

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED  
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

**A RESOLUTION**

**APPROVING AND AUTHORIZING THE EXECUTION OF 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 PROVIDING A LOAN OF UP TO \$30,000,000 TO  
FINANCE CERTAIN EDUCATIONAL FACILITIES AND HOUSING  
FACILITIES FOR THE UNIVERSITY; AND APPROVING AND  
AUTHORIZING THE EXECUTION OF ALL OTHER INSTRUMENTS  
AND PROCEDURES RELATED THERETO**

\* \* \* \* \*

**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**, **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**, 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 renovate and equip existing buildings and construct and equip new buildings for a new medical school to be located at Brooks CityBase in the City, and (ii) acquire, construct and equip a new student center at the University's main campus in the City in order to replace its current student center facility (collectively, the "**Projects**"); and

**WHEREAS**, the University has applied to the Issuer for a loan of up to \$30,000,000 to finance a portion of the costs of the Projects; and

**WHEREAS**, the University has asked **BANC OF AMERICA PUBLIC CAPITAL CORP.** (an affiliate of Bank of America, N.A.) (the "**Lender**") to make a loan of up to \$30,000,000 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, 2016 (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 \_\_, 2016, the Issuer published notice of a public hearing relating to financing the Projects 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 September \_\_, 2016, 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; 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. 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.** The Loan Agreement, the Issuer Note, the Issuer Loan and the Borrower Loan, all in substantially the form attached hereto as *Exhibit A*, are hereby approved.

**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 \$30,000,000, 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 Thomas K. Spurgeon, an attorney with McCall, Parkhurst & Horton L.L.P. serving as Bond Counsel to the Issuer, 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 September 28, 2016, 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 DATE9/19/2016.** This Resolution shall become effective immediately after its adoption.

**ADOPTED AND APPROVED BY THE BOARD OF DIRECTORS OF THE CITY OF SAN ANTONIO, TEXAS EDUCATION FACILITIES CORPORATION ON THE 29<sup>TH</sup> DAY OF SEPTEMBER, 2016.**

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

**EXHIBIT A**

**FORM OF LOAN AGREEMENT**

The Loan Agreement is omitted at this point as it appears in executed form elsewhere in this Transcript of Proceedings.

DRAFT

**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 September 29, 2016 (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:

|                     |           |
|---------------------|-----------|
| Ivy R. Taylor       | President |
| Roberto C. Treviño  | Director  |
| Alan E. Warrick, II | Director  |
| Rebecca J. Viagran  | Director  |
| Rey Saldana         | Director  |
| Shirley Gonzales    | Director  |
| Ray Lopez           | Director  |
| Cris Medina         | Director  |
| Ron Nirenberg       | Director  |
| Joe Krier           | Director  |
| Mike Gallagher      | 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 2016-09-29-\_\_\_\_\_R** (the "**Resolution**") entitled

**RESOLUTION 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. (AN AFFILIATE OF BANK OF AMERICA, N.A.) FOR THE PURPOSE OF PROVIDING A LOAN OF UP TO \$30,000,000 TO FINANCE CERTAIN EDUCATIONAL FACILITIES AND HOUSING FACILITIES FOR THE UNIVERSITY; AND APPROVING AND AUTHORIZING THE EXECUTION OF ALL OTHER INSTRUMENTS AND PROCEDURES RELATED THERETO**

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:

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' minutes of the Meeting; the above and foregoing paragraph is a true, full and correct excerpt from the Board of Directors' 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 29<sup>th</sup> day of September, 2016.

(SEAL)

---

Secretary  
City of San Antonio, Texas Education Facilities Corporation

Signature Page to the "Certificate for Resolution" for the  
Corporation's Resolution Relating to Financing Certain Educational Facilities  
and Housing Facilities for the Benefit of the University of the Incarnate Word