

AGENDA
MONTHLY MEETING OF
THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD
OF THE CITY OF CHATTANOOGA, TENNESSEE

Monday, May 19, 2025 @ 12:30 PM

1. Call to Order.
2. Confirmation of Meeting Advertisement and Quorum Present.
3. Approval of the Minutes for March 17, 2025, monthly meeting.
4. Recognition of Persons Wishing to Address the Board.
5. **TEFRA Hearing – Silverdale Baptist Academy Bond Issuance**

A RESOLUTION AUTHORIZING AND APPROVING ALL DOCUMENTS, INSTRUMENTS, ACTIONS, AND MATTERS NECESSARY OR APPROPRIATE FOR, OR PERTAINING TO, THE ISSUANCE, SALE, AND DELIVERY BY THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF CHATTANOOGA, TENNESSEE OF ITS EDUCATIONAL FACILITIES REVENUE BONDS (SILVERDALE BAPTIST ACADEMY PROJECT) SERIES 2025, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED FOUR MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$4,750,000.00). **(HEB-2025-07)**

6. Other Business-Discussion.
 - a) FYI - IRS Tax Exempt Compliance – Patten Towers Apartments Project.
7. Adjournment.



HEALTH, EDUCATIONAL, AND HOUSING FACILITY BOARD

City of Chattanooga, Tennessee MONTHLY MEETING MINUTES

John P. Franklin, Sr. Council Building

J.B. Collins Conference Room

1000 Lindsay Street

Chattanooga, TN 37402

for

Monday, March 17, 2025

12:32 PM and 1:05 PM

Present Board Members for the 12:32 PM meeting: Hicks Armor (Chair); Richard Johnson (Vice-Chair); Hank Wells (Secretary); and Brian Erwin. Absent were Johnika Everhart, Andrea Smith, and Malcolm Harris.

Also present were Phillip A. Noblett (Counsel to the Board); Steve Barrett (Husch Blackwell); Janice Gooden; Richard Beeland and Hanneke van Deursen (Economic Development); Javaid Majid (Finance); Sandra Gober (Community Development); Zain Mahmood (Paths Development) (virtual); and Cindy Barnett (virtual).



Attorney Phil Noblett said that we have four (4) members present but not five (5) members of the body today. Attorney Noblett is looking at the dummy's brand of Robert's Rules of Order to make sure it keeps him straight on what we can and cannot do. Normally, we have a seven (7) member board and four (4) would be enough. But if you remember correctly, we amended our Charter in 2024 to go up and say we had a nine (9) member board because each of the Council district folks wanted us to have a person on this body to be able to attend.

At this point in time, we have received assurances that we will have at least one more body by 1:00 PM. What Attorney Noblett recommends you do is adjourn the meeting at this point in time since we really need to have this meeting for all of these folks that are on the screen and have that meeting start back up at 1:00 PM today if everyone can attend.

Chairman Hicks Armor asked if you could adjourn a meeting that you have not called to order. Attorney Noblett said that you need to call to order and adjourn and fix the time in which you want. We cannot do anything more unless we have a quorum. Chairman Armor said we can call it to order and say that we do not have a quorum at this time and we are going to delay the start of the meeting for thirty (30) more minutes.

Chairman Hicks Armor called the meeting to order, confirmed the meeting advertisement, but we do not have a quorum present and will delay the start of the meeting for thirty (30) minutes to secure a potential quorum. It is a recess for a short period of time to get the other member.

Chairman Armor commended the Counsel on using dummies for Robert's Rules of Order and being able to count to four (4).

Attorney Noblett confirmed Ms. Cindy Barnett's presence virtually. Ms. Barnett thanked the Board and is appreciative and will hang on another thirty (30) more minutes. Attorney Noblett said that we understand the need for a TEFRA meeting on this project and timing issues. We are trying to accommodate the best we can. Ms. Barnett said they greatly appreciated that and thanked the Board. We will let you know when we get one more within the next thirty (30) minutes.

MEETING RECESSED UNTIL 1:05 PM

Present Board Members for the 1:05 PM meeting: Hicks Armor (Chair); Richard Johnson (Vice-Chair); Hank Wells (Secretary); Brian Erwin, and Johnika Everhart. Absent were Andrea Smith and Malcolm Harris.

Also present were Phillip A. Noblett (Counsel to the Board); Steve Barrett (Husch Blackwell); Janice Gooden; Richard Beeland and Hanneke van Deursen (Economic Development); Javaid Majid (Finance); Sandra Gober (Community Development); Zain Mahmood (Paths Development) (virtual); and Cindy Barnett (virtual).

The meeting was called to order. We did initially confirm the advertisement and do now have a quorum.

MINUTES APROVAL FOR THE FEBRUARY 17, 2025, **MONTHLY MEETING**

On motion of Mr. Erwin, seconded by Mr. Johnson, the February 17, 2025, minutes for the monthly meeting were unanimously approved as written.

PUBLIC COMMENTS

Ms. Janice Gooden's plan is to speak about the TEFRA hearing. Ms. Gooden will wait for the TEFRA hearing.

TEFRA Hearing – The Overlook Apts
Preliminary Bond Inducement - \$15 million

On motion of Mr. Johnson, seconded by Mr. Wells,

A RESOLUTION AUTHORIZING, SUBJECT TO CERTAIN CONDITIONS, THE ISSUANCE OF NOT TO EXCEED FIFTEEN MILLION DOLLARS (\$15,000,000.00) OF MULTIFAMILY HOUSING REVENUE BONDS, IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE ACQUISITION, REHABILITATION, AND EQUIPPING OF AN APPROXIMATELY ONE HUNDRED SIXTY-TWO (162) UNIT MULTIFAMILY HOUSING FACILITY LOCATED AT OR NEAR 1201 BOYNTON DRIVE, IN CHATTANOOGA, HAMILTON COUNTY, TENNESSEE FOR THE OVERLOOK APTS PROJECT, AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS. (HEB-2025-06)

Chairman Armor said this is a public hearing and we will have a presentation from someone who is going to give an update on what the plans for this are. We will be giving them preliminary approval of the inducement for the bond issue. This allows them to apply for tax credits from the state.

Mr. Zain Mahmood spoke virtually from The Overlook Apartments, L.P. (an affiliate of Paths Development LLC “Paths” formally known as Omni America, LLC “Omni”). The Overlook Apartments is a 162-unit multi-family property located at 1201 Boynton Drive in Chattanooga, Tennessee, that was originally constructed in 1978 and last renovated in 2004. This property contains 32 Section 8 units, and the 162 units are LIHTC. The site consists of one nine-story high-rise residential building and four two-story townhouse-style buildings. The unit mix of the property contains 16 studios, 122 one-bedroom apartments, and 24 two-bedroom apartments.

Paths anticipates the syndication and rehabilitation of The Overlook with approximately \$15 million in tax-exempt bonds proceeds from the Tennessee Housing Development Corporation (“THDC”). The capital stack will also include approximately \$9.5 million of equity generated by the syndication of four (4%) percent as-off right Low-Income Housing Tax Credits (“LIHTC”). The units will be subject to regulation in accordance with the LIHTC program and existing regulatory agreements, with all units affordable to households at or below sixty (60%) percent AMI through the terms of the new LIHTC use agreements. There will be no displacement of tenants.

The construction timeline was discussed. They will be awarded the LIHTC sometime during the end of June early July. It will be a 12 month rehab from December 1, 2025, and December 1, 2026. They should have it stabilized by March.

Attorney Noblett said that one of the purposes of this meeting is because something is coming up pretty quick. Mr. Mahmood said that they have to submit the LIHTC application in two days. The deadline is 3/19. They have everything complete and putting applications for four (4) projects.

Chairman Armor said this is essentially no new units just a rehabilitation of the existing units. There are 32 Section 8 units. They have not seen renovations in years.

PUBLIC COMMENTS

Ms. Janice Gooden had some comments. Ms. Gooden is a member of Renaissance Presbyterian Church which is at 1211 Boynton Drive next to the townhouses. Ms. Gooden is familiar with the development. Ms. Gooden said there is a pretty ambitious plan, but from the presentation you said you have 32 Section 8 units. Is this including the townhomes or is that in the towers? Mr. Mahmood said it is in the towers. There may be more Section 8 which would be housing choice vouchers but project based.

Ms. Gooden had a concern about the process of renovations, you have some vacant units that may be available, if necessary, but will there be the possibility that residents will have to move out temporarily. There will be no permanent displacement and usually there is not a temporary displacement. The construction company has them down to a science. It is the same process as other projects. There should be no displacement at all. ADA units require structural changes.

Ms. Gooden said in the proposal it was mentioned that security is 24 hours. Mr. Mahmood said yes, they will start with armed controlled 24 hours, this property has an issue with crime, and they have an affiliated security company. They will install cameras through the property. Security is the highest priority for residents. They will add in controls if needed but the objective will be to have 24 hour controls. They also involve the police department. They expect to stabilize all security quickly once they install the cameras.

Ms. Gooden said the company is not based in Tennessee but has on-site management. Mr. Mahmood said yes, but there was further discussion that was inaudible. Ms. Gooden asked how do you plan to communicate to the residents as far as the changes that are being made? Will that be in writing or do you have a resident council group? They have a management company and are focused on communication. They would hold resident community meetings. They can also send out written communication. They are also planning to upgrade some of the resident services. Ms. Gooden said she thinks the timing is really good with the transformation of the Westside.

Chairman Armor said currently you are in a management agreement and you go to an ownership but that will be when construction begins roughly December of this year, is that correct? Mr. Mahmood said yes. Construction will begin in January, but they will close on bonds and the whole financing structure in December. That is when they will take over.

Attorney Noblett said that the public notice went out at least a week in advance of this meeting and because it is a TEFRA hearing on the approval of this governmental body, the HEB is the governmental body it is dependent on, the reason for the rush is because they have to do this stuff in two days.

The motion carried.

ADOPTED

OTHER BUSINESS-DISCUSSION

- (a) TDEC Response – 1400 Chestnut PILOT
- (b) TDEC Response – The Reserve at Mountain Pass PILOT

Attorney Noblett said that we sent documentation to the folks with TDEC in the State Division of Remediation and wanted to make sure the Board had a copy of your file. It is the status of Land Restrictions which sometimes come into being whenever you are dealing with residential properties. Just to be aware these are out there. We have said that none of our activities, since it is in the name of HEB, have been restricted activities and all of our environmental controls remain in place on the properties which are vacant at this point. To be aware that whenever we start getting into Brownfield situations where there are federal regulations on how people can live in areas, you need to be aware of that as we are going forward. We got these restrictions from the state, and we are living by them.

Mr. Brian Erwin asked if this is annual notice that the Board needs to submit. Attorney Noblett said that they are sending that notice to us in the case just telling us to provide that and believe there is a new requirement annually to provide information. One of these properties actually had some stormwater enforcement notices. That is why those are attached when sent.

Chairman Armor thanked everyone for working with the Board on times and polls, and thanked Ms. Everhart since it was her last meeting. That will work for Ms. Everhart. Attorney Noblett thanked Ms. Everhart for showing up. Chairman Armor thanked Ms. Everhart for all of her service. Ms. Everhart always has good questions and question whether Chairman Armor appreciates the questions, and Chairman Armor says he does appreciate the questions. Chairman Armor appreciates Ms. Everhart's insight and commitment to this and thanked her for her service. Attorney Noblett said he appreciates Ms. Everhart answering his text messages over the weekend. Ms. Everhart said she was swamped at her office and literally ran over here and been in court all morning. Chairman Armor thanked Ms. Everhart.

After further discussion, Chairman Armor adjourned the meeting at 1:25 PM.

Respectfully submitted,

Hank Wells, *Secretary*

APPROVED:

Hicks Armor, *Chair*

NOTICE OF MEETING AND PUBLIC HEARING

Notice is hereby given that the Board of Directors of The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee (the "Issuer"), will hold a meeting and public hearing on May 19, 2025, at 12:30 p.m., Eastern Time, in the John P. Franklin, Sr. Council Building, 1000 Lindsay Street, Chattanooga, Tennessee in either the Assembly Room or the J.B. Collins Conference Room. The Issuer will consider and act upon all business which may properly come before it at such meeting, including but not limited to authorizing all documents and matters necessary or desirable in connection with the issuance of its qualified 501(c)(3) tax-exempt revenue bonds in a maximum principal amount of not to exceed \$4,750,000 (the "Bonds"). The proceeds of the Bonds will be loaned to Silverdale Baptist Academy, a Tennessee nonprofit corporation (the "Borrower"), to (a) finance and/or refinance the costs of acquiring, constructing, improving and/or equipping various educational, athletic and related facilities (collectively, the "Project"), including the construction and equipping of the Silverdale Center and construction, renovation and equipping of the Borrower's athletic facilities, all of the foregoing being located on the campus of the Borrower at 7236 Bonny Oaks Drive, Chattanooga, Tennessee, and (b) pay all or a portion of the costs of issuing the Bonds. The Borrower will be the owner and operator of the Project.

A public hearing (pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended) will be held at said meeting by the Issuer in connection with the issuance of the Bonds. Any person interested in the issuance of the Bonds or the location or purpose of the Project is invited to attend the public hearing (which may be continued or adjourned to a later date), and any person wanting to provide public comment shall express their desire to do so prior to the meeting.

THE BONDS SHALL NEVER CONSTITUTE AN INDEBTEDNESS OR GENERAL OBLIGATION OF THE ISSUER, THE STATE OF TENNESSEE, THE CITY OF CHATTANOOGA, OR ANY OTHER POLITICAL SUBDIVISION OR AGENCY OF THE STATE OF TENNESSEE, BUT SHALL BE PAYABLE SOLELY FROM SOURCES PROVIDED BY THE BORROWER. Additional information with respect to the foregoing may be obtained from Phillip A. Noblett, Esq., City of Chattanooga Attorney's Office, 100 East 11th Street, Suite 200, Chattanooga, Tennessee 37402, (423) 643-8250.

The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee
Educational Facilities Revenue Bonds
(Silverdale Baptist Academy Project) Series 2025

Summary of Bonds and Project

Board: The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee
Borrower: Silverdale Baptist Academy
Bond Amount: Not to exceed \$4,750,000

The Borrower is a private K-12 school located at 7236 Bonny Oaks Drive, Chattanooga, Tennessee (the “Campus”). Approximately 1,300 K-12 students attend Silverdale Baptist Academy each year. The Borrower was founded by members of the Silverdale Baptist Church in 1999; however, it is a separate legal entity from the Church, with its own leadership and Board of Directors.

The proposed financing consists of two components: (i) refinancing an existing loan that funded the construction and equipping of the Silverdale Center on the Campus and (ii) financing construction and equipping of athletic fields on the Campus.

The Silverdale Center is used by all grades of the Borrower. It houses a large gymnasium, dance studio, podcast rooms, a band room, a theater, five classrooms, four music lesson rooms and a training/weight room. The total cost of the Silverdale Center was approximately \$13,000,000, which was paid primarily from a capital campaign. The amount of the Silverdale Center loan to be refinanced with this bond issue is approximately \$2,200,000.

The remaining bond proceeds of approximately \$2,500,000 will be used to finance construction and upgrades to the Borrower’s athletic facilities, including widening the football/soccer field for tournament eligibility and installing turf on the football/soccer field, baseball field and softball field.

Regions Capital Advantage, Inc., an affiliate of Regions Bank, will purchase the bonds and will hold the bonds as a loan on its books. The bonds are not being sold to the public market. The bonds will mature approximately five years after closing, which is expected to occur this month.

Consistent with other bonds that the Board has issued, the proposed bonds will be tax-exempt and issued under a conduit bond structure. The bonds will be limited obligations of the Board and will be solely payable from the limited revenues and collateral provided by the Borrower. Furthermore, the Borrower will be required to indemnify the Board for any liability related to the projects or the bonds. Neither the City of Chattanooga nor any other governmental entity will have any liability with respect to the bonds.

A RESOLUTION AUTHORIZING AND APPROVING ALL DOCUMENTS, INSTRUMENTS, ACTIONS, AND MATTERS NECESSARY OR APPROPRIATE FOR, OR PERTAINING TO, THE ISSUANCE, SALE, AND DELIVERY BY THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF CHATTANOOGA, TENNESSEE OF ITS EDUCATIONAL FACILITIES REVENUE BONDS (SILVERDALE BAPTIST ACADEMY PROJECT) SERIES 2025, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED FOUR MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$4,750,000.00).

WHEREAS, The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee (the “Issuer”) is a public corporation organized under and pursuant to the provisions of Sections 48-101-301, et seq., Tennessee Code Annotated, as amended (the “Act”); and

WHEREAS, Silverdale Baptist Academy (the “Borrower”), a Tennessee nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code, has requested that the Issuer issue its revenue bonds as described herein and loan the proceeds thereof to assist the Borrower in connection with certain of its financing needs as described herein; and

WHEREAS, the Borrower proposes that the Borrower, the Issuer and Regions Capital Advantage, Inc. an affiliate of Regions Bank, (the “Purchaser”) enter into a Bond Purchase and Loan Agreement (the “Bond Purchase and Loan Agreement”) under which the Issuer will issue and sell its Educational Facilities Revenue Bonds (Silverdale Baptist Academy Project) Series 2025, in one or more series, in the aggregate principal amount not exceeding \$4,750,000 (the “Bonds”) to the Purchaser for a purchase price equal to the par amount of the Bonds; and

WHEREAS, pursuant to the Bond Purchase and Loan Agreement, the Issuer will loan the proceeds of the sale of the Bonds to the Borrower for the following purposes:

- (i) to finance the acquisition, construction, renovation and equipping of the Borrower’s educational, administrative, athletic, auxiliary and other facilities, including construction and equipping of athletic fields on the campus of the Borrower at 7236 Bonny Oaks Drive, Chattanooga, Tennessee;
- (ii) to refinance an existing loan of the Borrower, the proceeds of which were loaned to the Borrower to finance the construction and equipping of the Silverdale Center on the campus of the Borrower at 7236 Bonny Oaks Drive, Chattanooga, Tennessee; and
- (iii) to pay certain costs of issuance of the Bonds;

WHEREAS, to evidence its obligations under the Bond Purchase and Loan Agreement, the Borrower will execute its Silverdale Baptist Academy Notes, Series 2025 (the “Notes”), in one or more series, which will be endorsed by the Issuer to the Purchaser as security for the Bonds; and

WHEREAS, the Bonds will be payable from payments made by the Borrower under the Notes and the Bond Purchase and Loan Agreement; and

WHEREAS, the officers of the Issuer have caused to be presented to this meeting the following documents which the Issuer proposes to accept and/or to execute and deliver, as applicable:

1. the form of Bond Purchase and Loan Agreement;

2. the form of the Notes; and
3. the form of the Bonds.

WHEREAS, it appears that each of the instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be accepted or executed and delivered by the Issuer for the purposes intended.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED, by the Board of Directors of The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee as follows:

RESOLVED, That the form, terms and provisions of the Bond Purchase and Loan Agreement which is before this meeting be and they are hereby approved and the Chairman or Vice Chairman of the Issuer, or either of them, be and they are each hereby authorized, empowered and directed to execute, acknowledge and deliver, and the Secretary or the Assistant Secretary, or either of them, to attest (if requested) the Bond Purchase and Loan Agreement in the name and on behalf of the Issuer; that said instrument is to be in substantially the form now before this meeting and hereby approved, or with such changes therein as shall be approved by the officers of the Issuer executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein; and that from and after the execution and delivery of said instrument the officers of the Issuer are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of said instrument as executed; and, further,

RESOLVED, That the form, terms and provisions of the Notes which are before this meeting be and is hereby approved, and the Chairman or Vice Chairman of the Issuer be and they are hereby authorized, empowered and directed to accept delivery of said instrument on behalf of the Issuer, and the Chairman or Vice Chairman of the Issuer, or either of them, be and they are hereby authorized, empowered and directed to endorse and the Secretary or the Assistant Secretary, or either of them, to attest (if requested) the Notes to the Purchaser, in substantially the forms now before this meeting and hereby approved, or with such changes therein as shall be approved by the officers of the Issuer executing the endorsement of the Notes, their execution of such endorsement to constitute conclusive evidence of their approval of any and all such changes or revisions; and, further,

RESOLVED, That the form, terms and provisions of the Bonds which are before this meeting be and is hereby approved and the Chairman or the Vice Chairman of the Issuer, or either of them, be and they are each hereby authorized, empowered and directed to execute and acknowledge the Bonds in the name and on behalf of the Issuer, and the Secretary or the Assistant Secretary, or either of them, to attest (if requested), and thereupon to deliver the Bonds to the Purchaser upon payment therefor as provided in the Bond Purchase and Loan Agreement; that the Bonds are to be in substantially the forms now before this meeting and hereby approved, or with such changes therein as shall be approved by the officers of the Issuer executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of Bonds now before this meeting; and, further,

RESOLVED, That the instruments herein authorized shall be dated as of the date the initial payment is received for the Bonds or such other date as shall be approved by the officers executing such instruments; and, further,

RESOLVED, That the Bonds, and the interest payable thereon, are limited obligations of the Issuer, and shall not be deemed to constitute a general debt or liability of the Issuer, but shall be

payable solely from such special sources and funds provided therefor in accordance with the provisions thereof and the provisions of the Bond Purchase and Loan Agreement; and, further,

RESOLVED, That neither the State of Tennessee nor any political subdivision thereof, shall be liable for the payment of the principal of, or the interest on, the Bonds, or for the performance of any pledge, mortgage, obligation, agreement, or certification, of any kind whatsoever of the Issuer, and neither the Bonds nor any of the pledges, mortgages, agreements, obligations, or certifications of the Issuer shall be construed to constitute an indebtedness of the State of Tennessee or any political subdivision thereof, within the meaning of any constitutional or statutory provisions whatsoever; and, further,

RESOLVED, That no recourse under, or upon, any statement, obligation, covenant, agreement, or certification, contained in any of the foregoing documents or in any other document or certification whatsoever, or under any judgment obtained against the Issuer or by the enforcement of any assessment or by any legal or equitable proceeding or by virtue of any constitution or statute or otherwise, or under any circumstances, under or independent of the foregoing documents or any other document or certification, whatsoever, shall be had against any incorporator, member, director, or officer, as such, past, present, or future, of the Issuer, either directly or through the Issuer, or otherwise, for the payment for, or to, the Issuer, or any receiver thereof, or from, or to, the owner of the Bonds, for any sum that may be due and unpaid by the upon the Bonds or the interest payable thereon; any and all personal liability of every nature, whether at common law or in equity or by statute or by constitution or otherwise, of any such incorporator, member, director, or officer, as such, to respond by reason of any act or omission on his or her part or otherwise for, directly or indirectly, the payment for, or to, the Issuer or any receiver thereof, or for, or to, the owner of the Bonds, of the principal of, or the premium, if any, or interest on, the Bonds, shall be deemed to have been waived and released as a condition of, and consideration for, the execution of the aforesaid documents and the issuance of the Bonds; and, further,

RESOLVED, That the Chairman or the Vice Chairman of the Issuer, or either of them, be and they are hereby authorized, empowered and directed upon delivery of the Bonds to file with the State Director of Local Finance in the Office of the Comptroller of the Treasury the information required by Section 9-21-151 of Tennessee Code Annotated; and, further,

RESOLVED, That the Chairman or the Vice Chairman of the Issuer, or either of them, be and each is hereby authorized, empowered and directed to prepare and file with the Secretary of the Treasury the Statement (Form 8038) with respect to the Bonds if required by Section 149(e)(2) of the Internal Revenue Code of 1986; and, further,

RESOLVED, That the officers of the Issuer are hereby authorized to execute, deliver and file such additional documents, certificates and instruments, including, without limitation, federal tax compliance agreements and financing statements to evidence security interests created under the Bond Purchase and Loan Agreement, and to take all such further actions, from time to time, as they may consider necessary or desirable in connection with the issuance and sale of the Bonds; and, further,

RESOLVED, That all acts of any of the officers of the Issuer which are in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds, including without limitation, the execution and delivery of other documents in connection therewith, shall be and the same hereby are in all respects, approved and confirmed.

The foregoing Resolution was approved and adopted by the Board of Directors of The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee on May 19, 2025.

THE HEALTH, EDUCATIONAL AND HOUSING
FACILITY BOARD OF THE CITY OF
CHATTANOOGA, TENNESSEE

By: _____
Title: Chairman

ATTEST:

By: _____
Title: Secretary

47251992.1



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
TE COMPLIANCE UNIT – ATTENTION P. RUZINOK
550 MAIN ST MAIL STOP 6-403 GROUP 1
CINCINNATI, OH 45202

HEALTH EDUCATIONAL AND HOUSING
FACILITY BOARD OF THE CITY OF
CHATTANOOGA TENNESSEE
100 EAST 11TH STREET
CHATTANOOGA, TN 37402-2676

Date:
March 7, 2025
Taxpayer ID number:
52-1298872
Tax periods ended:
June 7, 2019
Person to contact:
Name: P.Ruzinok
ID number: 1002965552
Telephone: 513-975-6801

RE: Multifamily Mortgage Revenue Note (Patten Towers Apartments Project) Series 2019 195

Dear HEALTH EDUCATIONAL AND HOUSING:

We received your response to our request for information regarding a compliance check issue. We considered your reply dated February 26, 2025. Your Form 13837 for the period ending June 7, 2019, has been received has been sent for processing. We have closed our compliance check based on the information you provided. No further action is needed at this time..

Find tax forms or publications by visiting **IRS.gov/forms** or by calling 800-TAX-FORM (800-829-3676).

If you have questions, you can contact the person shown at the top of this letter.

This was not a request to inspect your books and records, within the meaning of Internal Revenue Code Section 7605(b), nor an audit for purposes of Section 530 of the Revenue Act of 1978.

If you have questions about your filing requirements, call IRS Customer Account Services at 877-829-5500.

Sincerely,

Dorothea M Kimbrough

Dorothea M. Kimbrough
Senior Manager, TE/GE Compliance Units