

Board Members:

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



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

Regular Meeting
Tuesday, September 9, 2025, 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 – August 12, 2025
- III. Old Business
 - a) CT-0253 for Report on Debt Obligation (University Health Systems, Inc.), Series 2025
- IV. New Business
- V. Adjourn

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

August 12, 2025, 5:00 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, August 12, 2025 at 5:00 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: Lou Moran, III (Vice Chair), Anthony Wise (Secretary), Janet Testerman, Terry Henley, Alvin Nance, and Dr. William “Bill” Fox.

Also, in attendance were Mac McWhorter (Knoxville Chamber), Karen Kakanis (Knoxville Chamber), Joshua Ford (Knoxville Chamber), John Turner (Knoxville Chamber), Samuel C. Louderback (Legal Counsel – Egerton, McAfee, Armistead & Davis, P.C.), Donita Walter (Paralegal – Egerton, McAfee, Armistead & Davis, P.C.), and Jay Moneyhun (Bass, Berry & Sims)

I. Call to Order. Mr. Moran, the Board’s Vice Chair, called the Health, Ed Board meeting to order. The Agenda of the Health, Ed Board meeting is attached hereto as Exhibit A.

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

II. Review/Approve Minutes from Previous Meeting. The Vice Chair of the meeting asked if there were any changes to the Minutes of the regular meeting held on July 8, 2025.

Upon a motion by Ms. Testerman, and a second by Mr. Nance, the Minutes of the July 8, 2025 meeting of the Board were unanimously approved. A copy of the Minutes is attached hereto as Exhibit B.

III. Finance Report. The Vice Chair recognized Ms. Kakanis who addressed the Board and provided a presentation which included a draft budget for the fiscal year 2025-2026.

Upon a motion by Mr. Wise, and a second by Mr. Nance, the Board unanimously voted to approve and adopt the Board’s draft budget for 2025-2026 year. A copy of the draft is attached hereto as Exhibit C.

IV. Review and Consideration of a revised Preliminary Bond Resolution of Health, Educational & Housing Facility Board of the County of Knox related to the issuance of revenue bonds for Everett Pointe, L.P. in a principal amount not to exceed \$32,000,000 to finance the construction and equipping of an approximately 132-unit housing facility for low and moderate -

income citizens to be known as Everett Pointe and located at 0 Everett Road in Knox County (TEFRA).

The Vice Chair of the Board called to order a TEFRA Hearing and asked for public comment. Hearing no comment from the public, the TEFRA hearing was then closed.

The Vice Chair introduced Mr. Moneyhun, who explained that the purpose of the revisions was related to the addition of units to the project, which increased costs, and which in turn required additional bond funding. Discussion was had.

Upon a motion by Mr. Nance and a second by Mr. Henley, the resolution to approve the issuance of revenue bonds with Everett Pointe, L.P. in a principal amount not to exceed \$32,000,000 for the 132-unit housing facility located at 0 Everett Road was unanimously approved. A copy of the resolution is attached hereto as Exhibit D.

V. Old Business. None.

VI. New Business. None.

VII. 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 5:10 p.m.

Dated

Secretary/Assistant Secretary

EXHIBITS

Exhibit A Agenda – August 12, 2025

Exhibit B Minutes – July 8, 2025

Exhibit C Draft Budget for 2025-2026

Exhibit D Review and Consideration of a revised Preliminary Bond Resolution of Health, Education & Housing Facility Board of the County of Knox related to the issuance of revenue bonds for Everett Pointe, L.P. in a principal amount not to exceed \$32,000,000 to finance the construction and equipping of an approximately 132-unit housing facility for low and moderate-income citizens to be known as Everett Pointe and located at 0 Everett Road in Knox County (TEFRA).

DRAFT



Report On Debt Obligation

Receipt Date: 08/25/2025

Entity and Debt Information		
Entity Name		
The Health, Educational and Housing Facility Board of the County of Knox		
Entity Address		
17 Market Square, #210 Knoxville, Tennessee 37902		
Debt Issue Name		
Revenue Bonds Series 2025 (University Health System, Inc.)		
Series Year		
2025		
Debt Issue Face Amount		
\$61,000,000.00		
Face Amount Premium or Discount?		
N/A		
Tax Status		
Tax - Exempt		
Interest Type	True Interest Cost (TIC)	
True Interest Cost (TIC)	3.66%	
Debt Obligation		
Bond		
Moody's Rating	Standard & Poor's Rating	Fitch Rating
Unrated	Unrated	Unrated
Other Rating Agency Name	Other Rating Agency Rating	
N/A	N/A	
Security		
Revenue		
Type of Sale Per Authorizing Document		
Negotiated Sale		
Dated Date	Issue/Closing Date	Final Maturity Date
8/13/2025	8/13/2025	4/1/2055

Debt Purpose

Purpose	Percentage	Description
Other	100%	health care
Education	0%	N/A
General Government	0%	N/A
Refunding	0%	N/A
Utilities	0%	N/A

Cost of Issuance and Professionals

Does your Debt Issue have costs or professionals?

Yes

Description	Amount	Recurring Portion	Firm Name
Financial Advisor Fees	\$150,000.00	N/A	Kaufman Hall
Legal Fees - Bond Counsel	\$105,000.00	N/A	Hawkins Delafield & Wood LLP
Legal Fees - Issuer's Counsel	\$19,500.00	N/A	Ederton McAfee Armistead & Davis
Legal Fees - Trustee's Counsel	\$2,750.00	N/A	Stites & Harbison PLLC
Legal Fees - Bank Counsel	\$45,000.00	N/A	Norton Rose Fulbright
Trustee Fees	\$2,000.00	N/A	Regions Bank
Borrower Counsel	\$40,000.00	N/A	Baker Donelson
TOTAL COSTS	\$364,250.00		

Maturity Dates, Amounts, and Interest Rates

Comments

Interest rate subject to adjustment as set forth in the agreement. Information shown for the original rate.

Year	Amount	Interest Rate
2028	\$1,500,000.00	3.66
2029	\$1,500,000.00	3.66
2031	\$1,500,000.00	3.66
2032	\$1,500,000.00	3.66
2051	\$1,450,000.00	3.66
2052	\$12,650,000.00	3.66
2053	\$13,130,000.00	3.66
2054	\$13,625,000.00	3.66
2055	\$14,145,000.00	3.66
TOTAL AMOUNT	\$61,000,000.00	

See final page for Submission Details and Signatures

Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/>?

No

Signature - Chief Executive or Finance Officer of the Public Entity

Name

Tiffany Gardner

Title/Position

Chair

Email

slouderback@emlaw.com

Alternate Email

N/A

Signature - Preparer (Submitter) of This Form

Name

Charles Toto

Title/Position

Partner

Email

ctoto@hawkins.com

Alternate Email

N/A

Relationship to Public Entity

Bond counsel

Organization

Hawkins Delafield & Wood LLP

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

Verify Form Accuracy

Date to be Presented at Public Meeting

09/09/2025

Date to be emailed/mailed to members of the governing body

08/26/2025

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.