



## Legislation Text

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File #: 18-4825, Version: 1

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**Title:**

**TEFRA Hearing - CSD Property, LLC.**

**Summary**

**ACTION:**

(1) Open TEFRA public hearing and receive comments on the proposed financing by CSD Property, LLC.

(2) Close public hearing and adopt resolution entitled:

**Resolution approving in principle the issuance of not to exceed \$15,250,000 of public finance authority educational facilities revenue bonds (Community School of Davidson project), series 2018 for the benefit of CSD Property, LLC, or an affiliate thereof**

**Staff Contact:** Tyrone C. Wade, County Attorney

**Presentation:** No

**BACKGROUND/JUSTIFICATION:**

As more fully explained in the attached Resolution, CSD Property, LLC (the "Borrower") has requested that the Public Finance Authority, a public authority existing under the laws of the State of Wisconsin (the "Authority"), issue its tax-exempt and/or taxable Educational Facilities Revenue Bonds (Community School of Davidson Project), Series 2018 (the "Bonds"), in the principal amount not to exceed \$15,250,000 pursuant to a plan of finance for the Project (as defined below):

(a) to finance or reimburse the Borrower for all or a portion of the costs of (i) acquiring an approximately 39-acre tract of land and the constructing and equipping thereon of a turf field for track, soccer, lacrosse and football, tennis courts, baseball fields and related improvements (the "Athletic Facility Project"), (ii) acquiring a fee simple interest in an existing elementary and middle school campus (the "Elementary and Middle School Project"), and (iii) acquiring and installing certain furniture, equipment and tenant improvements at an existing high school campus (the "High School Project" and, together with the Athletic Facility Project

and the Elementary and Middle School Project, the “Project”),

(b) fund a debt service reserve fund for the Bonds and

(c) pay certain costs of issuing the Bonds.

CSD Property, LLC is using the Wisconsin Public Finance Authority as the issuer of the Bonds because of a desire to have a 30-year maturity on the debt. The North Carolina Capital Facilities Finance Agency, which would be the North Carolina issuer, has a policy which prohibits a bond maturity greater than 20 years.

In order to comply with federal tax law, and the code and Authority requirements the Borrower has requested that the Mecklenburg County Board of Commissioners hold a public hearing and approve the Resolution. This approval will not make the County responsible in any way for the Bonds or the Project financed with bond proceeds. Hosting the public hearing and approving the issuance of the Bonds are merely ministerial acts that will enable the Borrower to comply with federal tax law requirements in order that interest on the Bonds be exempt from federal income tax.

**PROCUREMENT BACKGROUND:**

N/A

**POLICY IMPACT:**

N/A

**FISCAL IMPACT:**

N/A