

Board Members:

Charley Bible
Shannon Coleman Egle
Janet Testerman
Tiffany Gardner
Bill Fox
Terry Henley
J. Ford Little
Lou Moran, III
Alvin Nance
Lisa Rottmann
L. Anthony Wise, Jr.



The Health, Educational and Housing Facility Board of the County of Knox

Regular Meeting
Tuesday, September 10, 2024, 4:15 p.m.
17 Market Square, #201
Knoxville, Tennessee 37902

AGENDA

- I. Call to Order
- ACTION** II. Approval of Minutes from Previous Meeting
 - a) Regular Meeting – July 9, 2024
- ACTION** V. Old Business
 - a) Report on the closing of the Payment-In-Lieu-of-Tax (PILOT) Lease for the new construction of 47 affordable housing rental units, located at 1645 Ebenezer Road in Knox County Tennessee by DGA Bluegrass LP (or affiliate)
- VI. New Business
- VII. Adjourn

**MINUTES OF THE REGULAR MEETING OF
HEALTH, EDUCATIONAL & HOUSING FACILITY BOARD OF THE COUNTY OF
KNOX**

July 9, 2024, 4:15 p.m.

The regular meeting of the Board of Directors of Health, Educational & Housing Facility Board of the County of Knox (the “Health, Ed Board” or “Board”) was held on Tuesday, July 9, 2024, at 4:50 p.m., pursuant to notice duly provided to the Directors and the public. The meeting was held at the offices of the Knoxville Chamber located at 17 Market Square, #201, Knoxville, Tennessee, 37902.

The following Directors were present at the meeting, Paul Fortunato (Chair), Tiffany Gardner (Vice Chair), Dr. Anthony Wise, Terry Henley, Lisa Rottmann, Lou Moran, III, Charley Bible, J. Ford Little, and William Fox.

Also, in attendance were Mike Odom (Knoxville Chamber), Mac McWhorter (Knoxville Chamber), Karen Kakanis (Knoxville Chamber), Samuel C. Louderback (Legal Counsel – Egerton, McAfee, Armistead & Davis, P.C.), Katrina Vargas (Paralegal – Egerton, McAfee, Armistead & Davis, P.C.), Soriya Gast (public observer), James P. Moneyhun, Jr. (Bass, Berry & Sims), and Mike Rodgers (LHP Capital).

I. Paul Fortunato, the Board’s Chair, called the Health, Ed Board meeting to order. The Agenda of the Health, Ed Board meeting is attached hereto as Exhibit A.

The Board then discussed the following matters and took the following actions as noted:

II. Review/Approve Minutes from Previous Meeting. The Chair of the meeting asked if there were any changes to the Minutes of the regular meeting held on June 11, 2024.

Upon a motion by Lou Moran, and a second by William Fox, the Minutes of the June 11, 2024 meeting were unanimously approved. A copy of the Minutes is attached hereto as Exhibit B.

III. Review and Approval of Finance Report as of June 30, 2024. The Chair recognized Karen Kakanis who addressed the Board and presented the financial report as of June 30, 2024 (“Financial Report”), reviewing with the Board the Balance Sheet, Income Statement with Prior Year Comparison, and a proposed budget. Discussion was had.

Upon a motion by Anthony Wise and a second by Lisa Rottmann, the Board unanimously voted to adopt the Financial Report as of June 30, 2024. A copy of the financial statements as presented during the report is attached hereto collectively as Exhibit C.

Upon a motion by Tiffany Gardner and a second by Lisa Rottmann, the Board unanimously voted to adopt the proposed budget. A copy of the budget as presented during the meeting is attached hereto as Exhibit D.

IV. Review and Consideration of a resolution authorizing and approving all documents, instruments, actions, and matters necessary or appropriate for, or pertaining to, the issuance, sale, and delivery by The Health, Educational and Housing Facility Board of The County of Knox of its collateralized multifamily housing bonds (the Pines Apartments Project), Series 2024 in the aggregate principal amount of not to exceed Twenty-Eight Million Dollars (\$28,000,000). The Chair recognized Jay Moneyhun, bond counsel, who addressed the Board regarding the proposed Resolution. This is the final bond resolution for this project. Mr. Rodgers was available to answer questions from the Board.

Upon a motion by Terry Henley and a second by Lou Moran, the Board unanimously voted to adopt the Resolution authorizing and approving all documents, instruments, actions, and matters necessary or appropriate for, or pertaining to, the issuance, sale, and delivery by The Health, Educational and Housing Facility Board of The County of Knox of its collateralized multifamily housing bonds (the Pines Apartments Project), Series 2024 in the aggregate principal amount of not to exceed Twenty-Eight Million Dollars (\$28,000,000). A copy of the Resolution is attached hereto as Exhibit E.

V. Old Business. The following Debt Obligation Reports were presented to the Board:

(a) Report on Debt Obligation (CT-0253) for Student Housing Revenue Bonds (Provident Group – UTK Properties LLC – University of Tennessee Project Phase 2), Subordinate Series 2024B-1

(b) Report on Debt Obligation (CT-0253) for Student Housing Revenue Bonds (Provident Group – UTK Properties LLC – University of Tennessee Project Phase 2), Subordinate Series 2024B-2

(c) Report on Debt Obligation (CT-0253) for Student Housing Revenue Bonds (Provident Group – UTK Properties LLC – University of Tennessee Project Phase 2), Subordinate Series 2024C

VI. New Business. Paul Fortunato officially passed the Chair gavel to Tiffany Gardner.

VII. Next Meeting. The next regular meeting of The Health, Ed Board of the County of Knox is scheduled for August 13, 2024, at 4:15 p.m. at the offices of the Knoxville Chamber located at 17 Market Square, #201, Knoxville, Tennessee.

VIII. Adjournment. No further business having come before the Board and upon motion duly made and seconded, the Board voted unanimously to adjourn the meeting at 4:57 p.m.

Dated

L. Anthony Wise, Jr., Secretary

EXHIBITS

- Exhibit A Agenda – July 9, 2024
- Exhibit B Minutes – June 11, 2024
- Exhibit C Finance Report
- Exhibit D Budget
- Exhibit E Resolution authorizing and approving all documents, instruments, actions, and matters necessary or appropriate for, or pertaining to, the issuance, sale, and delivery by The Health, Educational and Housing Facility Board of The County of Knox of its collateralized multifamily housing bonds (the Pines Apartments Project), Series 2024 in the aggregate principal amount of not to exceed Twenty-Eight Million Dollars (\$28,000,000).

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