

**Lee County Board Of County Commissioners  
Agenda Item Summary**

Blue Sheet No. 20040755

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Authorize Chairman to sign a resolution that will allow for the execution of loan documents with SunTrust Bank for long term financing up to \$200,000 of the Cottage Point MSBU project and authorize Budget Amendment Resolutions to reflect this transaction.

**WHY ACTION IS NECESSARY:** Allow the implementation of Long Term Debt Financing for the Cottage Point MSBU project without pledging the Non-Ad Valorem Debt Capacity of the County.

**WHAT ACTION ACCOMPLISHES:** Provides Private Placement Financing for the Cottage Point MSBU Project. 72

**2. DEPARTMENTAL CATEGORY:  
COMMISSION DISTRICT #**

*CIA*

**3. MEETING DATE:**

*06-29-2004*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE APPEALS
- PUBLIC WALK ON
- TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:  
(Specify)**

- STATUTE
- ORDINANCE
- ADMIN. CODE
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
- B. DEPARTMENT County Administration
- C. DIVISION Budget Services

BY: Antonio Majul, Budget Director

*[Signature]*

**7. BACKGROUND:** On September 30, 2003, the Board of County Commissioners approved the selection of SunTrust Bank for a Term Loan-Assessment Program of \$5,000,000 for a three-year period that is used to provide permanent financing for MSBU Projects. This resolution will allow for a loan of up to \$200,000 for the Cottage Point MSBU Project. This project includes extending water lines to supply potable water to 60 parcels. Payments during the 30 day period in which assessments can be paid in full without financing costs are expected to reduce the actual loan amount. The loan will be for a 15-year period at 133% of the TN but based upon the 10-year yield with a rate adjustment using the then 5-year TN at the end of the first ten years.

It is expected that the loan will be closed during the week ending July 30, 2004. Proceeds from this loan will be used to repay the County from which funds were borrowed for construction of the project.

**8. MANAGEMENT RECOMMENDATIONS:** Approve the loan with SunTrust Bank.

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>[Signature]</i>			<i>[Signature]</i>	<i>[Signature]</i>	OA	OM	Risk	GC	<i>[Signature]</i>
					<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: <i>6/16/04</i>
Time: <i>11 am</i>
Forwarded To: <i>[Signature]</i>

RECEIVED BY COUNTY ADMIN:
COUNTY ADMIN FORWARDED TO: <i>C. Atty</i>
<i>6-16-04</i>
<i>11 am</i>

*6-16-04 12:30*  
*[Signature]*

# RESOLUTION

Amending the MSTBU Loan – Cottage Point, Fund 26060, to incorporate the unanticipated receipts into Estimated Revenues and Appropriations for the fiscal year 2003-2004.

**WHEREAS**, in compliance with Florida Statutes 129.06(2), it is the desire of the Board of County Commissioners of Lee County, Florida, to amend the MSTBU Loan – Cottage Point, Fund 26060, for \$200,050. of the unanticipated revenue from loan proceeds and interest earnings, and an appropriation of a like amount for various expenditures and;

**WHEREAS**, the MSTBU Loan – Cottage Point, Fund 26060, shall be amended to include the following amounts which were previously not included.

## ESTIMATED REVENUES

Prior Total:		\$0
Additions		
GB500026060.384000.9000	Loan Proceeds	\$200,000
GC500026060.361100.9000	Interest on Investments	\$    50
Amended Total Estimated Revenues		\$200,050

## APPROPRIATIONS

Prior Total:		\$0
Additions		
GC5810126060.509110.T10400	Interfund Transfer	\$180,000
GB5310026060.509921	Future Debt Service Reserves	\$  20,050
Amended Total Appropriations		\$200,050

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Lee County, Florida, that the MSTBU Loan – Cottage Point, Fund 26060, is hereby amended to show the above additions to its Estimated Revenue and Appropriation Accounts.

Duly voted upon and adopted in Chambers at a regular Public Hearing by the Board of County Commissioners on this \_\_\_\_ day of \_\_\_\_\_, 2004.

ATTEST:  
CHARLIE GREEN, EX-OFFICIO CLERK

BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK

\_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

# RESOLUTION

Amending the SA Dist – MSTBU Restricted, Fund 10400, to incorporate the unanticipated receipts into Estimated Revenues and Appropriations for the fiscal year 2003-2004.

**WHEREAS**, in compliance with Florida Statutes 129.06(2), it is the desire of the Board of County Commissioners of Lee County, Florida, to amend the SA Dist – MSTBU Restricted, Fund 10400, for \$180,000 the unanticipated revenue from Interfund Transfer, and an appropriation of a like amount for Professional Services, Project Management and Improvement Construction expenditures and;

**WHEREAS**, the SA Dist – MSTBU Restricted, Fund 10400, shall be amended to include the following amounts which were previously not included.

## ESTIMATED REVENUES

Prior Total:		\$3,947,997
Additions		
GC5810110400.381000.926060	Interfund Transfer	\$ 180,000
Amended Total Estimated Revenues		\$4,127,997

## APPROPRIATIONS

Prior Total:		\$3,947,997
Additions		
80715310400.506510	Professional Services	\$ 4,100
80715310400.506525	Project Management	\$ 9,555
80715310400.506540	Improvement Construction	\$ 166,345
Amended Total Appropriations		\$4,127,997

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Lee County, Florida, that the SA Dist – MSTBU Restricted, Fund 10400, is hereby amended to show the above additions to its Estimated Revenue and Appropriation Accounts.

Duly voted upon and adopted in Chambers at a regular Public Hearing by the Board of County Commissioners on this \_\_\_\_ day of \_\_\_\_\_, 2004.

ATTEST:  
CHARLIE GREEN, EX-OFFICIO CLERK

BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK

\_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

**RESOLUTION NO. \_\_\_\_**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA AUTHORIZING THE ISSUANCE OF A NOTE IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$200,000 PURSUANT TO THAT CERTAIN LOAN AGREEMENT BETWEEN THE COUNTY AND SUNTRUST BANK, IN ORDER TO FINANCE THE ACQUISITION AND CONSTRUCTION OF CERTAIN POTABLE WATER IMPROVEMENTS WITHIN THE COTTAGE POINT WATERLINE MUNICIPAL SERVICE BENEFIT UNIT, INCLUDING THE REIMBURSEMENT OF CERTAIN AMOUNTS PREVIOUSLY EXPENDED BY THE COUNTY IN CONNECTION THEREWITH; DETERMINING CERTAIN DETAILS OF SUCH NOTE; PLEDGING CERTAIN SPECIAL ASSESSMENT PROCEEDS COLLECTED WITHIN THE COTTAGE POINT WATERLINE MUNICIPAL SERVICE BENEFIT UNIT TO THE REPAYMENT OF SUCH NOTE; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SUCH NOTE; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION.

**BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Chapter 125, Florida Statutes and other applicable provisions of law.

**SECTION 2. DEFINITIONS.** When used in this Resolution, terms not otherwise defined herein shall have the meanings set forth in the Loan Agreement between SunTrust Bank (the "Bank") and Lee County, Florida (the "County"), dated as of June 4, 2004 (the "Loan Agreement"), unless the context clearly indicates a different meaning.

The words "herein," "hereunder," "hereby," "hereto," "hereof," and any similar terms shall refer to this Resolution.

Words importing the singular number include the plural number, and vice versa.

**SECTION 3. FINDINGS.** It is hereby ascertained, determined and declared:

(A) On May 25, 2004, the Board of County Commissioners (the "Board") of the County adopted a resolution, which, among other things, approved a \$5,000,000 loan facility from the Bank, the proceeds of which will be applied to finance, refinance and/or reimburse the costs of various capital projects in the County, and authorized the execution and delivery of the Loan Agreement to evidence such loan facility.

(B) The County has previously adopted Resolution No. 02-08-42 (the "MSBU Resolution") establishing the Cottage Point Waterline Municipal Service Benefit Unit (the "MSBU").

(C) The County adopted a resolution on June 22, 2004 (the "Assessment Resolution") imposing certain special assessments within the MSBU for the construction of various capital improvements, including a potable water improvements (the "Project"), within the MSBU, as described in the MSBU Resolution and the Assessment Resolution.

(D) It is in the best interests of the County and the citizens within the MSBU that a note be issued to the Bank pursuant to the Loan Agreement in the aggregate principal amount of not exceeding \$200,000 (the "Series 2004B Note") in order to finance the acquisition and construction of the Project, including the reimbursement of certain amounts previously expended by the County in connection therewith, to capitalize a portion of the interest on the Series 2004B Note and to pay certain costs and expenses related to the issuance of the Series 2004B Note.

(E) The Series 2004B Note shall be repaid solely from special assessment proceeds levied and collected within the MSBU pursuant to the MSBU Resolution and the proceeds of the Series 2004B Note prior to the application thereof (collectively, the "2004B Designated Revenues") and shall never constitute a general obligation, or a pledge of the faith, credit or taxing power of the County, the State of Florida, or any political subdivision thereof, within the meaning of any constitutional or statutory provisions. Neither the State of Florida, nor any political subdivision thereof, including the County shall be obligated to exercise its ad valorem taxing power in any form on any real or personal property of or in the County to pay the principal of the Series 2004B Note, the interest thereon, or other costs incidental thereto, or pay the same from any

other funds of the County except from the 2004B Designated Revenues in the manner provided herein and in the Loan Agreement. The provisions of Section 2.06 of the Loan Agreement shall not apply to the repayment of the Series 2004B Note.

(F) Due to the potential volatility of the market for tax-exempt obligations such as the Series 2004B Note and the complexity of the transactions relating to such Series 2004B Note, it is in the best interest of the County to issue the Series 2004B Note by a negotiated sale to the Bank, allowing the County to enter the market at the most advantageous time, rather than at a specified advertised date, thereby permitting the County to obtain the best possible price and interest rate for the Series 2004B Note.

(G) Prior to the issuance of the Series 2004B Note, the Board shall receive a copy of the Bank's Disclosure Letter and Truth-in-Bonding Statement required by Section 218.385, Florida Statutes.

**SECTION 4. AUTHORIZATION OF PROJECT.** The County does hereby authorize the acquisition and construction of the Project, including the reimbursement of certain amounts previously expended by the County in connection therewith, in accordance with the terms of the Assessment Resolution and this Resolution.

**SECTION 5. AUTHORIZATION AND TERMS OF THE SERIES 2004B NOTE.** The County hereby authorizes the issuance of a note in the aggregate principal amount of not exceeding \$200,000 to be known as the "Lee County, Florida Revenue Note (SunTrust Bank), Series 2004B (Cottage Point Waterline MSBU Project)" for the principal purpose of financing the acquisition and construction of the Project, including the reimbursement of certain amounts previously expended by the County in connection therewith, capitalizing a portion of the interest on the Series 2004B Note and paying certain costs and expenses relating to the issuance of the Series 2004B Note. The actual principal amount of the Series 2004B Note shall be determined by the Chairman prior to its issuance provided such amount shall not exceed \$200,000. The Chairman and the Clerk are hereby authorized to execute, seal and deliver the Series 2004B Note on behalf of the County and such other documents, instruments, agreements and certificates necessary or desirable to effectuate the issuance of the Series 2004B Note in accordance with the provisions of the Loan Agreement.

The Series 2004B Note shall be dated its date of issuance, or such other date as shall be determined by the Chairman, or his designee. The Series 2004B Note shall bear interest in accordance with the terms of the Loan Agreement at the Non-Qualified Rate as described in and determined pursuant to the Loan Agreement and shall have a Final Maturity Date of May 1, 2019. Interest on the Series 2004B Note shall be payable semi-

annually on November 1 and May 1 of each year commencing November 1, 2004. Principal of the Series 2004B Note shall be payable in substantially equal installments on May 1 of each year commencing May 1, 2005, such installments to be determined by the Chairman and set forth in the actual Series 2004B Note. The Series 2004B Note shall be subject to prepayment at the option of the County in accordance with Section 3.03 of the Loan Agreement.

**SECTION 6. SECURITY FOR SERIES 2004B NOTE.** The Series 2004B Note shall be secured by the 2004B Designated Revenues in the manner provided therefore herein and in the Loan Agreement; provided, however, that the provisions of Section 2.06 of the Loan Agreement shall not apply with respect to the repayment of the Series 2004B Note. The County hereby irrevocably pledges the 2004B Designated Revenues to the full and prompt payment of the principal of and interest on the Series 2004B Note.

**SECTION 7. LOAN AGREEMENT.** Except as otherwise provided herein, all of the terms and provisions of the Loan Agreement shall apply with respect to the Series 2004B Note and unless subsequently modified by resolution of the Board, shall be in full force and effect through the Final Maturity Date of the Series 2004B Note.

**SECTION 8. GENERAL AUTHORIZATION.** The Chairman, Vice-Chairman and Clerk of the Board and other employees or agents of the County are authorized to execute and deliver such documents, instruments and contracts, and are hereby authorized and directed to do all acts and things required hereby as may be necessary for the full, punctual and complete performance of all the terms, covenants, provisions and agreements herein contained, or as otherwise may be necessary or desirable to effectuate the purpose and intent of this Resolution. To the extent the Chairman or the Clerk is unable to perform any duty or function hereunder, the Vice-Chairman of the Board and any duly authorized Deputy Clerk, respectively, are hereby authorized to act on their respective behalf.

**SECTION 9. REPEAL OF INCONSISTENT INSTRUMENTS.** All ordinances, resolutions or parts thereof in conflict herewith are hereby superseded and repealed to the extent of such conflict.

**SECTION 10. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**ADOPTED** this 29<sup>th</sup> day of June, 2004.

**BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA**

(SEAL)

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
County Attorney