ORDINANCE NO. ___

AN ORDINANCE TO AUTHORIZE THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS UNDER THE MUNICIPALITIES AND COUNTIES INDUSTRIAL DEVELOPMENT REVENUE BOND LAW FOR THE PURPOSE OF SECURING AND DEVELOPING INDUSTRY; TO AUTHORIZE THE SALE OF THE BONDS AND THE APPROVAL OF A BOND PURCHASE AGREEMENT AND A PAYMENT IN LIEU OF TAXES AGREEMENT IN CONNECTION THERewith; TO AUTHORIZE THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING THE BONDS; TO AUTHORIZE AND PRESCRIBE CERTAIN MATTERS PERTAINING TO THE PROJECT, THE ACQUISITION, CONSTRUCTION, AND EQUIPPING THEREOF, AND THE FINANCING THEREOF; TO AUTHORIZE THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT RELATING TO THE PROJECT; TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the City of Little Rock, Arkansas (the “City”) is authorized under the provisions of Amendment 65 to the Arkansas Constitution and the Municipalities and Counties Industrial Development Revenue Bond Law, Ark. Code Ann. §§ 14-164-201 et seq. (collectively, the “Act”), to own, acquire, construct, equip, and lease facilities to secure and develop industry and to assist in the financing thereof by the issuance of bonds payable from the revenues derived from such facilities; and

WHEREAS, HMS Mfg. Co. (the “Company”) has evidenced its interest in acquiring, constructing, and equipping an industrial facility within the City if permanent financing can be provided through the issuance of bonds under the authority of the Act; and

WHEREAS, the City has agreed to cooperate with the Company in the acquisition, construction, and equipping of an industrial facility within the City, consisting of the acquisition of land and/or leasehold rights, construction and renovation of buildings, infrastructure and improvements, and acquisition and installation of equipment for the manufacture, development, testing, production and warehousing of housewares that promote home organization located at 6901 Lindsey Road in Little Rock (the “Project”); and

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WHEREAS, to provide permanent financing of the Project costs, necessary costs and expenditures incidental thereto, and the cost of the issuance of Bonds, the City will issue its taxable industrial development revenue bonds under the provisions of the Act designated “City of Little Rock, Arkansas Taxable Industrial Development Revenue Bonds (HMS Project), Series 20___,” in the principal amount of not to exceed Thirty-five Million Dollars ($35,000,000.00) (the “Bonds”); and

WHEREAS, the Bonds will be issued pursuant to the provisions of a Trust Indenture, (the “Trust Indenture”) to be entered into between the City and a trustee (the “Trustee”) to be selected upon the mutual agreement of the City and the Company; and

WHEREAS, the City and the Company intend to enter into a Lease Agreement (the “Lease Agreement”) relating to the real and personal property constituting the Project, which contemplates that the Project will be leased to the Company, with an option to purchase for a nominal price, and the rental payments therefor together with other moneys available shall be sufficient to pay debt service on the Bonds and all related costs; and

WHEREAS, to induce the City to proceed with the issuance of the Bonds for the purpose indicated, which will inure to the benefit of the Company, the City and the Company will enter into a Payment in Lieu of Taxes Agreement (“PILOT Agreement”) in substantially the form presented at this meeting; and

WHEREAS, an open public hearing on the question of the issuance of the Bonds was held before the Board of Directors of the City on November 19, 2019, following publication of notice of the hearing and that having heard all persons desiring to be heard in the matter, the City has taken under advisement the comments and statements of such persons; and

WHEREAS, the City proposes to sell the Bonds to an affiliate of the Company (the “Purchaser”) pursuant to a Bond Purchase Agreement by and between the City and the Purchaser; and

WHEREAS, prior to issuance of the Bonds, the Company obtained independent loans from one (1) or more lenders secured by liens on, or security interests in, title to all or part of the Project granted pursuant to various agreements, instruments and documents; and

WHEREAS, the City acknowledges and consents to all liens and encumbrances on, security interests in and rights to, the title to the Project granted by the Company and acknowledges that the Company’s interests in the Project will be transferred to City subject to the such liens, encumbrances and security interests and such acknowledgement and consent will be evidenced through the execution of a Recognition of Prior Interests, Nondisturbance and Attornment Agreement between the City, the Company, and the lenders of the Company (or such lenders’ agents) benefitting from such lien, encumbrance or security interest (the “RNA Agreement”); and

WHEREAS, the completion of the Project will furnish additional employment opportunities, and will furnish other benefits to and be in the best interest of the City and its residents;
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
OF LITTLE ROCK, ARKANSAS:

Section 1. There be, and there is hereby authorized and directed the following:
(a) The Bonds shall be issued in one or more series in an aggregate principal amount of not to exceed
Thirty-five Million Dollars ($35,000,000.00), and the Bonds shall be sold to the Purchaser for a price of
par plus costs of issuance upon the terms and conditions set forth in the Bond Purchase Agreement.
(b) The execution and delivery of the PILOT Agreement by the Mayor on behalf of the City, in
substantially the form submitted to this meeting, with such changes as shall be approved by such persons
executing the document, its execution to constitute conclusive evidence of such approval, is hereby
authorized and directed. An executed copy of the PILOT Agreement shall be filed in the City Clerk’s
Office.
(c) The acquisition, construction, and equipping of the Project, and, in connection therewith, the
execution of any necessary architectural, engineering, or construction contracts or the acceptance of an
assignment of any such contracts previously executed by the Company for the construction and equipping
of the Project on behalf of the City is hereby authorized and directed.

Section 2. The issuance of the Bonds in the total principal amount of not to exceed Thirty-five
Million Dollars ($35,000,000.00) in one or more series is hereby authorized. The Bonds shall be
issued in the forms and denominations, shall be dated, shall be numbered, shall mature, shall bear interest (at a
rate or rates) and shall be subject to redemption prior to maturity, all upon the terms and conditions to be
set forth in the Trust Indenture.
That to further prescribe the terms and conditions upon which the Bonds are to be executed,
authenticated, issued, accepted, held and secured, the Mayor is hereby authorized and directed (when
requested to do so by the Company) to execute and acknowledge the Trust Indenture, and the City Clerk
is hereby authorized and directed to execute and acknowledge the Trust Indenture and to affix the seal of
the City thereto, and the Mayor and City Clerk are hereby authorized and directed to cause the Trust
Indenture to be accepted, executed and acknowledged by the Trustee. The Trust Indenture is hereby
approved in substantially the form submitted to this meeting (and a copy of such Trust Indenture is on file
with the City Clerk and available for inspection by any interested person), and the Mayor is hereby
authorized to confer with the Trustee and the Company in order to complete the Trust Indenture in
substantially the form submitted to this meeting with such changes as shall be approved by such persons
executing the document, their execution to constitute conclusive evidence of such approval.

Section 3. There be, and there is hereby, authorized and directed the execution and delivery of the
Lease Agreement, and the Mayor and City Clerk are hereby authorized to execute, acknowledge, and
deliver the Lease Agreement for and on behalf of the City. The Lease Agreement is hereby approved in
substantially the form submitted to this meeting (and a copy of such Lease Agreement is on file with the
City Clerk and available for inspection by any interested person), and the Mayor is hereby authorized to confer with the Company in order to complete the Lease Agreement in substantially the form submitted to this meeting, with such changes as shall be approved by such persons executing the document, their execution to constitute conclusive evidence of such approval.

Section 4. There be, and there is hereby, authorized and directed the execution and delivery of the Bond Purchase Agreement, and the Mayor and City Clerk are hereby authorized to execute, acknowledge, and deliver the Bond Purchase Agreement for and on behalf of the City. The Bond Purchase Agreement is hereby approved in substantially the form submitted to this meeting, and the Mayor is hereby authorized to confer with the Purchaser in order to complete the Bond Purchase Agreement in substantially the form submitted to this meeting (and a copy of such Bond Purchase Agreement is on file with the City Clerk and available for inspection by any interested person), with such changes as shall be approved by such persons executing the document, their execution to constitute conclusive evidence of such approval.

Section 5. There be, and there is hereby, authorized and directed the execution and delivery of the RNA Agreement, and the Mayor and City Clerk are hereby authorized to execute, acknowledge, and deliver the RNA Agreement for and on behalf of the City. The RNA Agreement is hereby approved in substantially the form submitted to this meeting (and a copy of such RNA Agreement is on file with the City Clerk and available for inspection by any interested person), and the Mayor is hereby authorized to confer with the Company and lenders of the Company (or such lenders’ agents) in order to complete the RNA Agreement in substantially the form submitted to this meeting, with such changes as shall be approved by such persons executing the document, their execution to constitute conclusive evidence of such approval.

Section 6. The Mayor and City Clerk, for and on behalf of the City, are hereby authorized and directed to do any and all things necessary to effect (i) the execution of the Lease Agreement, (ii) the performance of the City’s obligations under the Lease Agreement, (iii) the execution and delivery of the Trust Indenture, (iv) the performance of all obligations of the City under and pursuant to the Trust Indenture, (v) the execution and delivery of the Bonds, (vi) the execution and delivery of the PILOT Agreement, (vii) the performance of the City’s obligations under the PILOT Agreement, (viii) the execution and delivery of the Bond Purchase Agreement, (ix) the performance of the City’s obligations under the Bond Purchase Agreement, (x) the execution and delivery of the RNA Agreement, (xi) the performance of the City’s obligations under the RNA Agreement, and (xii) the performance of all other acts of whatever nature necessary to effect and carry out the authority conferred by this Ordinance. The Mayor and the City Clerk are further authorized and directed, for and on behalf of the City, in connection with the issuance of the Bonds and in connection with on-going rights and obligations that arise after issuance and prior to maturity of the Bonds, to execute all papers, documents, certificates, and other
instruments that may be required for the carrying out of such authority or to evidence the exercise thereof, including, but not limited to, the execution of one (1) or more Home Office Payment Agreements, Memorandums of Lease, Delivery Instructions and other closing certificates.

Section 7. Since the City is involved with the acquisition, constructing, and equipping of a complex industrial project, requiring highly specialized work and specialized types of machinery and equipment, in compliance with Ark. Code. Ann. § 14-164-204, it has been and is hereby determined by the Board of Directors that competitive bidding be, and the same is hereby, waived as to this particular industrial project. This action is taken by the Board of Directors pursuant to applicable laws of the State of Arkansas, including particularly the Act.

Section 8. All actions heretofore taken by the City, the Company, and the Purchaser in connection with the issuance, offer and sale of the Bonds and the development and completion of the Project are hereby in all respects ratified and approved.

Section 9. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of this ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this ordinance.

Section 10. Repealer. All ordinances or resolutions of the City in conflict herewith are hereby repealed to the extent of such conflict.

Section 11. There is hereby found and declared to be an immediate need for the securing and developing of substantial industrial operations in order to retain exiting employment, provide additional employment, alleviate unemployment, and otherwise benefit the public health, safety, and welfare of the City and the inhabitants thereof, and the issuance of the Bonds authorized hereby and the taking of the other action authorized herein are immediately necessary in connection with the securing and developing of substantial industrial operations and deriving the public benefits referred to above. It is therefore, declared that an emergency exists and this ordinance, being necessary for the immediate preservation of the public health, safety, and welfare, shall be in force and take effect immediately upon and after its passage.

PASSED: November 19, 2019

ATTEST:               APPROVED:

/s/ Susan Langley       /s/ Frank D. Scott, Jr.
Susan Langley, City Clerk Frank D. Scott, Jr., Mayor
APPROVED AS TO LEGAL FORM:

/s/ Thomas M. Carpenter

Thomas M. Carpenter, City Attorney