



III.A.

M E M O

Please forward
to PPW for review
& direction
me

DATE: August 31, 2017
TO: Mike Geisel, City Administrator
FROM: Libbey Tucker *Libbey*
Assistant City Administrator
RE: Resolution for Friendship Village Bond Issuance from St. Louis County

Attached is a Resolution in support of the project in order to meet statutory requirements prior to the issuance of Industrial Revenue Bonds by St. Louis County's Industrial Development Authority. A municipal resolution is required in order for the issuance of the Industrial Revenue Bonds. Friendship Village is a retirement community within the City of Chesterfield, located at 15201 Olive Boulevard.

They have been expanding for the past several years and have additional plans for future growth. Friendship Village currently has a project under review in our Planning & Development Services Division for additional memory care, assisted living and skilled nursing. This \$70 million bond issuance with the Industrial Development Authority will finance renovations to the existing campuses of Friendship Village and will refund bonds previously issued in 2007 and 2012.

Whenever a County IDA issues bonds for a project located within the boundaries of a city, state law requires that the city approve the project and the issuance of bonds by the County IDA. A resolution similar to the resolution before the Council now was done in 2007 and also in 2015 for St. Andrews – The Willows at Brooking Park. The City also approved similar resolutions in 2007 and 2012 for Friendship Village. The resolution provides that the City is approving the project and the issuance of bonds by the County IDA solely as required by the specific state statute governing the issuance of bonds by the County IDA. *Such approval does not in any way obligate the City in any manner with respect to the repayment of the bonds or impact the required planning or permitting approvals of the City Council or Planning Commission related to construction.*

I am requesting that this resolution be placed on the September 7 Planning & Public Works Agenda since the Finance & Administration Committee does not have a regular meeting scheduled to discuss this item. Pending approval, I request that it then be placed on the City Council agenda for September 18 for final approval.

Should you have any questions, please let me know.

RESOLUTION NO. _____

RESOLUTION APPROVING A PROJECT FOR FRIENDSHIP VILLAGE OF WEST COUNTY TO BE FINANCED BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF ST. LOUIS, MISSOURI

WHEREAS, The Industrial Development Authority of the County of St. Louis, Missouri (the "Authority") is proposing a project involving the issuance of not to exceed \$70,000,000 aggregate principal amount of bonds of the Authority for the purpose of making a loan to Friendship Village of South County and Friendship Village of West County, Missouri nonprofit corporations (the "Borrowers"), to (1) finance, refinance and reimburse the costs of acquiring, constructing, renovating, equipping and furnishing new and existing continuing care retirement facilities, and (2) refund the Authority's Senior Living Facilities Revenue Bonds (Friendship Village of West County), Series 2007A and Senior Living Facilities Revenue Bonds (Friendship Village Chesterfield), Series 2012, which were issued to finance and refinance capital improvements for the Borrowers' continuing care retirement facilities (collectively, the "Project"); and

WHEREAS, Section 349.010 of the Revised Statutes of Missouri requires that projects of an industrial development authority of a county must be located wholly within an unincorporated area of such county, except that such projects may be located within the corporate limits of a municipality within such county when approved by the governing body of the city;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chesterfield, Missouri, that the Project is hereby approved and the City Council grants its permission to the Authority to proceed with the issuance of not to exceed \$70,000,000 aggregate principal amount of bonds for the purposes described above.

PASSED by the City Council of the City of Chesterfield, Missouri, this _____ day of September, 2017.

CITY OF CHESTERFIELD, MISSOURI

By: _____
Mayor, Bob Nation

[SEAL]

ATTEST:

City Clerk, Vickie Hass