

**RESOLUTION NO. EFC 2019-03-21-0002R**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO A LOAN AGREEMENT BY AND AMONG THE CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION, THE UNIVERSITY OF THE INCARNATE WORD, AND BANC OF AMERICA PUBLIC CAPITAL CORP, AN AFFILIATE OF BANK OF AMERICA, N.A., FOR THE PURPOSE OF MODIFYING THE PRINCIPAL REPAYMENT SCHEDULE AT THE REQUEST OF THE UNIVERSITY**

**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**, the **UNIVERSITY OF THE INCARNATE WORD** (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.331 of the Act further authorizes the Issuer to refinance any educational facility or housing facility acquired, constructed, or improved; and

**WHEREAS**, at the request of the University, on September 29, 2016, the Board of Directors of the Issuer adopted a resolution which approved and authorized the execution by the Issuer of certain documents relating to a tax-exempt loan transaction in the principal amount of

\$30,000,000 (the "**Loan**") to be provided to the University by **BANC OF AMERICA CAPITAL PUBLIC CAPITAL CORP** (the "**Lender**"), an affiliate of *Bank of America, N.A.*, through the Issuer as a conduit issuer under the Internal Revenue Code of 1986, as amended (the "**Code**"), for the purpose of refinancing certain then outstanding obligations which were used by the University to finance certain educational and housing facilities as permitted by the Act; and

**WHEREAS**, among the documents approved by the Issuer in connection with the Loan is the *Loan Agreement*, dated as of October 1, 2016, among the Issuer, the University and the Lender (the "**Original Loan Agreement**"); and

**WHEREAS**, all capitalized terms not otherwise defined herein shall have the meaning as set forth in the Original Loan Agreement; and

**WHEREAS**, the University has requested a restructuring of the Loan by deferring the scheduled April 1, 2019 and April 1, 2020 principal payments (in the amounts of \$1,270,000 and \$1,320,000, respectively) to the December 1, 2022 final maturity date of the Loan, and the Lender has agreed to such request pending the Issuer's approval of this Resolution and the *First Amendment to Loan Agreement* attached hereto as Exhibit A evidencing such principal restructuring; and

**WHEREAS**, the University is a "501(c)(3) organization" within the meaning of Section 145 of 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 was considered a "qualified 501(c)(3) bond" for purposes of Section 147(f) of the Code; and

**WHEREAS**, Bond Counsel to the Issuer in connection with the Loan (McCall, Parkhurst & Horton L.L.P.) has advised the Issuer, the University and the Lender that the restructuring of the Loan requested by the University will constitute a "reissuance" of the Issuer Loan under the Code; and

**WHEREAS**, in order to comply with certain requirements under the Code relating to the requested restructuring of the Issuer Loan, on February 26, 2019, the Issuer published notice of a public hearing relating to such restructuring (the "**Public Notice**") in a newspaper of general circulation in the jurisdiction of the City as required by Section 147(f) of the Code, and such public hearing was held on March 14, 2019, by the representative of the Issuer ratified and approved by this Resolution; and

**WHEREAS**, the University has represented to the Issuer and the City that the Loan provided by the Lender through the Issuer has been beneficial to the University by reducing the University's interest and transaction costs related to refinancing certain educational and housing facilities and that restructuring the Loan in the manner requested by the University will be beneficial to the University; and

**WHEREAS**, as provided in the Original Loan Agreement, the University has agreed and acknowledged that it is 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 Original 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 Original Loan Agreement; 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; and

**WHEREAS**, it is hereby deemed necessary and advisable that this Resolution be adopted; *NOW THEREFORE*:

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

**SECTION 1. APPROVAL OF FIRST AMENDMENT TO LOAN AGREEMENT AND OTHER RELATED ACTIONS.** The First Amendment to Loan Agreement, in substantially the form attached hereto as *Exhibit A*, is hereby approved. 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 First Amendment to Loan Agreement and are further authorized to take any actions 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 for the Issuer related to the Loan are hereby authorized and directed to approve any technical changes or correction to the First Amendment to Loan Agreement 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.

MPH  
03/21/19  
Item No. \_\_

**SECTION 2. SECTION 147(f) HEARING.** The Issuer hereby appoints Thomas K. Spurgeon, an attorney with McCall, Parkhurst & Horton L.L.P. serving as Bond Counsel to the Issuer relating to the Loan, as its hearing officer to conduct 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 March 14, 2019, on behalf of the Issuer.

**SECTION 3. 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 4. 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 5. EFFECTIVE DATE.** This Resolution shall become effective immediately after its adoption.

*[The remainder of this page intentionally left blank]*

MPH  
03/21/19  
Item No. \_\_

***ADOPTED AND APPROVED BY THE BOARD OF DIRECTORS OF THE CITY OF  
SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION THIS 21ST DAY OF  
MARCH, 2019.***

By \_\_\_\_\_  
President, Board of Directors  
City of San Antonio, Texas  
Education Facilities Corporation

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors  
City of San Antonio, Texas  
Education Facilities Corporation

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MPH  
03/21/19  
Item No. \_\_

**EXHIBIT A**

**FORM OF FIRST AMENDMENT TO LOAN AGREEMENT**

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**FIRST AMENDMENT TO LOAN AGREEMENT**

among

**CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION,**  
as Issuer,

**UNIVERSITY OF THE INCARNATE WORD,**  
as Borrower,

and

**BANC OF AMERICA PUBLIC CAPITAL CORP,**  
as Lender

Dated as of  
March \_\_, 2019

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## TABLE OF CONTENTS

	<b>Page</b>
<b>Section 101. Definitions</b> .....	1
<b>Section 102. Amendment to Exhibit B to Original Loan Agreement</b> .....	1
<b>Section 103. Representations of the Borrower</b> .....	2
<b>Section 104. Conditions to Execution of this First Amendment</b> .....	2
<b>Section 105. Fees and Expenses</b> .....	2
<b>Section 106. Ratification of Original Loan Agreement and First Amendment</b> .....	2
<b>Section 107. Applicable Law</b> .....	2
<b>Section 108. Entire Agreement</b> .....	3
<b>Section 109. Severability</b> .....	3
<b>Section 110. Counterparts</b> .....	3



## FIRST AMENDMENT TO LOAN AGREEMENT

THIS FIRST AMENDMENT TO LOAN AGREEMENT, dated as of March \_\_, 2019 (the "First Amendment"), amends that certain Loan Agreement, dated as of October 1, 2016 (the "Original Loan Agreement," and together with this First Amendment, and as the same may be further amended and supplemented, the "Agreement"), each among CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION, a non-profit corporation, organized with the approval of the City of San Antonio, Texas (the "Issuer"), and existing pursuant to Chapter 53, Texas Education Code, as now in effect and as from time to time hereafter amended or supplemented (the "Act"), UNIVERSITY OF THE INCARNATE WORD (the "Borrower"), a Texas non-profit corporation, and BANC OF AMERICA PUBLIC CAPITAL CORP (the "Lender"), a Kansas corporation and its successors and assigns.

### RECITALS

WHEREAS, the Issuer previously made the Borrower Loan to the Borrower, pursuant to the Original Loan Agreement, to finance the Project; and

WHEREAS, pursuant to the Original Loan Agreement, and at the request of the Borrower, the Lender previously made the Issuer Loan to the Issuer, for the purpose of providing funds to the Issuer to use to make the Borrower Loan to finance the Project; and

WHEREAS, the Issuer, the Borrower and the Lender wish to defer the April 1, 2019 and April 1, 2020 principal payments to the maturity date on December 1, 2022; and

WHEREAS, the Issuer executes and delivers this First Amendment based upon the approval of the Board of Directors of the Issuer by a Resolution, adopted on March 21, 2019;

NOW, THEREFORE, in consideration of the premises set forth herein, the Issuer, the Borrower and the Lender agree as follows:

**Section 101. Definitions.** Except as otherwise set forth herein or as required by the context, all terms used herein that are defined in the Original Loan Agreement shall have the meanings assigned to them in the Original Loan Agreement.

**Section 102. Amendment to Exhibit B to Original Loan Agreement.** Exhibit B to the Original Loan Agreement is hereby amended to read in full as follows:

EXHIBIT B

SCHEDULE OF PRINCIPAL PAYMENTS

<u>Payment Date</u>	<u>Principal Payment (\$)</u>
April 1, 2019	0
April 1, 2020	0
April 1, 2021	1,360,000
April 1, 2022	1,400,000
December 1, 2022	27,240,000

**Section 103. Representations of the Borrower.** The representations of the Borrower as set forth in Sections 4.03 and 8.04(e) of the Original Loan Agreement are true and correct as of the date hereof.

**Section 104. Conditions to Execution of this First Amendment.** The obligation of the Lender to execute this First Amendment shall be subject to receipt of the following in form and substance satisfactory to the Lender and its counsel:

(a) An opinion from Borrower's counsel that this First Amendment constitutes the legal, valid and binding obligation of the Borrower and is enforceable in accordance with its terms under the laws of the State; and

(b) An opinion from Bond Counsel that the execution and delivery of this First Amendment in accordance with the provisions of the Original Loan Agreement will not, in and of itself, result in the inclusion of interest on the Issuer Loan in gross income for purposes of federal income taxation; and

(c) Any additional operational, financial and regulatory compliance as the Lender may reasonably require.

**Section 105. Fees and Expenses.** All legal fees, disbursements and Lender out-of-pocket expenses will be for the Borrower's account and payable on the date hereof.

**Section 106. Ratification of Original Loan Agreement and First Amendment.** Except as expressly amended and supplemented by this First Amendment, the Original Loan Agreement is in all respects ratified and confirmed, and the Original Loan Agreement as so amended hereby shall be read, taken and construed with this First Amendment as one and the same instrument.

**Section 107. Applicable Law.** This First Amendment shall be governed in all respects, whether as to validity, construction, performance, or otherwise, by the Laws of the State and, if applicable, federal Law.

**Section 101. Entire Agreement.** This First Amendment and all other instruments, documents and agreements executed and delivered in connection with this First Amendment embody the final, entire agreement among the parties hereto and supersede any and all prior commitments, agreements, representations and understandings, whether written or oral, relating to this First Amendment, and may not be contradicted or varied by evidence of prior, contemporaneous or subsequent oral agreements or discussions of the parties hereto.

**Section 103. Severability.** If any part of this First Amendment is ruled invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability thereof shall not affect the remainder of this First Amendment.

**Section 104. Counterparts.** This First Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute one instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be duly executed by their duly authorized officers, as of the date first written above.

**CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION**

By: \_\_\_\_\_  
Authorized Signatory

**UNIVERSITY OF THE INCARNATE WORD**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**BANC OF AMERICA PUBLIC CAPITAL CORP**

By: \_\_\_\_\_  
Authorized Officer

**CERTIFICATE FOR RESOLUTION**

**THE STATE OF TEXAS** §  
**COUNTIES OF BEXAR, COMAL AND MEDINA** §  
**CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION** §

I, the undersigned Secretary of the **CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION** (the "**Corporation**"), hereby certify as follows:

1. The Board of Directors of the Corporation (the "**Board of Directors**") convened in Special Meeting on March 21, 2019 (the "**Meeting**"), at the San Antonio City Hall, and the roll was called of the duly constituted officers and members of the Board of Directors, to wit:

Ron Nirenberg	President
Roberto C. Treviño	Director
Art A. Hall	Director
Rebecca J. Viagran	Director
Rey Saldaña	Director
Shirley Gonzales	Director
Greg Brockhouse	Director
Ana Sandoval	Director
Manny Peláez	Director
John Courage	Director
Clayton Perry	Director

and all of said officers and members of the Board of Directors were present, except the following absentees: \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written Resolution No. **EFC 2019-03-21-0002R** (the "**Resolution**") entitled

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO A LOAN AGREEMENT BY AND AMONG THE CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION, THE UNIVERSITY OF THE INCARNATE WORD, AND BANC OF AMERICA PUBLIC CAPITAL CORP, AN AFFILIATE OF BANK OF AMERICA, N.A., FOR THE PURPOSE OF MODIFYING THE PRINCIPAL REPAYMENT SCHEDULE AT THE REQUEST OF THE UNIVERSITY**

was duly introduced for the consideration of the Board of Directors. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion carrying with it the adoption of the Resolution, prevailed and carried by the following vote:

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

MPH  
03/21/19  
Item No. \_\_

2. A true, full and correct copy of the Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; the Resolution has been duly recorded in the Board of Directors's minutes of the Meeting; the above and foregoing paragraph is a true, full and correct excerpt from the Board of Directors's minutes of the Meeting pertaining to the passage of the Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board of Directors as indicated therein; each of the officers and members of the Board of Directors was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the Meeting, and that the Resolution would be introduced and considered for passage at the Meeting, and each of said officers and members consented, in advance, to the holding of the Meeting for such purpose; and the Meeting was open to the public and public notice of the time, place and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 21<sup>st</sup> day of March, 2019.

(SEAL)

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Secretary  
City of San Antonio, Texas  
Education Facilities Corporation