the terms thereof. Each duty of the Issuer and of its officers and employees undertaken pursuant to the Bonds and the Issuer Documents is a duty specifically enjoined by law pursuant to Section 140.06(J) of the Ohio Revised Code upon the Issuer and each of those officers and employees having authority thereunder or by provision of law to perform the duty, resulting from an office, trust or station, within the meaning of Section 2731.01 of the Ohio Revised Code providing for enforcement by writ of mandamus.
- Arbitrage and Tax Compliance Provisions; Transcript. The Issuer will restrict the use of the proceeds of the Bonds in such manner and to such extent as may be necessary so that (a) the Bonds will not (i) constitute arbitrage bonds or hedge bonds under Sections 148 or 149, respectively, of the Internal Revenue Code of 1986, as amended (the "Code"), or (ii) be treated other than as bonds to which Section 103(a) of the Code applies, and (b) the interest thereon will not be treated as a preference item under Section 57 of the Code. The County Executive is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval or waiver on behalf of the Issuer with respect to the Bonds as permitted or required to be made or given under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payment of penalties, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments, as determined by any of those officers, which action shall be in writing and signed by

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any one of those officers, (b) to take any and all other actions, make or obtain calculations, and make or give reports, covenants and certifications of and on behalf of the Issuer, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Bonds, and (c) to give one or more appropriate certificates of the Issuer, or execute and deliver one or more tax regulatory or other agreements on behalf of the Issuer, for inclusion in the transcript of proceedings for the Bonds, setting forth the reasonable expectations of the Issuer regarding the amount and use of all the proceeds of the Bonds, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Bonds.

The Issuer (i) will take, or require to be taken, all actions that may be required of it for the interest on the Bonds to be and remain excluded from gross income for federal income tax purposes, and (ii) will not take or authorize to be taken any actions that would adversely affect that exclusion under the provisions of the Code. The County Executive is hereby authorized and directed to take any and all actions, make or give such reports and certifications, or enter into such agreements, and make such elections as may be appropriate to assure such exclusions of that interest.

The County Executive shall furnish to the Underwriter a true transcript of proceedings, certified by the County Executive, the County Fiscal Officer and the Clerk of the County Council, of all proceedings had with reference to the issuance of the Bonds together with such information from the records as is necessary to determine the regularity and validity of the issuance of the Bonds.

(c) <u>Further Assurances</u>. The Issuer shall do all things and take all actions on its part necessary to comply with the obligations, duties and responsibilities on its part under the Issuer Documents. Nothing herein or in the Issuer Documents shall be construed as requiring the Issuer to operate the hospital facilities financed by the Bonds or to use any moneys from any source other than those pledged in the Indenture with respect to the Bonds. Any expenses incurred by the County in connection with the issuance of the Bonds shall be paid by the Corporation or from the proceeds of the Bonds.

SECTION 4. <u>Issuer Documents</u>. To provide for the issuance and sale of the Bonds, the lease of the Project to the Issuer and the sublease thereof to the Corporation and the consummation of the transactions contemplated herein, the County Executive is authorized and directed to execute, acknowledge and deliver, for and in the name and on behalf of the Issuer, each Issuer Document, in substantially the respective forms thereof submitted to this Council. The County Fiscal Officer and the Clerk of the County Council are further authorized to execute and acknowledge any of the Issuer Documents that the County Executive determines are necessary to be signed by the County Fiscal Officer or the Clerk of the County Council. The Issuer Documents are approved with any changes therein which are not inconsistent with this Resolution, are not substantially adverse to the Issuer, are permitted by the Act, and are approved by the County Executive. The approval of those changes by the County Executive, and the character of those changes as not being substantially adverse to the Issuer, shall be evidenced conclusively by the execution of the respective Issuer Documents by the County Executive. The County Fiscal Officer, as fiscal officer of the Issuer, is authorized to give any certifications that may be required under Ohio Revised Sections 5705.41 and 5705.44 with respect to any of the Issuer Documents, and any

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additional payments to be made by the Issuer under the Issuer Documents are hereby appropriated for that purpose.

SECTION 5. Other Documents. The County Executive, and upon a determination of necessity by the County Executive, the County Fiscal Officer and the Clerk of the County Council, alone or in conjunction with any of the foregoing, are authorized and directed to execute, deliver and, if applicable file, for and in the name and on behalf of the Issuer, (i) any certifications, financing statements, termination statements, assignments and other instruments and documents which are necessary or appropriate to perfect the assignments contemplated in the Bond Indenture, the Base Lease, the Lease, the Assignment and the Bond Purchase Agreement and (ii) any document, instrument, agreement or certificate necessary in connection with the refinancing of the Prior Debt, including but not limited to releases, and to consummate the transactions contemplated in the Issuer Documents and the Bonds. Those certifications and other instruments and documents include, without limitation, an appropriate information report under Section 149(e) of the Code, and any other certifications and forms necessary or advisable under the Code and a certification of the transcript of proceedings relating to the issuance of the Bonds.

SECTION 6. <u>Lien of Pledge Hereunder</u>. As provided in Section 140.06(D) of the Act, the rent payments to be made to the related Bond Trustee pursuant to the Lease and the special funds created pursuant to the Bond Indenture are subject to the lien of the pledge under the Bond Indenture without any physical delivery of such rent payments and the special funds or further act, and the lien of that pledge is valid and binding against all parties having claims of any kind against the Issuer or the Corporation (irrespective of whether those parties have notice of such pledge) and creates a perfected security interest for all purposes of Chapter 1309 of the Ohio Revised Code, without the necessity for separation or delivery of such rent payments and the special funds or for the filing or recording of this Resolution, the Bond Indenture or any other Resolution or instrument by which that pledge is created or any certificate, statement or other document with respect to that pledge. The pledge of and lien on such rent payments and the special funds under the Bond Indenture shall be effective and the money therefrom and therein may be applied to the purposes for which pledged without necessity for any further act of appropriation.

SECTION 7. <u>Designation of Bond Counsel by Corporation and Retention of Issuer Counsel</u>. That the retention of the law firm of Ice Miller LLP ("Bond Counsel") of Columbus, Ohio, as Bond Counsel to the Corporation in connection with the issuance of the Bonds, is approved, and Bond Counsel is authorized to prepare the documents necessary therefor. The law firm of Brouse McDowell, A Legal Professional Association ("Issuer Counsel") is hereby retained as counsel to the County in connection with the issuance of the Bonds. The fees and expenses of Bond Counsel and Issuer Counsel shall be paid by the Corporation or from proceeds of the Bonds and shall not be a separate obligation of the County.

SECTION 8. <u>Emergency Provision</u>. This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the County, and for the further reason that this Resolution is required to be immediately effective in order to authorize the Bonds as soon as practicable.

SECTION 9. <u>Effective Date</u>. Provided this resolution receives the affirmative vote of eight members, it shall take effect immediately upon its adoption and approval by the County Executive; otherwise, it shall take effect and be in force at the earliest time provided by law.

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| | 1 | SECTION 10. Compliance with Open Meeting Requirements. This Council finds and |
| | 2 | determines that all formal actions of this Council and of any of its committees concerning and |
| | 3 | relating to the adoption of this Resolution were taken, and that all deliberations of this Council and |
| | 4 | of any of its committees that resulted in those formal actions were held in meetings open to the |
| | 5 | public in compliance with the law, including Section 121.22 of the Ohio Revised Code. |
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| | 6 | INTRODUCED April 13, 2015 |
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| 1 | 9 | EXECUTIVE ENACTED EFFECTIVE |
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| 1 | ' | Voice Vote: 10-0 YES: Comunale, Crawford, Donofrio, Feeman, Kostandaras, Kurt |
| | | Prentice, Rodgers, Schmidt, Shapiro |
| | 1 | ABSENT: Lee |
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