

RESOLUTION NO. R 079 81

A PROJECT RESOLUTION AUTHORIZING \$2,600,000 COMMERCIAL DEVELOPMENT REVENUE BOND (COMMODORE MOTEL PROJECT); REHOBOTH BEACH

WHEREAS, Council of Sussex County (the County) has heretofore adopted the Sussex County Commercial, Industrial and Agricultural Ordinance, Ordinance No. 80, (the General Ordinance) to encourage and assist the financing of the construction, acquisition, sale or lease of industrial, commercial and agricultural facilities related to the maintenance or promotion of employment or to the redevelopment or revitalization of areas within the County; and

WHEREAS, Commodore Associates, a Delaware partnership (the Applicant), has applied to the County for the financing of a project consisting of the acquisition of the land and buildings constituting the Commodore Motel, Rehoboth Beach, Delaware, and certain renovations thereof (the Project); and

WHEREAS, as required by the General Ordinance, the Applicant has submitted to the County through the County Administrator (the "Administrator") an application for assistance in financing the Project (the Application) and has requested the County to finance a portion of the costs of the Project, an estimate of which is attached as Exhibit A hereto (the Costs), through the issuance by the County of a Commercial Development Revenue Bond in a principal amount not to exceed \$2,600,000 (the Bond); and

WHEREAS, as required by the General Ordinance, the Application has been reviewed by a committee comprised of the County Administrator, Director of Finance, County Attorney and Director of Economic Development (the Review Committee); and

WHEREAS, the Review Committee has made the findings and determinations required by the General Ordinance, including the findings that:

(a) the Project is eligible for financial assistance and the financing thereof will accomplish the public purposes contemplated by the General Ordinance;

(b) the Project will (i) tend to maintain or provide gainful employment opportunities within and for the people of the County; (ii) aid, assist and encourage the economic development or redevelopment of the County; and (iii) maintain, diversify or expand employment promoting enterprises within the County; and

(c) the Bond is to be payable solely from Revenues as specified in Section 7 of the General Ordinance; and

WHEREAS, the Administrator has advised the Applicant of the Review Committee's findings and determinations; and

WHEREAS, the Administrator has advised the Council of the Review Committee's findings and determinations and recommendations and has transmitted the Application to the Council; and

WHEREAS, this Council also desires to approve the Project, to make the findings and determinations required by the General Ordinance and to authorize the issuance and sale of the Bond; and

WHEREAS, the County has received a commitment for the purchase of the Bond from Wilmington Trust Company, (the Lender); and

WHEREAS, the County will enter into (a) a Bank Loan Agreement (the Bank Loan Agreement) with the Lender providing for the issuance and sale of the Bond to the Lender and the application of the proceeds of the Bond to finance a portion of the Costs of the Project, and (b) a Loan Agreement with the Applicant (the Loan Agreement) under which the proceeds of the Bond will be loaned to the Applicant to pay a portion of the Costs of the Project and the Applicant will execute and deliver to the County (i) its promissory note payable to the County (the Note) to evidence such loan, and (ii) a first mortgage and security agreement on all land, buildings and personalty included in the Project to the County, as mortgagee (the Mortgage); and

WHEREAS, the Applicant may enter into leases for the Project and portions thereof (collectively the Leases) and will assign its rights and benefits under the Leases to the County (the Assignment of Leases); and

WHEREAS, the obligations of the Applicant under the Loan Agreement will be guaranteed for the benefit of the County by Richard H. Derrickson, Robert F. Marshall and their spouses pursuant to a guaranty agreement (the Guaranty); and

WHEREAS, in order to secure the Bond, the County will execute and deliver to the Lender an assignment (the Assignment) of substantially all of the County's rights and benefits under the Loan Agreement, the Note, the Mortgage, the Assignment of Leases and the Guaranty; and

WHEREAS, the Bond will be a limited obligation of the County payable solely from the Revenues of the Project, as that term is defined in Section 7 of the General Ordinance; and

WHEREAS, the Administrator has delivered to the Clerk of Council, for the Council's review, the form of the documents referred to herein; and

WHEREAS, this Council desires to authorize the issuance, execution and delivery of the Bond and the execution and delivery of the other documents required to accomplish the foregoing and to authorize all other necessary action in connection with the Project and the financing thereof,

NOW, THEREFORE,

BE IT RESOLVED:

Section 1. Definitions

The terms used in this Resolution shall have the meanings specified herein or in the preamble hereto or, if not otherwise defined herein, as specified in the General Ordinance, unless a different meaning is clearly indicated by the context.

Notwithstanding any other provisions to the contrary, "Costs" means the capital costs chargeable to the Project in accordance with generally accepted accounting principles and include without limitation, the cost of acquisition, construction, reconstruction, repair, alteration, improvement and extension of any building, structure, facility or other improvement; the cost of machinery and

equipment; the cost of acquisition, construction, reconstruction, repair, alteration, improvement and extension of pollution control devices, equipment or facilities; the cost of lands, rights-in-lands, easements, privileges, agreements, franchises, utility extensions, disposal facilities, access roads and site development necessary or useful and convenient for the Project or in connection therewith; financing costs including, but not limited to, discount on bonds, costs of issuance of bonds, engineering and inspection costs, trustee or fiscal agents fee, cost of financial, legal, professional and other estimates and advice, organization, administrative, insurance, and other expenses of the County or the Applicant prior to and during any acquisition or construction; and all such other expenses as may be necessary or incidental to the financing, acquisition, construction or completion of the Project or part thereof including, but not limited to, capitalized interest and such provisions for reserves for payment of principal of or interest on the Bond during or after such financing, acquisition or construction as may be provided for herein, but shall not include raw materials, work in progress, working capital, or stock in trade.

Section 2. Authorization

This Resolution is enacted pursuant to the provisions of the Constitution of the State of Delaware under Title 9 Delaware Code Section 7001 et. seq. and in accordance with the provisions of the General Ordinance.

Section 3. Interpretation

All references in this Resolution to articles, sections and other subdivisions of this Resolution are to the designated articles, sections or other subdivisions of this Resolution originally enacted. The words "herein", "hereof", "hereby", and "hereunder" and other words of similar import refer to this Resolution as a whole and not to any particular article, section or other subdivision. The use of words in the singular number includes the plural and the use of the plural includes the singular number.

Section 4. Descriptive Headings

The descriptive headings of the sections of this Resolution are inserted for convenience only and shall not control or affect the meaning or construction of any of its provisions.

Section 5. Severability

In case any one or more of the provisions contained in this Resolution or in the Bond or any other document executed and delivered pursuant hereto shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Resolution or of said Bond or other documents, and this Resolution, said Bond or other documents shall be construed and enforced as if such invalid, illegal or unenforceable provisions had never been contained herein or therein.

Section 6. Approval of Project and Findings with Respect Thereto

The Council hereby approves the findings and determinations made by the Review Committee with respect to the Project, and in conjunction therewith does hereby make the following findings and determinations:

(a) the issuance and sale by the County of the Bond in an aggregate principal amount not to exceed \$2,600,000 in order to lend the proceeds thereof to the Applicant for the sole and exclusive purpose of financing a portion of the Costs of the Project will accomplish the public purposes specified in the General Ordinance and will:

(i) tend to maintain or provide gainful employment opportunities within and for the people of the County;

(ii) aid, assist and encourage the economic development or redevelopment of the County; and

(iii) maintain, diversify or expand employment promoting enterprises within the County; and

(b) the Bond will be a limited obligation of the County and does not pledge the credit or taxing power thereof but

will be payable solely from the Revenues of the Project as specified in Section 7 of the General Ordinance.

Based on the foregoing findings and determinations and as a substantial inducement to the Applicant to locate, remain or expand within the County, the Project is hereby approved and determined to be eligible for financing by the County as provided herein and in the General Ordinance.

Section 7. Authorization of the Bond

In order to provide funds to pay a portion of the Costs of the Project, the County shall issue its Commercial Development Revenue Bond (Commodore Motel Project) in a principal amount not exceeding \$2,600,000, which shall mature and bear interest substantially as set forth in Exhibit "B" to this Resolution.

The Bond shall be dated on the date of delivery thereof, shall be issued as a single typewritten bond payable to the order of the Lender and shall be payable in lawful money of the United States of America at the location designated by the Lender.

The Bond shall be a limited obligation of the County payable solely and exclusively from the payments made by the Applicant under the Note and Loan Agreement and out of other Revenues derived from the Project and shall be secured by the assignments hereinafter authorized. The Bond shall not pledge the full faith and credit or taxing power of the County or of The State of Delaware or of any other political subdivision thereof and shall not be a debt or liability of The State of Delaware or of any other political subdivision thereof.

The Bond shall not be payable out of any funds, revenues or properties of the County other than those specifically pledged therefor.

Section 8. Authorization of Bank Loan Agreement - Sale of Bond

The County shall enter into the Bank Loan Agreement with the Lender to be dated on the date of delivery thereof setting forth the terms and conditions under which the Bond is being purchased by the Lender and under which the Lender will advance the proceeds of

the Bond for loan to the Applicant to pay a portion of the Costs of the Project. The Bond is hereby awarded and sold to the Lender at private sale at a price of par and in accordance with all of the terms and conditions set forth in Exhibit "B" to this Resolution and the further terms and conditions specified in the Bank Loan Agreement.

Section 9. Authorization of Loan Agreement

The County shall enter into the Loan Agreement with the Applicant, to be dated on the date of delivery thereof, providing that the proceeds of the Bond will be loaned to the Applicant to finance a portion of the Costs of the Project in the manner set forth therein, providing for the Applicant to execute and deliver the Note, the Mortgage and other documents provided for therein to evidence and secure such loan, and containing covenants by the Applicant for the benefit of the County and the Lender. The Applicant is hereby authorized to proceed with the Project in accordance with the terms of this Resolution.

Section 10. Authorization of Assignment

In order to secure the Bond, the County shall enter into the Assignment by which it will assign to the Lender substantially all of its rights and benefits under the Loan Agreement and Guaranty, including the Applicant's Note, Mortgage, Assignment of Leases and all amounts payable thereunder.

Section 11. Execution and Delivery of Documents

The Administrator is hereby authorized to execute and deliver (or to accept delivery of, as the case may be), in the name of the County and on its behalf, the below listed documents, in substantially the form previously submitted to the Council for review, and in accordance with the provisions of this Resolution and consistent with the terms of the Lender's commitment letter submitted with the Applicant's Application (as may be modified by the Lender with the consent of the Borrower) and is further authorized to approve the final form thereof, and to approve the exact

principal amount of the Bonds, such approvals to be conclusively evidenced by the execution thereof, and the County Clerk is hereby authorized to affix the seal of the County to those of the below listed documents which are executed on behalf of the County and to attest to the same:

- (a) The Bank Loan Agreement;
- (b) The Bond;
- (c) The Loan Agreement;
- (d) The Mortgage;
- (e) The Note;
- (f) The Assignment of Leases;
- (g) The Guaranty;
- (h) The Assignment; and
- (i) Such other documents as the Administrator determines to be reasonable and appropriate to complete the financing for this Project as authorized by this Resolution.

Copies of the foregoing documents, together with the other documents relating to the transactions authorized hereby, in final form as executed and delivered by the parties thereto, shall be filed in the official records of the County.

Section 12. Binding Effect of Covenants and Agreements

All covenants, obligations and agreements of the County set forth in this Resolution and in the documents authorized hereby shall be deemed to be the covenants, obligations and agreements of the County to the full extent authorized or permitted by law.

Section 13. Further Action

The proper officers of the County are hereby authorized and directed to execute such further documents and do such further things as may be necessary or proper to carry out the intent and purpose of this Resolution or any document herein authorized.


Section 14. Repeal of Inconsistent Resolution

All prior Resolutions or portions thereof which are inconsistent with this Resolution are hereby repealed.

Section 15. Effective Date

This Resolution shall become effective upon its passage by Council.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 079 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 15TH DAY OF DECEMBER, 1981.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL

SYNOPSIS: This Project Resolution authorizes the County to issue a commercial development revenue bond in the principal amount of \$2,600,000 for the financing of a project consisting of the acquisition of the land and buildings constituting the Commodore Motel, Rehoboth Beach, Delaware, and certain renovations thereof.

FISCAL NOTE: This Project Resolution will have no direct fiscal impact on Sussex County. The bond or obligation contemplated by this Resolution will be a limited obligation of the County, which will not constitute or give rise to any pecuniary liability of the County other than from the revenues derived from the project financed, which will be specifically pledged to payment of principal and interest on the bond.

EXHIBIT A
to
PROJECT RESOLUTION
for
COMMODORE MOTEL PROJECT

Estimated Costs of Project

| | |
|------------------------------------|---------------|
| Land and Buildings | \$2,200,000 |
| Renovations | 596,750 |
| Legal, Financing and Closing Costs | <u>53,000</u> |
| Total Estimated Project Costs | \$2,849,750 |

EXHIBIT B
to
PROJECT RESOLUTION
for
COMMODORE MOTEL PROJECT

Terms of the Bond

Principal Amount Not to Exceed: \$2,600,000

Interest Rate per annum: 70% of the prime rate per annum at The
Wilmington Trust Company, as it may
vary from time to time

Maturity: 20 years

Amortization: 20 years

Prepayment Provisions: There shall be a prepayment penalty of
3% of the amount prepaid if the amount
prepaid in any year (beginning on the
date of the issuance of the Bond and
each subsequent anniversary thereof)
exceeds 20% of the face amount of the
Bond. This prepayment penalty shall
not apply after the expiration of five
(5) years from the date of the issuance
of the Bond.