

KENTUCKY STATE PROPERTY AND BUILDINGS COMMISSION
MINUTES
SEPTEMBER 20, 2010

The Kentucky State Property and Buildings Commission (“SPBC” or the “Commission”) was called to order on Monday, September 20, 2010 meeting in Room 182 of the Capitol Annex by Lori Flanery, Deputy Secretary, Finance and Administration Cabinet as proxy for Jonathan Miller, Secretary, Finance and Administration Cabinet, Executive Director to the Commission. Other members present were Edmund Sauer, Proxy for Governor Stephen Beshear, Bill Burger, proxy for Lt. Governor Mongiardo, Edgar C. Ross, Executive Director, Office of the Controller, Finance and Administration Cabinet, Mary Lassiter, State Budget Director, Katie Smith, proxy for Larry Hayes, Secretary, Cabinet for Economic Development, and Bonnie Howell, proxy for Attorney General, Jack Conway.

Office of Financial Management (OFM) Staff Members Present: Tom Howard, Executive Director and Secretary to the Commission, Brett Antle, Deputy Executive Director, Robin Brewer, Rob Ramsey, Tom Midkiff, Rachael Dever, and Marcia Adams.

Other Guests Present: Shannon Morgan, Deputy Secretary, Finance and Administration Cabinet, Ryan Green from the Office of the State Budget Director (OSBD), and Kristi Culpepper from the Legislative Research Commission (LRC).

Deputy Secretary Flanery verified with staff that a quorum was present and that the press had been notified of the meeting.

A motion was made by Mr. Ed Ross and seconded by Mr. Bill Burger to approve the previous meeting minutes. Motion **CARRIED** and the minutes of the July 16, 2010 meeting were approved as written.

Deputy Secretary Flanery introduced Resolution **2010-23**:

**RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION
OF THE COMMONWEALTH OF KENTUCKY APPROVING THE ISSUANCE OF
UNIVERSITY OF KENTUCKY GENERAL RECEIPTS REFUNDING BONDS,
2010 SERIES B.**

Ms. Rachael Dever stated that Resolution 2010-23 is for the University of Kentucky General Receipts Refunding Bonds, Series 2010 Series B. This will be a companion to the previously approved Series 2010 A financing. This will be a refunding of the University’s S & T Consolidated Educational Buildings Revenue Bonds in an estimated amount not to exceed \$35,000,000. The project was approved on September 14th by the Board of Trustees and upon the Commission’s approval, will be presented to Capital Projects and Bond Oversight on September 21, 2010. Bond Counsel is Peck, Shaffer & Williams LLP; Financial Advisor is Hilliard Lyons; and Trustee is U.S. Bank N.A. Staff recommends approval.

Mr. Burger made a motion to approve Resolution **2010-23** that was seconded by Ms. Bonnie Howell. Motion **CARRIED** and Resolution **2010-23** was **ADOPTED**.

Deputy Secretary Flanery introduced Resolution **2010-24**:

**RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION
OF THE COMMONWEALTH OF KENTUCKY APPROVING THE ISSUANCE OF
MURRAY STATE UNIVERSITY GENERAL RECEIPTS REFUNDING BONDS,
2010 SERIES A.**

September 20, 2010

Ms. Rachael Dever stated that Resolution 2010-24 is for Murray State University General Receipts Refunding Bonds, 2010 Series A, for an estimated amount not to exceed \$22,620,000. This transaction will refund all the University's outstanding Housing and Dining Bonds, M, N, O, P, and Q. The transaction was approved by the Board of Regents on September 17, 2010 and upon the Commission's approval, will be presented to Capital Projects and Bond Oversight on September 21, 2010. Bond Counsel is Peck, Shaffer & Williams LLP; Financial Advisor is Hilliard Lyons; and Trustee is U.S. Bank N.A. Staff recommends approval.

Mr. Burger made a motion to approve Resolution **2010-24** that was seconded by Ms. Katie Smith. Motion **CARRIED**, and Resolution **2010-24** was **ADOPTED**.

Deputy Secretary Flanery introduced Resolution **2010-25**:

**RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION
OF THE COMMONWEALTH OF KENTUCKY APPROVING THE ISSUANCE OF
NORTHERN KENTUCKY UNIVERSITY GENERAL RECEIPTS REFUNDING
BONDS, 2010 SERIES B.**

Ms. Rachael Dever stated that Resolution 2010-25 is for Northern Kentucky University General Receipts Refunding Bonds, 2010 Series B, for an estimated amount not to exceed \$13,740,000. This transaction will refund the University's Housing Certificates of Participation, Series 2002. The financing was approved by the Board of Regents on September 15, 2010 and upon the Commission's approval, will be presented to Capital Projects and Bond Oversight on September 21, 2010. Bond Counsel is Peck, Shaffer & Williams LLP; Financial Advisor is Hilliard Lyons; and Trustee is U.S. Bank N.A. Staff recommends approval.

Ms. Howell asked if the financing would extend the maturity on the debt. Ms. Dever answered that this would not extend the debt but will be sold for positive present value savings value if the market allows at the time of sale.

Ms. Smith made a motion to approve Resolution **2010-25** that was seconded by Mr. Ross. Motion **CARRIED**, and Resolution **2010-25** was **ADOPTED**.

Deputy Secretary Flanery introduced Resolution **2010-26**:

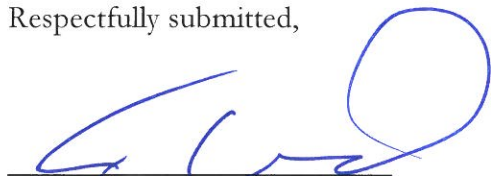
**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION
OF THE COMMONWEALTH OF KENTUCKY APPROVING THE
APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC
DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC
DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF
ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE
COMMISSION TO MAKE A GRANT TO THE LOUISVILLE/JEFFERSON
COUNTY METRO GOVERNMENT FOR THE BENEFIT OF DOMETIC
CORPORATION (DOMETIC) (\$250,000).**

Ms. Katie Smith stated that Resolution 2010-26 is requesting approval of \$250,000 in Economic Development Bond Funds for the purpose of making a grant to Louisville/Jefferson County Metro Government for the benefit of Dometic Corporation. Dometic will lease, improve and equip a 25,000 square foot facility in Jefferson County, Kentucky for its U.S. operations corporate office. In consideration of the EDB grant, Dometic will be required to create 90 new full-time jobs with an average annual salary of not less than \$31,000, excluding benefits, for Kentucky residents within three years of completion and occupancy of the project and maintain for three additional years. The grant agreement will include repayment provisions if the company fail to create or maintain the jobs or pay the required wages. Dometic will also be required to provide collateral satisfactory to the Cabinet as security for repayment of any EDB proceeds. Dometic has received preliminary approval from Kentucky Economic Development Finance Authority (KEDFA) for incentives under the Kentucky Business Investment Program. Secretary Hayes has provided his recommendation for the project and Secretary Miller has concurred. KEDFA approved the project on August 26, 2010 and upon the Commission's approval, will be presented to Capital Projects and Bond Oversight on September 21, 2010. Staff recommends approval.

Ms. Mary Lassiter made a motion to approve Resolution **2010-26** that was seconded by Mr. Burger. Motion **CARRIED**, and Resolution **2010-26** was **ADOPTED**.

Deputy Secretary Flanery asked if there was any other business. With no other business, the meeting stands adjourned.

Respectfully submitted,



F. Thomas Howard
Secretary