

## AGENDA

### THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

3:30 p.m. Wednesday, June 9, 2021

Metropolitan County Council Committee Room No. 1, 2nd Floor  
Metropolitan Courthouse  
1 Public Square, Nashville, TN

1. Presentation of Waiver and Public Notice
2. Consideration of minutes of the February 1, 2021 meeting
3. Authorizing all documents and matters necessary or desirable in connection with the request of ECG McCrory, LP, for final approval of the issuance of a not to exceed \$43,000,000 Multifamily Mortgage Revenue Note (Poplar Bend Apartments) Series 2021  
Location: southeast intersection of McCrory Lane and U.S Interstate 40
4. Authorizing all documents and matters necessary or desirable in connection with the request of WCO AL DP, LLC, and its sole member Woodbine Community Organization, Inc., for final approval of the issuance of not to exceed \$52,515,000 Revenue Bonds (Woodbine Community Organization Group Home Facilities Project), in one or more series (PUBLIC HEARING)  
Location: multiples sites in State of Tennessee (See attached Public Notice)
5. Old Business
6. New Business
7. Ethics Training by Metropolitan Government Legal Department
8. Adjourn

## NOTICE OF MEETING AND PUBLIC HEARING

THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE (the "Board"), will meet in public session at 3:30 p.m. local time, on Wednesday, June 9, 2021 in Metropolitan County Council Committee Room No. 1, 2nd Floor, in the Metropolitan Courthouse, 1 Public Square, Nashville, Tennessee, for the purpose of considering and transacting all business which may properly come before the Board, such business to include, but not necessarily be limited to the following:

1. Authorizing all documents and matters necessary or desirable in connection with the issuance of that certain not to exceed \$43,000,000 Multifamily Mortgage Revenue Note (Poplar Bend Apartments) Series 2021, the proceeds of the sale thereof to be loaned to ECG McCrory, LP, to finance the acquisition, construction, and equipping of an approximately 329 unit multifamily housing facility to be located at or near the southeast intersection of McCrory Lane and U.S. Interstate 40, Nashville, Davidson County, Tennessee 37221.

2. Authorizing all documents and matters necessary or desirable in connection with the issuance of not to exceed \$52,515,000 Revenue Bonds (Woodbine Community Organization Group Home Facilities Project), in one or more series (the "WCO Bonds"), for the benefit of WCO AL DP, LLC ("WCO"), a Tennessee nonprofit limited liability company whose sole member is Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation. The Board will loan the proceeds of the WCO Bonds to WCO, and WCO will use such proceeds for the purpose of (i) refunding the Board's outstanding \$10,400,000 Revenue Bond (Woodbine Community Organization Group Home Facilities Project), Series 2016B (the "Series 2016B Bond") and refinancing a loan obtained by WCO and used by WCO, with the proceeds of the Series 2016B Bond, for the acquisition, construction, installation and equipping of nine residential treatment facilities for individuals with intellectual disabilities, each containing four beds, for a total of 36 beds (collectively, the "Greene Valley Facilities"), (ii) refinancing loans obtained by WCO and used by WCO, with proceeds of the WCO Bonds, for the acquisition, construction, installation and equipping of eight residential treatment facilities for individuals with intellectual disabilities, each containing eight beds, for a total of 64 beds (collectively, the "Shelby County Replacement Facilities"), and (iii) refinancing a loan obtained by WCO and used by WCO, with proceeds of the WCO Bonds, for the acquisition, construction, installation and equipping of eight residential treatment facilities for individuals with intellectual disabilities, each containing eight beds, for a total of 64 beds (collectively, the "Knox County Replacement Facilities") (the Greene Valley Facilities, the Shelby County Replacement Facilities and the Knox County Replacement Facilities are referred to collectively as the "WCO Facilities"). In the aggregate, the WCO Facilities consist of a total of 25 residential treatment facilities for individuals with intellectual disabilities and a total of 164 beds. The Greene Valley Facilities are located in the Counties of Greene, Hamilton and Knox, the Shelby County Replacement Facilities are located in Shelby County, and the Knox County Replacement Facilities will be located in Knox County, all in the State of Tennessee.

The street addresses of the Greene Valley Facilities are as follows:

1404 East Church Street, Greeneville, TN 37745  
1406 East Church Street, Greeneville, TN 37745  
3997 Chuckey Pike, Chuckey, TN 37641  
7815 Gamble Road, Georgetown, TN 37336  
7817 Gamble Road, Georgetown, TN 37336  
1811 Bishops Bridge Road, Knoxville, TN 37922  
1819 Bishops Bridge Road, Knoxville, TN 37922  
12625 South Northshore Drive, Knoxville, TN 37922  
12629 South Northshore Drive, Knoxville, TN 37922

The street addresses of the Shelby County Replacement Facilities are as follows:

7767 Reese Road, Memphis, TN 38133  
7771 Reese Road, Memphis, TN 38133  
7089 Old Brownsville Road, Arlington, TN 38002  
7103 Old Brownsville Road, Arlington, TN 38002  
10156 Latting Road, Cordova, TN 38016  
10168 Latting Road, Cordova, TN 38016  
8949 and 8955 Macon Road, Cordova, TN 38018  
8430 and 8458 Old Dexter Road, Cordova, TN 38016

The street addresses of the Knox County Replacement Facilities are as follows:

8131 and 8137 Greenwell Road, Knoxville, TN 37938\*  
811 and 813 Woodview Drive, Knoxville, TN 37912\*  
6146 John May Road, Knoxville, TN 37921\*  
6152 John May Road, Knoxville, TN 37921\*  
10441 South Northshore Drive, Knoxville, TN 37922\*  
10429 South Northshore Drive, Knoxville, TN 37922\*  
609 Tate Trotter Road, Powell, TN 37849\*  
611 Tate Trotter Road, Powell, TN 37849\*

\*This is the current address for this parcel on which a building is under construction, but may change when construction of that building is completed and an address is formally assigned by appropriate governmental agencies.

The maximum principal amount of the series or portion of the WCO Bonds refinancing the Greene Valley Facilities is \$10,000,000. The maximum principal amount of the series or portion of the WCO Bonds financing and refinancing the Shelby County Replacement Facilities is \$20,040,000. The maximum principal amount of the series or portion of the WCO Bonds financing and refinancing the Knox County Replacement Facilities is \$22,475,000. All of the WCO Facilities are or will be owned by WCO, are or will be leased to Open Arms Care Corporation, a Georgia nonprofit corporation, and are or will be managed by Integra Resources, LLC, a Tennessee limited liability company.

A public hearing (pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended) (“TEFRA Hearing”) will be held at the above scheduled meeting by the Board in

connection with the issuance of the WCO Bonds and the location and nature of the WCO Facilities. At such public hearing there will be an opportunity for persons to express their views concerning the foregoing. Anyone may appear in person at such public hearing or submit written comments to be considered thereat.

Additional information concerning the above may be obtained from, and written comments should be addressed to, Ms. Cynthia M. Barnett, Adams and Reese LLP, 424 Church Street, Suite 2700, Nashville, Tennessee 37219, telephone number (615) 259-1450.

Stephen L. Meyer, Chairman