

# **University Park Recreation District**

**Consideration of Resolution 2019-23  
Providing Short Term Financing for the  
Operating Expenses of the District;  
Authorizing the Negotiation of a Term Sheet  
and Execution and Delivery Of A Loan  
Agreement With Ameris Bank; Rescinding  
Resolutions 2019-18 And 2019-22; Providing  
For Incidental Action; And Providing For  
Severability And An Effective Date**

## RESOLUTION 2019-23

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PARK RECREATION DISTRICT TO PROVIDE FOR SHORT TERM FINANCING FOR THE PAYMENT OF OPERATING EXPENSES OF THE DISTRICT; AUTHORIZING THE NEGOTIATION OF A TERM SHEET AND EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH AMERIS BANK; RESCINDING RESOLUTIONS 2019-18 AND 2019-22 ADOPTED JANUARY 4, 2019 AND FEBRUARY 19, 2019, RESPECTIVELY, WHICH AUTHORIZED SHORT TERM FINANCING WITH SYNOVUS BANK (D/B/A FLORIDA COMMUNITY BANK); PROVIDING FOR INCIDENTAL ACTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the University Park Recreation District (the "District") is authorized by Chapters 418 and 189 Florida Statutes (collectively, the "Act"), and Manatee County Ordinance No. 18-29, now Article III of Chapter 2-8 of the Manatee County Code of Ordinances, which Ordinance serves as the Charter of the District (the "Charter"), to own, acquire, construct, equip, operate, maintain and improve recreation facilities and improvements within the District, including the facilities and improvements known as the "University Park Country Club" (the "Club"), as deemed necessary or convenient by the Board of Supervisors of the District (the "Board") for the carrying out of the functions of the District, and to enter into contracts and agreements necessary or incidental to the functions of the District and the execution of its powers; and

**WHEREAS**, on January 4, 2019 the Board adopted Resolution 2019-18 authorizing, among other actions, the incurrence of short term debt from Synovus Bank d/b/a Florida Community Bank ("FCB") to pay for current operating expenses, until such time as funds are obtained through the operation of the Club or through other funding sources allowed by law; and

**WHEREAS**, in connection with approval of Resolution 2019-18, the Board was presented with a term sheet from FCB for a working capital loan in the amount of not to exceed \$350,000 (the "Loan"), in addition to other financing; and

**WHEREAS**, on February 19, 2019 the Board adopted Resolution 2019-22 approving the form of a Loan Agreement containing the terms and conditions of the Loan with FCB; and

**WHEREAS**, FCB has since informed the District that because of certain pending litigation against the District it has determined not to make the Loan; and

**WHEREAS**, Ameris Bank (the "Bank") has presented a proposed term sheet indicating its willingness to make the Loan; and

**WHEREAS**, as security for the Loan, Keswick Investments LLC or related entity or principals thereof ("Keswick") have agreed to purchase a \$350,000 certificate of deposit ("CD") of the Bank, which CD shall secure payment of the Loan in the event of default by the District; and

**WHEREAS**, upon a draw by the Bank on the CD, it is the intent of the District to levy non-ad valorem assessments to reimburse Keswick in full for paying the Loan; and

**WHEREAS**, the District desires to rescind Resolutions 2019-18 and 2019-22, to authorize staff and consultants to negotiate a new term sheet and Loan Agreement with the Bank, and upon approval of such documents, to authorize execution and delivery of the Loan Agreement and various instruments relating thereto, pursuant to Section 2-8-156 of the Charter;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of University Park Recreation District, as follows:

**Section 1. Findings.** The timing of acquisition of the Club is uncertain. The District has incurred numerous start-up expenses and expects to incur operating expenses during the current fiscal year and next fiscal year, for which there is currently no source of funding. Upon acquisition of the Club, operating income of the Club must be used to pay operating expenses of the Club, and will only be available to pay operating expenses of the District after Club expenses are satisfied. Use of any working capital reserve of the Club for District operating expenses will require adoption of a future resolution of the Board. Consequently it is necessary to incur the Loan to fund current operating expenses of the District.

**Section 2. Authorization of Negotiation, Execution and Delivery of a Term Sheet and Loan Agreement with the Bank.** The District does hereby authorize and direct staff and consultants to negotiate a Loan with the Bank, upon substantially similar terms and conditions as the Loan previously approved with FCB, and upon such approval, authorizes and approves the execution by the Chairman, Vice-Chairman or any Designated Member and the delivery of a Loan Agreement (the "Loan Agreement") between the District and the Bank. The Loan Agreement shall be substantially similar to the form thereof attached to Resolution 2019-22 as Exhibit A, with such changes therein as shall be necessary to reflect the new term sheet of the Bank and as approved by the Chairman, Vice Chairman or Designated Member executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Loan Agreement attached attached to Resolution 2019-22.

**Section 3. Severability.** If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and

declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 4. Open Meetings.** It is hereby found and determined that all acts of the Board concerning and relating to adoption of this Resolution were taken in open meetings of the Board and all deliberations of the Board that resulted in such official acts were in meetings open to the public in compliance with all legal requirements, including, but not limited to, the requirements of Section 286.011, Florida Statutes.

**Section 5. Prior Resolutions.** The terms of Resolution 2019-18 relating to the Loan are hereby rescinded, repealed and of no further force and effect. Except with respect to substantial approval of the form of a Loan Agreement approved thereby, the terms of Resolution 2019-22 are also rescinded, repealed and of no further force and effect.

**Section 6. Effective Date.** This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

**PASSED** in Public Session of the Board of Supervisors of University Park Recreation District this 8<sup>th</sup> day of March, 2019.

Attest:

**UNIVERSITY PARK RECREATION  
DISTRICT**

*Carol Z. Davis*  
Asst Secretary, Board of Supervisors

*Robert Z. Wood*  
Chairman, Board of Supervisors