

Extract of Minutes of a Meeting of the  
City Council of the  
City of Falcon Heights, Minnesota

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Falcon Heights, Minnesota, was duly held at the City Hall in said City and/or by telephone or other electronic means, as allowed under Minnesota Statutes, Section 13D.021, on Wednesday, February 10, 2021, at 7:00 P.M.

The following members were present:

and the following were absent:

Member Leehy introduced the following resolution and moved its adoption:

**CITY OF FALCON HEIGHTS  
COUNCIL RESOLUTION 21-06**

**RESOLUTION CALLING FOR A PUBLIC HEARING  
ON APPROVING THE ISSUANCE OF  
SENIOR HOUSING AND HEALTHCARE REVENUE NOTES  
TO FINANCE A PROJECT BY NEW HARMONY CARE CENTER, INC. AND  
AUTHORIZING THE PUBLICATION OF A NOTICE OF THE HEARING  
(NEW HARMONY CARE CENTER PROJECT)**

The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_, and after full discussion thereof and upon vote being taken thereon, the following voted in favor thereof: Andrews, Miazga, Gustafson, Wehyee, Leehy

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

RESOLUTION CALLING FOR A PUBLIC HEARING  
ON APPROVING THE ISSUANCE OF  
SENIOR HOUSING AND HEALTHCARE REVENUE NOTES  
TO FINANCE A PROJECT BY NEW HARMONY CARE CENTER, INC. AND  
AUTHORIZING THE PUBLICATION OF A NOTICE OF THE HEARING  
(NEW HARMONY CARE CENTER PROJECT)

WHEREAS, the purpose of Minnesota Statutes, Chapter 462C (the "Act"), is among other things, to confer upon cities the power to issue revenue bonds to finance projects as defined therein; and

WHEREAS, the City of Falcon Heights, Minnesota (the "City"), has received from New Harmony Care Center, Inc. (the "Borrower"), a Minnesota nonprofit corporation and 501(c)(3) organization, the sole member of which is Elim Care, Inc., a Minnesota nonprofit corporation and 501(c)(3) organization, the sole member of which is Cassia, a Minnesota nonprofit corporation and 501(c)(3) organization, a proposal that the City assist in financing a Project described in Exhibit A, which will be located in the City of Maplewood, Minnesota, through the issuance of revenue notes or obligations (in one or more series) (the "Notes") pursuant to the Act; and

WHEREAS, the City has been advised that a public hearing and City Council approval of the financing of the Project is required under the Act and Section 147(f) of the Internal Revenue Code of 1986, as amended;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Falcon Heights, Minnesota, as follows:

1. A public hearing on the proposal of the Borrower will be held at the time and place determined by the City Administrator, which shall be set forth in the Notice of Public Hearing substantially in the form attached hereto as Exhibit A (the "Notice").
2. The general nature of the Project and an estimate of the aggregate principal amount of the Notes or other obligations to be issued to finance the Project are described in the Notice.
3. The City Administrator is hereby authorized and directed to cause notice of the hearing to be given one publication in the official newspaper and newspaper of general circulation available in the City, not less than 15 days nor more than 30 days prior to the date fixed for the hearing, substantially in the form of the attached Notice.

[Remainder of page intentionally blank; signature page follows.]

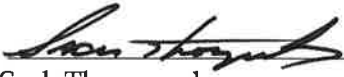
Adopted by the City Council of the City of Falcon Heights, Minnesota, this 10th day of February, 2021.

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Moved by: *Leehy*

Approved by:   
Randall C. Gustafson  
Mayor

GUSTAFSON	<u>5</u>	In Favor
MIAZGA		
ANDREWS	<u>0</u>	Against
LEEHY		
WEHYEE		

Attested by:   
Sack Thongvanh  
City Administrator

STATE OF MINNESOTA  
COUNTY OF RAMSEY  
CITY OF FALCON HEIGHTS

I, the undersigned, being the duly qualified and acting City Administrator of the City of Falcon Heights, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City duly called and held on the date therein indicated, insofar as such minutes relate to calling for a public hearing on approving the issuance of revenue obligations.

WITNESS my hand this 11 day of Feb., 2021.

  
\_\_\_\_\_  
City Administrator

## EXHIBIT A

### NOTICE OF PUBLIC HEARING ON A PROPOSAL FOR ISSUANCE OF SENIOR HOUSING AND HEALTHCARE REVENUE NOTES (NEW HARMONY CARE CENTER PROJECT)

Notice is hereby given that the City Council of the City of Falcon Heights, Minnesota (the "City"), will meet in City Council chambers at the Falcon Heights City Hall, 2077 Larpenteur Ave. W, in the City, and/or by telephone or other electronic means, as allowed under Minnesota Statutes, Section 13D.021, at 7:00 p.m. on March, 10, 2021, to consider the City adopting a housing program to finance, in part, a project hereinafter described pursuant to Minnesota Statutes, Chapter 462C, by the issuance of tax-exempt revenue notes or other obligations (the "Notes") by the City and one or more other governmental issuers (with the City, the "Issuers").

New Harmony Care Center, Inc. (the "Borrower"), a Minnesota nonprofit corporation and 501(c)(3) organization, the sole member of which is Elim Care, Inc., a Minnesota nonprofit corporation and 501(c)(3) organization, the sole member of which is Cassia, a Minnesota nonprofit corporation and 501(c)(3) organization, proposes to (i) finance the acquisition, construction, and equipping of a new senior healthcare and housing facility, including approximately 48 skilled nursing beds, 16 transitional skilled nursing beds, 35 independent apartment units, 36 assisted living apartment units, 14 memory care apartment units, and 12 care suite apartment units, to be located at 1534 County Road C East in the City of Maplewood, Minnesota (the "Host City"); (ii) fund any required reserve funds; and (iii) pay all or a portion of costs of issuance (collectively, the "Project"). The Project, known as New Harmony Care Center, is and will be owned and operated by the Borrower.

The aggregate estimated principal amount of the Notes to finance the Project and related costs will be an amount not to exceed \$36,000,000, with the aggregate estimated principal amount of the Notes to be issued by the City not to exceed \$8,000,000.

The Notes, as and when issued, will not constitute a charge, lien, or encumbrance upon any property of the Issuers or the Host City, except the Project and the revenues to be derived from the Project. The Notes will not be a charge against the Issuers' or the Host City's general credit or taxing powers but will be payable from sums to be paid by the Borrower pursuant to one or more revenue agreements.

A draft copy of the proposed housing program is available for inspection at City Hall during normal business hours.

At the time and place fixed for the public hearing, the City Council of the City will give all persons who appear at the hearing an opportunity to express their views with respect to the proposal for the housing program and the Notes. Written comments will be considered if submitted at the above City office on or before the date of the hearing.

BY ORDER OF THE CITY COUNCIL OF THE CITY  
OF FALCON HEIGHTS, MINNESOTA

By Sack Thongvanh  
Its City Administrator