

TRIPLETT WOOLF GARRETSON, LLC

ORDINANCE NO. 1524

OF THE

CITY OF MULVANE, KANSAS

AUTHORIZING THE ISSUANCE OF

NOT TO EXCEED \$4,100,000
CITY OF MULVANE, KANSAS
TAXABLE MULTI-FAMILY HOUSING REVENUE BONDS
SERIES 2020
(HOMESTEAD SENIOR RESIDENCES MULVANE PHASE II, LLC)

(Published in *The Mulvane News* on April 9, 2020)

ORDINANCE NO. 1524

AN ORDINANCE AUTHORIZING THE CITY OF MULVANE, KANSAS TO ISSUE ITS TAXABLE MULTI-FAMILY HOUSING REVENUE BONDS, SERIES 2020 (HOMESTEAD SENIOR RESIDENCES MULVANE PHASE II, LLC), IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,100,000 FOR THE PURPOSES OF PURCHASING, ACQUIRING, CONSTRUCTING, FURNISHING AND EQUIPPING AN AFFORDABLE SENIOR INDEPENDENT LIVING FACILITY AND PAYING CERTAIN COSTS OF ISSUANCE; AUTHORIZING THE EXECUTION OF A TRUST INDENTURE BY AND BETWEEN THE ISSUER AND SECURITY BANK OF KANSAS CITY, KANSAS CITY, KANSAS, AS TRUSTEE; AUTHORIZING THE ISSUER TO LEASE THE PROJECT TO HOMESTEAD SENIOR RESIDENCES MULVANE PHASE II, LLC; AUTHORIZING EXECUTION OF A LEASE AGREEMENT BETWEEN THE ISSUER AND HOMESTEAD SENIOR RESIDENCES MULVANE PHASE II, LLC; APPROVING THE FORM OF A GUARANTY AGREEMENT; AUTHORIZING THE EXECUTION OF A BOND PURCHASE AGREEMENT BY AND BETWEEN THE ISSUER, HOMESTEAD SENIOR RESIDENCES MULVANE PHASE II, LLC, AS TENANT AND PURCHASER OF THE 2020 BONDS.

WHEREAS, the City of Mulvane, Kansas (the "Issuer") is authorized by K.S.A. 12-1740 *et seq.*, as amended (the "Act"), to issue revenue bonds to pay the cost of certain facilities, as such term is defined in the Act, for the purposes set forth in the Act, and to lease and otherwise dispose of such facilities to any person, firm or corporation; and

WHEREAS, the Issuer has heretofore and does hereby find and determine that it is desirable in order to promote, stimulate and develop the general economic welfare and prosperity of the Issuer and the State of Kansas that the Issuer issue its Taxable Multi-Family Housing Revenue Bonds, Series 2020 (Homestead Senior Residences Mulvane Phase II, LLC), to be dated as of their issuance and delivery, in the aggregate principal amount of not to exceed \$4,100,000 (the "2020 Bonds") for the purpose of paying the costs of purchasing, acquiring, constructing, furnishing and equipping an affordable senior independent living facility (the "Project") and paying certain costs of issuance associated with said bonds; and

WHEREAS, the 2020 Bonds and the interest thereon shall not constitute an indebtedness of the Issuer, within the meaning of any constitutional provision or statutory limitation, shall not constitute nor give rise to a pecuniary liability by the Issuer, nor shall any 2020 Bond or the interest thereon be a charge against the general credit or taxing powers of the Issuer. The 2020 Bonds are not general obligations of the Issuer and are payable solely and only from certain fees, rentals, revenues and other amounts derived by the Issuer pursuant to the Lease and, under certain circumstances, from the proceeds of the 2020 Bonds and insurance and condemnation awards; and

WHEREAS, the Issuer further finds and determines that it is necessary and desirable in connection with the issuance of said 2020 Bonds (i) to execute and deliver a Trust Indenture, dated as of April 15, 2020 (the "Indenture"), by and between the Issuer and Security Bank of Kansas City, Kansas City, Kansas, as Trustee (the "Trustee"), for the purpose of issuing and securing the 2020 Bonds as provided therein; and (ii) execute and deliver a Lease Agreement, dated as of April 15, 2020 (the "Lease"), by and between the Issuer, as landlord, and Homestead Senior Residences Mulvane Phase II, LLC, as Tenant (the "Tenant"), for the purpose of leasing the Project to the Tenant in consideration for payments of Basic Rent, Additional Rent and other charges provided for therein; and to execute such other documents and agreements in connection with the issuance of the 2020 Bonds as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MULVANE, KANSAS AS FOLLOWS:

Section 1. Definition of Terms. All terms and phrases not otherwise defined herein shall have the respective meanings set forth in the recitals hereto and the Indenture and Lease hereinafter authorized and defined.

Section 2. Authorization of the Project. The governing body of the Issuer hereby declares that the Project, if in being, would promote the welfare of the Issuer, and the Issuer is hereby authorized to provide for the acquisition, construction, furnishing, and equipping of the Project in accordance with the provisions of the Indenture, all as provided herein and the Indenture and Lease hereinafter authorized.

Section 3. Authorization of and Security for the 2020 Bonds. There is hereby authorized and directed to be issued one series of revenue bonds to be designated "City of Mulvane, Kansas, Taxable Multi-Family Housing Revenue Bonds, Series 2020 (Homestead Senior Residences Mulvane Phase II, LLC)," in the aggregate principal amount of not to exceed \$4,100,000 for the purpose of financing the costs of the Project and paying certain costs of issuance.

The 2020 Bonds shall be issued in such amounts and shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to the maturity thereof, and shall be issued in the manner prescribed and subject to the provisions, covenants and agreements set forth in the Indenture. The 2020 Bonds and any Additional Bonds thereafter authorized by the Issuer and the Trustee in their sole and absolute discretion (herein the "Bonds") shall be on a parity with, and equal in priority to, one another and with any Additional Bonds which may be issued on a like parity within the meaning and pursuant to the terms and provision of the Indenture herein defined. The 2020 Bonds shall be special limited obligations of the Issuer payable solely from the revenues derived by the Issuer pursuant to the Lease, or otherwise in connection with the Project. The 2020 Bonds shall not be general obligations of or constitute a pledge of the faith and credit of the Issuer within the meaning of any constitutional or statutory provision and shall not be payable in any manner from tax revenues.

Section 4. Authorization of Indenture. The Issuer is hereby authorized to enter into the Indenture (as defined above), under which the Issuer shall pledge and assign to the Trustee, for the

benefit of the holders of the 2020 Bonds, the Trust Estate created thereby, all upon the terms and conditions set forth in the Indenture.

Section 5. Lease of Project. The Issuer shall cause the Project to be acquired, purchased, constructed, furnished, and equipped and shall lease the Project to the Tenant, pursuant to and in accordance with the terms and provisions of the Lease (as defined above). The Issuer is hereby authorized to enter into the Lease.

Section 6. Authorization of Bond Purchase Agreement. The 2020 Bonds shall be sold and delivered pursuant to and in accordance with the terms and provisions of a Bond Purchase Agreement, dated as of April 15, 2020 (the "Bond Purchase Agreement"), by and between the Issuer, and Homestead Senior Residences Mulvane Phase II, LLC, as Tenant and Purchaser of the 2020 Bonds.

Section 7. Approval of the Form of Guaranty Agreement. The form of Guaranty Agreement, dated as of April 15, 2020 (the "Guaranty Agreement"), pursuant to which the Tenant guarantees to the Trustee, for the benefit of the Owners of the 2020 Bonds and, the full and prompt payment of the principal of, redemption premium, if any, and interest on the 2020 Bonds, is hereby approved.

Section 8. Execution of 2020 Bonds and Related Agreements and Documents. The Mayor is hereby authorized and directed to execute the 2020 Bonds and deliver same to the Trustee for authentication for and on behalf of and as the act and deed of the Issuer in the manner provided in the Indenture. The Mayor is authorized and directed to execute and deliver the Indenture, the Lease, and the Bond Purchase Agreement for and on behalf of and as the act and deed of the Issuer in substantially the forms as they are presented today with such minor corrections or amendments thereto as the Mayor shall approve (after consultation with the Bond Counsel), which approval shall be evidenced by his or her execution thereof, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the purposes and intent of this Ordinance (including, but not limited to, a notice of the proposed issuance of such Bonds with the Kansas Board of Tax Appeals pursuant to K.S.A. 12-1744a and agreement for payment in lieu of taxes.) The City Clerk or any Deputy City Clerk of the Issuer are hereby authorized and directed to attest the execution of the 2020 Bonds, the Indenture, the Lease, and the Bond Purchase Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 9. Pledge of the Project. The Issuer hereby pledges the Project and the net earnings therefrom to the payment of the 2020 Bonds in accordance with K.S.A. 12-1744. The lien created by such pledge shall be discharged when all of the 2020 Bonds and any Additional Bonds issued under the Indenture shall be deemed to have been paid within the meaning of the Indenture.

Section 10. Further Authority. The Issuer shall, and the officers, agents and employees of the Issuer are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the provisions of this Ordinance and to carry out, comply with and perform the duties of

the Issuer with respect to the 2020 Bonds, the Indenture, the Lease, and the Bond Purchase Agreement, all as necessary to carry out and give effect to the transaction contemplated hereby and thereby.


Section 11. Effective Date. This Ordinance shall take effect and be in full force from and after its adoption by the governing body of the Issuer and publication once in the official newspaper of the Issuer.

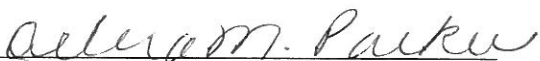
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PASSED, ADOPTED AND APPROVED by the Governing Body of the City of Mulvane,
Kansas this 6th day of April, 2020.



CITY OF MULVANE, KANSAS

By 
Shelly Steadman, Mayor

By 
Debra M. Parker, City Clerk

EXCERPT OF MINUTES

The governing body of the City of Mulvane, Kansas met in regular session, at the usual meeting place in said City on April 6, 2020 at 7:30 p.m., with Mayor Shelly Steadman presiding, and the following members of the governing body present:

Brent Allen, Jenean Keck, Nancy Farber Mottola, Kevin Cardwell, Barry Fleming

and the following members absent:

Among other business, there came on for consideration and discussion the following:

AN ORDINANCE AUTHORIZING THE CITY OF MULVANE, KANSAS TO ISSUE ITS TAXABLE MULTI-FAMILY HOUSING REVENUE BONDS, SERIES 2020 (HOMESTEAD SENIOR RESIDENCES MULVANE PHASE II, LLC), IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,100,000 FOR THE PURPOSES OF PURCHASING, ACQUIRING, CONSTRUCTING, FURNISHING AND EQUIPPING AN AFFORDABLE SENIOR INDEPENDENT LIVING FACILITY AND PAYING CERTAIN COSTS OF ISSUANCE; AUTHORIZING THE EXECUTION OF A TRUST INDENTURE BY AND BETWEEN THE ISSUER AND SECURITY BANK OF KANSAS CITY, KANSAS CITY, KANSAS, AS TRUSTEE; AUTHORIZING THE ISSUER TO LEASE THE PROJECT TO HOMESTEAD SENIOR RESIDENCES MULVANE PHASE II, LLC; AUTHORIZING EXECUTION OF A LEASE AGREEMENT BETWEEN THE ISSUER AND HOMESTEAD SENIOR RESIDENCES MULVANE PHASE II, LLC; APPROVING THE FORM OF A GUARANTY AGREEMENT; AUTHORIZING THE EXECUTION OF A BOND PURCHASE AGREEMENT BY AND BETWEEN THE ISSUER, HOMESTEAD SENIOR RESIDENCES MULVANE PHASE II, LLC, AS TENANT AND PURCHASER OF THE 2020 BONDS.

After discussion, upon motion by Cardwell, seconded by Allen, the Ordinance was adopted by a majority of the members of the governing body.

A majority of the members having voted in favor of the adoption of said Ordinance, it was designated Ordinance No. 1524 and was ordered to be executed by the Mayor and by the City Clerk, and the City Clerk was directed to publish the Ordinance one time in the official city newspaper as required by law and provided therein.

CITY CLERK'S
CERTIFICATION OF EXCERPT OF MINUTES

I hereby certify that the foregoing is a true and correct Excerpt of Minutes of the April 6,
2020 of the governing body of the City of Mulvane, Kansas.




Debra M. Parker, City Clerk