



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** 10/19/17

**Staff Contact:** Nancy Paulson, Deputy City Manager / Acting Chief Financial Officer

**Agenda Title:** For Possible Action: To adopt a Resolution authorizing the issuance of Carson City, Nevada, Hospital Revenue Bonds (Carson Tahoe Regional Healthcare Project), Series 2017A in an aggregate principal amount not to exceed \$61,695,000, to finance costs of acquiring, constructing, and equipping additional health and care facilities and supplemental facilities for a health and care facility for the benefit of Carson Tahoe Regional Healthcare, a Nevada Nonprofit Corporation (the "Corporation"); making determinations as to the sufficiency of revenues and as to other matters related to such project and such bonds; delegating to City Officials the authority to determine certain final terms of the bonds; authorizing the execution by the City of a loan agreement, an indenture of trust, a bond purchase agreement, and certain closing documents in connection therewith; and ratifying all consistent actions heretofore taken toward the issuance and sale of the bonds. (Nancy Paulson, npaulson@carson.org)

**Staff Summary:** This authorizes a resolution making certain findings and determinations relating to, approving the final terms of, and authorizing the issuance and delivery of, hospital revenue bonds for the benefit of Carson Tahoe Regional Healthcare, and authorizing the issuance and delivery of various agreements in connection therewith.

**Agenda Action:** Resolution

**Time Requested:** 15 minutes

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## **Proposed Motion**

I move to adopt Resolution #\_\_\_\_\_, a Resolution authorizing the issuance of Carson City, Nevada, Hospital Revenue Bonds (Carson Tahoe Regional Healthcare Project), Series 2017A in an aggregate principal amount not to exceed \$61,695,000, to finance costs of acquiring, constructing, and equipping additional health and care facilities and supplemental facilities for a health and care facility for the benefit of Carson Tahoe Regional Healthcare, a Nevada Nonprofit Corporation; making determinations as to the sufficiency of revenues and as to other matters related to such project and such bonds; delegating to City Officials the authority to determine certain final terms of the bonds; authorizing the execution by the City of a loan agreement, an indenture of trust, a bond purchase agreement, and certain closing documents in connection therewith; and ratifying all consistent actions heretofore taken toward the issuance and sale of the bonds.

## **Board's Strategic Goal**

Sustainable Infrastructure

## **Previous Action**

9/21/17 - The Board of Supervisors adopted a resolution authorizing a public hearing on the issuance of hospital revenue bonds and hospital revenue refunding bonds for, and a preliminary agreement with, Carson Tahoe Regional Healthcare Corporation.

## **Background/Issues & Analysis**

The City is authorized by the County Economic Development Revenue Bond Law now constituting NRS Sections 244A.669 to 244A.763, inclusive (the "Act"), to finance or acquire, whether by construction, purchase, gift, devise, lease or sublease, to improve and equip, and to sell or otherwise dispose of one or more projects or parts thereof located within the State, and which may be located within the City, so that health and care facilities and supplemental facilities for health and care facilities may be acquired, developed, expanded and maintained by enterprises who will provide health care of high quality at reasonable rates for the benefit of the residents of the City and of the State.

### **REVENUE BONDS:**

The City is further authorized by the Act to issue its revenue bonds for the purpose of financing or defraying all or any portion of the cost of acquiring, improving, and equipping any land, building or other improvement and all real and personal properties necessary in connection therewith, whether or not in existence, suitable for a health and care facility and a supplemental facility for a health and care facility.

The Corporation has proposed that the City issue its "Carson City, Nevada Hospital revenue Bonds , Series 2017A," under the Act in an aggregate principal amount not to exceed \$61,695,000 for the purpose of: (i) financing the construction, acquisition, and equipping of certain additional health and care facilities and supplemental facilities for a health and care facility for the benefit of the Corporation; (ii) financing capitalized interest on the Bonds, if any; and (iii) paying the costs of issuing the Bonds.

## **Applicable Statute, Code, Policy, Rule or Regulation**

NRS Chapters 244A.669 to 244A.763

### **Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact: The Bonds shall be special, limited obligations of the City and shall be payable solely from the revenues to be received by the City pursuant to one or more loan agreements, lease agreements or other agreements to be entered into between the City and the Carson Tahoe Regional Healthcare Corporation. The Bonds shall never constitute a debt or indebtedness of the City or a charge against its general credit or taxing power.

### **Alternatives**

Elect to not issue the Bonds.

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

Aye/Nay

2) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

Summary - a resolution making certain findings and determinations relating to, approving the final terms of, and authorizing the issuance and delivery of, hospital revenue bonds for the benefit of Carson Tahoe Regional Healthcare, and authorizing the execution and delivery of various agreements in connection therewith

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION AUTHORIZING THE ISSUANCE OF CARSON CITY, NEVADA, HOSPITAL REVENUE BONDS (CARSON TAHOE REGIONAL HEALTHCARE PROJECT), SERIES 2017A IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$61,695,000, TO FINANCE COSTS OF ACQUIRING, CONSTRUCTING, AND EQUIPPING ADDITIONAL HEALTH AND CARE FACILITIES AND SUPPLEMENTAL FACILITIES FOR A HEALTH AND CARE FACILITY FOR THE BENEFIT OF CARSON TAHOE REGIONAL HEALTHCARE, A NEVADA NONPROFIT CORPORATION; MAKING DETERMINATIONS AS TO THE SUFFICIENCY OF REVENUES AND AS TO OTHER MATTERS RELATED TO SUCH PROJECT AND SUCH BONDS; DELEGATING TO CITY OFFICIALS THE AUTHORITY TO DETERMINE CERTAIN FINAL TERMS OF THE BONDS; AUTHORIZING THE EXECUTION BY THE CITY OF A LOAN AGREEMENT, AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, AND CERTAIN CLOSING DOCUMENTS IN CONNECTION THEREWITH; AND RATIFYING ALL CONSISTENT ACTIONS HERETOFORE TAKEN TOWARD THE ISSUANCE AND SALE OF THE BONDS.**

**WHEREAS**, Carson City, in the State of Nevada (the “City” and “State,” respectively), is organized and operating pursuant to the provisions of Chapter 276, Statutes of Nevada 1971 (the “Charter”), and the general laws of the State; and

**WHEREAS**, the City is authorized by the County Economic Development Revenue Bond Law now constituting NRS 244A.669 to 244A.763, inclusive (the “Act”), to finance or acquire, whether by construction, purchase, gift, devise, lease or sublease, to improve and equip, and to sell or otherwise dispose of one or more projects or parts thereof located within the State, and which may be located within the City, so that health and care facilities and supplemental facilities for health and care facilities may be acquired, developed, expanded and maintained by enterprises who will provide health care of high quality at reasonable rates for the benefit of the residents of the City and of the State; and

**WHEREAS**, the City is further authorized by the Act to issue its revenue bonds for the purpose of financing or defraying all or any portion of the cost of acquiring, improving, and equipping any land, building or other improvement and all real and personal properties necessary in connection therewith, whether or not in existence, suitable for a health and care facility and a supplemental facility for a health and care facility; and

**WHEREAS**, the City is further authorized under the Act to take such actions as are necessary or useful in order to accomplish and otherwise carry out the provisions of the Act; and

**WHEREAS**, Carson Tahoe Regional Healthcare, a nonprofit corporation organized and existing under the laws of the State of Nevada and formerly known as Carson-Tahoe Hospital (the “Corporation”), is a corporation that is recognized as exempt under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”); and

**WHEREAS**, the Corporation has proposed that the City issue its “Carson City, Nevada Hospital Revenue Bonds (Carson Tahoe Regional Healthcare Project), Series 2017A,” under the Act in an aggregate principal amount not to exceed \$61,695,000 (the “Bonds”), for the purpose of: (i) financing the construction, acquisition, and equipping of certain additional health and care facilities and supplemental facilities for a health and care facility for the benefit of the Corporation located or to be located at 1600 Medical Parkway, 1400 Medical Parkway, and 1535 Medical Parkway in the City (collectively, the “Financed Facilities”); (ii) financing capitalized interest on the Bonds, if any; and (iii) paying the costs of issuing the Bonds (collectively, the “Project”)

**WHEREAS**, on the date hereof, after notice published 15 days prior thereto, the Board met in regular session and conducted a public hearing pursuant to NRS 244A.707 and Section 147(f) of the Code; and

**WHEREAS**, the Board has, on or before the date hereof, received the following items of evidence required to be received by it pursuant to NRS 244A.711 consisting of:

- (i) Evidence that the total amount of money necessary to be provided by the City for the costs of the Project does not exceed \$61,695,000;
- (ii) Audited financial statements for the most recently completed five fiscal years of the Corporation;
- (iii) Evidence that the Corporation has sufficient financial resources to place the Financed Facilities in operation and to continue the operation of the Financed Facilities, and to meet the obligations of the Corporation under the financing agreements to fully repay when due the principal of, premium, if any, and interest on the Bonds being issued for the Project; and
- (iv) Evidence that sufficient safeguards exist to ensure that all money provided by the City will be expended solely for the purposes of the Project.

**WHEREAS**, the provisions of Chapter 350 of NRS apply to bonds issued pursuant to the Act, including the Bonds; and

**WHEREAS**, the City will issue the Bonds in order to provide funds to finance the Project; and

**WHEREAS**, the following documents (collectively, the “Financing Documents”) have been placed on file with the Clerk-Recorder prior to this meeting: (1) the proposed form of a Loan Agreement relating to the Bonds (the “Agreement”) between the City and the Corporation; (2) the proposed form of an Indenture of Trust relating to the Bonds (the “Indenture”) between the City and U.S. Bank National Association, as bond trustee (the “Bond Trustee”); (3) the proposed form of an Amended and Restated Master Trust Indenture (the “Master Indenture”) between the Corporation and U.S. Bank National Association, as master trustee; (4) the proposed form of a Supplemental Master Trust Indenture authorizing the Corporation’s Note (as defined in the Master Indenture) to the City related to the Bonds, which shall be endorsed over to the Bond Trustee in connection with the issuance of the Bonds; (5) the proposed form of a Bond Purchase Agreement between the City, the Corporation, and B.C. Ziegler & Company (the “Underwriter”); and (6) the proposed form of the Preliminary Official Statement to be used by the Underwriter in connection with its offering of the Bonds to the public (the “Preliminary Official Statement”).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CARSON CITY, NEVADA:**

Section 1. All action (not inconsistent with the provisions of this resolution) heretofore taken by the Board and the officers of the City directed toward the Project and the issuance and sale of the Bonds therefor be, and the same is hereby, ratified, approved and confirmed.

Section 2. The Board has held a public hearing on the date hereof pursuant to NRS 244A.707 and Section 147(f) of the Code at the Carson City Community Center, Sierra Room, 851 E. William Street, Carson City, Nevada. An affidavit of publication of notice of the hearing and minutes of the hearing are attached to the Clerk’s certificate of this resolution as Exhibit B. The following determinations and findings are hereby made in accordance with NRS 244A.711:

(a) Based on the information provided to the Board by the Corporation, the total amount of money necessary to be provided for the financing of the Project by the issuance of tax-exempt indebtedness by the City in the form of the Bonds shall not exceed \$61,695,000. A schedule of the estimated costs of the Project has been provided by the Corporation to the City.

(b) A five year operating history has been submitted by the Corporation.

(c) The Corporation will have sufficient financial resources to place the Financed Facilities in operation and to continue the operation of the Financed Facilities, and to meet the obligations of the Corporation under the financing agreement to fully repay when due the principal of, premium, if any, and interest on the Bonds.

(d) The Indenture provides sufficient safeguards to ensure that all money provided by the City (i.e., the proceeds of the Bonds) will be expended solely for the purposes of the Project.

The Board hereby approves the Bonds and the Project. The Board hereby determines that it desires the City to proceed with the issuance of the Bonds and the financing of the Project.

Section 3. The City shall finance the Project by making available to the Corporation the proceeds of the Bonds in an aggregate principal amount not to exceed \$61,695,000, in accordance with the provisions of the Agreement and the Indenture.

Section 4. To defray the cost of financing the Project, the Bonds are hereby authorized to be issued in an aggregate principal amount not to exceed \$61,695,000, subject to the limitations of Section 3 hereof, and shall be dated as of the date of initial delivery thereof. The Board hereby delegates, pursuant to NRS 350.165, to each of the Mayor, the City Manager and the Finance Director of the City the authority to sign the Bond Purchase Agreement. The Bonds shall mature on September 1 of each year, bear interest from their dated date to maturity, and be sold, as fixed and determined pursuant to the Bond Purchase Agreement, subject to the following requirements: (i) the aggregate principal amount of the Bonds shall not exceed \$61,695,000; (ii) the net interest cost of the Bonds shall not exceed 6.00%; (iii) the purchase price of the Bonds shall not be less than 98.00%, inclusive of both Underwriter's discount and any original issue discount; (iv) the first date on which the Bonds may be called for optional redemption prior to their maturity date shall not be later than September 1, 2028; (v) the price at which any Bonds may be called for optional redemption prior to maturity shall not exceed 101%; (vi) the final maturity of the Bonds shall not be later than September 1, 2048; and (vii) the Bonds shall mature serially (or in the case of term bonds be subject to sinking fund redemption) commencing no later than September 1, 2038 and shall mature in principal amounts (and/or be subject to such mandatory redemption in principal amounts) not exceeding \$9,000,000 in any one year. Interest on the Bonds shall be calculated on the basis of a 360-day year of twelve 30-day months, payable semiannually on each September 1 and March 1, commencing on March 1, 2018.

Section 5. The Bonds shall be payable, shall be subject to redemption prior to maturity, and shall be in substantially the form and carry such other terms as are provided in the Indenture. The Bonds shall be initially issued subject to a book entry system of ownership and transfer, as provided in the Indenture.

Section 6. The following determinations and findings are hereby made in accordance with the Act:

(a) The reasonably anticipated range of amounts necessary in each year to pay the principal of and the interest on the Bonds is between \$3,000,000 (interest only) and \$10,000,000 (principal and interest) per year.

(b) No reserve fund has been established nor is proposed to be established for the retirement of the Bonds or the maintenance of the Financed Facilities, and accordingly it shall not be necessary to pay amounts into any such reserve fund.

(c) Under the terms of the Agreement and the Master Indenture, the Corporation shall maintain the Financed Facilities and carry all proper insurance with respect thereto.

(d) The amounts payable under the Agreement are sufficient to pay, in addition to all other requirements of the Agreement and this resolution, the principal of and interest due on the Bonds.

Section 7. The forms, terms and provisions of the Financing Documents be, and they hereby are, approved and the City shall enter into the Agreement, the Bond Purchase Agreement, and the Indenture, in substantially the forms of such documents on file with the Clerk-Recorder, with such changes therein as are consistent with the facts and are not inconsistent herewith, such approval to be evidenced by the execution of the same by the City's duly authorized officers; and the City Manager or the Finance Director of the City are each hereby authorized to execute and deliver the Bond Purchase Agreement, and the Mayor or the City Manager is each hereby authorized to execute and deliver the Agreement and the Indenture, and the City Clerk is hereby authorized to affix the City seal to and to attest and deliver the Agreement, the Bond Purchase Agreement, and the Indenture, if required.

Section 8. The form, terms and provisions of the Bonds, in substantially the form contained in the Indenture, be, and the same hereby are, approved, with such changes therein as are consistent with the facts and are not inconsistent herewith. The Bonds shall be executed in the name of the City, and the Mayor and the City Treasurer are hereby authorized to execute the Bonds with their manual or facsimile signatures, the City Clerk is hereby authorized to attest the Bonds with her manual or facsimile signature, and a manual impression or a facsimile of an impression of the seal of the City is hereby authorized to be affixed to the Bonds.

Section 9. The use of the Preliminary Official Statement by the Underwriter in connection with the offering of the Bonds to the public is hereby approved.

Section 10. U.S. Bank National Association is appointed as trustee under the Indenture, thereby also serving as registrar and paying agent for the Bonds under the terms of the Indenture.

Section 11. The officers of the City shall take all action necessary or reasonably required to effectuate the delivery of the Bonds and shall take all action necessary or desirable in conformity with the Act to effect the Project and for carrying out the transactions contemplated by this resolution, the Agreement, the Bond Purchase Agreement, and the Indenture. The officers of the City are authorized to execute and deliver all certificates and additional agreements on behalf of the City necessary to effectuate the issuance of the Bonds upon the terms set forth in this resolution and to evidence the expectations as to the tax-exempt status of the Bonds.

Section 12. The Bonds will not be general obligations of the City nor shall the Bonds, including interest thereon, ever constitute the debt or indebtedness of the City within the meaning of any provision or limitation of the Constitution or statutes of the State of Nevada, nor shall anything contained in this resolution or in the Bonds, the Agreement, or the Indenture or any other instrument executed or delivered in connection with the Bonds impose any pecuniary liability upon the City or any charge upon its general credit or against its taxing powers.

Section 13. After the Bonds are issued, this resolution shall be and remain irrepealable until the Bonds and the interest thereon shall have been fully paid, cancelled and discharged.

Section 14. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 15. All bylaws, orders and resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order or resolution or part thereof.

Section 16. This resolution shall be in full force and effect forthwith after its adoption.

**PASSED AND ADOPTED** this October 19, 2017.

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ROBERT L. CROWELL, Mayor  
Carson City, Nevada

(SEAL)

Attest:

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SUSAN MERRIWETHER, Clerk - Recorder

**STATE OF NEVADA**      )  
                            ) SS.  
**CARSON CITY**      )

I am the duly chosen, qualified and acting Clerk - Recorder of Carson City (the "City"), in the State of Nevada, and do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution of the Board of Supervisors (the "Board") adopted at a meeting of the Board held on October 19, 2017.

2. The members of the Board voted on the resolution as follows:

Those Voting Aye:

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Those Voting Nay:

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Those Absent:

3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as Clerk - Recorder and has been recorded in the minute book of the Board kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. All members of the Board were given due and proper notice of such meeting. Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting and excerpts from the agenda for the meeting relating to the resolution, as posted no later than 9:00 a.m. on the third working day prior to the meeting on the City's website, the State of Nevada's official website, and at:

(i)      Community Center  
                    851 East William Street  
                    Carson City, Nevada

(ii)     Public Safety Complex  
                    885 East Musser Street  
                    Carson City, Nevada

- (iii) City Hall  
201 North Carson Street  
Carson City, Nevada
- (iv) Carson City Library  
900 North Roop Street  
Carson City, Nevada
- (v) Business Resource & Innovation Center (BRIC)  
108 East Proctor Street  
Carson City, Nevada

is attached as Exhibit "A."

5. At least 3 working days before such meeting, such notice was delivered to each member of the Board and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

6. An affidavit of publication of notice of the public hearing required by NRS 244A.707 and Section 147(f) of the Internal Revenue Code of 1986, as amended, together with the related minutes from such public hearing, are attached as Exhibit "B."

**IN WITNESS WHEREOF**, I have hereunto set my hand this October 19, 2017.

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SUSAN MERRIWETHER, Clerk - Recorder

Exhibit "A"  
(Attach Copy of Notice of Meeting)

Exhibit "B"  
(Attach Copy of Notice of Public Hearing)



## Project Summary:

Carson Tahoe intends to issue \$61.695 in non-taxable municipal bonds for the purpose of furthering its charitable mission. The funds are intended to enhance and expand existing services, maximize the use of the existing campus sites, and, to provide new technology. The identified capital expenditures are the result of extensive planning and the adoption of a 10-year master campus plan by the Carson Tahoe Board of Trustees earlier in 2017.

## Main projects Include:

- Build a connector between the Carson Tahoe Regional Healthcare's main hospital and the Carson Tahoe Sierra Surgery site at an estimated Cost of \$20.9 million
- Expansion of the Emergency Department for an estimated cost of \$7.1 million.
- Expansion of Carson Tahoe Sierra Surgery imaging and parking for an estimated cost of \$5.1 million
- Expansion of the Cancer Center and relocation of PET Scanner at an estimated cost of \$3.2 million
- Expansion of Carson Tahoe Sierra Surgery to support the existing beds at an estimated cost estimated at \$2.1 million
- Development of a robotic surgery suite at a cost of \$2.3 million
- Expansion of the ambulatory recovery center with an estimated cost of \$1.1m
- The remaining \$20 million will be used for replacement of and introduction of new medical technology