D.C. LAW 5-191

"National Rehabilitation Hospital, Inc., Revenue Bond Act of 1984".

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P. L. 93-198, "the Act", the Council of the District of Columbia adopted Bill No. 5-519 on first and second readings, December 4, 1984 and December 18, 1984, respectively. Following the signature of the Mayor on January 11, 1985, this legislation was assigned Act No. 5-256, published in the February 22, 1985 edition of the D.C. Register, (Vol. 32 page 986) and transmitted to Congress January 24, 1985 for a 30-day review, in accordance with Section 602 (c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and therefore, cites this enactment as D.C. Law 5-191, effective March 16, 1985.

DAVID A. CLARKE Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

January 24,25,28,29,30,31

February 1,4,5,6,7,19,20,21,22,25,26,27,28

March 1,4,5,6,7,8,11,12,13,14,15

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AN ACT

## D.C. ACT 5 - 256

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

# JAN 1 1 1985

To authorize and provide for the issuance, sale and delivery of District of Columbia revenue bonds and to authorize and provide for a loan to the National Rehabilitation Hospital, Inc.; and for other purposes.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,
That this act may be cited as the "National Rehabilitation
Hospital, Inc., Revenue Bond Act of 1984".

Note, D.C. Code, sec. 47-334 (1985 supp.)

Sec. 2. Definitions.

For purposes of this act, the term:

- (1) "Acquisition" means, the acquisition, purchase, construction, reconstruction, improvement, renovation, rehabilitation, restoration, remodeling, repair, relocation, equipping, expansion, or extension of the facility described in paragraph (9).
- (2) "Authorized delegate" means the Deputy Mayor for Economic Development, the Deputy Mayor for Finance, or any officer or employee of the District designated by the Mayor to perform any function authorized by this act to be performed by the Mayor, or to perform any function authorized by the Secretary.
- (3) "Bond counsel" means Melrod, Redman & Gartlan
  A Professional Corporation, and Reynolds, Mundy & Gibson.
  - (4) "Bonds" means the revenue bonds in an

aggregate principal amount not to exceed \$45,000,000 authorized to be issued, pursuant to and in accordance with this act, for the benefit of the Non-Profit Organization, and generally designated as: District of Columbia Hospital Revenue Bonds (National Rehabilitation Hospital Facility).

- (5) "Closing documents" means, with respect to the Bonds, all documents and agreements, including counterparts, which may be necessary, desirable or appropriate to close the issuance, sale, and delivery of the Bonds and the making of the Loan, and includes, for example, certificates, letters, opinions, receipts, and other similar instruments.
  - (6) "Costs" means those costs paid or incurred by the Non-Profit Organization in connection with the acquisition of the facility.
  - (7) "Council" means the Council of the District of Columbia.
  - (8) "District" means the government of the District of Columbia.
  - (9) "Facility" means, collectively, the facilities which are to be financed or refinanced in whole or in part by the issuance, sale, and delivery of the Bonds and the making of the Loan, and which are described in general terms in Exhibit A attached to and made a part of this act.
  - (10) "Financing documents" means, with respect to the Bonds, those documents (other than closing documents) and agreements, including counterparts, to which the

District is a party and which relate to the financing or refinancing transactions to be effected by the issuance, sale, and delivery of the Bonds and the making of the Loan.

- (11) "Home Rule Act" means the District of Columbia Self-Government and Governmental Reorganization Act of 1973, approved December 24, 1973 (87 Stat. 777; D.C. Code, sec. 1-201, et seq.).
- (12) "Issuance costs" means, with respect to the Bonds, all fees, costs, charges, and expenses paid or incurred or to be paid or incurred in connection with the authorization, preparation, printing, issuance, sale, and delivery of the Bonds, including, but not limited to, program fees and administrative fees charged by the District, underwriting, legal, accounting, rating agency, and other financial fees, costs and expenses, fees paid to financial institutions and insurance companies, compensation to financial advisors and other persons - other than full-time employees of the District - and entities performing services for or on behalf of the District, and all other fees, costs, and expenses incurred in connection with the development of the financing documents, the closing documents, and those other documents necessary, desirable or appropriate in connection with the authorization, preparation, issuance, sale, and delivery of the Bonds.
- (13) "Loan" means the District's loan, authorized by this act, to the Non-Profit Organization of the proceeds received by the District from the issuance, sale, and delivery of the Bonds.

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- (14) "Mayor" means the Mayor of the District of Columbia.
- (15) "Non-Profit Organization" means the National Rehabilitaion Hospital, Inc., a non-profit organization organized and existing under the laws of the State of Delaware.
- (16) "Required reserves" means, with respect to the Bonds, any funds required to be set aside by the trustee pursuant to the financing documents.
- revenue bonds, notes, or other obligations (including refunding bonds, notes, or other obligations) issued to borrow money to finance, to refinance, or to assist in the financing or refinancing of, undertakings in the areas of housing, health facilities, transit and utility facilities, recreational facilities, college and university facilities, college and university programs which provide loans for the payment of educational expenses for or on behalf of students, pollution control facilities, and industrial and commercial development.
- (18) "Secretary" means the Secretary of the District of Columbia.
  - Sec. 3. Findings.

The Council finds that:

(a) Section 490(a)(1) of the Home Rule Act provides that the Council may by act authorize the issuance of revenue bonds, notes, or other obligations (including refunding bonds, notes or other obligations) to borrow money

to finance, to refinance, or to assist in the financing or refinancing of, undertakings in the areas of housing, health facilities, transit and utility facilities, recreational facilities, college and university facilities, college and university programs which provide loans for the payment of educational expenses for or on behalf of students, pollution control facilities, and industrial and commercial development.

- (b) Section 490(a)(l) of the Home Rule Act further provides that a financing or refinancing of facilities undertaken pursuant to section 490(a)(l) of the Home Rule Act may be effected by loans made directly or indirectly to any individual or legal entity, by the purchase of any mortgage, note, or other security, or by the purchase, lease or sale of any property.
- (c) Section 490(a)(3) of the Home Rule Act provides that any revenue bond, note, or other obligation issued pursuant to section 490(a)(l) of the Home Rule Act shall be paid and secured (as to principal, interest, and any premium) as provided by the act of the Council authorizing the issuance of the bond, note, or other obligation.
- (d) Section 490(a)(3) of the Home Rule Act further provides that any act of the Council authorizing the issuance of a bond, note, or other obligation may provide for the (i) payment of the bond, note, or other obligation from any available revenues, assets or property and (ii) securing of the bond, note, or other obligation by the mortgage of real property or the creation of any security

- (e) Section 490(e) of the Home Rule Act provides that any act of the Council authorizing the issuance of revenue bonds, notes, or other obligations under section 490(a)(l) of the Home Rule Act may:
- (1) briefly describe the purpose for which the bonds, notes, or other obligations are to be issued;
  - (2) identify the act authorizing the purpose;
- (3) prescribe the form, terms, provisions, manner, and method of issuing and selling, including sale by negotiation or by competitive bid, the bonds, notes, or other obligations;
- (4) provide for the rights and remedies of the holders of the bonds, notes, or other obligations upon default;
- (5) prescribe other details with respect to the issuance, sale, or securing of the bonds, notes, or other obligations; and
- (6) authorize the Mayor to take any actions in connection with the issuance, sale, delivery, security, and payment of the bonds, notes, or other obligations, including the prescribing of terms or conditions not contained in the act of the Council.
- (f) The Non-Profit Organization has applied to the District for assistance in financing and refinancing costs of acquisition of the facility.
- (1) The Non-Profit Organization has requested the District to issue, sell and deliver revenue bonds in an

aggregate principal amount not to exceed \$45,000,000 (the Non-Profit Organization having determined that the District's assistance in financing and refinancing costs of acquisition of the facility will require the issuance, sale, and delivery of revenue bonds in an aggregate principal amount not to exceed \$45,000,000), and to loan the proceeds received from the sale of the revenue bonds to the Non-Profit Organization.

- (2) The various facilities which comprise or which will comprise the facility constitute "health facilities" or "commercial development", each within the meaning of the Home Rule Act.
  - (3) The acquisition of the facility will facilitate the provision of the Non-Profit Organization's patient care and medical services to the physically disabled, and provide an increase in gainful employment within the District, and as such constitutes an undertaking in the area of "health facilities" or an undertaking in the area of "commercial development", each within the meaning of the Home Rule Act.
  - (4) The authorization, issuance, sale, and delivery of the Bonds and the making of the Loan to the Non-Profit Organization of the proceeds received from the sale of the Bonds pursuant to section 490 of the Home Rule Act and this act, in order to provide assistance to the Non-Profit Organization in connection with financing and refinancing costs of acquisition of the facility, is desirable and in the public interest, will promote the

purpose and intent of the Home Rule Act, and will assist, facilitate, and expedite the acquisition of the facility.

- Sec. 4. Authorization for Financing and Refinancing Costs of Acquisition of the Facility
- (a) The District is authorized to participate and assist in financing and refinancing costs of acquisition of the facility by the issuance, sale, and delivery of the Bonds and the making of the Loan pursuant to and in accordance with the Home Rule Act and this act.
- (b) The District is authorized to issue, sell, and deliver the Bonds, at any time and from time to time, in one or more series, in an aggregate principal amount not to exceed \$45,000,000. The District is authorized to use the proceeds received from the sale of the Bonds to pay issuance costs with respect to the Bonds, to make the Loan for the purpose of financing and refinancing costs of acquisition of the facility and to fund required reserves with respect to the Bonds.
  - (c) The District is authorized to make the Loan.
- (d) Payment of the Bonds shall be secured as provided in the financing documents.
- (e) The District is not obligated by this act to issue any revenue bonds for the benefit of the Non-Profit
  Organization or to participate in or assist the Non-Profit
  Organization in any way with the financing or refinancing of the costs of acquisition of any facilities. Nothing contained in this act, the Bonds, or any of the financing documents shall be construed as obligating the District to

issue any bonds for the benefit of the Non-Profit
Organization, and the Non-Profit Organization shall have no
claims for damages or for any other legal or equitable
relief against the District, its elected officials,
officers, employees, or agents as a consequence of any
failure to issue any bonds for the benefit of the Non-Profit
Organization.

(f) The principal of, premium, if any, on, and interest on the Bonds shall be payable solely from the proceeds received from the sale of the Bonds, income realized from the temporary investment of those proceeds, receipts and revenues realized by the District from the Loan, income realized from the temporary investment of those receipts and revenues prior to payment to the bondholders, other moneys which may be made available to the District for the payment of the Bonds, and other sources, other than the District, of payment provided in the financing documents. Nothing contained in the Bonds or the financing documents shall create any obligation on the part of the District to make any payment with respect to the Bonds from other than the sources listed for that purpose in this subsection.

### Sec. 5. Bonds.

- (a) The Bonds shall be issued in accordance with the terms and conditions of a trust instrument to be entered into by the District and a trustee to be selected by the Non-Profit Organization, the selection of the trustee to be subject to the approval of the Mayor.
  - (b) The Bonds shall be in substantially the form of

the bond attached to this act, which form is approved by the Council, except that, within the limitations of the Home Rule Act and this act, the Mayor is authorized and empowered to prescribe, determine, and approve all matters and details relating to the Bonds, and all forms, documents, and procedures necessary, desirable or appropriate to the authorization, preparation, execution, issuance, sale, and delivery of, security for, and payment of, the Bonds, including, but not limited to:

- (1) the final form, designation, tenor, terms and conditions of, and provisions for the registration and transfer of, the Bonds;
- (2) the principal amount of the Bonds (which shall not exceed the aggregate principal amount authorized to be issued by this act) to be issued at any one time and from time to time and the denominations of the Bonds;
- (3) the rates of interest or the method for determining the rates of interest on the Bonds;
- (4) the dates of issuance, sale, and delivery of the Bonds and the dates of maturity or maturities of the Bonds;
- (5) the times and place or places of payment of the Bonds;
  - (6) the security for the Bonds;
- (7) the creation of any reserve fund, sinking fund, or other fund with respect to the Bonds; and
- (8) the terms and conditions under which the Bonds may be called or put for redemption prior to their

stated maturities.

- (c) The Bonds may be issued at any time or from time to time and in one or more series. Each series of the Bonds shall be identified by the year of issue or by some other or additional appropriate designation.
- (d) The Bonds shall be executed in the name of the District and on its behalf by the Mayor, with the Mayor's manual or facsimile signature.
- (e) The official seal of the District or a facsimile of it shall be impressed, printed, or otherwise reproduced on the Bonds and attested by the Secretary, with the Secretary's manual or facsimile signature.
  - (f) The Mayor is authorized and empowered to execute the Bonds, for and on behalf of the District, with those additions, deletions and modifications as the Mayor considers necessary, desirable, or appropriate, on the advice of bond counsel or otherwise, to carry out the purposes of this act. The Mayor's execution of the Bonds shall constitute conclusive evidence of the Mayor's approval, on behalf of the District, of the final form and content of the Bonds. The Secretary is authorized and empowered to seal the Bonds on behalf of the District. Mayor is further authorized and empowered to deliver the executed and sealed Bonds, on behalf of the District, to the trustee for authentication, and after the trustee has authenticated the Bonds, to deliver the Bonds to the original purchasers of the Bonds upon payment of the purchase price for the Bonds.

- (g) The trustee for the Bonds is authorized, empowered, and directed to authenticate the Bonds and to deposit and disburse the amount of the purchase price received for the Bonds as provided in the trust instrument pursuant to and in accordance with which the Bonds are issued.
- (h) The Bonds of any series may be sold at private or public sale at, above, or below par and in a manner, at times, on dates, to a person or entity and upon terms that the Mayor considers to be in the best interests of the District.
  - Sec. 6. Financing Documents; Closing Documents.
- (a) The forms of the financing documents attached to this act are approved by the Council, except that, within the limitations of the Home Rule Act and this act, the Mayor is authorized and empowered to prescribe, determine, and approve the final form and content of all financing documents and all closing documents which may be necessary, desirable, or appropriate to effectuate and close the issuance, sale and delivery of the Bonds and the making of the Loan.
- (b) Each of the financing documents and each of the closing documents to which the District is a party shall be executed in the name of the District and on its behalf with the Mayor, by the Mayor's manual or facsimile signature.
- (c) The official seal of the District or a facsimile of it shall be impressed, printed, or otherwise reproduced on the financing documents and the closing documents to

which the District is a party and attested by the Secretary, with the Secretary's manual or facsimile signature.

- (d) The Mayor is authorized and empowered, to execute each of the financing documents and each of the closing documents, on behalf of the District, with those additions, deletions, and modifications as the Mayor considers necessary, desirable, or appropriate, on the advice of bond counsel or otherwise, to carry out the purposes of this act. The Mayor's execution of the financing documents and the .closing documents shall constitute conclusive evidence of the Mayor's approval, on behalf of the District, of the final form and content of the executed financing documents and the executed closing documents. The Secretary is authorized and empowered to seal the financing documents and the closing documents, as appropriate, on behalf of the District. The Mayor is further authorized and empowered to deliver the executed and sealed financing documents and closing documents, on behalf of the District, prior to or simultaneously with the issuance, sale, and delivery of the Bonds, and to perform the obligations of the District contained in the executed and delivered financing documents and closing documents.
  - (e) It is the intent and purpose of this act that any instrument or document executed for, and on behalf of, and in the name of the District in connection with financing and refinancing costs of acquisition of the facility shall be considered to have been executed pursuant to the authority conferred by this act.

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(f) Each of the financing documents and each of the closing documents to which the District is not a party shall be approved, as to form and content, by the Mayor.

Sec. 7. Additional Authority.

In addition to the authority conferred on the Mayor by this act with respect to the Bonds, the financing documents, and the closing documents, the Mayor is authorized and empowered, with respect to the issuance, sale, and delivery of the Bonds and the making of the Loan, on behalf of the .District, to execute, acknowledge, seal, deliver, and perform, and to receive and accept, all other documents, agreements, certificates, and instruments as may be necessary, desirable, or appropriate to effectuate the issuance, sale, and delivery of the Bonds and the making of the Loan, and to take all other actions consistent with this act necessary, proper, expedient, desirable or appropriate in order to effectuate the issuance, sale, and delivery of the Bonds and the making of the Loan, including, but not limited to, the establishment of procedures for monitoring the use of the proceeds received from the sale of the Bonds to ensure that they are properly applied to the costs of the facility and used to accomplish the purposes of the Home Rule Act.

Sec. 8. Authorized Delegation of Authority.

The Mayor may delegate to any authorized delegate the performance of any act authorized to be performed by the Mayor or the Secretary under this act.

Sec. 9. Limited Liability.

- (a) The Bonds shall constitute special obligations of the District, shall not constitute general obligations of the District, and shall not constitute a pledge of or involve the faith and credit or the taxing power of the District, shall not constitute a debt of the District, and shall not constitute a prohibited lending of the public credit for private undertakings under section 602(a)(2) of the Home Rule Act. The Bonds shall contain a legend which shall provide generally that the Bonds do not constitute a general obligation of the District of Columbia, do not constitute a pledge of or involve the full faith and credit or the taxing power of the District of Columbia, do not constitute a debt of the District of Columbia and do not constitute a lending of the public credit for private undertakings as provided in section 602(a)(2) of the Home Rule Act.
- (b) The Bonds shall never constitute or give rise to any pecuniary liability of the District, except that nothing contained in any financing document shall be construed to preclude any action or proceeding, other than that element in any action or proceeding involving a claim for monetary damages, in any court or before any governmental body, agency, or instrumentality against the District or any of its elected officials, officers, or employees, to enforce the provisions of any financing document.
- (c) The District shall have no liability or obligation for the payment of any issuance costs, or other fees, costs, charges, or expenses which have been or will be incurred in

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connection with the authorization, preparation, printing, issuance, sale, and delivery of the Bonds or the making of the Loan.

(d) All covenants, obligations, and agreements of the District contained in this act, the Bonds, the financing documents, and the closing documents to which the District is a party shall be considered to be the covenants, obligations, and agreements of the District to the fullest extent authorized by law, and each of those covenants, obligations, and agreements shall be binding upon the District and its successors, except that no person, including the Non-Profit Organization and any bondholder, shall have any claims against the District or any of its elected officials, officers, employees, or agents for damages suffered as a result of the District's failure to perform any covenant, undertaking, or obligation under the Bonds, the financing documents, or the closing documents, nor as a result of the incorrectness of any representation or omission in the financing documents or the closing documents, unless the District or its elected officials, officers, employees or agents have willfully acted in a fraudulent manner.

Sec. 10. District of Columbia Officials.

(a) All rights, powers, and privileges conferred and duties and liabilities imposed upon the District by this act, the Bonds, the financing documents, or the closing documents, shall be exercised or performed by those officials, employees, or agents of the District required or

permitted by law to exercise or perform them. No covenant, obligation, or agreement contained in this act, the Bonds, the financing documents, or the closing documents shall be considered to be a covenant, obligation, or agreement of any elected official, officer, employee, or agent of the District in his or her individual capacity.

(b) The signature, countersignature, facsimile signature, or facsimile countersignature of any officer appearing on the Bonds, the financing documents, or the closing documents shall be valid and sufficient for all purposes, notwithstanding the fact that the officer ceases to be that officer before the delivery of the Bonds, the financing documents, or the closing documents.

Sec. 11. Maintenance of Documents.

True copies of the final financing documents and closing documents shall be filed in the Office of the Mayor.

Sec. 12. Information Reporting.

All actions taken by the Mayor which relate to the execution and delivery of the Bonds shall be reported to the Council, for its information, within 10 days after the action is taken. Within 3 days after the Mayor's receipt of the transcript of proceedings relating to the issuance of the Bonds, the Mayor shall transmit a copy of the transcript to the Chairman of the Council.

Sec. 13. Disclaimers.

(a) Nothing contained in this act shall obligate the Mayor or the District to issue any bonds, and the issuance of any bonds pursuant to this act shall be in the discretion

- (b) The Council, by enacting this act or by taking any other action in connection with the financing and refinancing of the costs of acquisition of the facility, does not and cannot provide any assurance that the facility is viable or sound, that the Non-Profit Organization is financially sound, or that amounts owing on the Bonds or the Loan will be paid. Neither the Non-Profit Organization nor any purchaser of the Bonds, nor any other person shall rely upon the District with respect to those matters.
  - (c) The District shall have no obligation with respect to the purchase of the Bonds.
    - Sec. 14. Validity of Authorized Bonds.

No misrepresentation, breach of covenant or breach of warranty by any party of any provision contained in the bonds or in any financing documents or in any closing documents or other instrument shall in any way affect the validity of the bonds issued pursuant to this act. Nor shall the validity of the Bonds issued pursuant to this act be affected in any way by the failure of any person to perform any ministerial act provided in this act to be performed.

Sec. 15. Severability.

If any provision of this act or the application of it to any person or circumstance is held to be unconstitutional or beyond the statutory authority of the Council, or otherwise invalid, the invalidity shall not affect other provisions or applications of this act which can be given

effect without the invalid provision or application, and to this end the provisions of this act are declared to be severable.

Sec. 16. Expiration.

If the Bonds are not issued, sold, and delivered to the original purchaser within two years from the effective date of this act, the authorization provided in this act with respect to the issuance, sale, and delivery of the Bonds shall expire.

Sec. 17. Effective Date.

This act shall take effect after a 30-day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 602(c)(l) of the District of Columbia Self-Government and Governmental Reorganization Act,

#### Exhibit A

As described in the Non-Profit Organization's Application to the Office of Business and Economic Development, dated May 1, 1984, and as may be later supplemented prior to the issuance of the Bonds, the facility is or will be comprised of various facilities (including, without limitation, land, interests in land, buildings, structures, machinery, equipment, furnishings and other real and personal property) which have been, are being, or will be, acquired, purchased, constructed, reconstructed, improved, renovated, rehabilitated, restored, remodeled, repaired, relocated, equipped, expanded or extended, specifically including, but not limited to, a 160 bed four-story, 200,000 square foot building to be constructed on the premises of the Washington Health Care Corporation, equipment or machinery to be used in connection with the building, and those other "health facilities", facilities which represent "commercial development" and other facilities as may be designated by the Non-Profit Organization from time to time prior to the issuance of the Bonds, and which qualify for District revenue bond financing. The Non-Profit Organization has represented in its Application that the acquisition of the facility will (i) expand the health care industry in the District by providing new services, (ii) complement the present health care delivery system by providing services not currently available in the area and (iii) once established, become a Regional Referral Center serving the District and surrounding areas.

approved December 24, 1973 (87 Stat. 813; D.C. Code, sec. 1-233(c)(1)).

Chairman

Council of the District of Columbia

Mayor

District of Columbia

APPROVED: January 11, 1985



## COUNCIL OF THE DISTRICT OF COLUMBIA

Council Period Five — Second Session

#### RECORD OF OFFICIAL COUNCIL VOTE

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