



AGENDA
CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE MEETING
TUESDAY, MAY 31, 2022
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE MAY 16, 2022 MEETING**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2022-0137: A Resolution authorizing the issuance and sale of health care and independent living facilities refunding revenue bonds, Series 2022 (Eliza Jennings Senior Care Network), in an aggregate principal amount not-to-exceed \$55,000,000.00 for the purposes of currently refunding bonds previously issued by the County, funding a debt service reserve fund if required and paying certain costs of issuance; providing for the assignment of revenues for the payment of those bonds; authorizing the execution and delivery of a Base Lease, a Lease, a Bond Indenture, Supplemental Bond Indentures, Bond Purchase Agreements, an Assignment of Rights under Lease, an Assignment of Basic Rent and other instruments and documents in connection with the issuance of those bonds; authorizing the preparation and use of a Preliminary Official Statement; authorizing the preparation, execution and use of an Official Statement; authorizing other action relating to the issuance of the bonds; and declaring the necessity that this Resolution become immediately effective.
- 6. MISCELLANEOUS BUSINESS**

7. ADJOURNMENT

**Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5th floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

***Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*



MINUTES

**CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE MEETING
MONDAY, MAY 16, 2022
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM**

1. CALL TO ORDER

Chairman Schron called the meeting to order at 3:04 p.m.

2. ROLL CALL

Mr. Schron asked Assistant Deputy Clerk Johnson to call the roll. Committee members Schron, Baker, Tuma, Simon and Stephens were in attendance and a quorum was determined. Councilmember Miller was also in attendance.

In accordance with Rule 12F of the County Council Rules, Council President Jones appointed Councilmember Miller as a Member Pro Tem of the Economic Development & Planning Committee.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE APRIL 18, 2022 MEETING

A motion was made by Mr. Tuma, seconded by Ms. Baker, and approved by unanimous vote to approve the minutes from the April 18, 2022 meeting.

Chairman Schron recused himself from the discussion and passed the gavel to Ms. Baker, Vice-Chair of the Economic Development & Planning Committee.

5. MATTERS REFERRED TO COMMITTEE

- a) R2022-0123: A Resolution authorizing a grant award to Fund for Our Economic Future of Northeast Ohio in the total amount not -to-exceed \$9,000,000.00 as fiscal agent, for Workforce Funders Group for various workforce development activities, commencing upon contract signature of all parties for a period of 3 years; authorizing the County Executive to execute the Contract No. 2451 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective:
- 1) in the amount not-to-exceed \$5,000,000.00 for expansion of the Manufacturing Sector Partnership.
 - 2) in the amount not-to-exceed \$1,000,000.00 for a Higher Education Internship Program.
 - 3) in the amount not-to-exceed \$3,000,000.00 for Career Education in public schools Countywide.

Mr. Paul Herdeg, Director of the Department of Development; Ms. Cathy Belk, President & CEO of Deaconess Foundation; Mr. Ethan Karp, President & CEO of MAGNET; Mr. Geoff Lipnevicius, Senior Manager of Organizational Effectiveness with Lincoln Electric; Mr. Alby Santos, Production Supervisor with Diamond Metals Distribution; Mr. Richard Jackson, Press Operator and Production Trainer with Talan Products, Inc.; Ms. Shana Marbury, General Counsel and Senior Vice President of Talent for the Greater Cleveland Partnership; Ms. Helen Williams, Program Director of Education with the Cleveland Foundation; Ms. Lee Friedman, CEO of College Now of Greater Cleveland; Dr. Michele Scott Taylor, Chief Program Officer of College Now of Greater Cleveland; Ms. Marsha Mockabee, President & CEO of the Urban League of Greater Cleveland; Mr. Craig Dorn, President & CEO of Youth Opportunities Unlimited; Ms. Amy Widlits, Director of Enterprise Data Client Services for The Sherwin-Williams Company; and Ms. Tiffany Short, Director of Culture and Organizational Effectiveness with MetroHealth, addressed the Committee regarding Resolution No. R2022-0123. Discussion ensued.

Committee members asked questions of Mr. Herdeg, Ms. Belk, Mr. Karp, Mr. Lipnevicius, Mr. Santos, Mr. Jackson, Ms Marbury, Ms. Williams, Ms. Friedman, Dr. Scott Taylor, Ms. Mockabee, Mr. Dorn, Ms. Widlits, and Ms. Short pertaining to the item, which they answered accordingly.

On a motion by Mr. Miller with a second by Mr. Tuma, Resolution No. R2022-0123 was considered and approved to be referred to the full Council agenda for second reading, with Mr. Schron abstaining from the vote.

Mr. Miller and Ms. Baker requested to have their names added as a co-sponsor to Resolution No. R2022-0123.

Ms. Baker returned the gavel to Chairman Schron to chair the remainder of the meeting.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Chairman Schron adjourned the meeting at 4:51 p.m., without objection

COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO

RESOLUTION NO. R2022-0137

Sponsored by: County Executive Budish/Department of Development	A Resolution authorizing the issuance and sale of health care and independent living facilities refunding revenue bonds, Series 2022 (Eliza Jennings Senior Care Network), in an aggregate principal amount not-to-exceed \$55,000,000.00 for the purposes of currently refunding bonds previously issued by the County, funding a debt service reserve fund if required and paying certain costs of issuance; providing for the assignment of revenues for the payment of those bonds; authorizing the execution and delivery of a Base Lease, a Lease, a Bond Indenture, Supplemental Bond Indentures, Bond Purchase Agreements, an Assignment of Rights under Lease, an Assignment of Basic Rent and other instruments and documents in connection with the issuance of those bonds; authorizing the preparation and use of a Preliminary Official Statement; authorizing the preparation, execution and use of an Official Statement; authorizing other action relating to the issuance of the bonds, and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County of Cuyahoga, Ohio (the “Issuer”), a county and political subdivision in and of the State of Ohio (the “State”), is authorized and empowered by virtue of the laws of the State, including without limitation, Chapter 140 of the Ohio Revised Code and Section 133.51 of the Ohio Revised Code, as enacted pursuant to the provisions of Article VIII, Section 16 of the Ohio Constitution (together, the “Act”), among other things: (i) to acquire, construct, improve, furnish and equip Hospital Facilities (as defined below), and to acquire by lease real estate within the boundaries of the Issuer and interests therein, including without limitation, improvements situated thereon comprising Hospital Facilities and Independent Living Facilities; (ii) to refund revenue bonds previously issued by the Issuer to reimburse the Borrower (defined herein) for, and to pay, the “costs of hospital facilities,” as defined in the Act, including the cost of independent living facilities, within the boundaries of the Issuer; (iii) to enter into a lease agreement to provide revenues to pay the principal of and interest and any premium on those revenue bonds; (iv) to secure those revenue bonds by a trust indenture and a separate supplemental trust indenture for each series of those revenue bonds, by the pledge and assignment of its rights under a lease agreement, by a pledge and lien on the hospital receipts and by an absolute and irrevocable assignment of certain funds to be held by the trustee under such trust indentures and (v) to enact this Resolution, to enter into the Bond Indenture, the Supplemental Bond Indentures, the Base Lease, the Lease, the Assignment of Rights Under Lease, the Assignment of Basic Rent and the Bond Purchase Agreements, all as hereinafter defined, to authorize the preparation and use of a Preliminary Official Statement and the preparation,

execution and use of an Official Statement, each as hereinafter defined, and to execute and deliver certain other documents and instruments upon the terms and conditions provided herein and therein; and

WHEREAS, this Council, pursuant to the foregoing authority and at the request of the Borrower, has heretofore determined and hereby determines to issue revenue bonds for the purpose of assisting in refunding revenue bonds previously issued by the Issuer for the purpose of financing or refinancing the acquisition, construction, improvement, furnishing and equipping real and personal property used for Hospital Facilities, all for the purposes of better providing for the health and welfare of the people of the State and the Issuer by enhancing the availability, efficiency and economy of Hospital Facilities, and the services rendered thereby and of providing efficient operation of Hospital Facilities, by leasing them to the Borrower and facilitating the financing and refinancing of Hospital Facilities, to be available to or for the service of the general public without discrimination by reason of race, creed, religion, color, national origin or age;

WHEREAS, it is necessary that this Resolution become immediately effective in order to refund the Series 2017 Bonds and the Series 2021 Bonds (each as hereinafter defined) at favorable interest rates.

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

Section 1. Definitions. In addition to the words and terms defined elsewhere in this Resolution, or by reference to the Lease, the Bond Indenture or the Supplemental Bond Indentures, unless the context or use indicates clearly another meaning or intent:

“Act” means Chapter 140 of the Ohio Revised Code, as enacted or amended from time to time, and Section 133.51 of the Ohio Revised Code, as enacted pursuant to the provisions of Article VIII, Section 16 of the Ohio Constitution, as enacted or amended from time to time.

“Assignment of Rights Under Lease” means the Assignment of Rights Under Lease dated as of the Dated Date, between the Issuer and the Master Trustee, as the same may be amended or supplemented.

“Assignment of Basic Rent” means the Assignment of Basic Rent dated as of the Dated Date, from the Issuer to the Bond Trustee, as the same may be amended and supplemented.

“Authorized Borrower Representative” means the person designated from time to time by the Borrower as its representative.

“Bank Rate” means, with respect to the Series 2022B Bonds, the Bank Rate as defined in Supplemental Bond Indenture No. 2.

“Base Lease” means, the Base Lease, dated as the Dated Date, between Eliza Jennings Senior Care Network, as lessor, and the Issuer, as lessee, as amended or supplemented from time to time in accordance with its terms.

“Basic Rent” means the amounts necessary to make the deposits required in the Bond Indenture to be made to the Special Funds and any other amounts required under the Lease to be paid as Basic Rent on or prior to the date set forth in the Lease.

“Beneficial Owner” means, with respect to the Bonds, a Person owning a Beneficial Ownership Interest therein, as evidenced to the satisfaction of the Bond Trustee.

“Beneficial Ownership Interest” means the beneficial right to receive payments and notices with respect to the Bonds which are held by the Depository under a book entry system.

“Bond Fund” means the Bond Fund created in Section 5.01 of the Bond Indenture.

“Bond Indenture” means the Trust Indenture dated as of the Dated Date between the Issuer and the Bond Trustee, as the same may be amended and supplemented from time to time, including, but not limited to, by Supplemental Bond Indentures Nos. 1 and 2.

“Bond Purchase Agreements” means the Series 2022A Bond Purchase Agreement and the Northwest Bond Purchase Agreement.

“Bond Service Charges” means, for any applicable time period or date, the principal (including any Mandatory Sinking Fund Requirements), interest, and redemption premium, if any, required to be paid by the Issuer on the Bonds pursuant to the Bond Indenture. In determining Bond Service Charges accruing for any period or due and payable on any date, Mandatory Sinking Fund Requirements accruing for that period or due on that date shall be included and principal maturities for which, and to the extent, Mandatory Sinking Fund Requirements were imposed in a prior period or for a prior date shall be excluded.

“Bond Trustee” means U.S. Bank Trust Company, National Association, and any successor Bond Trustee, as determined or designated under or pursuant to the Bond Indenture.

“Bonds” means the Series 2022 Bonds.

“Book entry form” or “book entry system” means, with respect to the Bonds, a form or system, as applicable, under which (i) the Beneficial Ownership Interests may be transferred only through a book entry and (ii) physical Bond certificates in fully registered form are registered only in the name of a Depository or its nominee as Holder, with the physical Bond certificates “immobilized” in the custody of the Depository. The book entry system, maintained by and the responsibility of the Depository and not maintained by or the responsibility of the Issuer or the Bond Trustee, is the record that identifies, and records the transfer of the interests of, the owners of book entry interests in the Bonds.

“Borrower” means Eliza Jennings Senior Care Network, an Ohio nonprofit corporation, no part of the net earnings of which inures or may lawfully inure to the benefit of any private shareholder or individual and which has authority to own or operate Hospital Facilities, or which provides services to one or more other hospital agencies and which is qualified to do business in the State, and its lawful successors and assigns, including any surviving, resulting or transferee corporations as provided in the Lease, as a lessee thereunder.

“Borrower Documents” means the Base Lease, the Lease, the Bond Purchase Agreements, the Master Indenture and the Master Indenture Security Documents.

“Business Day” means (A) any day other than (1) a Saturday, Sunday or other day on which banks in the city in which the Corporate Trust Office of the Bond Trustee, any Paying Agent, the Registrar, the Tender Agent or either of the Original Purchasers is located or in New York, New York are authorized to be closed for commercial banking purposes or (2) a day on which the New York Stock Exchange is closed, or (B) as such term may be defined in the Bond Indenture or Lease, but for which no days shall be included that are not consistent with the terms of (A) above.

“Certificate of Award” means, for each series of the Series 2022 Bonds, the Certificate of Award for that series, as described in Section 3 hereof and authorized pursuant to Section 4 hereof.

“Clerk” means the Clerk of the County Council of the Issuer.

“Code” means the Internal Revenue Code of 1986, the applicable regulations (whether proposed, temporary or final) under that Code or the statutory predecessor of that Code, and any amendments of, or successor provisions to, the foregoing and any official rulings, announcements, notices, procedures and judicial determinations regarding any of the foregoing.

“Dated Date” means the first day of the calendar month in which the Series 2022 Bonds are issued.

“Depository” means any securities depository that is a clearing agency under federal law operating and maintaining, with its participants or otherwise, a book entry system to record ownership of book entry interests in Bonds, and to effect transfers of book entry interests in Bonds in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

“Executive” means the County Executive.

“Fiscal Officer” means the County Fiscal Officer or his duly appointed deputy.

“Holder” means the person in whose name a Bond is registered on the Register for which provision is made in the Bond Indenture.

“Hospital Facilities” means the buildings, structures and other improvements, additions thereto and extensions thereof, furnishings, equipment and real estate and interests therein, all or any part of the costs of which are at any time authorized by the Act to be financed or refinanced by the issuance of Bonds or other obligations of the Issuer thereunder, together with all appurtenant facilities and properties in which the Issuer has acquired an interest or hereafter shall acquire an interest, including Independent Living Facilities.

“Hospital Receipts” means Hospital Receipts as defined in the Bond Indenture.

“Independent Living Facilities” means “independent living facilities” as defined in Section 140.01, Ohio revised Code.

“Issuer” means the County of Cuyahoga, Ohio, a county and political subdivision in and of the State.

“Issuer Documents” means this Bond Legislation, the Lease, the Base Lease, the Bond Indenture, Supplemental Bond Indentures Nos. 1 and 2, the Letter of Representations, the Assignment of Rights Under Lease, the Assignment of Basic Rents, the Bond Purchase Agreements and the Certificate of Award; provided that when reference is made herein to the execution and delivery of the Issuer Documents, with respect to this Resolution, that reference means instead its adoption.

“Lease” means the Lease dated as of the Dated Date, between the Issuer, as lessor, and Eliza Jennings Senior Care Network, as lessee, as the same may be amended or supplemented from time to time in accordance with the terms thereof.

“Leased Premises” means the Leased Real Property and the Project, collectively constituting Hospital Facilities.

“Leased Real Property” means the real property described in the Lease, together with any substitutions therefor or additions thereto, less any removals therefrom from time to time as provided for and permitted by the Lease.

“Legislative Authority” means the County Council of the Issuer.

“Letter of Representations” means a blanket letter of representations from the Issuer to the Depository.

“Master Indenture” means the Amended and Restated Master Open-End Indenture of Mortgage and Security Agreement between the members of the Obligated Group and the Master Trustee, dated as of the Dated Date, as amended and supplemented from time to time, including by Supplemental Master Indenture Nos. __ and __.

“Master Indenture Security Documents” means any mortgage on, security interest in, or pledge, hypothecation, assignment or other transfer of any real, personal or real and personal property, tangible or intangible, given from time to time to the Master Trustee by the Borrower or other members of the Obligated Group as security for the obligations under the Master Indenture.

“Master Trustee” means U.S. Bank Trust Company, National Association, and any successor Master Trustee, as determined or designated under or pursuant to the Master Indenture.

“Maximum Rate” means, with respect to the Series 2022 Bonds, fifteen percent (15.0%) per annum.

“Northwest” means Northwest Bank, a national banking association.

“Northwest Bond Purchase Agreement” means the Bond Purchase Agreement for the Series 2022B Bonds between the Issuer and Northwest, and approved by the Borrower.

“Obligated Group” means the Obligated Group as defined in the Master Indenture.

“Official Statement” means the Official Statement described in the Bond Purchase Agreement for the Series 2022A Bonds, to be used by the Underwriter in connection to the offering and sale of the Series 2022A Bonds.

“Original Purchaser” means, as to the Series 2022A Bonds, the Underwriter, and as to the Series 2022B Bonds, Northwest.

“Preliminary Official Statement” means the Preliminary Official Statement described in the Bond Purchase Agreement for the Series 2022A Bonds, to be used by the Underwriter in connection with the offering and sale of the Series 2022A Bonds.

“Project” means the Series 2022 Project as defined in Lease.

“Purchase Price” means, for each series of Bonds, the purchase price of the Bonds specified in the Certificate of Award, which shall be no less than the par amount thereof, plus accrued interest from the dated date of the Bonds to the date of delivery and payment for the Bonds by the applicable Original Purchaser.

“Refunded Bonds” has the meaning set forth in Section 2 hereof.

“Remarketing Agent” means, as to the Bonds, any Person meeting the qualifications of and designated from time to time to act as Remarketing Agent under the Bond Indenture.

“Series 2017 Bonds” means, collectively, the Series 2017A Bonds and the Series 2017B Bonds.

“Series 2017A Bonds” means the Issuer’s Health Care and Independent Living Facilities Revenue Bonds, Series 2017A (Eliza Jennings Senior Care Network Project).

“Series 2017B Bonds” means the Issuer’s Healthcare and Independent Living Facilities Revenue Bonds, Series 2017B (Eliza Jennings Senior Care Network Project).

“Series 2021 Bonds” means, collectively, the Series 2021A Bonds and the Series 2021B Bonds.

“Series 2021A Bonds” means the Issuer’s Health Care Facilities Revenue Bonds, Series 2021A (Eliza Jennings Senior Care Network Project).

“Series 2021B Bonds” means the Issuer’s Health Care Facilities Revenue Bonds, Series 2021B (Eliza Jennings Senior Care Network Project).

“Series 2022 Bonds” means, collectively, the Series 2022A Bonds and the Series 2022B Bonds.

“Series 2022A Bonds” means the Issuer’s Health Care and Independent Living Facilities Refunding Revenue Bonds, Series 2022A (Eliza Jennings Senior Care Network).

“Series 2022B Bonds” means the Issuer’s Health Care and Independent Living Facilities Refunding Revenue Bonds, Series 2022B (Eliza Jennings Senior Care Network).

“Series 2022A Bond Purchase Agreement” means the Bond Purchase Agreement among the Issuer, the Underwriter and the Borrower related to the purchase and sale of the Series 2022A Bonds.

“Series 2022 Project” means the Series 2022 Project as defined in the Lease, constituting hospital facilities and independent living facilities financed or refinanced with the proceeds of the Series 2022 Bonds.

“Special Fund” means the Bond Fund established under the Indenture, and shall not include any other fund of the Issuer.

“Supplemental Bond Indenture No. 1” means Supplemental Trust Indenture No. 1, dated as of the Dated Date, by and between the Issuer and the Bond Trustee and relating to the issuance of the Series 2022A Bonds, and any amendment or supplement thereto.

“Supplemental Bond Indenture No. 2” means Supplemental Trust Indenture No. 2, dated as of the Dated Date, by and between the Issuer and the Bond Trustee and relating to the issuance of the Series 2022B Bonds, and any amendment or supplement thereto.

“Supplemental Bond Indentures” means, collectively, Supplemental Bond Indenture No. 1 and Supplemental Bond Indenture No. 2.

“Supplemental Master Indenture No. ___” means Supplemental Master Indenture No. ___, dated as of Dated Date, by and between the Obligated Group and the Master Trustee, relating to the Series 2022A Bonds.

“Supplemental Master Indenture No. ___” means Supplemental Master Indenture No. ___, dated as of Dated Date, by and between the Obligated Group and the Master Trustee, relating to the Series 2022B Bonds.

“State” means the State of Ohio.

“Tender Agent” means the Person designated in the applicable Resolution, Certificate of Award or Supplemental Indenture, and any successor Tender Agent as determined or designated under or pursuant to the Indenture.

“Underwriter” means, with respect to the Series 2022A Bonds, B.C. Ziegler and Company.

Words and terms used herein with initial capital letters and not herein defined have the meaning given to them in the Bond Indenture.

The captions and headings in this Resolution are solely for convenience of reference and do not define, limit or describe the scope or intent of any provisions or Sections of

this Resolution.

Section 2. Findings and Determinations; Authorization of the Bonds. This Council finds and determines based upon representations of the Borrower and the advice of Bond Counsel, that: (a) there is a substantial need within the Issuer to better provide for the health and welfare of the people of the State and the Issuer by enhancing the availability, efficiency and economy of Hospital Facilities and the services rendered thereby, and to facilitate the financing and refinancing of those Hospital Facilities, to provide health care and other services to the residents of the Issuer available for the service of the general public without discrimination by reason of race, creed, color or national origin, religion or age and at the lowest practicable cost; (b) the Base Lease and the Lease and the Issuer's execution and delivery, will promote the public purpose stated in Section 140.02 of the Ohio Revised Code and restated in the preceding clause (a), and the Issuer will be duly benefited thereby, (c) the Project originally financed or refinanced with proceeds of the Refunded Bonds (as defined herein) consists of Hospital Facilities and (d) it is necessary to, and the Issuer shall, issue, sell and deliver, as provided and authorized herein and in the Bond Indenture, pursuant to the authority of the Act, Series 2022 Bonds in an aggregate principal amount not to exceed \$55,000,000, for the purpose of providing funds to (i) currently refund the outstanding principal amount of the Issuer's Series 2017 Bonds and the Issuer's Series 2021 Bonds (together, the "Refunded Bonds"), (ii) fund a debt service reserve fund for the Series 2022A Bonds, if required, and (iii) pay certain expenses incurred in connection with the issuance of the Bonds.

Section 3. Terms and Provisions of the Bonds.

(a) Generally. The Series 2022A Bonds shall be designated "County of Cuyahoga, Ohio Health Care and Independent Living Facilities Refunding Revenue Bonds, Series 2022A (Eliza Jennings Senior Care Network)", or such other name as shall be designated in the Certificate of Award, and the Series 2022B Bonds shall be designated "County of Cuyahoga, Ohio Health Care and Independent Living Facilities Revenue Bonds, Series 2022B (Eliza Jennings Senior Care Network)" or such other name as shall be designated in the Certificate of Award.

(b) Form of Bonds. The Series 2022 Bonds (i) shall be issuable in one or more series only in fully registered form and substantially as set forth in Exhibit A attached to each applicable Supplemental Bond Indenture, (ii) shall be exchangeable only for Series 2022 Bonds of the same series of authorized denominations, as provided in the Bond Indenture; (iii) shall be numbered in a manner determined by the Bond Trustee which will distinguish each Series 2022 Bond of a series from each other Series 2022 Bond; (iv) shall be in the denominations for which provision is made and which are permitted by the Bond Indenture; (v) shall be dated as specified in the Certificate of Award, provided that such date or dates shall be no later than October 1, 2022; (vi) if requested by the applicable Original Purchaser, shall be initially issued only to a Depository for holding in a book entry system; (vii) shall mature on such dates and in such principal amounts as may be fixed in the Certificate of Award, provided that the final maturity shall not be later than December 31, 2057; (viii) shall be subject to optional redemption, extraordinary optional redemption and mandatory redemption as provided in the Bond Indenture; and (ix) shall bear interest, payable from the most recent date to which interest has been paid or provided for or, if no interest has been paid or provided for, from the date of the Series 2022 Bonds.

Principal of and premium, if any, and interest on the Bonds shall be payable as

provided in the Bond Indenture. The Bonds shall be registered in the name of the Holder or, if requested by the Holder, in the name of the Depository or its nominee, as Holder, and immobilized in the custody of the Depository, and the Bonds shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository as referred to in subsection (e) of this Section 3, without further action by the Borrower.

(c) Execution. The Bonds shall be signed by the Executive and/or the Fiscal Officer or their designees in their official capacities (provided that either or both of those signatures may be facsimiles). In case any officer, whose signature or facsimile thereof shall appear on the Bonds, shall leave office prior to the issuance of the Bonds, such signature or facsimile thereof shall nevertheless be valid and sufficient for all purposes, the same as if he or she had remained in office until after that time.

(d) Interest Rates. The initial interest rates on each series of the Series 2022 Bonds shall be designated in the Certificate of Award determined as provided in the related Supplemental Bond Indenture, each of which interest rates shall not exceed the Maximum Rate established for the Bonds. For each series of the Series 2022 Bonds, interest shall be payable as set forth in the related Supplemental Bond Indenture.

Pursuant to each Supplemental Bond Indenture, the Authorized Borrower Representative, on behalf of the Issuer, has the option to convert the interest rate mode on each series of the Series 2022 Bonds to other interest rate modes, including (each as defined in the applicable Supplemental Bond Indenture) a Bank Rate (or another Bank Rate), the Weekly Rate, One Month Rate, Three Month Rate, the Flexible Interest Rate or the Fixed Interest Rate (or another Fixed Interest Rate). Interest on the Series 2022 Bonds of each series in an interest rate mode is payable on the interest payment dates specified in the applicable Supplemental Bond Indenture for that interest rate mode.

(e) Book-entry System. If the Bonds are issued to a Depository and the Depository determines not to continue or if the Borrower determines it is not in its best interest or the best interest of the Beneficial Owners for the Depository to continue to act as a Depository for the Bonds for use in a book entry system, the Borrower, after written notice to the Issuer, may attempt to have established a securities depository/book entry system relationship with another Depository under this Resolution. If the Borrower does not or is unable to do so, the Issuer and the Bond Trustee, after the Bond Trustee has made provision for notification of the Beneficial Owners by appropriate notice to the then Depository, shall permit withdrawal of the Bonds from the Depository, and authenticate and deliver Bond certificates, in fully registered form and in the authorized denomination to the assignees of the Depository or its nominee or the Beneficial Owner, all at the cost and expense (including costs of printing or otherwise preparing, and delivering, replacement Bonds) of the Borrower.

Section 4. Sale of the Bonds; Certificate of Award; Official Statement. The Series 2022 Bonds of each series shall be sold and awarded to the Original Purchasers, in accordance with the terms of this Resolution, the Bond Indenture, the Supplemental Bond Indentures and the Bond Purchase Agreements, at the Purchase Prices, as defined in the Certificate of Award.

It is determined hereby, based upon the advice of Bond Counsel and representations of the Borrower, that the Purchase Price and the manner of sale and the terms of the Bonds as provided in this Resolution, the Bond Purchase Agreements, and the

Bond Indenture, are consistent with all legal requirements and will carry out the public purposes of the Act.

The award shall be further evidenced by one or more Certificates of Award which shall determine and state (i) the Purchase Prices of Bonds to be issued, (ii) the principal maturities of each series of the Series 2022 Bonds, (iii) the mandatory sinking fund requirements of each series of the Series 2022 Bonds, if any, and (iv) any other provisions of a series of the Series 2022 Bonds deemed necessary or appropriate by the officer or officers of the Issuer executing and delivering such Certificate of Award, and the Issuer's legal counsel, and not contrary to this Resolution or adverse to the Issuer. Each Certificate of Award shall be executed by the Executive or the Fiscal Officer, alone or in conjunction with the other, and execution and delivery of such Certificate of Award by any such officer or officers shall be deemed as conclusive that all matters set forth in such Certificate of Award are not contrary to this Resolution or adverse to the Issuer.

The Executive, the Fiscal Officer or the Clerk or their designees are authorized, alone or together, to make the necessary arrangements with the Original Purchasers to establish the date, location, procedures and conditions for the delivery of the Bonds to the Original Purchasers and to take all steps necessary to effect due execution, authentication and delivery of the Series 2022 Bonds to the Original Purchasers under the terms of this Resolution, the applicable Bond Purchase Agreement and the Certificate of Award.

The disclosures in the proposed preliminary form of the Official Statement, as presented to this Council, under the captions "THE ISSUER" and "LEGAL MATTERS – Pending and Threatened Litigation – No Proceedings Against the Issuer", are hereby approved, with such changes and insertions in such disclosures as may be approved by the Executive or the Fiscal Officer; provided, that the foregoing approval does not constitute approval by the Issuer of, and the Issuer assumes no responsibility for, the accuracy or completeness of any other disclosures therein other than as identified above.

The Issuer consents to the distribution by the Underwriter of a Preliminary Official Statement to persons who may be interested in the purchase of the Bonds, and its delivery of the Official Statement in final form to the purchasers of the Bonds, in each case with such changes as may be approved as aforesaid.

Section 5. Allocation of Proceeds of Bonds. The proceeds of sale of the Bonds (including, without limitation, premium, if any, and interest accrued thereon) shall be allocated and deposited in accordance with the Bond Indenture.

All funds, accounts and subaccounts contemplated in the Bond Indenture to be created are authorized hereby to be created and shall be used without further legislative action for the purposes specified in the Bond Indenture.

Section 6. Security for the Bonds. To the extent and except as otherwise provided under the Bond Indenture or a Supplemental Bond Indenture, (i) the Bond Service Charges on the Bonds shall be equally and ratably payable solely from the Hospital Receipts, the Special Funds and from any amounts payable pursuant to the Lease, and (ii) the payment of Bond Service Charges on the Bonds shall be secured by the absolute and irrevocable assignment of the Hospital Receipts and the Special Funds and secured by the Bond Indenture, including the assignment of the Basic Rent under the Lease. All Basic Rent shall be paid by the Borrower directly to the Bond Trustee or its designee(s) for the account of the Issuer.

Anything in the Resolution, the Bonds or the Bond Indenture to the contrary notwithstanding, the Series 2022 Bonds do not and shall not represent or constitute a general obligation, debt or bonded indebtedness of the Issuer, or a pledge of the faith and credit or moneys of the Issuer, and the Holders of the Series 2022 Bonds shall not be given and shall not have any right to have excises or taxes levied by the Issuer for the payment of Bond Service Charges thereon. The Series 2022 Bonds shall contain a statement to that effect and to the effect that the Bonds are payable, solely from the Hospital Receipts and from any other moneys paid by the Borrower or obtained by the Bond Trustee upon the exercise of rights and remedies under the Issuer Documents.

Section 7. Covenants and Agreements of Issuer. In addition to the other covenants of the Issuer herein and in the Issuer Documents, the Issuer further covenants and agrees as follows:

(a) Authority and Actions. The Issuer is, and upon delivery of the Series 2022 Bonds will be, duly authorized by the laws of the State, particularly and without limitation the Act, to issue the Bonds, to execute and deliver the Issuer Documents, the Bond Purchase Agreements and other instruments and documents to which it is a party, to provide the security for payment of the Bond Service Charges on the Bonds in the manner and to the extent set forth herein and in the Bond Indenture, and to cause the refunding of the Refunded Bonds, all as authorized by this Council. All actions on the part of the Issuer for the issuance of the Bonds and the execution and delivery of the Issuer Documents, the Bond Purchase Agreements and such other instruments and documents have been or will be duly and effectively taken. The Series 2022 Bonds will be valid and enforceable special limited obligations of the Issuer according to the terms thereof. Each duty of the Issuer and of its officers and employees undertaken pursuant to the Bonds, the Issuer Documents and the Bond Purchase Agreements is a duty specifically enjoined by law pursuant to Section 140.06(J), Ohio Revised Code, upon the Issuer and each of those officers and employees having authority thereunder or by provision of law to perform the duty, resulting from an office, trust or station, within the meaning of Section 2731.01, Ohio Revised Code, providing for enforcement by writ of mandamus.

(b) Transcript. The Clerk shall furnish to the Original Purchasers a true transcript of proceedings, certified by the Clerk, of all proceedings had with reference to the issuance of the Series 2022 Bonds, together with such information from the records as is necessary to determine the regularity and validity of the issuance of the Series 2022 Bonds.

(c) Further Assurances. The Issuer shall do all things and take all actions on its part necessary within its legal authority and control to comply with obligations, duties and responsibilities on its part under the Issuer Documents. Nothing herein or in the Issuer Documents shall be construed as requiring the Issuer to operate the Leased Premises or to use or pledge any moneys from any source other than Hospital Receipts or the Special Funds as provided in the Bond Indenture.

(d) No Pecuniary Liability of the Issuer. No provision, covenant, or agreement contained in this Resolution, the Issuer Documents, the Bond Purchase Agreements, or other documents, and no obligation herein imposed upon the Issuer, or the breach thereof, shall constitute an indebtedness of the Issuer or the State of Ohio or any political subdivision thereof within the meaning of any Ohio constitutional provision or statutory limitation or shall constitute or give rise to a pecuniary liability of the Issuer or the

State of Ohio or any political subdivision thereof or a charge against its general credit or taxing powers. In making the agreements, provisions and covenants set forth in this Resolution, the Issuer Documents, the Bond Purchase Agreements, or other documents, the Issuer has not obligated itself, except to the extent that the Issuer is authorized to act pursuant to Ohio law and except with respect to the Hospital Receipts. The Issuer and any of its officials, officers or employees shall have no monetary liability arising out of the obligations of the Issuer hereunder or in connection with any covenant, representation or warranty made by the Issuer herein or any of the Issuer Documents described in Section 8 of this Resolution, and neither the Issuer nor its officials, officers or employees shall be obligated to pay any amounts in connection with the transactions contemplated hereby other than from Hospital Receipts or other moneys received from the Borrower.

Section 8. Issuer Documents. To provide for the issuance and sale of the Bonds, the refunding of the outstanding principal amounts of the Refunded Bonds, and the consummation of the transactions contemplated herein, the Executive, the Fiscal Officer and any other appropriate officer of the Issuer is authorized to execute, acknowledge and deliver, for and in the name and on behalf of the Issuer, each Issuer Document and the Bond Purchase Agreements in substantially the respective forms thereof submitted to this Legislative Authority (except that with respect to this Resolution, that authority and direction refers to certification of the adoption of this Resolution) subject to such changes as are requested and/or approved by the Issuer.

The Issuer Documents and the Bond Purchase Agreements are approved with changes therein which are not inconsistent with this Resolution, which are not adverse to the Issuer, which are permitted by the Act, and which are approved by the officer or officers executing the respective Issuer Documents and the Bond Purchase Agreements and the Issuer's legal counsel. The approval of those changes by that officer or those officers, and the character of those changes as not being adverse to the Issuer, shall be evidenced conclusively by the execution and delivery of the respective Issuer Documents and the Bond Purchase Agreements by that officer or those officers.

Section 9. Other Documents. The Executive, the Fiscal Officer, the Clerk and any other appropriate officer of the Issuer, alone or in conjunction with any of the foregoing, are authorized to execute, deliver and, if applicable file, for and in the name and on behalf of the Issuer, any certifications, financing statements, assignments and other instruments and documents which are necessary and appropriate to perfect the assignments contemplated in the Bond Indenture and to consummate the transactions contemplated in the Issuer Documents, the Bond Purchase Agreements and the Series 2022 Bonds. Those certifications and other instruments and documents include, without limitation, an appropriate certificate under Section 149(e) of the Code, a report on Form 8038 and any other certifications and forms necessary or advisable under the Code and a certification by the Clerk of the transcript of proceedings relating to the issuance of the Bonds.

Section 10. Lien of Pledge Hereunder. As provided in Section 140.06 of the Act, the Hospital Receipts are subject to the lien of the pledge hereunder and under the Bond Indenture without any physical delivery of the Hospital Receipts or further act, and the lien of that pledge is valid and binding against all parties having claims of any kind against the Issuer or the Borrower (irrespective of whether those parties have notice of such pledge), and creates a perfected security interest for all purposes of Chapter 1309, Ohio Revised Code, without the necessity for separation or delivery of the Hospital Receipts or for the filing or recording of the Bond Indenture or any other resolution or instrument by

which that pledge is created or any certificate, statement or other document with respect to that pledge. The pledge of and lien on the Hospital Receipts under the Bond Indenture shall be effective and the money therefrom and thereof may be applied to the purposes for which pledged without necessity for any further act of appropriation.

Section 11. Release of Leased Premises. Consistent with the provisions of the Base Lease and the Lease, the Base Lease and the Lease may be amended, at any time and from time to time, to effect the release of and removal from the leasehold estates created thereby of any part of or interest in the Leased Premises and the transfer thereof to the applicable Borrower, provided, in the opinion of Bond Counsel, such release shall not cause the Series 2022 Bonds to become taxable.

No further legislative action of the Issuer shall be required to authorize or effect the release or removal of all or portions of the Leased Premises, or granting or modifying interests therein, as contemplated by the Base Lease and the Lease, and the Executive and the Fiscal Officer shall be and they hereby are authorized to execute and deliver, alone or in combination with any other such official, any and all documents or instruments necessary or appropriate, as determined by such official or officials, to effect such release or removal, or such granting or modifying of interests in the Leased Premises.

Section 12. Compliance with Open Meeting Requirements. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Board and of any of its committees that resulted in those formal actions, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

Section 13. Immediately Effective. It is necessary that this Resolution become immediately effective in order to provide for the refunding of the Refunded Bonds at favorable interest rates. Provided that this Resolution receives the affirmative vote of eight members of Council, this Resolution shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: May 24, 2022

Committee(s) Assigned: Economic Development & Planning

Journal _____

_____, 20__

EXECUTIVE SUMMARY

Overview

Eliza Jennings Senior Care Network (“Eliza Jennings”) is requesting the County Council to authorize the issuance of an amount not to exceed \$55,000,000 of conduit bonds under Chapter 140 and Section 133.51 of the Ohio Revised Code (the “Series 2022 Bonds”) for the purpose of refinancing four series of bonds previously issued by the County for the benefit of Eliza Jennings. The previously issued bonds were issued in 2017 and 2021, and financed and refinanced certain assisted living, independent living, skilled nursing and rehabilitation facilities constructed and operated by Eliza Jennings and its subsidiaries, including facilities located in Cleveland, Olmsted Township and Westlake. The proposed refunding bonds, and the four prior series of bonds to be refunded, are described in more detail below.

About the Proposed Refunding Bonds

Eliza Jennings currently has four separate bond issues outstanding, each of which were issued through Cuyahoga County as the conduit Issuer. There are two series of bonds that were issued in 2017 (the Series 2017A Bonds and the Series 2017B Bonds), and two series of bonds that were issued in 2021 (the Series 2021A Bonds and the Series 2021B Bonds). These four series of bonds were all direct placements to banks, and constitute the total outstanding long-term indebtedness of Eliza Jennings. The four series of bonds are all currently refundable. In order to better manage its variable rate exposure and otherwise manage its long-term capitalization, Eliza Jennings has determined it desirable to use Eliza Jennings’ own equity to pay down approximately 17% of the currently outstanding indebtedness and then to refund the remaining indebtedness with a combination of fixed and variable rate bonds. The fixed rate portion will be underwritten by B.C. Ziegler and Company, and will constitute the Series 2022A Bonds. The variable rate portion of the debt will be a single direct placement to a bank, and will constitute the Series 2022B Bonds. Eliza Jennings anticipates splitting the fixed and variable components of the new bonds so that each component constitutes approximately 50% of the total indebtedness. The fixed rate series of the Bonds, the Series 2022A Bonds, is anticipated to be additionally secured with a debt service reserve fund. Costs of issuance of the refunding bonds, including the underwriter’s discount, are also anticipated to be funded with Series 2022 Bond proceeds. The Series 2022 Bonds are anticipated to close on or around June 30, 2022.

About Eliza Jennings Senior Care Network

Eliza Jennings commenced operations in 1888 to care for indigent older adults. Today, Eliza Jennings is a not-for-profit organization that oversees a range of senior living communities that cover the complete continuum of residential long-term care needs. The Renaissance Retirement Campus in Olmsted Township opened in 1989 and includes a continuing care retirement community which will soon have a total of 314 residences for older adults, including an assisted living facility, residences for independent adults and a skilled nursing and rehabilitation facility. Devon Oaks is a 66 unit assisted living community that opened in 2000. The original Eliza Jennings Home opened in 1888, and provides 126 beds for long term nursing care and short-term rehabilitation. More than 75% of the residents of the Eliza Jennings Home are indigent and supported through Medicaid. Additionally, Eliza Jennings offers adult day services at Eliza Jennings Home, and, through a joint venture with three other non-profit senior care providers in the Greater Cleveland area, Eliza Jennings offers home health and hospice care.