

Request for MCDA Board of Commissioners Action from the Department of Community Planning & Economic Development - CPED

Date: May 12, 2009

To: Council Member Lisa Goodman, Community Development Committee

Referral to: MCDA Board of Commissioners

Subject: Minneapolis Economic Recovery Strategy: A Public Hearing and Request for Preliminary and Final Approval of up to \$1,008,000 in 501(c)(3) Bank Qualified Bank Direct Tax-exempt Minneapolis Community Development Agency Revenue Bonds for the Augsburg Fairview Academy project.

Recommendation: City Council Recommendation: Adopt the attached Resolution, giving Preliminary and Final Approval to the issuance of up to \$1,008,000 in Tax-exempt 501(c)(3) Bank Qualified Bank Direct Minneapolis Community Development Agency Revenue Bonds, Series 2009 for the Augsburg Fairview Academy project.

MCDA Board Recommendation: Forward this report to the Minneapolis Community Development Agency Board of Commissioners for their approval and adoption of the attached Resolution giving Preliminary and Final Approval of up to \$1,008,000 in Tax-exempt 501(c)(3) Bank Qualified Bank Direct Minneapolis Community Development Agency Revenue Bonds, Series 2009 for the Augsburg Fairview Academy project.

Previous Directives: None.

Prepared by: Becky Shaw, Business Finance Phone: 612-673-5066
Approved by: Charles T. Lutz, Deputy Director CPED _____
Catherine A. Polasky, Director, Economic Development _____
Presenters in Committee: Becky Shaw

Reviews

- Permanent Review Committee (PRC): Approval _N.A._ Date _____

Financial Impact

- Other financial impact: The issuance of revenue bonds on behalf of Augsburg Fairview Academy will generate revenue bond administrative fees of approximately \$2500 a year

that are used to support the small business assistance programs of the City of Minneapolis.

Community Impact

- Neighborhood Notification: The Phillips West Neighborhood has been notified of this project.
- City Goals: This project promotes the City's 5 year goal of lifelong learning second to none and for providing superior education for all students.
- Sustainability Targets: N.A.
- Comprehensive Plan: The proposed project is in compliance with the policies of the Minneapolis plan.
- Zoning Code: The proposed project is in compliance.
- Living Wage/Business Subsidy Agreement Yes ____ No X All conduit revenue bonds allocated under State Statute 474A, refunding bonds and 501(c)(3) bonds are exempt from the State Act. City bond financing is not subject to the City's local Ordinance if the intent of the bond financing is not to create jobs.
- Job Linkage Yes ____ No X

Supporting Information

Project Location & Description:

In 2004 the Minnesota Department of Education approved the new public charter high school focusing on medical issues and health care careers. Augsburg Academy started at the Humphrey Institute with a grant from the Bill and Melinda Gates foundation and with funds provided by the U.S. Department of Education. The school was sponsored by Augsburg College and Fairview Health Services. In addition, the school received support from Faith in the City, seven Lutheran- based organizations in the Twin Cities committed to working together and with others of good will to contribute to the well being of our cities and citizens.

Augsburg Fairview opened in September 2005 and held it's first year of classes in Saint Paul with an enrolling class of 42.

In 2006-2007 the Academy relocated to 730 Hennepin Ave in Minneapolis where the majority of their sponsors and 72 students enrolled that year were located.

In 2007-2008 the Academy grew to enrollment of 85 students and officially renamed to Augsburg Fairview Academy.

In the 2008-2009 school year, enrollment has doubled to 150. Augsburg Fairview Academy has decided to relocate next year to a permanent home at 2504 Columbus Avenue in the middle of Minneapolis' Medical Corridor. The new facility will allow for expanded opportunities and larger enrollment.

Messiah Lutheran Church, one of the Faith in the City partners to Augsburg Fairview Academy, has requested Revenue Bond financing. Messiah Lutheran Church intends on using bond proceeds to refinance the mortgage and fund improvements to their facility located at 2504 Columbus Avenue. The renovated facility will be leased to Augsburg Fairview Academy.

Type of Financing:

Within the existing federal tax code, there is the ability to issue bank qualified debt that local lenders can purchase and take advantage of the partial tax deductions on the interest earnings. With bank qualified status, banks are allowed to deduct 80% of their “carrying costs” associated with buying tax-exempt bonds. Banks get the dual benefit of tax-exemption and deductibility of carrying costs. This translates into lower borrowing costs for the nonprofit organizations that work with the City on the issuance of bank qualified debt. Bank qualified revenue bonds are underwritten and collateralized just like any conventional bank loan, but the interest rate to the borrower is lower due to the tax-exempt status.

The City of Minneapolis has had a Bank Qualified Revenue Bond Program since 2002, and since then the City has assisted almost 40 small nonprofit organizations in gaining access to capital. From 2002-2008, the City has been limited to the annual \$10 million limitation of bank qualified bond authority. However, the American Recovery and Reinvestment Act of 2009 (ARRA) increased this limit from \$10 million a year to \$30 million; and the limit now applies to the individual borrower instead of the issuer (City) in the case of conduit bonds for nonprofit organizations for 2009 and 2010. This provision in the ARRA greatly expands our availability of the bank qualified revenue bond program for nonprofits for the next two years.

Messiah Lutheran Church has requested a Bank Qualified Bank Direct Revenue Bond financing to refinance a first mortgage loan on property located at 2504 Columbus Avenue South and to finance improvements to the facility. The 20 year note will be underwritten by Western Bank at an interest rate of 4.72% fixed for the first five years. The loan will re-price each five years to a rate equal to the five year FHLB Advance Rate plus a margin of 3.75% multiplied by .67. Upon re-pricing the rate must be at least 5%, not to exceed 9%.

Sources of funds:

Bond Issue	\$1,008,000
Borrower Cash	<u>28,000</u>
Total Sources:	\$1,036,000

Uses of funds:

Refinance 1 st Mortgage	\$ 81,000
Improvements	907,000
Issuance Costs	<u>48,000</u>
Total uses:	\$1,036,000

Present Employment: Augsburg Fairview Academy currently employs 19 employees.

New Employment: As enrollment continues to increase, Augsburg Fairview Academy expects to add faculty as needed.

Assessor’s Estimate Annual Tax Increase: Tax-exempt facility.

Affirmative Action Compliance: Augsburg Fairview is working with the City to write an affirmative action plan.

CITY IRB POLICIES:

Job Component	Minimum standard of one (1) job per 1,000 square feet of building area.
	Augsburg Fairview: In compliance.
Property Improvements	For private activity IRBs consisting of industrial/manufacturing projects, no more than 25% of the bond proceeds may be used for land and acquisition. If purchasing an existing building, an amount equal to at least 15% of the acquisition cost must be spent on rehabilitation expenditures. This IRB policy does not apply to nonprofit organizations issuing 501 (c)(3) tax-exempt revenue bonds.
	Augsburg Fairview: In compliance.
Development Standards	Compliance with the Land Use Plan of the City's Comprehensive Plan.
	Augsburg Fairview: In compliance.
Equipment Financing	Limited to companies that create or preserve a significant number of jobs, and the equipment financed must be sufficiently secured. No more than 10% of the bond proceeds may be used to finance movable equipment not constituting a fixture.
	Augsburg Fairview: In compliance.
Restaurant/Bank	IRB financing is allowed for a restaurant or a bank if it is built or rehabilitated in an CPED Redevelopment Area. No more than 25% of the bond proceeds can be used to finance retail food and beverage establishments, automobile dealerships or recreation or entertainment facilities.
	Augsburg Fairview: N.A.
Tax-exempt Institution	Refinancing is permitted when new jobs are created or when a significant number of jobs are preserved; any interest cost savings must directly reduce patient costs.
	Augsburg Fairview: In compliance.

IRB CAP:

The project is not subject to the volume cap, in that the project is exempt from income tax under Internal Revenue Code Section 501(c)(3) for its exempt purposes and is classified thereunder as a non-profit organization.

BOND COUNSEL:

Gray Plant Mooty

UNDERWRITER:

Western Bank

RESOLUTION

of the
CITY OF MINNEAPOLIS

By _____

Giving preliminary and final approval to and authorizing the financing of a project on behalf of Messiah Evangelical Lutheran Church (the "Company"), and authorizing the issuance of a revenue bond of the Minneapolis Community Development Agency therefor.

Whereas, pursuant to Laws of Minnesota 1980, Chapter 595, as amended ("Chapter 595"), the City Council of the City of Minneapolis, Minnesota (the "City") established the Minneapolis Community Development Agency (the "Agency") and granted certain powers and duties to the Agency; and

Whereas, pursuant to such granted powers, the Agency has been authorized to issue revenue obligations for various purposes; and

Whereas, it has been proposed that the Agency issue a revenue bond in the amount of approximately \$1,008,000 (the "Bond") to finance the renovation and refinancing of a building to be used as a charter high school (grades 9-12), and located at 2504 Columbus Avenue South in the City (the "Project"); and

Whereas, the Project will be owned by the Company and leased to Augsburg Fairview Academy, a Minnesota nonprofit corporation;

Whereas, the Agency expects to give final approval to the issuance of the Bond by a resolution to be adopted on the date hereof; and

Whereas, the Bond shall bear interest at an initial interest rate not to exceed five and one-half percent (5.50%) per annum, shall have a final maturity date not later than December 31, 2030, and shall have such other terms as required or permitted by the Agency's resolution, which terms are to be incorporated herein by reference;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the City Council hereby gives preliminary and final approval to the issuance by the Agency of the Bond in the principal amount of approximately \$1,008,000 for the purpose of financing the Project.

That the Bond is hereby designated as a "Program Bond" and is determined to be within the "Economic Development Program" and the "Program," all as defined in Resolution 88R-021 of the City adopted January 29, 1988, and as amended by Resolution 97R-402 of the City adopted December 12, 1997.

Certified as an official action of the City Council:

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
President Johnson							Goodman						
							Glidden						
Ostrow							Schiff						
Gordon							Remington						
Hofstede							Benson						
Samuels							Colvin Roy						
Lilligren							Hodges						

PASSED _____
 VETOED _____

APPROVED NOT APPROVED

DATE

ATTEST _____
 CITY CLERK

 MAYOR DATE

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Relating to the Minneapolis Community Development Agency Revenue Bond (Augsburg Fairview Academy Project) Series 2009; authorizing the issuance thereof pursuant to Minnesota Statutes, Sections 469.152 to 469.1651, as amended.

Be It Resolved by the Board of Commissioners (the "Board") of the Minneapolis Community Development Agency (the "Agency"), as follows:

Section 1. Definitions.

1.01. In this Resolution the following terms have the following respective meanings unless the context hereof or use herein clearly requires otherwise:

"Act" means Minnesota Statutes, Sections 469.152 to 469.1651, as amended;

"Agreement" means the Loan Agreement to be entered into between the Agency and the Borrower relating to the Bond;

"Bond" means the Revenue Bond (Augsburg Fairview Academy Project), Series 2009 to be issued by the Agency pursuant to this Resolution in the principal amount of up to \$1,008,000;

"Bond Documents" means the Agreement, the Pledge Agreement and the Bond;

"Borrower" means Messiah Evangelical Lutheran Church, a Minnesota nonprofit corporation, its successors and assigns;

"City" means the City of Minneapolis, Minnesota;

"Holder" means the registered holder of the Bond;

"Pledge Agreement" means the Pledge Agreement to be entered into between the Agency and the Holder relating to the Agreement and the Bond;

"Project" means the renovation and refinancing of a building to be used as a charter high school (grades 9-12) located at 2504 Columbus Avenue South in the City, to be owned by the Borrower and leased to Augsburg Fairview Academy, a Minnesota nonprofit corporation;

"Resolution" means this resolution of the Agency.

Section 2. Findings.

2.01. It is hereby found and declared that:

(a) based upon representations made to the Agency by representatives of the Borrower as to the nature of the Project as described in the Agreement, the Project constitutes a project authorized by the Act;

(b) the purpose of the Project is and the effect thereof is to promote the provision of educational facilities;

(c) the financing of the Project, the issuance and sale of the Bond, the execution and delivery of the Bond Documents and the performance of all covenants and agreements of the Agency contained in the Bond Documents and of all other acts and things required under the Constitution and laws of the State of Minnesota to make the Bond Documents valid and binding obligations of the Agency in accordance with their terms are authorized by the Act;

(d) it is desirable that the Bond be issued by the Agency upon the terms set forth herein and that the Agency pledge its interest in the Agreement and grant a security interest therein to the Holder as security for the payment of the principal of, premium, if any, and interest on the Bond;

(e) the loan payments contained in the Agreement are fixed and are required to be revised from time to time as necessary, so as to produce income and revenue sufficient to provide for prompt payment of the principal of, premium, if any, and interest on the Bond when due, and the Agreement also provides that the Borrower is required to pay all expenses of the operation and maintenance of the Project, including, but not limited to, adequate insurance thereon and all taxes and special assessments levied upon or with respect to the Project and payable during the term of the Agreement;

(f) under the provisions of the Act, the Bond is not to be payable from nor charged upon any funds of the Agency or City other than the revenue pledged to the payment thereof; the Agency and City are not subject to any liability thereon; no Holder of the Bond shall ever have the right to compel any exercise of the taxing power of the Agency or City to pay the Bond or the interest thereon nor to enforce payment thereof against any property of the Agency or City; the Bond, premium, if any, and interest thereon shall not constitute an indebtedness of the Agency or City within the meaning of any constitutional, charter or statutory limitation and shall not constitute or give rise to a pecuniary liability of the Agency or City or a charge against their general credit or taxing powers and shall not

constitute a charge, lien or encumbrance, legal or equitable, upon any property of the Agency or City;

(g) the execution and delivery of the Bond Documents shall not conflict with or constitute, on the part of the Agency, a breach of or a default under any existing agreement, indenture, mortgage, lease or other instrument to which the Agency is subject or is a party or by which it is bound; provided that this finding is made solely for the purpose of estopping the Agency from denying the validity of the Bond Documents by reason of the existence of any facts contrary to this finding;

(h) no litigation is pending or, to the best knowledge of the members of this Board, threatened against the Agency questioning the organization of the Agency or the right of any officer of the Agency to hold his or her office or in any manner questioning the right and power of the Agency to execute and deliver the Bond or otherwise questioning the validity of the Bond or the execution, delivery or validity of the Bond Documents or questioning the pledge of revenues to payment of the Bond or the right of the Agency to loan the proceeds of the Bond to the Borrower;

(i) all acts and things required under the Constitution and the laws of the State of Minnesota to make the Bond Documents the valid and binding limited obligations of the Agency in accordance with their terms shall have been done upon adoption of this Resolution and execution of the Bond Documents; provided that this finding is made solely for the purpose of estopping the Agency from denying the validity of the Bond Documents by reason of the existence of any facts contrary to this finding; and

(j) the Agency is duly organized and existing under the Constitution and the laws of the State of Minnesota and is authorized to issue the Bond in accordance with the Act.

Section 3. Authorization and Approval of Documents.

3.01. Authorization. The Agency is authorized by the Act to issue revenue bonds and loan the proceeds thereof to finance the acquisition, construction and installation of facilities constituting a "project" as defined in the Act, and to make all contracts, execute all instruments and do all things necessary or convenient in the exercise of such authority.

3.02. Approval of Documents. Pursuant to the foregoing, there have been prepared copies of the following documents, all of which are now or shall be placed on file in the office of the Agency:

- (a) the Agreement;
- (b) the Pledge Agreement; and
- (c) the Bond.

The forms of the documents listed above are approved, with such variations, insertions and additions as are deemed appropriate by the parties and approved by the Agency.

Section 4. Execution of Bond Documents.

4.01. Upon the completion of the Bond Documents approved in Section 3.02 hereof and the execution thereof by the other parties thereto, the Executive Director (or Deputy Executive Director) and the Finance Officer (or Assistant Finance Officer) shall execute the same on behalf of the Agency, and the foregoing persons and other officers of the Agency shall execute such other certifications, documents or instruments as bond counsel shall require, subject to the approval of the Agency, and all certifications, recitals and representations therein shall constitute the certificates, recitals and representations of the Agency. Execution of any instrument or document by one or more appropriate officers of the Agency shall constitute and shall be deemed the conclusive evidence of the approval and authorization by the Agency and the Board of the instrument or document so executed.

Section 5. The Bond.

5.01. Form and Authorized Amount. The Bond shall be issued substantially in the form on file with the Agency on the date hereof with such appropriate variations, omissions and insertions as are permitted or required by this Resolution. The terms of the Bond are set forth therein, and such terms, including, but not limited to, provisions as to interest rate, dates and amount of payment of principal and interest and prepayment privileges, are incorporated by reference herein. The initial interest rate on the Bond shall not exceed an annual rate of 5.50%. The Bond shall mature on or before December 31, 2030.

5.02. Execution. The Bond shall be executed on behalf of the Agency by the persons described in Section 4.01 hereof. In case any officer whose signature shall appear on the Bond shall cease to be such officer before the delivery thereof, such signature shall, nevertheless, be valid and sufficient for all purposes.

5.03. Delivery and Use of Proceeds. Prior to delivery of the Bond, the documents referred to in Section 3.02 hereof shall be completed and executed in form and substance as approved by the Agency. The Agency shall thereupon deliver to the Holder the Bond together with a certified copy of this Resolution and such closing certificates as are required by bond counsel.

Section 6. Limitations of the Agency's and City's Obligations.

6.01. Notwithstanding anything contained in the Bond Documents, the Bond and any premium and interest thereon shall not constitute an indebtedness of the Agency or City within the meaning of any constitutional, charter or statutory limitation and shall not constitute or give rise to a pecuniary liability of the Agency or City or a charge against their general credit or taxing powers and shall not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the Agency or City, and no Holder of the Bond shall ever have the right to compel any exercise of the taxing power of the Agency or City to pay the Bond or the interest thereon or to enforce payment thereof against any property of the Agency or City. The agreement of the Agency to perform the covenants and other provisions contained in this Resolution or the Bond Documents shall be subject at all times

to the availability of revenues furnished by the Borrower sufficient to pay all costs of such performance or the enforcement thereof, and neither the Agency or City nor any of their officers, employees or agents shall be subject to any personal or pecuniary liability thereon.

Section 7. Agency Representative.

7.01. The Finance Officer or Assistant Finance Officer of the Agency is hereby designated and authorized to act on behalf of the Agency for purposes of the Bond Documents.

Section 8. Governmental Program.

8.01. The Bond is hereby designated as a "Program Bond" and is determined to be within the "Economic Development Program" and the "Program," all as defined in Resolution 88R-021 of the City adopted January 29, 1988, and as amended by Resolution 97R-402 of the City adopted December 12, 1997.

RECORD OF COMMISSIONER VOTE													
Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust	Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust
Benson							Lilligren						
Colvin Roy							Ostrow						
Glidden							Remington						
Gordon							Samuels						
Hodges							Schiff						
Hofstede							Goodman, chair						
Johnson													
Vote: NV - Not Voting			Abs - Absent			Ovrd - Vote to Override			Sust - Vote to Sustain				

ADOPTED _____ . _____
APPROVED _____ . _____
NOT APPROVED _____ . _____
VETOED _____ . _____
Chairperson
Mayor

Minneapolis Community Development Agency
 Crown Roller Mill, 105 Fifth Ave. S.
 Minneapolis, MN 55401

MCDA Bank Qualified Preliminary and Final Approval