

AN ORDINANCE APPROVING THE DELIVERY OF CERTIFICATES OF PARTICIPATION SERIES 2021A (CAPITAL PROJECTS), OF THE CITY OF GLADSTONE, MISSOURI, FOR THE PURPOSE OF PROVIDING FINANCING FOR VARIOUS CAPITAL PROJECTS OF THE CITY AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Gladstone, Missouri, (the "City"), desires to obtain financing for (i) the construction of a new Public Safety Headquarters adjacent to the existing City Hall; (ii) additions to and renovation of Fire Station Number 2; and (iii) improvements to the existing City Hall associated with the construction of the Public Safety Headquarters as well as some additional renovation (collectively, the "Project"); and paying certain costs related to such actions; and

WHEREAS, in order to accomplish the purposes set forth herein, the City desires to authorize the execution and delivery of not to exceed \$16,500,000 of Certificates of Participation (Capital Projects), Series 2021A (the "Certificates"); and

WHEREAS, in order to facilitate the foregoing and to provide financing to pay the cost thereof, it is necessary and desirable for the City to take the following actions:

1. Enter into a Ground Lease (the "Ground Lease") with the Trustee, pursuant to which the City will lease the real property (the "Site") described therein and the improvements thereon to the Trustee;
2. Enter into an annually renewable Lease Purchase Agreement (the "Lease Purchase Agreement") with the Trustee, pursuant to which the City will lease the Leased Property described therein on a year-to-year basis from the Trustee with an option to purchase;
3. Enter into a Continuing Disclosure Agreement (the "Continuing Disclosure Agreement"), pursuant to which the City will agree to provide ongoing disclosure of financial and other information with respect to the Certificates;
4. Enter into a Tax Compliance Agreement (the "Tax Compliance Agreement") with Security Bank of Kansas City with respect to the tax-exempt status of the interest portion of the rent paid under the Lease Purchase Agreement with respect to the Certificates; and
5. Enter into an Indenture of Trust (the "Indenture of Trust") with Security Bank of Kansas City, as trustee (the "Trustee"), pursuant to which the Trustee will execute the Certificates.

WHEREAS, the City intends to take competitive bids for the sale of such Certificates.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

Section 1. Authorization of Documents. The Ground Lease, the Lease Purchase Agreement, the Tax Compliance Agreement, the Indenture of Trust and the Continuing Disclosure Agreement (collectively, the “City Documents”) are hereby authorized and approved in substantially the forms submitted to and reviewed by the City Council of the City on the date hereof, with such changes therein as shall be approved by the Mayor or the City Manager of the City, with the Mayor's or City Manager's execution thereof to be conclusive of the approval thereof, provided that such documents reflect the following final terms of the Certificates:

- (a) The principal amount of the Certificates shall not exceed \$16,500,000.
- (b) The True Interest Cost of the Certificates shall not exceed 3.25%.
- (c) The Certificates shall be subject to optional prepayment beginning not later than the year 2031.
- (d) The weighted average maturity of the Series 2021A Certificates shall be between 10.0 years and 15.0 years.
- (e) The final maturity of the Certificates shall be not later than the year 2044.

The obligation of the City to pay rental payments under the Lease Purchase Agreement is limited to payment from funds annually appropriated by the City Council of the City for that purpose, shall constitute a current expense of the City and shall not in any way be construed to be an indebtedness or liability of the City in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness or liability by the City, nor shall anything contained in the Lease Purchase Agreement constitute a pledge of the general tax revenues, funds or moneys of the City, and all provisions of the Lease Purchase Agreement shall be construed so as to give effect to such intent.

The Mayor or the City Manager is hereby authorized and directed to execute and deliver the City Documents on behalf of the City. The City Clerk is hereby authorized to affix the City's seal thereto and attest said seal where appropriate.

Section 3. Sale of Certificates. The sale of the Certificates by competitive sale is hereby approved, subject to the limitations set forth in Section 2. The Mayor or City Manager is authorized to accept the bid of the purchaser offering the lowest “true interest cost” to the City, upon the recommendation of the City's Municipal Advisor, Baker Tilly Municipal Advisors, LLC.

Section 4. Notice of Sale and Official Statement. The Notice of Sale and the Preliminary Official Statement, in substantially the forms presented to and reviewed by the City Council on the date hereof, are hereby ratified and approved, and the final Official Statement is hereby adopted by supplementing, completing and amending the Preliminary Official Statement. The Mayor or the City Manager is hereby authorized to execute the Official Statement on behalf of the City.

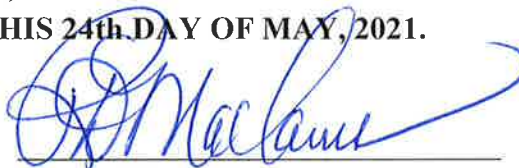
Section 5. Reimbursement. The City has previously made and expects to make capital expenditures after the date of the adoption of this Order in connection with the Projects, and the City intends to reimburse itself for such expenditures with proceeds of the Certificates.

Section 6. Further Authority. The City shall, and the officials and agents of the City are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the City Documents and the Project.

Section 7. Severability. If any one or more of the terms, provisions or conditions of this ordinance shall to any extent be declared invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, none of the remaining terms, provisions or conditions of this ordinance shall be affected thereby and each provision of this ordinance shall be valid and enforceable to the fullest extent permitted by law.

Section 8. Effective Date. This ordinance shall take effect and be in full force from and after its passage by the City Council.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 24th DAY OF MAY, 2021.



Mayor R.D. Mallams

ATTEST:



Ruth E. Bocchino, City Clerk

First Reading: May 24, 2021

Second Reading: May 24, 2021



Request for Council Action

RES #

BILL # 21-18

ORD # 4.556

Date: 5/20/2021

Department: General Administration

Meeting Date Requested: 5/24/2021

Public Hearing: Yes Date:

Subject: Issuance of Certificates of Participation related to capital projects including Police Headquarters, Fire Station #2, and City Hall.

Background:

Budget Discussion: Funds are budgeted for \$ 1,000,000 from the OTHER Capital Improvement Sales Tax Fund. Ongoing costs are estimated to be \$ 5,000 to 10,000 annually. Previous years' funding was \$0

Public/Staff Input/Commission: the proposed Bill provides the 'second half' of anticipated financing based on Shaping Our Future initiatives. This Bill also provides for issuance of Certificates of Participation within certain parameters and ratification by the City Council.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Scott Wingerson
Department Head

John Mullane
City Attorney

City Manager

Bill # 21-18 ORD



Robert W. Baird & Co., Inc. - Red Bank, NJ's Bid
City of Gladstone, Missouri
\$15,430,000 \$14,840,000 Certificates of Participation
(Capital Projects) Series 2021A

For the aggregate principal amount of ~~\$15,430,000.00~~ \$14,840,000.00, we will pay you ~~\$16,700,057.45~~ \$16,057,292.00, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
03/01/2022	600M 545M	5.0000	0.1500	103.324
03/01/2023	496M 425M	5.0000	0.2000	108.075
03/01/2024	540M 475M	5.0000	0.2500	112.708
03/01/2025	525M 490M	5.0000	0.3500	117.015
03/01/2026	545M 510M	5.0000	0.5000	120.815
03/01/2027	560M 520M	5.0000	0.6000	124.559
03/01/2028	575M 535M	5.0000	0.7500	127.663
03/01/2029	585M 565M	5.0000	0.9000	130.380
03/01/2030	610M 590M	5.0000	1.0000	133.197
03/01/2031	630M 620M	5.0000	1.1000	135.738
03/01/2032	650M	3.0000	1.2000	116.412
03/01/2033	670M	3.0000	1.2500	115.916
03/01/2034	690M 725M	2.0000	1.6000	103.575
03/01/2035	710M 725M	2.0000	1.7000	102.667
03/01/2036	725M 730M	2.0000	1.8000	101.769
03/01/2037	735M 745M	2.0000	1.8500	101.323
03/01/2038				
03/01/2039	4,545M 1,530M	2.0000	2.0000	100.000
03/01/2040	785M 730M	2.0000	2.0500	99.225
03/01/2041	800M 745M	2.0000	2.1000	98.393
03/01/2042	815M 760M	2.1250	2.1500	99.582
03/01/2043	835M 770M	2.1250	2.1800	99.052
03/01/2044	855M 785M	2.1250	2.2000	98.664

Total Interest Cost: ~~\$5,046,088.14~~ \$4,861,756.96
Premium: ~~\$1,270,057.45~~ \$1,217,292.00
Net Interest Cost: ~~\$3,776,030.66~~ \$3,644,464.96
TIC: ~~4.859804~~ 1.858082%
Total Insurance Premium: \$0.00
Time Last Bid Received On: 06/10/2021 9:24:59 CDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Robert W. Baird & Co., Inc., Red Bank, NJ
Contact: Charles Massaro
Title: Director
Telephone: 732-576-4410
Fax: 732-576-4420

Issuer Name: City of Gladstone, MO

Company Name: Robert W. Baird & Co. Inc.

Accepted By: 

Accepted By: 

Date: June 10, 2021

Date: June 10, 2021