COUNCIL OF THE DISTRICT OF COLUMBIA

NOTICE

D.C. LAW 6-29

"American University Revenue Bond Act of 1985".

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. 6-182 on first and second readings, May 28, 1985, and June 11, 1985, respectively. Following the signature of the Mayor on June 13, 1985, this legislation was assigned Act No. 6-44, published in the July 5, 1985, edition of the <u>D.C. Register</u>, (Vol. 32 page 3747) and transmitted to Congress on June 14, 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 6-29, effective September 5, 1985.

DAVID A. CLARKE Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

June 14,17,18,19,20,21,24,25,26,27

July 8,9,10,11,12,15,16,17,18,19,22,23,24,25,26,29,30,31

August 1

September 4

D.C. LAW 6 - 2 9

EFFECTIVE SEP 0 5 1985

AN ACT

D.C. ACT 6 - 44

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

JUN 1 3 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 American University; and for other purposes.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,
That this act may be cited as the "American University
Revenue Bond Act of 1985".

Note, D.C. Code, sec. 47-334 (1986 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 (10).
- (2) "Administration costs" means all costs, charges, and expenses paid or incurred by the District in connection with the implemention or administration of the financing documents or in connection with any transaction or event to be effected by the financing documents, including, but not limited to, the compensation of, reimbursement of expenses to, and advances payable to, any person or entity performing services on behalf of or as agent for the District pursuant to or in connection with the financing

documents.

- (3) "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.
- (4) "Bond counsel" means Melrod, Redman & Gartlan
 A Professional Corporation and Reynolds & Mundy.
- (5) "Bonds" means the revenue bonds in an aggregate principal amount not to exceed \$53,000,000 authorized to be issued, pursuant to and in accordance with the Home Rule Act and this act, for the benefit of the Non-Profit Organization, and generally designated as District of Columbia Variable Rate Demand Revenue Bonds (The American University Project).
- (6) "Closing documents" means all documents and agreements (other than financing documents) which may be necessary, desirable, or appropriate to issue, sell, and deliver the Bonds and to make the Loan, and includes, for example, agreements, certificates, letters, opinions, receipts, forms, and other similar instruments.
- (7) "Costs" means those costs paid or incurred by the Non-Profit Organization in connection with the acquisition of the facility which may be financed or refinanced by the issuance, sale, and delivery of the Bonds and the Loan.
 - (8) "Council" means the Council of the District

of Columbia.

- (9) "District" means the government of the District of Columbia.
- (10) "Facility" means, individually and collectively, those facilities which are to be financed or refinanced, in whole or in part, by the issuance, sale, and delivery of the Bonds and the Loan, and the facility is comprised of all or a portion of the facilities which are described in general terms in Exhibit A attached to and made a part of this act.
- (11) "Financing documents" means those documents and agreements (other than closing documents) 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 Loan.
- (12) "Fund" means, with respect to the Bonds, any moneys required to be set aside as a separate fund pursuant to the financing documents.
- (13) "Home Rule Act" means the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 777; D.C. Code, sec. 1-201 et seq.).
- (14) "Issuance costs" means 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, initial letter of credit fees, compensation to financial advisors and other persons - other than full-time employees of the District - and entities performing services on behalf of or as agents for 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, printing, issuance, sale, marketing, and delivery of the Bonds.

- (15) "Loan" means the District's loan or loans, authorized pursuant to and in accordance with the Home Rule Act and this act, of the proceeds received by the District from the issuance, sale, and delivery of the Bonds to the Non-Profit Organization for the purpose of financing or refinancing, in whole or in part, costs of acquisition of the facility.
- (16) "Mayor" means the Mayor of the District of Columbia.
- (17) "Non-Profit Organization" means The American University, a non-profit organization organized and existing under the laws of the United States of America.
- (18) "Revenue bonds" means District of Columbia 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.

- (19) "Secretary" means the Secretary of the District of Columbia.
- Sec. 3. Findings.

The Council of the District of Columbia 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)(1) of the Home Rule Act further provides that a financing or refinancing of facilities undertaken pursuant to section 490(a)(1) 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)(1) 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 payment of the bond, note, or other obligation from any available revenues, assets, or property and the securing of the bond, note, or other obligation by the mortgage of real property or the creation of any security interest in available revenues, assets, or other property.
- (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)(1) 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)(1) The Non-Profit Organization has applied to the District for assistance in financing or refinancing costs of acquisition of the facility.
- (2) The Non-Profit Organization has requested the District to issue, sell, and deliver revenue bonds in an aggregate principal amount not to exceed \$53,000,000 (the Non-Profit Organization having determined that the District's assistance in financing or 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 \$53,000,000), and to loan the proceeds received from the sale of the revenue bonds to the Non-Profit Organization.
- (3) The various facilities which comprise or which will comprise the facility constitute "college and university facilities" or "recreational facilities" or "commercial development", each within the meaning of the Home Rule Act.

- (4) The acquisition of the facility will facilitate improvements in the Non-Profit Organization's educational services in the District of Columbia, will contribute to community betterment, and will generally assist in promoting commercial development and the expansion of business and industry in the District of Columbia, and as such constitutes an undertaking in the area of "college and university facilities" or an undertaking in the area of "recreational facilities" or an undertaking in the area of "commercial development", each within the meaning of the Home Rule Act.
- (5) The authorization, issuance, sale, and delivery of the Bonds and the Loan to the Non-Profit Organization are 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 or Refinancing Costs of Acquisition of the Facility.
- (a) The District is authorized to participate and assist in financing or refinancing costs of acquisition of the facility by the issuance, sale, and delivery of the Bonds and the Loan, all 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, as 1 or more issues and in 1 or more series, in an aggregate principal amount not to exceed \$53,000,000. The District is

authorized to use the proceeds received from the issuance, sale, and delivery of the Bonds to make the Loan for the purpose of financing or refinancing, in whole or in part, costs of acquisition of the facility, to pay issuance costs with respect to the Bonds, and to establish any fund with respect to the Bonds, as required by the financing documents.

- (c) The District is authorized to make the Loan.
- (d) 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, as provided in the financing documents, 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 in the financing documents shall create any obligation on the part of the District to make payment with respect to the Bonds from other than the sources listed for that purpose in this subsection.
- (e) Payment of the Bonds shall be secured as provided in the financing documents.
- (f) The issuance of bonds is in the discretion of the District. Accordingly, the District is not obligated by this act to issue, and nothing contained in this act shall

be construed as obligating the District to issue, any bonds for the benefit of the Non-Profit Organization or to participate in or assist the Non-Profit Organization in any way with financing or refinancing the costs of acquisition of any facilities. The Non-Profit Organization shall have no claims for damages or for any other legal or equitable relief against the District, its elected or appointed officials, officers, employees, or agents as a consequence of any failure to issue any bonds for the benefit of the Non-Profit Organization.

Sec. 5. Bonds.

- (a) The Bonds shall be issued pursuant to and 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, 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, content, 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 1 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 date or dates of issuance, sale, and delivery of the Bonds and maturity date or dates of the Bonds;
- (5) the time or 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 paid, redeemed, accelerated, tendered, called or put for redemption before their stated maturities.
- (c) The Bonds may be issued at any time or from time to time in 1 or more issues and in 1 or more series. Each issue or 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, on behalf of the District, with those changes, additions, deletions, and modifications that 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. The 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.
- (g) The trustee is authorized, empowered, and directed to authenticate the Bonds and to deposit and disburse the proceeds received from the sale of the Bonds as provided in the financing documents.
- (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 and 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 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 by the Mayor, with 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.
- each of the financing documents and each of the closing documents, on behalf of the District, with those changes, additions, deletions, and modifications that 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 see to the due performance of 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 on behalf of and in the name of the District in connection with financing or refinancing costs of acquisition of the facility shall be considered to have been executed pursuant to the authority conferred by this act.
- (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 Loan, or as may be required following issuance, sale, and delivery of the Bonds and 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 Loan, and to take all other actions consistent with the Home Rule Act and with this act, which the Mayor considers necessary, proper, expedient, desirable, or appropriate in order to effectuate the issuance, sale, and delivery of the Bonds and 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 costs of acquisition of the facility and used to accomplish the purposes of the Home Rule Act and this 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 be special obligations of the District. The Bonds shall not be general obligations of the District, shall not be 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 as contained in section 602(a)(2) of the Home Rule Act. The Bonds shall contain a legend which shall provide generally that the Bonds are not general obligations of the District, are not a pledge of and do not involve the

faith and credit or the taxing power of the District, do not constitute a debt of the District, and do not constitute a lending of the public credit for private undertakings as contained in section 602(a)(2) of the Home Rule Act.

- (b) The Bonds shall not give rise to any pecuniary liability of the District, and neither the elected or appointed officials, officers, employees, or agents of the District nor any person executing the Bonds shall be liable personally for the payment of the Bonds or be subject to any personal liability or accountability by reason of the issuance of the Bonds, provided that nothing contained in the financing documents shall be construed to preclude any action or proceeding, other than that element in any action or proceeding involving a monetary claim, in any court or before any governmental body, agency, or instrumentality against the District or any of its elected or appointed officials, officers, employees, or agents to enforce the provisions of any financing document.
- (c) The District shall have no liability or obligation for the payment of any issuance costs, any administration costs or any other fees, costs, charges, or expenses incurred in connection with the authorization, preparation, printing, issuance, sale, and delivery of the Bonds or the Loan, the implementation or administration of the financing documents or any transaction or event to be effected by the financing documents.
- (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 or appointed officials, officers, employees, or agents for damages suffered as a result of the District's failure to perform any covenant, undertaking, or obligation under this act, the Bonds, the financing documents, or the closing documents, nor as a result of the incorrectness of any representation in or omission from the financing documents or the closing documents, unless the District or its elected or appointed officials, officers, employees, or agents have acted in a willful and 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 elected or appointed officials, officers, employees, or agents of the District required or permitted by law to exercise or perform them. No representation, warranty, covenant, obligation, or agreement of the District contained in this act, the Bonds, the financing documents, or the closing documents shall be considered to be a covenant,

representation, warranty, obligation, or agreement of any elected or appointed official, officer, employee, or agent of the District in the person's individual capacity.

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

Any action taken by the Mayor which relates 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) The Council, by enacting this act or by taking any other action in connection with financing or refinancing 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.

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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.

- (b) The District shall have no obligation with respect to the purchase of the Bonds.
 - Sec. 14. Validity of Authorized Bonds.

Bonds issued pursuant to this act shall be considered validly issued.

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 3 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)(1) of the District of Columbia

Self-Government and Governmental Reorganization Act,

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 JUNE 13, 1985

EXHIBIT A The American University Revenue Bond Act of 1985

As described in the Non-Profit Organization's Application to the Office of Business and Economic Development, and as otherwise described by the Non-Profit Organization, the facility to be financed or refinanced by the issuance, sale and delivery of District of Columbia revenue bonds 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, (i) construction of a sports and convocation center with a parking facility and adjunct services building, (ii) the acquisition consisting of classrooms, laboratories, libraries, dormitories, dining facilities, athletic facilities, theatre, faculty offices, administrative offices and various support activities, and administrative offices and various support activities, and (iv) those other "college and university facilities" 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.



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COUNCIL OF THE DISTRICT OF COLUMBIA

Council Period Six — First Session

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