



## Request for City Council Committee Action from the Department of Community Planning & Economic Development

Date: February 28, 2006  
To: Council Member Lisa Goodman, Community Development Committee  
**Subject:** A Public Hearing and Request for Approval of up to \$35,400,000 in Tax-exempt 501(c)(3) Refunding Revenue Bonds for the University Gateway Corporation (McNamara Alumni Center University of Minnesota Project).

**Recommendation:** The CPED Director recommends that the City Council adopt the attached Resolution giving Approval to the issuance of up to \$35,400,000 in Tax-exempt 501(c)(3) Refunding Revenue Bonds for the University Gateway Corporation (McNamara Alumni Center University of Minnesota Project).

**Previous Directives:** In 1997 the City issued \$25 million in Series 1997-A Fixed Rate Tax-exempt Revenue Bonds and \$15 million in Series 1997-B Variable Rate Tax-exempt Revenue Bonds for the construction of the McNamara Alumni Center. In addition, in 2002 the City issued \$7,350,000 in Tax-exempt Variable Rate Revenue Bonds to finance additional enhancements to the facility and the construction of a plaza adjacent to the facility that was then donated to the University of Minnesota.

Prepared by: Bob Lind, Business Finance, CPED, 673-5068  
Approved by: Chuck Lutz, Deputy CPED Director \_\_\_\_\_

Permanent Review Committee (PRC) Approval \_\_\_\_\_ Not Applicable X

Presenter in Committee: Bob Lind, Business Finance

### Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the \_\_\_\_\_ Capital Budget or \_\_\_\_\_ Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan: \_\_\_\_\_ Action is within the plan. \_\_\_\_\_ Action requires a change to plan.

X Other financial impact (Explain): The issuance of refunding revenue bonds for the University Gateway Project will generate revenue bond administrative fees of approximately \$43,000 a year that are used to support the small business assistance programs of the City of Minneapolis.

\_\_\_ Request provided to department's finance contact when provided to the Committee Coordinator.

## **Community Impact**

Neighborhood Notification: The Prospect Park/East River Road Improvement Association has been notified.

City Goals: The project promotes public and community partnerships that enhance Minneapolis as the premier regional center for education.

Comprehensive Plan: The existing McNamara Alumni Center is in compliance with the policies of the Minneapolis Plan. Minneapolis has adopted a Growth Center plan for the University of Minnesota/SEMI area. The Alumni Center as a gathering place for students, faculty and alumni in and around the University of Minnesota community and can be seen as an amenity that adds value to the University of Minnesota Growth Center.

Zoning Code: The existing Alumni Center is in compliance.

Other: N.A.

## **Background/Supporting Information Attached**

### **Project Location & Description:**

The McNamara Alumni Center University of Minnesota is located at 200 Oak Street S.E. The center is a 230,000 sq. ft., six-story visitor and alumni center and office building. The facility is owned and managed by the University of Gateway Corporation. The University Gateway Corporation is a Minnesota nonprofit corporation formed in 1997 at the time of the construction of the Alumni Center. The center houses the offices, and functions as the alumni/visitor center for the University of Minnesota Foundation, the University of Minnesota Alumni Association, and the Minnesota Medical Foundation, and a portion of the facility is leased to the University of Minnesota.

### **Type of Financing:**

It is proposed that the Refunding Series 2006 Bonds will be used to refund the outstanding balance of the Series 1997-A Bonds and the Series 1997-B Bonds. The Series 2006 Refunding Bonds will be secured by:

1. An assignment of the Loan Agreement and all of the payments to be made by the corporation under the Loan Agreement;
2. A security interest in all moneys held by the Trustee in all appropriate funds and accounts;
3. A first assignment of leases of the facility and all rents payable thereunder; and
4. A first mortgage lien on the facility and on the corporation leasehold interest in the real estate and a security interest in certain personal property.

Sources:

Series 2006 Refunding Bonds           \$35,400,000

Uses:

Refunding of Series 1997-A           \$33,000,000  
and Series 1997-B Bonds

Issuance Costs                                 700,000

Debt Service Reserve                     1,700,000

Total:   \$35,400,000

**Present Employment:** University Gateway Corporation does not employ anyone. It is an owner of the facility; however, the tenants in the building collectively employ over 800 in the McNamara Alumni Center.

**New Employment:** None, an existing facility.

**Assessor's Estimated Annual Tax Increase:** Tax-exempt facility.

**Affirmative Action Compliance:** Project will update its Affirmative Action Plan.

**CITY IRB POLICIES:**

Job Component                                 Minimum standard of one (1) job per 1,000 square feet of building area.

Alumni Center: The facility has 3.5 jobs per 1,000 square feet of building area.

Property Improvements                     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.

Alumni Center: N.A. Refunding bonds.

Development Standards                     Compliance with the Land Use Plan of the City's Comprehensive Plan.

Alumni Center: 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.

Alumni Center: N.A.

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.

Alumni Center: N.A.

Tax-exempt Institution

Refinancing is permitted when new jobs are created or when a significant number of jobs is preserved; any interest cost savings must directly reduce patient costs.

Alumni Center: N.A.

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; and

The issuance of refunding bonds will not require an allocation from the State's volume cap in that refundings are exempt from the volume cap.

BOND COUNSEL:

Kennedy & Graven

UNDERWRITER:

Wells Fargo Brokerage Services, LLC  
RBC Dain Rauscher, Inc.

**Community Planning & Economic  
Development**

**Planning Division**

350 South 5<sup>th</sup> Street, Room 210  
Minneapolis, MN 55415-1385



**MEMORANDUM**

**DATE:** February 8, 2006

**TO:** Bob Lind  
Manager, CPED Business Finance

**FROM:** Jennifer Jordan, 673-3859  
Principal City Planner – East Sector, CPED Planning

**SUBJECT:** McNamara Alumni Center – 200 Oak Street SE

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Attached are the comments and findings of the Planning Division of the Minneapolis Community Planning & Economic Development Department related to McNamara Alumni Center's request for advance refunding.

**MINNEAPOLIS CPED, PLANNING DIVISION REPORT**  
**REVENUE BONDS**

**DATE:** February 8, 2006

**PROJECT NAME:** McNamara Alumni Center

**ADDRESS:** 200 Oak Street SE

**SUBMITTED BY:** CPED Business Finance

**CONTACT PERSON and PHONE:** Bob Lind

**WARD:** 2    **NEIGHBORHOOD ORGANIZATION:** University of Minnesota

**PROJECT DESCRIPTION:** Request for advance refunding of 1997-A bonds and a portion of 1997-B bonds for the construction of the McNamara Alumni Center on the University of Minnesota campus.

**COMPREHENSIVE PLAN:**

### **3. Marketplaces: Growth Centers**

**3.3 Minneapolis has adopted a Growth Center plan for the University of Minnesota/ SEMI area which guides land use decisions and investment in the area and recognizes the contributions from existing plans and planning processes.**

**Implementation Steps**

Support the University of Minnesota's contribution to the city, in terms of providing employment, diversifying the economy and advancing technology.

**FUTURE RELATED CPC ACTIONS:** None anticipated at this time since this is a refunding request on existing bonds and the facility has already been constructed.

**COMMENTS AND FINDINGS: RECOMMENDATION:**

The Minneapolis Plan (TMP) identifies the University of Minnesota/SEMI area as a Growth Center. Growth Centers are key locations in the city with high levels of transit service where future growth in population and employment is encouraged. The McNamara Alumni Center does not directly contribute to the growth of housing and employment for the University of Minnesota area. However, it functions as a gathering place for students, faculty and alumni in and around University of Minnesota community and can be seen as an amenity that adds value to the University of Minnesota Growth Center.

The CPED Planning Division finds that the purpose for the request for revenue bonds for advance refunding of existing bonds on the McNamara Alumni Center is consistent with the City's comprehensive plan.

**Proposed Resolution**  
**of the**  
**City of Minneapolis**

Authorizing the issuance and sale of, and providing the form, terms, pledge of revenues, findings, covenants, and directions relating to the Revenue Refunding Bonds (University Gateway Project), Series 2006, under Minnesota Statutes, Sections 469.152-469.165, as amended, to be issued to refund outstanding bonds of the City issued to finance the costs of the construction and equipping of an office building owned by University Gateway Corporation and located on the Minneapolis campus of the University of Minnesota

RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNEAPOLIS:

SECTION 1. BACKGROUND

1.01. STATUTORY AUTHORIZATION. The City of Minneapolis, Minnesota (the "City"), is a home rule city and political subdivision duly organized and existing under its Charter and the Constitution and laws of the State of Minnesota, and is authorized by Minnesota Statutes, Sections 469.152-469.165, as amended (the "Act"), to issue revenue bonds to finance, in whole or in part, the cost of the acquisition, construction, reconstruction, improvement, betterment, or extension of a "project," defined in the Act as any properties, real or personal, used or useful in connection with a revenue producing enterprise, for the public purposes expressed in the Act. The City may also issue revenue bonds under the Act to refund, in whole or in part, bonds previously issued by the City under the Act.

1.02. THE CORPORATION AND THE FACILITY. The University of Minnesota Foundation (the "University Foundation"), the University of Minnesota Alumni Association (the "Alumni Association"), and the Minnesota Medical Foundation (the "Medical Foundation") jointly established the University Gateway Corporation, a Minnesota nonprofit corporation (the "Corporation") in 1997, and received a determination from the Internal Revenue Service that the Corporation is exempt from federal income taxation under Section 501(a) of the Internal Revenue Code of 1986, as amended (the "Code"), as a result of the application of Section 501(c)(3) of the Code. The Corporation was formed for the purpose of developing a six-story office building and related improvements (the "Facility") to be located on the Minneapolis campus of the University of Minnesota.

1.03. THE SERIES 1997 BONDS. The costs of the construction and development of the Facility were financed by the City through the issuance of its: (i) Revenue Bonds (University Gateway Project), Series 1997-A (the "Series 1997-A Bonds"), in the original aggregate principal amount of \$25,000,000; and (ii) Variable Rate Demand Revenue Bonds (University Gateway Project), Series 1997-B (the "Series 1997-B Bonds"), in the original aggregate principal amount of \$15,000,000 (the Series 1997-A Bonds and the Series 1997-B Bonds are hereinafter referred to collectively as the "Series 1997 Bonds"). The Series 1997 Bonds were issued pursuant to Resolution No. 97R-358, adopted by the City Council of the City and approved by the Mayor of the City on November 21, 1997, and pursuant to an Indenture of Trust, dated as of December 1, 1997 (the "Indenture"), between the City and U.S. Bank National Association (formerly known as First Trust National Association), as trustee (the "Trustee"). The proceeds derived from the sale of the Series 1997 Bonds were loaned to the Corporation pursuant to the terms of a Loan Agreement, dated as of December 1, 1997 (the "Loan Agreement"), between the City and the Corporation. The Corporation applied the proceeds of the loan to the development and construction of the Facility.

1.04. SECURITY FOR THE SERIES 1997 BONDS. The obligations of the Corporation pursuant to the terms of the Loan Agreement are secured by a Mortgage and Security Agreement, dated as of December 1, 1997 (the "Mortgage"), between the Corporation, as mortgagor, and the City, as mortgagee, and an Assignment of Leases and Rents, dated as of December 1, 1997 (the "Assignment of Leases and Rents"), between the Corporation, as assignor, and the City, as assignee. The interests of the City in the Mortgage and the Assignment of Leases and Rents were assigned to the Trustee and University of Minnesota Foundation, a Minnesota nonprofit corporation (the "Guarantor") pursuant to the terms of an Assignment of Mortgage and Security Agreement, dated as of December 1, 1997 (the "Assignment of Mortgage"). The Series 1997 Bonds were also secured by a Guaranty Agreement, dated as of December 1, 1997 (the "Guaranty"), executed by the Guarantor for the benefit of the Trustee and a predecessor to Wells Fargo Bank, National Association, a national banking association (the "Bank").

1.05. THE FACILITY. The development and construction of the Facility has been completed. The Facility, designated the McNamara Alumni Center — University of Minnesota Gateway, contains approximately 230,000 square feet of interior space and houses the offices for the University Foundation, the Alumni Association, and the Medical Foundation. The Facility serves as an alumni/visitor center for the University of Minnesota and a portion of the office space of the Facility is leased to the University of Minnesota. The Facility is owned and operated by the Corporation.

1.06. THE IMPROVEMENTS. In 2002, the Corporation elected to construct additional enhancements to the Facility and to construct a plaza adjacent to the Facility to be donated to the University of Minnesota (collectively, the "Improvements"). The Corporation requested that the City assist the Corporation

in the financing the costs of the Improvements through the issuance of additional bonds pursuant to the terms of the Indenture and, pursuant to an amendment to the Loan Agreement, through a loan of the proceeds of the additional bonds to the Corporation.

1.07. THE SERIES 2002 BONDS. The costs of the construction and development of the Improvements were financed by the City through the issuance of its Variable Rate Demand Revenue Bonds (University Gateway Project), Series 2002 (the "Series 2002 Bonds"), in an original aggregate principal amount of \$7,350,000. The Series 2002 Bonds were issued as parity obligations with the Series 1997 Bonds pursuant to Resolution No. 2002R-163, adopted by the City Council of the City on May 17, 2002, and approved by the Mayor of the City on May 20, 2002, and pursuant to the terms and conditions of a First Supplement to Indenture of Trust, dated as of June 1, 2002 (the "First Supplemental Indenture"), between the City and the Trustee. The proceeds derived from the sale of the Series 2002 Bonds were loaned to the Corporation under the terms of a First Amendment to Loan Agreement, dated as of June 1, 2002 (the "First Amendment to Loan Agreement"), between the City and the Corporation.

1.08. SECURITY FOR THE SERIES 2002 BONDS. The obligations of the Corporation pursuant to the terms of the First Amendment to Loan Agreement are secured by the Mortgage, as amended by a First Supplement to Mortgage and Security Agreement, dated as of June 1, 2002 (the "First Supplemental Mortgage"), between the Corporation and the Trustee and Guarantor, and the Assignment of Leases and Rents, as amended by a First Amendment to Assignment of Leases and Rents, dated as of June 1, 2002 (the "First Amendment to Assignment"), between the Corporation and the Trustee and Guarantor. The loan repayments required to be made by the Corporation under the terms of the First Amendment to Loan Agreement, were assigned to the Trustee under the terms of the First Supplemental Indenture. The payment of the principal of, premium, if any, and interest on the Series 2002 Bonds are also secured by the Guaranty, as amended by the terms of a First Amendment to Guaranty Agreement, dated as of June 1, 2002 (the "First Amendment to Guaranty"), executed by the Guarantor and delivered to the Trustee.

1.09. THE SERIES 2006 BONDS. The Corporation has requested that the City issue its Revenue Refunding Bonds (University Gateway Project), Series 2006 (the "Series 2006 Bonds" or the "Bonds"), in an original aggregate principal amount not to exceed \$35,400,000. The Series 2006 Bonds are to be issued as parity obligations with the Series 1997 Bonds and the Series 2002 Bonds pursuant to the terms and conditions of a Second Supplement to Indenture of Trust, to be dated on or after March 1, 2006 (the "Second Supplemental Indenture"), between the City and the Trustee. The Series 2006 Bonds are proposed to be sold pursuant to the terms of a Bond Purchase Agreement (the "Purchase Agreement") between the City, the Corporation, and RBC Dain Rauscher and Wells Fargo Brokerage Services, LLC. (the "Underwriters"). The proceeds derived from the sale of the Series 2006

Bonds will be loaned to the Corporation under the terms of a Second Amendment to Loan Agreement, to be dated on or after March 1, 2006 (the "Second Amendment to Loan Agreement"), between the City and the Corporation. The Corporation will direct the application of the proceeds of the loan made pursuant to the Second Amendment to Loan Agreement (the "Loan") to the payment, redemption, and prepayment of: (i) the outstanding principal amount of the Series 1997-A Bonds; and (ii) a portion of the outstanding principal amount of the Series 1997-B Bonds. A portion of the Loan will also be applied to the payment of a portion of the costs of issuing the Series 2006 Bonds. The Indenture, as supplemented by the First Supplemental Indenture and the Second Supplemental Indenture, is hereinafter referred to as the "Amended Indenture." The Loan Agreement, as amended by the First Amendment to Loan and the Second Amendment to Loan Agreement, is hereinafter referred to as the "Amended Loan Agreement."

1.10. SECURITY FOR THE SERIES 2006 BONDS. The repayment of the Loan and the payment of the principal and purchase price of, premium, if any, and interest on the Series 2006 Bonds are to be secured by the Mortgage and First Supplemental Mortgage, as amended by a Second Supplement to Mortgage and Security Agreement, to be dated on or after March 1, 2006 (the "Second Supplemental Mortgage"), between the Corporation and the Trustee and Guarantor, and by the Assignment of Leases and Rents and the First Amendment to Assignment, as amended by a Second Amendment to Assignment of Leases and Rents, to be dated on or after March 1, 2006 (the "Second Amendment to Assignment"), between the Corporation and the Trustee and Guarantor. The loan repayments required to be made by the Corporation under the terms of the Second Amendment to Loan Agreement, will be assigned to the Trustee under the terms of the Second Supplemental Indenture. The payment of the principal of, premium, if any, and interest on the Series 2006 Bonds will also be secured under the terms of the Guaranty and the First Amendment to Guaranty, as amended by a Second Amendment to Guaranty Agreement, to be dated on or after March 1, 2006 (the "Second Amendment to Guaranty"), to be executed by the Guarantor and delivered to the Trustee. The Mortgage, as amended by the First Supplemental Mortgage and the Second Supplemental Mortgage, is hereinafter referred to as the "Amended Mortgage." The Assignment of Leases and Rents, as amended by the First Amendment to Assignment and the Second Amendment to Assignment, is hereinafter referred to as the "Amended Assignment."

1.11. DOCUMENTS. Forms of the following documents have been submitted to the City and are now on file with the City: (i) the Second Amendment to Loan Agreement; (ii) the Second Supplemental Indenture; (iii) the Second Supplemental Mortgage; (iv) the Second Amendment to Assignment; (v) the Second Amendment to Guaranty; and (vi) the Purchase Agreement.

## SECTION 2. ISSUANCE OF BONDS

2.01. FINDINGS. The City Council hereby finds, determines, and declares that:

(a) The issuance and sale of the Series 2006 Bonds, the execution and delivery by the City of the Second Amendment to Loan Agreement, the Second Supplemental Indenture, and the Purchase Agreement, and the performance of all covenants and agreements of the City contained in the Second Amendment to Loan Agreement, the Second Supplemental Indenture, and the Purchase Agreement are undertaken pursuant to the Act.

(b) The Facility and the Improvements further the purposes stated in Section 469.152 of the Act and constitute a "project," as defined in Section 469.153, subdivision 2(b), of the Act.

(c) The loan repayments to be made by the Corporation under the Second Amendment to Loan Agreement are fixed to produce revenue sufficient to provide for the prompt payment of the principal of, premium, if any, and interest on the Series 2006 Bonds issued under the Second Supplemental Indenture when due, and the Amended Loan Agreement and the Amended Indenture also provide that the Corporation is required to pay all expenses of the operation and maintenance of the Facility and the Improvements owned by the Corporation (the "Corporation Improvements"), including, but without limitation, adequate insurance thereon and insurance against all liability for injury to persons or property arising from the operation thereof, and all lawfully imposed taxes and special assessments levied upon or with respect to the Facility and the Corporation Improvements and payable during the term of the Amended Loan Agreement and the Amended Indenture.

(d) The Series 2006 Bonds and the interest thereon are not general or moral obligations of the City or a debt of the City within the meaning of any constitutional or statutory limitation. The Series 2006 Bonds and the interest thereon are limited obligations of the City, payable solely from the Trust Estate pledged therefor under the Amended Indenture, including, without limitation, its interest in payments received under the Amended Loan Agreement. No holder of any Series 2006 Bonds shall ever have the right to compel any exercise by the City of its taxing powers to pay any of the Series 2006 Bonds or the interest or premium thereon, or to enforce payment thereof against any property of the City except the interests of the City in the Amended Loan Agreement, assigned to the Trustee under the Amended Indenture. The Series 2006 Bonds shall not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the City, except the interests of the City in the Amended Loan Agreement. The Series 2006 Bonds shall recite that the Series 2006 Bonds are issued pursuant to the Act, and that the Series 2006 Bonds, including interest and premium, if any, thereon, are payable solely from the revenues and assets pledged to the payment thereof.

2.02. ISSUANCE OF THE SERIES 2006 BONDS. The City hereby authorizes the issuance of the Series 2006 Bonds, in the principal amount, in the form, and upon the specific terms and conditions set forth in the Second Supplemental Indenture and pursuant to the general terms and conditions of the Indenture and the Series 2006 Bonds shall be delivered to the Trustee for authentication and delivery to the Underwriters. All of the provisions of the Series 2006 Bonds (as prescribed in the Second Supplemental Indenture, in the form now on file with the City, with the amendments referenced herein), when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Series 2006 Bonds shall be substantially in the form on file with the City, which is hereby approved, with such necessary and appropriate variations, omissions, and insertions (including changes to the aggregate principal amount of the Series 2006 Bonds, the principal amounts of each maturity of the Series 2006 Bonds, the maturity dates, the interest rate for each maturity, optional and mandatory redemption terms, mandatory sinking fund payment schedules, and other terms and provisions of the Bonds) as the Finance Officer of the City (the "Finance Officer"), in his discretion, shall determine. The execution of the Bonds with the manual or facsimile signature of the Finance Officer and the delivery of the Bonds by the City shall be conclusive evidence of such determination. The Finance Officer is hereby authorized to execute and deliver any agreements with any depository institution, including any representation letter or amendment to any existing representation letter, to provide for the registration of the Series 2006 Bonds in book-entry form. The City hereby authorizes the Series 2006 Bonds to be issued as "tax-exempt bonds" the interest on which is not includable in gross income for federal and State of Minnesota income tax purposes.

2.03. DESIGNATION AS PROGRAM BONDS. The Series 2006 Bonds are hereby designated "Program Bonds" and are 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 1997R-402 of the City adopted December 12, 1997.

2.04. SECOND SUPPLEMENTAL INDENTURE. The Finance Officer is hereby authorized and directed to execute the Second Supplemental Indenture and to deliver the Second Supplemental Indenture to the Trustee. The Second Supplemental Indenture shall provide the terms and conditions, covenants, rights, obligations, duties, and agreements of the bondholders, the City, and the Trustee as set forth therein. All of the provisions of the Second Supplemental Indenture, when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Second Supplemental Indenture shall be substantially in the form on file with the City on the date hereof, and is hereby approved with such necessary and appropriate variations, omissions, and insertions as are not materially inconsistent with such form and as the Finance Officer, in his discretion, shall determine; provided that

the execution and delivery thereof by the Finance Officer shall be conclusive evidence of such determination.

2.05. SECOND AMENDMENT TO LOAN AGREEMENT. The Finance Officer is hereby authorized and directed to execute the Second Amendment to Loan Agreement and to deliver the Second Amendment to Loan Agreement to the Corporation, and when executed and delivered as authorized herein, the Second Amendment to Loan Agreement shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Second Amendment to Loan Agreement shall be substantially in the form on file with the City on the date hereof, which is hereby approved, with such necessary variations, omissions, and insertions as are not materially inconsistent with such form and as the Finance Officer, in his discretion, shall determine; provided that the execution thereof by the Finance Officer shall be conclusive evidence of such determination.

2.06. PURCHASE AGREEMENT. The offer of the Underwriters to purchase the Series 2006 Bonds as provided in the Purchase Agreement at the price established under the terms of the Purchase Agreement plus accrued interest to the date of delivery at the interest rate or rates specified in the First Supplemental Indenture is hereby accepted. The Finance Officer is hereby authorized and directed to accept and execute the Purchase Agreement. All of the provisions of the Purchase Agreement, when executed and delivered as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Purchase Agreement shall be substantially in the form on file with the City on the date hereof, and is hereby approved, with such necessary and appropriate variations, omissions, and insertions as are not materially inconsistent with such form and as the Finance Officer, in his discretion, shall determine; provided that the execution thereof by the Finance Officer shall be conclusive evidence of such determination.

2.07. APPROVAL OF DOCUMENTS. The Second Supplemental Mortgage, the Second Amendment to Assignment, and the Second Amendment to Guaranty are hereby approved in substantially the forms on file with the City on the date hereof. The terms of the Second Supplemental Mortgage, the Second Amendment to Assignment, and the Second Amendment to Guaranty may be modified with the approval of the Finance Officer.

2.08. DISCLOSURE DOCUMENTS. The City consents to the distribution of a Preliminary Official Statement and an Official Statement (collectively, the "Disclosure Documents") prepared with respect to the issuance of the Series 2006 Bonds. The Disclosure Documents shall recite that the City has not participated in the preparation of the Disclosure Documents nor made any independent

investigation of the information contained in the Disclosure Documents, and the City takes no responsibility for the sufficiency, accuracy, or completeness of such information. The City hereby approves the execution and delivery of a Continuing Disclosure Agreement or a Second Amendment to Continuing Disclosure Agreement, to be dated on or after March 1, 2006 (the "Continuing Disclosure Agreement"), between the Corporation, the Guarantor and the Trustee, pursuant to which the Corporation and the Guarantor agree to meet certain continuing disclosure obligations imposed by Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 (the "Rule"). The Corporation, the Guarantor, and the Trustee shall acknowledge in the Continuing Disclosure Agreement that the City has undertaken no responsibilities with respect to any reports, notices, or disclosures required under the Continuing Disclosure Agreement or the Rule.

2.09. CERTIFICATIONS OF THE CITY. The Finance Officer and other officers, employees, and agents of the City are hereby authorized and directed to prepare and furnish to bond counsel, the Underwriters, and the Trustee certified copies of all proceedings and records of the City relating to the issuance of the Series 2006 Bonds, and such other affidavits and certificates as may be required to show the facts relating to the Bonds as such facts appear from the books and records in the officers' custody and control or as otherwise known to them; and all such certified copies, certificates and affidavits, including any heretofore furnished, shall constitute representations of the City as to the truth of all statements contained herein. Such officers, employees, and agents are hereby authorized to execute and deliver, on behalf of the City, all other certificates, instruments, and other written documents that may be requested by bond counsel, the Underwriters, the Trustee, or other persons or entities in conjunction with the issuance of the Series 2006 Bonds. Without imposing any limitation on the scope of the preceding sentence, such officers, employees, and agents are specifically authorized to execute and deliver one or more financing statements, an arbitrage and rebate certificate, a receipt for the proceeds derived from the sale of the Series 2006 Bonds, an order to the Trustee as to the application of the proceeds of the Series 2006 Bonds, a general certificate of the City, and an Information Return for Tax-Exempt Private Activity Bond Issues, Form 8038 (Rev. January 2002).

Section 2.10. REFUNDING OF PRIOR BONDS. The Finance Officer and other officers, employees, and agents of the City are hereby authorized and directed to take all actions necessary and appropriate to provide for the payment, redemption, and prepayment of the Series 1997-A Bonds to be refunded with the proceeds of the Series 2006 Bonds and for the redemption and prepayment of the portion of the Series 1997-B Bonds proposed to be refunded with the proceeds of the Series 2006 Bonds. Without imposing any limitation on the scope of the preceding sentence, such officers, employees, and agents are specifically authorized to execute and deliver an escrow agreement and to execute and deliver any certificates or other documents required by the terms of the Amended Indenture in conjunction with the redemption and prepayment of the Series 1997-A Bonds and the Series 1997-B Bonds.

## SECTION 3. MISCELLANEOUS

Section 3.01. AGREEMENTS BINDING. All agreements, covenants, and obligations of the City contained in this resolution and in the above-referenced documents shall be deemed to be the agreements, covenants, and obligations of the City to the full extent authorized or permitted by law, and all such agreements, covenants, and obligations shall be binding on the City and enforceable in accordance with their terms. No agreement, covenant, or obligation contained in this resolution or in the above-referenced documents shall be deemed to be an agreement, covenant, or obligation of any member of the City Council, the Finance Officer, or of any officer, employee, or agent of the City in that person's individual capacity. Neither the members of the City Council, the Finance Officer, nor any officer or employee of the City executing the Series 2006 Bonds, shall be liable personally on the Series 2006 Bonds or be subject to any personal liability or accountability by reason of the issuance of the Series 2006 Bonds.

3.02. RIGHTS CONFERRED. Nothing in this resolution or in the above-referenced documents is intended or shall be construed to confer upon any person (other than as provided in the First Supplemental Indenture and the other agreements, instruments, and documents hereby approved) any right, remedy, or claim, legal or equitable, under and by reason of this resolution or any provision of this resolution; this resolution, the Amended Indenture and all of their provisions being intended to be, and being for the sole and exclusive benefit of the City and the Trustee as fiduciary for owners of the Series 2006 Bonds issued under the provisions of this resolution and the Amended Indenture, and the Corporation to the extent expressly provided in the Amended Indenture.

3.03. VALIDITY. In case any one or more of the provisions of this resolution, or of the documents mentioned herein, or of the Series 2006 Bonds issued hereunder shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this resolution, or of the aforementioned documents, or of the Series 2006 Bonds, but this resolution, the aforementioned documents, and the Series 2006 Bonds shall be construed and endorsed as if such illegal or invalid provisions had not been contained therein. If for any reason the Finance Officer, or any other officers, employees, or agents of the City authorized to execute certificates, instruments, or other written documents on behalf of the City shall for any reason cease to be an officer, employee, or agent of the City after the execution by such person of any certificate, instrument, or other written document, such fact shall not affect the validity or enforceability of such certificate, instrument, or other written document. If for any reason the Finance Officer, or any other officers, employees, or agents of the City authorized to execute certificates, instruments, or other written documents on behalf of the City shall be unavailable to execute such certificates, instruments, or other written documents for any reason, such certificates, instruments, or other written

documents may be executed by a deputy or assistant to such officer, or by such other officer of the City as is authorized to execute such certificates, instruments, or other written documents.

3.04. REQUIRED ACTIONS. All acts, conditions, and things required by the laws of the State of Minnesota, relating to the adoption of this resolution, to the issuance of the Series 2006 Bonds, and to the execution of the Second Supplemental Indenture, the Second Amendment to Loan Agreement, and the other documents referred to above, to happen, exist, and be performed precedent to and in the enactment of this resolution, and precedent to the issuance of the Series 2006 Bonds, and precedent to the execution of the Second Supplemental Indenture, the Second Amendment to Loan Agreement, and the other documents referred to above, have happened, exist, and have been performed as so required by law.

3.05. EFFECTIVE DATE. This resolution shall take effect and be in force from and after its approval and publication.