

RESOLUTION AUTHORIZING EXECUTION OF INTERLOCAL AGREEMENT

WHEREAS, the City and the Redevelopment Commission of Greensboro have made significant investments in an approximately seven-acre site on the south side of East Lee Street at its intersection with South Elm Street for the purposes of redevelopment;

WHEREAS, as part of that redevelopment, Union Square Campus, Inc., a North Carolina nonprofit corporation (“Union Square”) determined to acquire, construct and equip a new, three-story, approximately 83,000 square foot facility to be known as Union Square Campus, which will be used to provide health care training facilities (the “Union Square Campus”) to be located at the corner of East Lee and Arlington Streets (the “Site”); and

WHEREAS, Union Square Campus will be leased to North Carolina AT&T University, UNC Greensboro, Guilford Technical Community College and Moses Cone Memorial Hospital, to be used to provide nursing education; and

WHEREAS, on February 4, 2014, City Council passed Resolution 38-14 to demonstrate its support for the Union Square Campus;

WHEREAS, the Board of Commissioners (the “Board”) of the County of Guilford, North Carolina (the “County”) is authorized under Section 153A-376 of the North Carolina General Statutes, as amended, to exercise directly those powers granted to county redevelopment commissions under Article 22 of Chapter 160A of the North Carolina General Statutes (collectively, the “Act”), including the ability to issue bonds to make loans to any entity for the cost of financing or refinancing a redevelopment project (as defined in the Act); and

WHEREAS, Union Square has requested the County act as a redevelopment commission and to issue its bonds on a conduit basis and to loan the proceeds thereof to Union Square to finance a portion of the cost of constructing Union Square Campus in order to permit such financing to be done on a tax exempt basis, thus reducing the interest cost payable on the debt; and

WHEREAS, because the City and the Redevelopment Commission (rather than the County) declared the area in which the Site is located to be a “redevelopment area,” under the Act, the City and the Commission need to agree, by interlocal agreement pursuant to §160A-461 of the North Carolina General Statutes, that the County, acting as a county redevelopment commission, will undertake a “redevelopment project” on the Site by financing the construction of Union Square Campus on the Site through the issuance of the Bonds and the loan of the proceeds thereof to Union Square to finance Union Square Campus; and

WHEREAS, the Bonds will be sold to Wells Fargo Bank, National Association (the “Purchaser”) under terms agreed upon between the Purchaser and Union Square; and

WHEREAS, the Bonds will not constitute an indebtedness, liability or general obligation of the County, the City, or the State of North Carolina or of any political subdivision thereof, will not constitute or give rise to any pecuniary liability of the County or the City or a charge against their general credit, and will not be a pledge of the faith and credit of the County, the City, the State of North Carolina or of any political subdivision thereof, but is payable solely from the revenues provided by Union Square; and

WHEREAS, the issuance of the Bonds is expected to be approved by the North Carolina Local Government Commission at its meeting on May 5, 2015;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Council approve an Interlocal Cooperation Agreement for the Union Square Project (the "Interlocal Agreement") among the City, the County, and the Redevelopment Commission pursuant to which the City, the Redevelopment Commission and the County agree that the County will undertake a "redevelopment project" on the Site by financing the construction of Union Square Campus through the issuance of the Bonds and the loan of the proceeds thereof to Union Square to finance Union Square Campus. The Mayor and the City Manager, or either of them, is authorized to execute the Interlocal Agreement and deliver the same to the other parties thereto. The Clerk of the Council shall attest and seal such documents as require the Clerk's attestation and the City seal.