

SLANIA LAW, PLLC

2980 N. Swan Road #222

Tucson Arizona 85712

Michael A. Slania, Esq.

mas@slanialaw.com

VIA HAND-DELIVERY

November 4, 2020

Mr. Ramón Valadez, Chair

Ms. Sharon Bronson

Mr. Steve Christy

Ms. Ally Miller

Ms. Betty Villegas

PIMA COUNTY BOARD OF SUPERVISORS

County Administration Building

130 West Congress Street, 11th Floor

Tucson, Arizona 85701

Re: The Industrial Development Authority of the County of Pima – Notice of Intention to Issue Bonds – Education Facility Refunding Revenue Bonds (Berean Academy Refunding Project), Series 2020 – In an Amount Not to Exceed \$9,000,000

Dear Mr. Chairman and Members of the Board:

As part of its statewide program for financing Arizona charter schools, at its regular meeting to be held on November 13, 2020, The Industrial Development Authority of the County of Pima (the “Authority”), will consider granting its final approval to a resolution authorizing the issuance of its Education Facility Refunding Revenue Bonds (Berean Academy Refunding Project), Series 2020 (the “2020 Bonds”), in one or more series and in an aggregate principal amount not to exceed \$9,000,000, the proceeds of which will be loaned to Cochise Community Development Corporation operating a charter school known as Berean Academy (the “Borrower”), an Arizona nonprofit corporation, which is exempt from taxation under Section 501(c)(3) of the United States Internal Revenue Code of 1986, as amended.

As always, this issuance of the 2020 Bonds is subject to the approval of the Pima County Board of Supervisors. Therefore, the Authority respectfully requests that this matter be placed on the Board of Supervisors’ Regular Meeting Agenda scheduled for November 17, 2020, for the purpose of having the Board of Supervisors approve the action of the Authority. Enclosed herewith are the following:

1. Fact Summary; and
2. Resolution of the Board of Supervisors.

In the opinion of Bond Counsel, no public hearing is required to be held pursuant to the Internal Revenue Code and federal income tax regulations for the issuance of the 2020 Bonds.

In 2009, the Authority previously issued its Education Revenue Bonds (Berean Academy Project), Series 2009, in the original principal amount of \$7,630,000 (the “2009 Bonds”), to benefit the Borrower. The proceeds of the 2009 Bonds were used to (i) finance and/or refinance the costs of acquiring,

constructing, equipping, improving, and operating an approximately 6.33 acre site and approximately 30,393 square feet of charter school facilities located at 1169 North Colombo Avenue, Sierra Vista, Arizona; (ii) funding a debt service reserve fund on the 2009 Bonds; (iii) paying capitalized interest on the 2009 Bonds; and (iv) paying certain issuance expenses of the 2009 Bonds (the "*2009 Project*").

The proceeds of the 2020 Bonds will be loaned to the Borrower for the purposes of (i) refunding the 2009 Bonds; (ii) funding of any required reserves on the 2020 Bonds; and (iii) paying certain issuance expenses of the 2020 Bonds (the "*2020 Project*").

The 2020 Bonds are to be issued in accordance with Title 35, Chapter 5, of the Arizona Revised Statutes, as amended (the "*Act*"). The 2020 Bonds will be issued as fully registered Bonds and will be publicly offered by Municipal Capital Market Group, Inc.. The 2020 Bonds will either be (i) issued with an investment grade rating, from a nationally recognized rating agency, and sold in minimum denominations of \$5,000, or (ii) issued without a rating in denominations of \$100,000 and integral multiples of \$5,000 thereafter and sold only to "Qualified Institutional Buyers" within the meaning of Rule 144A of the Rules adopted pursuant to the Securities Act of 1933, as amended, or "Accredited Investors" within the meaning of Rule 501 of the Rules governing the limited offer and sale of securities without registration under the Securities Act of 1933. The 2020 Bonds will not be part of any pool bond issue.

As always, the 2020 Bonds are special limited obligations of the Authority. The 2020 Bonds are payable solely from payments made by the Borrower pursuant to a loan agreement and secured by a deed of trust on the site of the 2020 Project. Such payments are pledged to the bondholders pursuant to an indenture of trust between the Authority and TMI Trust Company, as Trustee. Neither the faith and credit, nor the taxing power of the Authority or Pima County or any other political subdivision thereof, are pledged to the payment of the 2020 Bonds. The Authority has no taxing power.

I will be available prior to the meeting to answer any questions you may have, or to meet with you at your convenience.

Thank you for your consideration of this matter.

Sincerely,

SLANIA LAW, PLLC

/s/

Michael A. Slania
Attorney for the Authority

MAS/ub
Enclosures

cc: Ms. Julie Castañeda w/enclosures
Regina Nassen, Esq., Counsel to the Board
Mr. Charles Huckelberry, Pima County Administrator
Ms. Jan Leshner, Deputy Pima County Administrator
Mr. Patrick Cavanaugh, Pima County Economic Development Office

FACT SUMMARY
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE COUNTY OF PIMA
EDUCATION FACILITY REFUNDING REVENUE BONDS
(BEREAN ACADEMY REFUNDING PROJECT), SERIES 2020

The following is a brief Fact Summary of the proposed bond issue.

The 2020 Bonds	As part of its program for financing Arizona charter schools, the Authority will issue its Education Facility Refunding Revenue Bonds (Berean Academy Refunding Project), Series 2020 (the “2020 Bonds”), in an original principal amount not to exceed \$9,000,000 and a maturity date not to exceed 40 years. The 2020 Bonds will bear interest at a fixed rate. The average interest rate on the 2020 Bonds shall not be greater than 12 percent per annum. The 2020 Bonds may be redeemed at the option of the Borrower with the consent of the Authority and, under certain circumstances, must be redeemed prior to their stated maturity date.
Public Sale	The 2020 Bonds will either be (i) issued with an investment grade rating, from a nationally recognized rating agency, and sold in minimum denominations of \$5,000 or (ii) issued without a rating, but in minimum denominations of \$100,000 and \$5,000 thereafter, and sold only to “Qualified Institutional Buyers” within the meaning of Rule 144(A) of the rules adopted pursuant to the Securities Act of 1933, as amended, or “Accredited Investors” within the meaning of Rule 501 of the rules governing the limited offering and sale of securities without registration adopted pursuant to the Securities Act of 1933, as amended, as evidenced by an investor letter. The 2020 Bonds will be publicly sold by Municipal Capital Markets Group, Inc., as underwriter, pursuant to an offering document.
The Borrower	Cochise Community Development Corporation, an Arizona nonprofit corporation operates a charter school known as Berean Academy (the “Borrower”), has been determined by the Internal Revenue Service to be an organization described in Section 501(c)(3) of the Code.
The 2009 Bonds	The Authority previously issued its Education Revenue Bonds (Berean Academy Project), Series 2009, in the original principal amount of \$7,630,000 (the “2009 Bonds”) to benefit the Borrower. The proceeds of the 2009 Bonds were used to finance the 2009 Project (defined below).

The Project Site	As part of the 2009 Project, the Borrower acquired an approximately 6.33 acre site for a charter school located at or near 1169 North Colombo Avenue, Sierra Vista, Arizona (the “ <i>Project Site</i> ”).
The 2009 Project	The proceeds of the 2009 Bonds were used for the purpose of (i) financing and/or refinancing the acquisition, construction, improvement, operation and equipping of the Project Site and approximately 30,393 square feet of charter school facilities, used for the operation of a charter school thereon, and related improvements, (ii) funding of a debt service reserve fund as set forth in that 2009 Indenture, (iii) paying capitalized interest on the 2009 Bonds, and (iv) paying certain issuance expenses of the 2009 Bonds (collectively, the “ <i>2009 Project</i> ”).
The 2020 Project	The proceeds of the 2020 Bonds will be used for the purposes of (i) refunding the 2009 Bonds, (ii) funding of any required reserves on the 2020 Bonds, and (iii) paying certain issuance expenses of the 2020 Bonds (collectively, the “ <i>2020 Project</i> ”).
Documentation	Pursuant to a Loan Agreement between the Authority and the Borrower, the Borrower has agreed to make payments to the Authority sufficient to pay the principal of, premium, if any, and interest on the 2020 Bonds when due. The Borrower’s obligations under the Loan Agreement will be secured by a Deed of Trust, which will be recorded on the Project Site.
Security for the 2020 Bonds	The loan to the Borrower will be secured by (a) a mortgage lien and security interest in the land, buildings, fixtures and equipment owned by the Borrower constituting the charter school campus at the Project Site, and (b) an assignment of the leases, rents and all other revenues of the Borrower (including certain State revenues due to the Borrower).

The Authority has no taxing power. The 2020 Bonds and the interest thereon are not a general obligation of the Authority and are not an indebtedness of the Authority, Pima County, the State of Arizona, or any political subdivision thereof within the meaning of any Arizona constitutional or statutory provision whatsoever. Principal of, premium, if any, and interest on the 2020 Bonds are payable solely out of the revenues derived from the Loan Agreement (other than to the extent, if any, payable out of proceeds of the 2020 Bonds or income from the temporary investment thereof). Neither the faith and credit nor the taxing power, if any, of the Authority, Pima County, the State of Arizona, or any political subdivision thereof, is pledged to the payment of the principal of, premium, if any, or interest on the 2020 Bonds.

RESOLUTION NO. 2020 - ____

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
PIMA COUNTY, ARIZONA APPROVING THE
PROCEEDINGS OF THE INDUSTRIAL DEVELOPMENT
AUTHORITY OF THE COUNTY OF PIMA REGARDING
THE ISSUANCE OF ITS NOT TO EXCEED \$9,000,000
EDUCATION FACILITY REFUNDING REVENUE BONDS
(BEREAN ACADEMY REFUNDING PROJECT), SERIES 2020
AND DECLARING AN EMERGENCY**

WHEREAS, The Industrial Development Authority of the County of Pima (the "*Authority*") pursuant to the Industrial Development Financing Act, Title 35, Chapter 5, Arizona Revised Statutes, as amended (the "*Act*"), is authorized to issue and sell its Education Facility Refunding Revenue Bonds (Berean Academy Refunding Project), Series 2020, in one or more series or subseries (the "*Series 2020 Bonds*"), the proceeds of which are to be loaned to Cochise Community Development Corporation doing business as Berean Academy (the "*Borrower*"), an Arizona nonprofit corporation, for the purposes of (a) refunding The Industrial Development Authority of the County of Pima Education Revenue Bonds (Berean Academy Project) Series 2009 (the "*Series 2009 Bonds*"), the proceeds of which were used for the following purposes: (i) financing and/or refinancing the costs of acquisition, construction, equipping, improvement and operation of an approximately 6.33 acre site and approximately 30,393 square feet of charter school facilities located at 1169 North Colombo Avenue, Sierra Vista, Arizona, (ii) funding a debt service reserve fund on the Series 2009 Bonds, (iii) paying capitalized interest on the Series 2009 Bonds, and (iv) paying certain issuance expenses of the Series 2009 Bonds; (b) funding of any required reserves on the Series 2020 Bonds; and (c) paying certain issuance expenses of the Series 2020 Bonds (collectively, the "*Series 2020 Project*").

WHEREAS, on November 13, 2020, the Authority resolved to issue the Series 2020 Bonds in one or more series or subseries and in an aggregate amount not to exceed \$9,000,000 (the "*Authority's Resolution*"), such issuance being conditioned upon, among other things, the granting of approval to the issuance of the Series 2020 Bonds by the Pima County Board of Supervisors; and

WHEREAS, the Authority's Resolution has been made available to the Pima County Board of Supervisors, and the Authority's Resolution has been duly considered on this date; and

WHEREAS, the Authority's Resolution authorizes, among other things, the issuance of the Series 2020 Bonds, the execution and delivery of (a) an Indenture of Trust, by and between the Authority and TMI Trust Company (the "*Indenture*"), (b) a Loan Agreement (the "*Loan Agreement*"), by and between the Authority and the Borrower, and (c) such other documents as required for the issuance of the Series 2020 Bonds; and

WHEREAS, the terms, maturities, provisions for redemption, security and sources of payment for the Series 2020 Bonds are set forth in the Indenture, the Loan Agreement and the form of Series 2020 Bonds themselves; and

WHEREAS, copies of said documents have been made available to the Pima County Board of Supervisors, together with the Authority's Resolution; and

WHEREAS, the Pima County Board of Supervisors has been informed that said documents have been reviewed by competent Bond Counsel, Kutak Rock LLP, and said Bond Counsel has determined that said documents adequately meet the requirements of the Act and the Internal Revenue Code of 1986, as amended (the "*Code*"); and

WHEREAS, in accordance with Section 35-721.B of the Act, the proceedings of the Authority under which the Series 2020 Bonds are to be issued require the approval of the Board of Supervisors of the issuance of the Series 2020 Bonds; and

WHEREAS, this Board has presented to it information regarding the Bonds and is further informed and advised with regard to the Series 2020 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, as follows:

1. Pursuant to the Act, the Board of Supervisors, as the governing body of the Authority, hereby approves the Series 2020 Bonds and the proceedings under which the Series 2020 Bonds are to be issued by the Authority, including specifically the Authority's Resolution, the Indenture, the Loan Agreement, and all other related or appropriate documents;
2. This Resolution shall be in full force and effect from and after its passage as provided by law, and any provisions of any previous resolutions in conflict with the provisions herein are hereby superseded;
3. The appropriate officers of the Pima County Board of Supervisors are hereby authorized and directed to do all such things and to execute and deliver all such documents on behalf of Pima County as may be necessary or desirable to effectuate the intent of this Resolution and the Authority's Resolution in connection with the issuance of the Series 2020 Bonds; and
4. It is necessary for the preservation of the peace, health and safety of the County that this resolution becomes immediately effective, and, accordingly, an emergency is hereby declared to exist, and this resolution shall be effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED by the Board of Supervisors of Pima County,
Arizona this ____ day of _____, 2020.

Ramon Valadez, Chair
PIMA COUNTY BOARD OF SUPERVISORS

ATTEST:

Julie Castañeda, Clerk
PIMA COUNTY BOARD OF SUPERVISORS

APPROVED AS TO FORM:

KUTAK ROCK LLP,
Bond Counsel

By: Frederic H. Wainwright III