

RESOLUTION *Efc* 2022-09-29-0001R

APPROVING AND AUTHORIZING THE EXECUTION OF A LOAN AGREEMENT BY AND AMONG THE CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION, ST. MARY'S UNIVERSITY OF SAN ANTONIO, TEXAS, AND BANC OF AMERICA PUBLIC CAPITAL CORP FOR THE PURPOSE OF PROVIDING A LOAN OF UP TO \$15,000,000.00 TO FINANCE CERTAIN EDUCATIONAL FACILITIES FOR THE UNIVERSITY; AND APPROVING AND AUTHORIZING THE EXECUTION OF ALL OTHER INSTRUMENTS AND PROCEDURES RELATED THERETO

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WHEREAS, the CITY OF SAN ANTONIO, TEXAS (the *City*), pursuant to Section 53.35(b), Texas Education Code (now amended and recodified as Section 53A.35(b), Texas Education Code, as amended), approved and created the CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION (the *Issuer*) as a nonprofit corporation to exercise the powers enumerated and provided in Chapter 53, Texas Education Code (now amended and recodified as Chapter 53A, Texas Education Code, as amended, the *Act*), for and on behalf of the City; and

WHEREAS, ST. MARY'S UNIVERSITY OF SAN ANTONIO, TEXAS (the *University*) is a Texas non-profit corporation and operates as an "institution of higher education" (within the meaning of the Act) within the corporate limits of the City; and

WHEREAS, Section 53A.34 of the Act authorizes the Issuer to issue and execute revenue bonds or other obligations to loan or otherwise provide funds to an institution of higher education, such as the University, to enable the University to acquire, construct, enlarge, extend, repair, renovate, or otherwise improve an "educational facility" or "housing facility" (as such terms are defined in the Act) or any facility incidental, subordinate, or related to or appropriate in connection with an educational facility or housing facility, or for acquiring land to be used for those purposes, or to create operating and debt service reserves for and to pay issuance costs related to the bonds or other obligations; and

WHEREAS, Section 53A.35 further provides that the Issuer has all powers granted under the Texas Non-Profit Corporation Act for the purpose of aiding institutions of higher education in providing educational facilities and housing facilities and facilities incidental, subordinate, or related thereto or appropriate in connection therewith; and

WHEREAS, the University has determined that it is necessary and appropriate to acquire, construct and equip a new interdisciplinary innovation center on its campus located in the City (the *Projects*); and

WHEREAS, the University has applied to the Issuer for a loan of up to \$15,000,000.00 to finance a portion of the costs of the Projects; and

WHEREAS, the University has asked BANC OF AMERICA PUBLIC CAPITAL CORP, a Kansas corporation (the *Lender*), to make a loan of up to \$15,000,000.00 to the Issuer for the purpose of providing funds to enable the Issuer to make a loan to the University to finance a portion of the costs of the Projects; and

WHEREAS, the Lender is willing to make such loan to the Issuer for the benefit of the University on the terms and conditions as set forth in a Loan Agreement, dated as of October 1, 2022 (the *Loan Agreement*), by and among the Issuer, the University, and the Lender; and

WHEREAS, the University has represented to the Issuer and the City that it is reasonably expected that the loan being provided by the Lender through the Issuer will be beneficial to the University by enabling the University to finance the Projects at a tax-exempt interest rate, which will reduce the borrowing costs for the University; and

WHEREAS, as provided in the Loan Agreement, the University will agree and acknowledge that it shall be unconditionally obligated to the Issuer and the Lender to make or pay, or cause to be made or paid, without set-off, recoupment, or counterclaim, to the Lender the "Borrower Loan Payments" required by the Loan Agreement in amounts sufficient to pay the principal of and interest on the "Borrower Loan," when due, and all other amounts required to be paid by the Loan Agreement; and

WHEREAS, the limited obligations of the Issuer under the Loan Agreement, including its obligation to assign to the Lender its right to receive the Borrower Loan Payments from the University, which assignment is provided for in the Loan Agreement, are not the obligations of the City or its officers or employees, shall never constitute a pledge of the City's faith and credit, and shall never impose any liability on the City in respect thereof; and

WHEREAS, the University is a "501(c)(3) organization", within the meaning of Section 145 of the Internal Revenue Code of 1986, as amended (the *Code*); and

WHEREAS, Section 147(f) of the Code requires that the issuance of any "qualified 501(c)(3) bonds" be approved by the governing body of the City, or a designee of the City, after a public hearing following reasonable public notice, and the Issuer Loan is considered a "qualified 501(c)(3) bond" for purposes of Section 147(f) of the Code; and

WHEREAS, on September 8, 2022, the Issuer published notice of a public hearing relating to financing the Projects as required by Section 147(f) of the Code, and such public hearing was held on September 26, 2022, by the representative of the Issuer ratified and approved by this Resolution; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION THAT:

SECTION 1. Definitions. Terms not otherwise defined herein shall have the meanings assigned to them in the Loan Agreement.

SECTION 2. Approval of Loan Agreement and Loans. Terms not otherwise defined herein shall have the meanings assigned to them in the Loan Agreement.

SECTION 3. Authorization to Enter into and Execute the Loan Agreement and Other Documents Related Thereto. The President, Vice President, Secretary, and Treasurer of the Board of Directors of the Issuer and the Executive Director of the Issuer are each severally authorized to execute, enter into, attest and deliver all documents necessary to bind the Issuer pursuant to and in connection with the Loan Agreement to borrow from the Lender and to lend to the University an aggregate principal amount not to exceed \$15,000,000.00, including specifically, without limitation (a) the Loan Agreement, (b) the Issuer Note (evidencing the Issuer Loan), and (c) any other document, instrument, certificate or other item deemed necessary to carry out the purposes of this Resolution and the Loan Agreement. In addition, the President, Vice President, Secretary, and Treasurer of the Board of Directors of the Issuer, the Executive Director of the Issuer, and Bond Counsel are hereby authorized and directed to approve any technical changes or correction to the Loan Agreement and the Issuer Note or to any other instruments authorized and approved by this Resolution necessary in order to correct any ambiguity or mistake or properly or more completely document the transactions contemplated and approved by this Resolution.

SECTION 4. Section 147(f) Hearing. The Issuer hereby appoints Lauren Ferrero, an attorney with McCall, Parkhurst & Horton L.L.P. serving as Bond Counsel to the Issuer, as its hearing officer conducting the public hearing required by Section 147(f) of the Code and ratifies the actions of such hearing officer in conducting the public hearing on September 26, 2022, on behalf of the Issuer.

SECTION 5. Incorporation of Recitals. The Issuer hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the Issuer hereby incorporates such recitals as a part of this Resolution.

SECTION 6. Severability. If any provision of this Resolution or the application thereof to any circumstance shall be held to be invalid, the remainder of this Resolution and the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 7. Effective Date. This Resolution shall become effective immediately after its adoption.

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ADOPTED AND APPROVED BY THE BOARD OF DIRECTORS OF THE CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION THIS 29TH DAY OF SEPTEMBER, 2022.

CITY OF SAN ANTONIO, TEXAS
EDUCATION FACILITIES CORPORATION



President, Board of Directors

ATTEST:



Secretary, Board of Directors



City of San Antonio

City Council Meeting September 29, 2022

46.

EFC 2022-09-29-0001R

A Resolution of the Board of Directors of the City of San Antonio, Texas Education Facilities Corporation approving and authorizing the execution of a Loan Agreement between the City of San Antonio, Texas Education Facilities Corporation, St. Mary's University of San Antonio, Texas, and Banc of America Public Capital Corp (an affiliate of Bank of America, N.A.) to provide a loan of up to \$15,000,000 to finance certain educational facilities for the University; and approving and authorizing the execution of all related instruments and procedures. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKeeRodriguez, Viagran, Rocha Garcia, Cabello Havrda,
Sandoval, Pelaez, Courage, Perry
Absent: Castillo

EXHIBIT A

FORM OF LOAN AGREEMENT