



SALE: March 26, 1974, at 11:00 A.M., CDST

SPRINGSTED INCORPORATED MUNICIPAL CONSULTANTS

SUITE 813 OSBORN BUILDING · SAINT PAUL, MINNESOTA 55102 · (612) 227 - 8318

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No dealer, broker, salesman or other person has been authorized by the Issuer to give any information or to make any representations with respect to the Bonds of this offering other than those contained in this Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by the Issuer. Certain information contained herein has been obtained from sources believed to be reliable, but it is not guaranteed as to completeness and is not to be construed as representation of said Issuer. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Issuer since the date hereof.

DATE OF OFFICIAL STATEMENT: March 13, 1974

MINNESOTA HIGHER EDUCATION FACILITIES AUTHORITY

Gerald A. Rauenhorst, Chairman President, Rauenhorst Corporation, Minneapolis

Bernard P. Friel, Vice Chairman Member, Briggs & Morgan, Lawyers, St. Paul

Richard C. Hawk, Secretary Executive Director, Minnesota Higher Education Coordinating Commission

Robert W. Freson City Administrator, St. Cloud

Earl R. Herring Vice President for Administrative Affairs, Moorhead State College

Norman Perl

Member, Deparcq, Anderson, Perl & Hunegs, Lawyers, Minneapolis

James Schatz

Lawyer, Doherty, Rumble & Butler, St. Paul

Dr. Joseph E. LaBelle, Executive Director

OFFICIAL NOTICE OF BOND SALE

\$1,600,000

MINNESOTA HIGHER EDUCATION FACILITIES AUTHORITY FIRST MORTGAGE REVENUE BONDS SERIES I (AUGSBURG COLLEGE)

Bids will be received Tuesday, March 26, 1974, 11:00 A.M., CDST, at the Authority's Offices, Metro Square Building, St. Paul, Minnesota, for award at 3:00 P.M. of the same day, on the following terms:

DATE AND INTEREST

The Bonds will be dated May 1, 1974. Interest will be payable November 1, 1974, and each May 1, and November 1, thereafter.

TYPE AND PURPOSE

The Bonds will be negotiable coupon, special obligations of the Authority, payable solely, and only, out of Project revenues and other income, charges and moneys to be produced and received, including rentals under the Lease between the Authority and the College, relative to the ownership and operation of the Project for which the proceeds of this issue will be used, and the Reserve Accounts established thereto. The Bonds will be issued in denominations of \$5,000 each and may be registrable as to principal, or principal and interest, according to the terms of the Mortgage Trust Indenture relative to the issue. The Bonds are being issued for the construction, equipping, and furnishing an Ice Center building with two rinks and appurtenant seating, dressing rooms, offices, service shop and concession areas for physical education, recreational skating and intra-mural, inter-collegiate and junior hockey programs.

MATURITIES AND REDEMPTION

May 1, in the years and amounts as follows:

\$20,000 1976	\$ 90,000 1989					
\$40,000 1977	\$100,000 1990-91					
\$50,000 1978-81	\$110,000 1992					
\$60,000 1982-83	\$120,000 1993					
\$70,000 1984-86	\$130,000 1994					
\$80,000 1987-88	\$200,000 1995					
All dates are inclusive.						

At the option of the Issuer all Bonds maturing on or after May 1, 1989, shall be subject to prior payment in inverse order of serial numbers on May 1, 1988, and any interest payment date thereafter, at a price of par and accrued interest, except that all Bonds are subject to redemption at par and accrued interest on any interest payment date, as a whole, but not in part, in case of damage, destruction or taking of the Project to the extent provided in Section 6.15 of the Mortgage Trust Indenture and in case of the Institution's exercise of its option of purchase pursuant to Section 10.02 of the Lease.

CUSIP NUMBERS

CUSIP numbers will not be printed on the Bonds unless within 3 working days after the day of the award of the Bonds the successful Bidder in writing requests that CUSIP numbers be printed on the Bonds and specifically agrees to pay all costs, including printing, related thereto. The Issuer will not be responsible for the correctness of such numbers and incorrect numbers or delivery delay by reason of the use of CUSIP numbers will not be a cause for refusal by the successful Bidder to accept delivery. The Issuer will, at the request of the successful Bidder, make the necessary arrangements for obtaining CUSIP numbers if they are requested and are available.

PAYING AGENT AND TRUSTEE

The paying agent may be named by the Successful Bidder, subject to the Authority's approval, which may be assumed unless the Bidder is notified to the contrary within 48 hours after the Authority has received notice of the Bidder's selection. The College will pay the charges of the paying agent customarily made by it to similar users of its services. An alternate paying agent may be named subject to the consent of the Authority and provided that there shall be no additional expense to the Authority or the College by reason thereof.

Prior to the receipt of bids the College, with the consent of the Authority, will name a Trustee with whom the Authority will enter into a Mortgage Trust Indenture relative to this issue. Upon request to the office of the Authority's Executive Director, the name of the Trustee will be available on or before March 18, 1974.

DELIVERY

Within 40 days after award, subject to the unqualified approving legal opinion of Messrs. Faegre and Benson of Minneapolis, Minnesota, and customary closing papers, including a statement of non-litigation. Bond printing and legal opinion will be paid for by the Issuer. Delivery will be at a place of the Purchaser's choice. Payment must be made in Federal Funds, or equivalent immediately available funds, on day of delivery. Legal opinion will be printed on the Bonds.

TYPE OF BID

Sealed bids for not less than \$1,568,000 and accrued interest on the principal sum of \$1,600,000 from the date of the Bonds to date of delivery must be filed with the undersigned prior to time of sale, together with a certified or cashier's check in the amount of \$32,000, payable to the order of the Minnesota Higher Education Facilities Authority, to be retained as liquidated damages if the bidder fails to comply with the accepted bid.

RATES

All rates must be in integral multiples of 5/100th or 1/8th of 1%. All Bonds of the same maturity must bear a single rate from date of issue to maturity. The interest rate for any maturity shall be not less than that of any prior maturity and no interest rate shall exceed any other interest rate by more than 1% per annum. Additional coupons may not be used.

AWARD

Award will be made on the basis of lowest dollar interest cost; determined by the addition of any discount to, and the deduction of any premium from, the total interest on all Bonds from their date to their stated maturity. The Issuer reserves the right to reject any and all bids, to waive informalities and to adjourn the sale.

Dated February 26, 1974

- BY ORDER OF THE MINNESOTA HIGHER EDUCATION FACILITIES AUTHORITY
- /s/ Richard C. Hawk Secretary

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YEAR	PRINCIPAL	BOND YEARS	CUMULATIVE BOND YEARS
1976	\$ 20,000	40	40
1977	40,000	120	160
1978	50,000	200	360
1979	50,000	250	610
1980	50,000	300	910
1981	50,000	350	1260
1982	60,000	480	1740
1983	60,000	540	2280
1984	70,000	700	2980
1985	70,000	770	3750
1986	70,000	840	4590
1987	80,000	1040	5630
1988	80,000	1120	6750
1989	90,000	1350	8100
1990	100,000 <u> </u>	1600	9700
1991	100,000 🗔	1700	11400
1992	110,000 🖞	1980	13380
1993	120,000 d	2280	15660
1994	130,000	2600	18260
1995	200,000	4200	22460

AVERAGE MATURITY:

14.037 years

DATED:

INTEREST:

MATURE:

REDEMPTION:

RATING:

May 1, 1974

November 1, 1974, and each May 1, and November 1, thereafter

May 1, 1976-1995, inclusive

All Bonds maturing on or after May 1, 1989, at the option of the Authority shall be subject to prior redemption in inverse order of serial numbers on May 1, 1988 and any interest payment date thereafter at a price of par and accrued interest. (Also see Official Notice of Bond Sale, Section 6.15 of the Mortgage Trust Indenture and Section 10.02 of the Lease).

The \$2,200,000 First Mortgage Revenue Bonds, Series A, dated December 1, 1972, of the Authority issued for Augsburg College are rated "BBB" by Standard & Poor's. An application will be made for a rating of this issue. Throughout this Official Statement the Minnesota Higher Education Facilities Authority shall also be referred to as the "Authority"; Augsburg College shall also be referred to as the "College" or as the "Institution"; and the Ice Center shall also be referred to as the "Project", the "Center" and the "Facility".

THE AUTHORITY

The Minnesota Higher Education Facilities Authority was created by Chapter 868, Laws of Minnesota, 1971 (Sections 136A.25 – 136A.42, Minnesota Statutes 1971), for the purpose of assisting institutions of higher education of the State in the construction and financing of projects. The Authority consists of six members appointed by the Governor with the advice and consent of the Senate and a seventh member who is the Executive Director of the Minnesota Higher Education Coordinating Commission and who is designated as the Secretary of the Authority.

Originally the Authority was given power to issue revenue bonds in a total amount not to exceed \$45 million. The 1973 Legislature increased this limit to an aggregate of \$62 million of principal outstanding at any time. Bonds issued by the Authority can be payable only from the rentals, revenues and other income, charges and moneys pledged for their payment. They do not in any manner represent or constitute a debt or pledge of the faith and credit of the State of Minnesota.

By the provisions of Chapter 868, Laws of Minnesota, 1971 "...neither the authority nor its agent shall be required to pay any taxes or assessments upon or in respect of a project or any property acquired or used by the authority or its agent under the provisions of this act or upon the income therefrom..."

Educational institutions of the State eligible for assistance by the Authority are non-profit educational institutions authorized to provide a program of education beyond the high school level. Sectarian institutions are not eligible for assistance; however, the fact that an institution is sponsored by a religious denomination does not of itself make the institution sectarian. Application to the Authority is voluntary.

The scope of projects for which the Authority may issue bonds is broad, including buildings or facilities for use as student housing, academic buildings, parking facilities and other structures or facilities required or useful for the instruction of students, or conducting of research, in the operation of an institution of higher education.

A project for which bonds are issued by the Authority becomes the property of the Authority – as long as bonds of the Authority issued for the project remain outstanding. Thereafter they may be subject to repurchase options. The project is leased by the Authority to the institution for operation. The revenues which are the primary security for the bonds are provided according to the terms of the lease between the Authority and the institution. Prior to delivery of an issue the Authority enters into a mortgage trust indenture with a trustee who administers the funds which are the security for the payment of the bonds, except the funds of the General Bond Reserve Account. These are under the supervision of the Authority.

While the Authority retains broad powers to oversee planning and construction, it is current policy to permit the institution almost complete discretion with respect to these matters.

The Authority is financed solely from fees paid by the institutions for whom bonds are issued. At the time of issuance, and usually from bond proceeds, the Authority is paid one-third of one percent of the principal amount of the issue. Thereafter, commencing as of the date of issue, and payable in advance, but not from bond proceeds or funds of the issue, the Authority receives an annual fee of one-eighth of one percent of the original principal amount of the bonds for their life.

The staff of the Authority consists of its Executive Director, Dr. Joseph E. LaBelle and one secretary.

Bond issuance costs, including fees of bond counsel, the fiscal consultant and trustee are paid by the institution. The fees of bond counsel and the fiscal consultant also usually come from bond proceeds.

As a general policy the Authority requires that the proceeds of the bonds include a sum equal to approximately one year's debt service, after deduction of any interest subsidy grants, for the creation of debt service reserves. Of this sum 80% is deposited with the trustee in a series reserve account; the remaining 20% is deposited by the Authority in the General Bond Reserve Account pledged to the payment of all bonds issued by the Authority for which such a deposit has been made.

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PURPOSE OF ISSUE

The Bonds will be issued to construct a two-rink, artificial ice, Ice Center on land of a 56,469 square feet area now owned by the College and adjacent to the campus. The facility will include moderate spectator capacity, dressing rooms, offices, a service shop and a concession area. It will be used for physical education programs of the College including intramural and intercollegiate competition. It will also be available for rental to other colleges and to junior hockey organizations.

BOND PROCEEDS USE

Bond Proceeds are expected to b	be expended as follows:	
Construction, Fees & Furn	ishings	\$1,258,817
Site Related Costs		84,500
Reserve:		
Series	\$120,000 ¹	
General	30,000 ²	
		\$ 150,000
Discount		32,000
Capitalized Interest		56,000 ³
Fees:		
Authority	\$ 7 <i>,</i> 333	
Bond Issuance	11,350	
		<u>\$ 18,683</u>
	Total:	\$1,600,000

¹This sum will be deposited in the Series Debt Reserve Account at closing and will be available for debt service of these Bonds only.

²This sum will be deposited by the Authority in the General Bond Reserve Account to be available for debt service of all Bonds of the Authority for which a contribution has been made to the General Bond Reserve Account. To date the following contributions have been made:

\$2,200,000	First Mortgage Revenue Bon (Augsburg College) ¹	ds, Series A	\$ 31,743.60
\$1,935,000	First Mortgage Revenue Bon (Bethel College) ²	ds, Series B	34,082.00
\$ 595,000	First Mortgage Revenue Bon (St. Marys College) ³	ds, Series C	9,000.00
\$ 520,000	First Mortgage Revenue Bon (College of St. Scholastica, I		8,643.40
\$1,030,000	First Mortgage Revenue Bon (Gustavus Adolphus College		19,308.00
\$1,610,000	First Mortgage Revenue Bon (College of Saint Benedict) ⁶	ids, Series F	21,304.00
\$8,450,000	First Mortgage Revenue Bon (The Minneapolis Society of		220,000.00
	Su	b Total:	\$344,081.00
	Ea	rnings:	10,799.22
		nis Issue ⁸ :	30,000.00
		otal:	\$384,880.22
NOTE: Series H	has been reserved for an issue	for the College of St.	Scholastica, Inc.
¹ Final maturity 201	2		5

¹ Final maturity 2012.	⁵ Final maturity 1993.
² Final maturity 1997.	⁶ Final maturity 1998.
³ Final maturity 1998.	⁷ Final maturity 1984.
⁴ Final maturity 1997.	⁸ Final maturity 1995.

³This amount will be placed in the Bond and Interest Sinking Fund Account at closing. The sum is not precise as related to a period of time or interest rate.

AUGSBURG COLLEGE

Founded in 1869, Augsburg is a private, four-year liberal arts college, one of eleven senior colleges affiliated with and supported in part by the American Lutheran Church. The College is accredited by the North Central Association of Colleges and Secondary Schools and a number of its programs are accredited by professional associations such as the American Chemical Society, the National Council for the Accreditation of Teachers and others.

The College's 18 academic departments offer 33 major fields of concentration. In addition, its students may take courses offered in the other four colleges of the Twin City Private College Consortium whose members, in addition to Augsburg, are Hamline University, and the Colleges of Macalester, St. Catherine's and St. Thomas.

Except for Memorial Hall, built in 1938, the Old Main academic building, and facilities housing the Departments of Music and Speech-Drama, all of the buildings of the College have been built since World War II. It is expected that within the next five years it will be necessary to build new facilities for the Departments of Music and Speech-Drama, and to refurbish the Old Main building. Present plans are that funds for these projects will be essentially provided by fund raising drives.

The College provides housing for 900 students. Urness Tower built in 1966 and Mortensen Tower built in 1973 accommodate 636 of these. College-owned housing facilities are fully occupied. When housing assignments were made last April for the 1973/74 school year students waited in line overnight.

Regents of the College are elected by the corporation whose members are delegates chosen and entitled to vote at the General Convention of the American Lutheran Church. The College must receive approval to borrow money from the Board of College Education of the American Lutheran Church. This has been obtained for this Issue.

The members of the Board of Regents are:

Clayton L. Le Fevre Marvin F. Borgelt L. Henry Nielsen James G. Lindell Chairman Vice-Chairman Secretary Treasurer

Alne, Ernest A. Bakken, Earl E. Carpenter, Norman R. Knutson, Ms. Norma Kraemer, Paul W. Lienemann, John Lunde, Dr. Harold I. Naftalin, Dr. Arthur Nelson, William A. Jr. Pennock, George T. Peterson, Dr. Oliver H. Jr. Platou, Dr. Carl Ramberg, Leonard F. Sabo, The Hon. Martin O. Sandberg, Bertil Sommer, Clifford C. Sonnack, The Rev. Paul G.

Strommen, Clair E. Thorson, The Rev. Johan Williams, Ms. Mary Lou Winsor, John R.

The College also provides some instruction to the student nurses enrolled in the Schools of Nursing at the Lutheran Deaconess and Fairview Hospitals. In cooperation with Hennepin County General Metropolitan Medical Center, and Northwesternhospitals, Augsburg offers work which permits a student to receive a college degree in Medical Technology.

FULL-TIME STUDENT ENROLLMENT

Academic Year	Total
1969/70	1,527
1970/71	1,470
1971/72	1,403
1972/73	1,467
1973/74	1,530
Projected	
1974/75	1,412
1975/76	1,431
1976/77	1,399
1977/78	1,388
1978/79	1,400

The College reports that its enrollment projections are those used in its 5-year budget forecasts and are deliberately conservative.

In the fall of 1973 50% of the full-time students were residents at the College. In addition to the full-time students there are approximately 170 special and part-time students.

The College has a faculty of about 100. Classes average 25 or less in size. The student faculty ratio is 17.8 to one.

Tuition is currently \$1,845. Room and board is \$1,100 and other fees are \$155. All are yearly. For the academic year 1974/75 tuition will be raised 15% to \$2,115 and room and board will become \$1,161.

For the last fiscal year ended May 31, 1973 revenues of the College exceeded expenditures by \$286,757.33 as compared to \$26,662.17 the previous year. The College has put strong fiscal management practices in effect which are responsible in major part for this dramatic change.

THE PROJECT

It is the judgement of the College that it is essential to its physical education program and to its ability to serve students in this area for the College to provide an Ice Center. Study of expected usage by Rink Management Services, Incorporated of Burlington, Massachusetts has satisfied the College of the need for a Center having two rinks of artificial ice. One will be 85' x 200' and the other 85' x 185'.

The total projected usage by higher education during the intercollegiate program season is 72½ rink hours per week. The time available for use by the community during early

morning, evening and week-end hours is expected to be 159½ hours per week.

It is intended that the facility will not only serve the physical education program of Augsburg but of Hamline, Macalester, St. Catherine's and St. Thomas as well. Augsburg is part of a five college consortium with these other schools. It will also serve the intercollegiate program of Augsburg, Hamline and Macalester.

It is anticipated the facility will be used for at least 40 intercollegiate games, in addition to which there will be intramural use as well as significant use for hockey practice by the Colleges, high schools and organizations such as Youth Hockey groups.

The College has prepared the following projection of revenues and expenses:

Revenue

Expenses

Intercollegiate Varsity Practice, Games a	\$ 32,500	
Minnesota Amateur Hockey Assn. Usage		
and Suburban		169,500
Ice Center Sponsored Hockey Programs:	:	
Jr. & Sr. Executive League	\$19,300	
Spring League (Youth)	28,800	
Summer Hockey Camp	18,600	
Summer Leagues	12,500	
		79,200
Other Skating:		
General Skating Sessions	\$26,400	
Lesson & Figure Skating	37,400	
General Rentals, Tournaments, etc.	35,500	
		99,300
Other Income:		•
Concessions	\$40,000	
Pro Shop Lease	4,500	
		44,500
		\$425,000

\$425,000

*The College has secured letters of intent from Hamline University and Macalester College with respect to use of the Ice Center for intercollegiate hockey practice and games beginning with the 1974/75 school year.

Salaries, Wages and Fringes \$ 65,000 Utilities* 53,000 Insurance 7,500 Accounting - Legal - Advertising 10,000 Maintenance Contracts & Miscellaneous Expense 7,500 **Concession Merchandise** 20,000 \$163,000 Taxes** 100,000 Total: \$263,000

*Utility costs have been adjusted for increased fuel and energy costs.

** Use of the facility by users, other than higher education, may result in an income and property tax proportionate to their use. The College annually deems \$100,000 to be an adequate reserve for that purpose.

The College has engaged a manager for the Ice Center who has been a participant in all levels of ice programs. He is scheduled for training in facilities in the Greater Boston area operated by Rink Management Services, the College's consultants.

Construction of the facility is now well underway and is expected to be completed by the opening of the ice season this fall. The College is internally doing the interim financing until the proceeds of the Issue are received.

Assuming a coupon rate of 6% for all maturities for the Issue and the College's projection of annual gross income of \$425,000 and \$162,000 net operating profit, debt service coverage will be:

		Net			
Year	Debt	Operating		Gross	0
Total	Service	Income	Coverage	Income	Coverage
1975	\$ 96,000	\$ 137,000 ¹	1.43	\$ 2 68,500 ¹	2.80
1976	116,000	162,000	1.40	425,000	3.66
1977	134,800	162,000	1.20	425,000	3.15
1978	142,400	162,000	1.13	425,000	2.98
1979	139,400	162,000	1.16	425,000	3.05
1980	136,400	162,000	1.19	425,000	3.12
1981	133,400	162,000	1.21	425,000	3.19
1982	140,400	162,000	1.15	425,000	3.03
1983	136,800	162,000	1.18	425,000	3.11
1984	143,200	162,000	1.13	425,000	2.97
1985	139,000	162,000	1.17	425,000	3.06
1986	134,800	162,000	1.20	425,000	3.15
1987	140,600	162,000	1.15	425,000	3.02
1988	135,800	162,000	1.19	425,000	3.13
1989	141,000	162,000	1.15	425,000	3.01
1990	145,600	162,000	1.11	425,000	2.92
1991	139,600	162,000	1.16	425,000	3.04
1992	143,600	162,000	1.13	425,000	2.96
1993	147,000	162,000	1.10	425,000	2.89
1994	149,800	162,000	1.08	425,000	2.84
1995	212,000	312,000 ²	1.47	575,000 ²	2.71
	\$2,947,600	\$3,527,000	1.196	\$8,918,500	3.03

¹One-half year's operation plus \$56,000 capitalized interest.

²Includes \$150,000 from Series and General Reserves

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The Bonds shall be secured by:

- 1. The full faith and credit of the College.
- A first mortgage lien upon the land and building of the lce Center to be constructed with the proceeds of the Bonds. The land has been appraised by Janski and Gibson, of Minneapolis, as of February 20, 1974 as having a market value of \$720,000.
- 3. A first lien on the base rents and other income payable pursuant to the Lease.
- 4. A Series Reserve of \$120,000.
- 5. The General Reserve of the Authority which with this Issue will total \$374,081 (This General Reserve is pledged for all outstanding bonds of the Authority).
- 6. A pledge by the College to charge tuition fees, other fees, rentals and charges, including, if necessary, a special student activity fee, sufficient to provide moneys required by the Lease.

The Bonds do not represent a debt or pledge of the faith or credit of the State of Minnesota.

Article IV, Section 4.01 of the Lease to be entered into with the Authority prior to delivery of the Bonds will provide in part as follows:

"At least five business days before each semiannual interest payment date (commencing with the interest payment date of November 1, 1974 and continuing thereafter until the principal of and interest on the Bonds shall have been fully paid or provision for the payment thereof shall have been made in accordance with the Indenture), the Institution agrees to pay and shall pay as Base Rent for the use of the Project:

(a) A sum equal to the amount payable as principal of (whether at maturity or by redemption or acceleration of maturity in event of default) and premium, if any, and interest on the Bonds on such semiannual interest payment date; and

(b) In the event the Institution shall have made payments of Base Rent with respect to a semiannual interest payment date, but the funds on deposit in the Bond and Interest Sinking Fund Account (after crediting thereto any funds on deposit in the Debt Service Reserve Account) are nevertheless insufficient to pay such principal, premium (if any) and interest on the Bonds then due or to become due on such semiannual interest payment date, the Institution will pay as Base Rent the amount of the deficiency; and (c) Unless the funds and investments in the Debt Service Reserve Account equal the sum of One Hundred Twenty Thousand Dollars (\$120,000), the Institution will pay as Base Rent such sum as may be necessary and sufficient to restore the Debt Service Reserve of One Hundred Twenty Thousand Dollars (\$120,000); and

(d)

In order to assure the full and timely payment of Base Rent, the Institution agrees to deposit, in the name and on behalf of the Authority, the gross Revenues and Income of the Project with the Trustee each month promptly when received and no later than the last day of the month, to the extent required to create or restore and to maintain the required balance in the Bond and Interest Sinking Fund Account (as defined in Section 5.02 of the Indenture) and the Debt Service Reserve Account; provided that any advances by the Authority for payment of the Bonds from the General Bond Reserve Account shall be reimbursed from Project Revenues and Income ahead of deposits to create or restore the required balances in the Debt Service Reserve Account. If the Institution fails to pay any Base Rent under this Section when due, resulting in a default in payment of any Bond or coupon, the Institution agrees to pay interest on the amount in default at the rate provided in the Bond or represented by the coupon."

The payment of Base Rent is a general obligation of the College which has agreed by the Lease: (Section 4.05)

"... to pay the rentals and payments required by this Lease from the general funds or any other moneys legally available to the Institution in the manner and at the times provided by this Lease. The Institution covenants and agrees to charge tuition fees, other fees, rentals and charges which, together with the general funds or any other moneys legally available to the Institution, shall provide moneys sufficient at all times: (i) to pay such rentals and payments required by this Lease, and (ii) to pay all other obligations of the Institution as the same become due and payable. Without limiting the generality of the foregoing, the Institution agrees that it will impose and pledge to the payment of the Base Rent a special student activity fee on all students if needed to make the Project self-liquidating, taking into account moneys budgeted for the Project from physical education and other Institutional budget items as well as ice time rentals, ticket income and other Project revenues."

In addition Section 6.11 of the Mortgage Trust Indenture provides in part that the Authority:

"... will establish and maintain, so long as any of the Bonds are outstanding, such parietal rules, rental rates and charges for the use of the Project facilities as may be necessary:

(1) To assure maximum occupancy and use of the Project; and

(2) To provide for (a) debt service on the Bonds, (b) the required reserve therefor, (c) Current Expenses of the Project, (d) the required reserve for Current Expenses, and (e) the Debt Service Reserve; \ldots ."

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The Bonds are a first lien mortgage on the land on which the Project is located with all buildings, additions and improvements now or hereafter located therein or thereon, as well as on Leased Equipment, including furniture, furnishings and equipment acquired as part of the Project, and also are a first lien on all of the right, title and interest of the Authority as Lessor under the Lease and all Base Rent. (Granting Clause, Mortgage Trust Indenture)

INVESTMENT OF BOND ACCOUNTS

By the provisions of Section 5.06 of the Mortgage Trust Indenture the Trustee shall, upon request by the Authorized Institution Representative or the Authority, invest moneys on deposit in the:

Bond and Interest Sinking Fund Account Debt Service Reserve Account Redemption Account

Investments for these Accounts may be in any of these:

Direct obligations of, or obligations fully guaranteed by, the United States of America

Certificates of Deposit of banks or trust companies having a combined capital and surplus of at least \$25,000,000

Securities issued by the following agencies of the United States:

Federal Home Loan Banks Federal Intermediate Credit Banks Federal Land Banks Banks for Cooperatives Federal National Mortgage Association

Paragraph 2c of the General Bond Resolution permits the Authority to invest moneys in the General Bond Reserve Account in:

Direct Obligations of the United States of America

Certificates of Deposit or Time Deposits secured by direct obligations of the United States of America

Such other securities as are eligible for investment of public funds of the State of Minnesota or of municipalities of the State.

All investments are limited by arbitrage provisions of the Internal Revenue Code and regulations thereunder.

Yields from funds invested by the Trustee may be used for abatement of Base Rent payments, but those from investment of the General Bond Reserve Account may not. <u>The latter will remain in the General Bond Reserve Account</u>, except that at such time as the Bonds for an Institution have been fully retired and all amounts required to be paid by the Institution have been paid, the Authority will rebate to the Institution its proportionate share of both its original contribution and earnings of the General Bond Reserve Account in proportion to its contribution less a proportionate charge for unrecovered advances. In the event that the amount in the Reserve at any time exceeds the total sum of all debt service, for which the funds of the Account are pledged, in each subsequent year such excess may also be rebated proportionately.

CASH FLOW

As Required:

First: To the Bond and Interest Sinking Fund Account

Second: To the General Bond Reserve Account

Third: To the Series Debt Reserve Account

Fourth: To the Redemption Account

Except, that in the event the Authority or Trustee takes possession of the Project by reason of the Institution's default the second priority will be to an Operation and Maintenance Account for payment of current expenses of the Project. In this event the priority of each of the other Accounts except that of the Bond and Interest Sinking Fund Account will be one step lower than stated above.

ACCOUNTS

1. Construction Account –

The Trustee will pay the costs of the Project from it. The sum of at least \$1,258,817 from Bond proceeds will be deposited at closing.

- 2. Revenue Fund Account
 - a. Bond and Interest Sinking Fund Account

All pledged revenues will be deposited in this account.

Base Rent payments pursuant to Section 4.01 of the Lease will be deposited monthly in this Account. In the event of a deficiency of monthly Project deposits, the Institution will pay the amount of the deficiency at least five business days prior to the interest payment dates of the Bonds. At the time of closing \$56,000 of capitalized interest (including accrued interest) from the Bond proceeds will be deposited in this Account.

- b. Operation and Maintenance Account
 No payments will be made to this Account so long as the Institution shall not be in default.
 - c. Debt Service Reserve Account

long as the Institution shall not be in default. But, in the event the Authority or Trustee assumes operation of the Project, revenues remaining after debt service will be paid into it to meet operational costs.

For payment of principal and interest the sum of \$120,000 will be placed in this Account from 'Bond proceeds at closing.

d. Redemption Account

Any revenues received which are not otherwise committed will be paid into this Account. Funds in it will be available to maintain required balances in other Accounts and to redeem Bonds. No specific amounts are required.

3. General Bond Reserve Account

This Account will be maintained by the Authority for debt service, if needed, for any Bonds of the Authority for which a deposit has been made in the Account. The amount of \$30,000 will be placed in this Account at closing from Bond proceeds. No Institution is responsible for replenishment of this Account except for withdrawals on its behalf.

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Following is a summary of certain provisions of the Agreement, Deed, Lease, Mortgage Trust Indenture and the General and Series Bond Resolutions. Reference is made to the specific Sections of the respective documents. Copies of the full text of these documents will be furnished upon request.

AGREEMENTS AND SECURITY

Agreement

The Authority and the Institution will enter into an Agreement attached to which as exhibits will be the forms, subject to completion, of the Deed, the Lease, the Indenture, the General Bond Resolution and the Series Resolution described below, as well as the Official Statement, a Financing Statement for filing under the Uniform Commercial Code and a Schedule of Closing Documents. By the Agreement, the College represents among other things that the Application previously filed by the College and approved by the Authority is true and complete in all respects. In the Application materials and in the Lease, the College represents, and the Authority has found, that the College is a non-profit institution of higher education eligible for financial assistance under Chapter 868, Minnesota Laws of 1971, as amended, that the Project is eligible for financing under the Act, and that the College is nonsectarian and does not discriminate in its admission policies or programs on account of religion, race, color, creed or national origin.

The Agreement provides for the award of sale of the Project Bonds by the Authority, in its discretion, provided the Institution concurs or does not object before the award is made; the execution of the closing documents; the issuance and sale of additional parity lien bonds, in the discretion of the Authority, if necessary to pay additional Project costs; for the completion of Project construction pursuant to construction contracts previously made by the Institution as agent of the Authority, with approved changes, and for operation of the Project by the Institution under the Lease and as agent of the Authority pursuant to the Act. Under the Agreement, the Institution agrees to register or qualify the Bonds under the securities act of any state other than Minnesota, or to cooperate in the registration or qualification, at the request and expense of the underwriters. By the Agreement, the Institution assigns to the Authority its interest in and proceeds of the Project construction contracts, project gross revenues, and the Leased Equipment.

Deed

At or prior to closing, the Institution will execute, deliver and record a warranty deed conveying the Project and site thereof, and appurtenant easements, to the Authority. At closing, the Institution shall procure and deliver to the Authority and Bond Counsel a title insurance binder (or unless otherwise required by the Authority an opinion of Counsel as to title) satisfactory to the Authority and Bond Counsel covering the Project site and any easements specified in the Deed or Indenture.

At or prior to closing, the Authority as lessor and the College as lessee will execute and deliver a Lease for a lease term expiring at the last Bond maturity date. The Lease is intended to be a net lease of the Project, including the Project building, site, and Leased Equipment, under which the Institution will pay as Base Rent (Section 4.01) at the office of the Trustee a sum equal to principal and interest on the Bonds plus amounts required to restore the Debt Service Reserve. The Institution has also agreed to pay, as Additional Rent (Section 4.03) the annual fee of the Authority, fees and expenses of the Trustee and Paying Agent, and any taxes, special assessments or other governmental charges against the Project.

At the conclusion of the Lease Term (Section 10.03), the Institution has the option to repurchase the Project for a consideration provided that full payment of the Bonds or provision for payment has been made as well as Additional Rent. During the Lease Term, the Institution has the option to purchase unimproved parts of the Leased Premises at the per acre value determined by an independent appraiser and upon the further conditions provided by the Lease (Section 10.04), to remove or make substitutions for Leased Equipment (Section 5.07), and to make Building improvements upon certain conditions (Section 5.04). In the event of damage or destruction to the Building by fire, or other casualty, the Institution has agreed to rebuild or repair the Building unless it exercises its option not to repair or rebuild (if more than six months is required to complete the restoration and return the Project to normal use or if cost of restoration exceeds by more than \$100,000 the Net Proceeds of insurance) and to retire all the Bonds (Sections 6.01, 10.02) and similarly to replace or restore the Building in cases of partial condemnation by eminent domain or to retire all the Bonds if all or substantially all the Project (as that term is defined) or temporary use for more than six months is taken in the Proceeding (Sections 6.02, 10.02), or if it cannot rebuild or repair. If as a result of change of law or certain legal actions, the Lease becomes void or unenforceable or impossible of performance, or if unreasonable burdens or excessive liabilities (including new taxes) are imposed, the College is given the right to repurchase the Project by retiring all the Bonds (Section 10.02). In such cases where the Institution has the right to retire the Bonds during the Lease Term, and repurchase the Project, it must also pay all unpaid Additional Rent plus the specified option price (Section 10.02). Upon repurchase, the conveyance to the Institution will reserve a covenant and condition that the Institution shall not use the property for sectarian purposes or discriminate on account of race or religion in the use of the property (Section 10.05). If the Net Proceeds of insurance exceeds \$100,000, the Net Proceeds must be deposited with the Trustee to be used for restoration or to retire the Bonds, as appropriate (Section 6.01).

In the Lease, the Institution makes further covenants and agreements as indicated by the following Section headings:

(Article III Construction of the Project; Issuance of the Bonds)

- 3.01 Agreement to Construct and Equip the Building on the Leased Premises
- 3.03 Disbursements from the Construction Account
- 3.06 Institution Required to Pay Construction and Equipment Costs in Event Construction Account Insufficient
- 3.08 Remedies to be Pursued Against Contractors and Subcontractors and Their Sureties

(Article IV Rent, Prepayment)

4.05 Rent a General Obligation; Security and Covenants Relating Therefor

(Article V Use, Maintenance, Charges and Insurance)

- 5.01 Use of Leased Premises
- 5.03 Maintenance of Project by Institution
- 5.05 Liens
- 5.09 Fire and Extended Coverage Insurance
- 5.10 Boiler Insurance
- 5.11 Use and Occupancy Insurance
- 5.13 Public Liability Insurance
- 5.14 Workmen's Compensation Coverage
- 5.15 Performance Payment Bonds

(Article VII Special Covenants)

- 7.02 Institution to Maintain its Existence and Accreditation; Conditions Under Which Exceptions Permitted
- 7.05 Annual Statement
- 7.08 Federal Income Tax Status

- 7.09 Institution to Maintain Furnishings and Movable Equipment
- 7.11 Against Discrimination
- 7.12 Institution to be Nonsectarian
- 7.13 Observe Regulations of the Authority and the State
- 7.15 Maintain List of Bondholders
- 7.16 Observance of Indenture Covenants and Terms
- 7.17 Observe Federal Regulations

In the event of default by the Institution, the Authority and Trustee may accelerate the due date of all installments of Base Rent, may repossess the Project, may terminate the Lease and operate and relet, holding the Institution liable for any deficiency, or pursue any other legal remedies available (Sections 9.01, 9.02). The security interest in Leased Equipment is subject to foreclosure under applicable provisions of the Uniform Commercial Code (Section 9.07). In event of default, among other things, the Institution agrees to pay attorney's fees and expenses (Section 9.04), to waive appraisement and similar rights (Section 9.06), and to continue furnishing heat and utilities not otherwise available (Section 9.09).

Upon written request by either party a short form of Lease shall, within 30 days from the date of such request, be executed and delivered for recording purposes which shall describe the property, length of term and the Institution's purchase options, incorporating by reference other provisions of the Lease (Section 11.09). The full Lease will be kept on file at the offices of the Authority and Trustee, available for inspection.

Mortgage Trust Indenture

At or prior to closing the Authority will execute, deliver and record a Mortgage Trust Indenture to the Trustee to secure the Bonds. By the Granting Clauses, the Authority will mortgage, pledge and assign to the Trustee a first lien on the Project land and buildings, Leased Equipment, the Lease (except for the Authority's rights to Additional Rent), Project net revenues, Accounts, funds and investments. Under the Indenture and corresponding provisions of the Lease, except for capitalized interest and debt service reserves, all Bond proceeds are to be deposited in the Construction Account (Section 4.01), to be disbursed by the Trustee for Project cost payments or reimbursements (Section 4.02), pursuant to certification of the Authorized Authority Representative, Authorized Institution Representative, and/or Project Supervisor, as specified (Section 4.03). -22--

All revenues and income of the Project realized by the Authority must be deposited in the Revenue Fund Account (Section 5.01) and applied in order to the Bond and Interest Sinking Fund Account for Bond principal and interest (Section 5.02), to the Operation and Maintenance Account to pay operating expenses if the College is in default under the Lease (Section 5.03), to the Debt Service Reserve Account if necessary to restore the Debt Service Reserve (Section 5.04) and to the Redemption Account to redeem or purchase outstanding Bonds if all other Account balances are in the required amounts (Section 5.05). Funds in the Debt Service Reserve Account and Redemption Account are required to be used, if necessary, to pay Bond principal and interest when due. Funds in those Accounts and the Bond and Interest Sinking Fund Account may be invested (Section 5.06). All investments will be limited as necessary as to amount or yield under the arbitrage provisions of Section 103 (d) (1) of the Internal Revenue Code of 1954 and regulations thereunder.

In the Indenture, the Authority covenants to pay the Bonds from Project Revenues and Income (Section 6.01), to pay lawful charges imposed on the Project (Section 6.05), to complete and operate and maintain the Project (Sections 6.06, 6.07), not to sell or encumber the Project (Section 6.09), to establish rental rates and regulations for Project operations (Section 6.11), to maintain insurance (Sections 6.12, 6.13), to repair and reconstruct in event of damage or condemnation (Section 6.15), to maintain proper books and records and submit an annual report to the Trustee (Section 6.17), and to observe those and all other covenants and terms set forth in the Indenture and Bonds (Section 6.19). Under the Act, however, and in the Indenture, it is agreed that the Authority has no obligation to make any advance or payment or incur any expense or liability from its general funds in performing any of the conditions, covenants or requirements of the Indenture, from any funds other than Revenues and Income of the Project or Bond proceeds or (to the extent provided in the General Bond Resolution) from the General Bond Reserve Account, and the Authority shall incur no liability for failure to perform any such conditions, covenants and requirements for lack of funds provided the Authority shall have furnished the Trustee a Certificate and an Opinion of Counsel (Section 6.19).

In event of default, as defined (Section 7.01), the Trustee is authorized to accelerate the maturity of the Bonds (Section 7.02), sue to enforce the Indenture's covenants in its discretion or at direction of holders of 25% of the outstanding Bonds (Section 7.03), enter and operate the Project (Sections 7.04, 7.05), obtain appointment of a receiver (Section 7.06) and apply for a court order to hold a mortgage foreclosure sale (Section 7.07). Holders of a majority in amount of outstanding Bonds have the right to direct the proceedings by the Trustee, in accordance with law and the Indenture (Section 7.18) upon indemnifying the Trustee (Sections 7.02, 7.19, 8.06), suits by Bondholders being limited unless the Trustee has been requested and has failed to act (Section 7.19). Defaults (except payment of Bond principal) may be waived, if all interest in arrears has been paid, upon approval of holders of 51% of outstanding Bonds (Section 7.20).

The Trustee has no responsibility to use its own funds under the Indenture (Sections 8.01, 8.04) but it and the Authority may make advances, at 8% (Section 8.12, Lease Section 9.05), which are given priority of payment. The responsibilities of the Trustee prior to a known event of default are limited to express provisions of the Indenture, and at all times the Trustee shall not be liable unless it acts negligently or in bad faith (Sections 8.01, 8.07). The Trustee and its officers and directors are authorized to acquire and hold Bonds and otherwise deal with the Authority or the Institution to the same extent as if it were not Trustee (Section 8.15). Provision is made for succession or replacement of the Trustee by another corporate Trustee with a place of business in Minnesota and minimum capital and surplus of \$1,000,000 (Section 8.16), in event of merger (Section 8.17), resignation or removal by holders of a majority of outstanding Bonds (Section 8.18) or, in event of disability, by the Authority or a court (Section 8.19).

Provisions are made for technical amendments of the Lease and the Indenture with the consent of the Trustee (Sections 6.08, 11.01) and in other cases with the consent of the holders of 65% of outstanding Bonds (Section 6.08, 11.04), provided that the maturity dates, rates of interest, lien priority and equality cannot be changed without the consent of all Bondholders. Additional Bonds can be issued, on a parity with the Bonds, if necessary to complete the Project or, with the consent of the holders of 65% of outstanding Bonds, to provide for Project improvements, alterations, repair or replacement (Section 2.10). Bondholder approval or action may be given in writing (Section 9.01) or at a meeting (Section 9.04). Amendments to the General Bond Resolution are permitted without the consent of Bondholders if necessary to comply with Treasury arbitrage regulations (Section 11.06).

General Bond Resolution; Series Resolution

The Authority has adopted a General Bond Resolution establishing a General Bond Reserve Account in a qualified bank or banks (par. 2a) to provide additional security for the Authority's bonds to be issued, from time to time, including the Bonds (par. 1). Under the General Bond Resolution there must be deposited into the General Bond Reserve Account 20% of the probable net average annual debt service requirements of each issue of bonds to be secured by the General Bond Reserve Account (after deducting amounts of annual debt service to be paid by the Government under the Grant Agreement, if any), together with the moneys received by the Authority as consideration for the exercise of lease options, as other net proceeds of sale of Project facilities, or as excess net revenues of Project operations and certain other funds except to the extent such moneys and funds are pledged to the Trustee under a particular indenture or are otherwise restricted (par. 2b). Such moneys may be invested in authorized securities, but limited as to amount and yield of investment so that none of the outstanding bonds of the Authority shall be deemed "arbitrage bonds" under the Internal Revenue Code (par. 2c). When an Institution has provided for the payment of its Bonds, it is entitled to a rebate of its contributions to the General Bond Reserve Account from Bond proceeds, together with its share of investment earnings, less a proportionate charge for unrecovered advances made to pay principal or interest on any bonds secured by the General Bond Reserve Account (par. 2e). In the event the funds and investments in the General Bond Reserve Account exceed the amount of principal and interest secured by the Account to come due in any year, the excess may be withdrawn and rebated to the Authority and the Institutions (par. 2f).

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Whenever the principal of or interest on any bonds secured by the General Bond Reserve Account (including the Bonds) shall become due, the Authority pledges to the several trustees for the bondholders (including the Trustee) that it will advance from the General Bond Reserve Account amounts sufficient to pay such principal and interest (par. 2d). For such purpose, principal becomes due only at its stated maturity date, whether or not accelerated by call for redemption or event of default, unless the Authority determines, in its discretion, to make the advance prior to the scheduled maturity date. All advances bear interest and are given priority of payment (par. 2d, Indenture Section 5.08, Lease Section 4.01). Neither the Trustee nor the Bondholders have any right to possession or to direct investment or to foreclose any security interest in the General Bond Reserve Account, but only to require advances and observance of the covenants of the General Bond Resolution (par. 2d). Accounting and other determinations by the Authority are binding on the Institution, Trustee and each Bondholder unless made unreasonably or in bad faith or as a result of mistake of fact or mathematical error (par. 2g), including determinations made in a Series Resolution as to the meeting of conditions precedent for the ratable pledge of the General Bond Reserve Account to a series of Authority Bonds (par. 3).

The General Bond Resolution may be amended to cure ambiguities or formal defects or with the consent of the holders of 65% in amount of each series of Authority bonds outstanding and secured by the Account (par. 4). Special series Bonds may be issued by the Authority, in its discretion, not secured or governed by the provisions of the General Bond Resolution (par. 5).

The Series Resolution, to be adopted when the sale of the Bonds is awarded, will provide for the award, the execution and delivery of the Bonds and closing documents, for the amount of \$30,000 Bond proceeds to be deposited with the Authority in the General Bond Reserve Account and with the Trustee \$56,000 (including accrued interest) in the Bond and Interest Sinking Fund Account and \$120,000 in the Debt Service Reserve Account. It will specifically pledge the General Bond Reserve Account to the Bonds ratably with other bonds issued or which may be issued and will make the findings required by the General Bond Resolution.

LITIGATION

In 1971 the Women's Equity Action League requested the Secretary of Health, Education and Welfare to investigate an alleged pattern of sex discrimination in faculty employment. A similar charge has been filed against the College with the Minnesota Department of Human Rights. Investigations have been undertaken, and the Minnesota Department of Human Rights has made a preliminary determination that probable cause exits to credit the allegations of the charge. No formal complaint has yet been issued. The College has adopted an Affirmative Action Program to furnish equal opportunity without regard to race, sex or religion.

The College has no other litigation pending or threatened against it of which it is aware.

PARITY BONDS

The Authority may issue additional Bonds to provide funds to complete the Project which will be on a parity with this issue. In the event of such issuance additional Base Rentals and related provisions will be required. Additional parity Bonds may also be issued to provide for improvement, alteration, repair or replacement of the Project with the consent of the holders of 65% of outstanding Bonds.

LEGAL OPINION

The issuance and sale of the Project Bonds shall be subject to the delivery of the approving legal opinion of Messrs. Faegre & Benson as Bond Counsel to the Authority, the Institution, the Trustee and the purchaser of the Project Bonds to the effects that (i) the Authority has authority under the Act to issue the Project Bonds, to acquire and lease the Project to the Institution and to execute and deliver the Indenture to secure the Project Bonds, (ii) the Project Bonds, the Deed, the Lease and the Indenture have been duly authorized by all necessary proceedings and duly executed and delivered, (iii) the Project Bonds, the Lease and the Indenture provides a valid and binding instruments in accordance with their terms, (iv) the Indenture provides a valid and direct first mortgage lien on the Project Bonds are further secured by the General Bond Reserve Account on a parity with bonds of other series as provided in the General Bond Resolution, and (vi) the interest on the Project Bonds is exempt from federal and Minnesota state income taxes (other than Minnesota corporate franchise taxes measured by income) under present laws and rulings.

NOTE: A reproduction of the complete "Report on Audit Year Ended May 31, 1973" for Augsburg College is enclosed as a separate document.

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NOTES

Chairman

The foregoing offer is hereby accepted by the addressee on the date of the offer by its following officers duly authorized and empowered to make such acceptance.

Bids delivered to Springsted Incorporated by 9:00 A. M., the day of the sale, will be carried to the sale.

PLEASE SUBMIT BID IN DUPLICATE. It is preferred, but not mandatory, that this form be used.

Date: March 26, 1974

To: Mr. Richard C. Hawk, Secretary Suite 278, Metro Square Building 7th and Robert Streets St. Paul, Minnesota 55101

Re: \$1,600,000 First Mortgage Revenue Bonds Series I (Augsburg College)

For the bonds of this issue which shall mature and bear interest at the annual rate, as follows, we offer a and accured interest to the date of delivery. price of \$

% 1976	% 1981	% 1986	% 1991
% 1977	% 1982	% 1987	<u> </u>
% 1978	% 1983	% 1988	% 1993
% 1979	% 1984	% 1989	% 1994
% 1980	% 1985	% 1990	% 1995

This offer, unless extended by us, shall expire within four (4) hours of the time set for its opening. In the event of failure to deliver these bonds in accordance with the Official Notice of Sale as printed on the reverse side and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

We request that CUSIP numbers be printed on the Bonds and we will pay all costs related thereto. (Strike if not applicable)

Account Members

Account Manager

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

> NET EFFECTIVE RATE %

By: ____

NET INTEREST COST \$_____

OFFICIAL NOTICE OF BOND SALE

\$1,600,000 MINNESOTA HIGHER EDUCATION FACILITIES AUTHORITY FIRST MORTGAGE REVENUE BONDS SERIES I (AUGSBURG COLLEGE)

Bids will be received Tuesday, March 26, 1974, 11:00 A.M., CDST, at the Authority's Offices, Metro Square Building, St. Paul, Minnesota, for award at 3:00 P.M. of the same day, on the following terms:

DATE AND INTEREST

The Bonds will be dated May 1, 1974. Interest will be payable November 1, 1974, and each May 1, and November 1, thereafter.

TYPE AND PURPOSE

The Bonds will be negotiable coupon, special obligations of the Authority, payable solely, and only, out of Project revenues and other income, charges and moneys to be produced and received, including rentals under the Lease between the Authority and the College, relative to the ownership and operation of the Project for which the proceeds of this issue will be used, and the Reserve Accounts established thereto. The Bonds will be issued in denominations of \$5,000 each and may be registrable as to principal, or principal and interest, according to the terms of the Mortgage Trust Indenture relative to the issue. The Bonds are being issued for the construction, equipping, and furnishing an Ice Center building with two rinks and appurtenant seating, dressing rooms, offices, service shop and concession areas for physical education, recreational skating and intra-mural, inter-collegiate and junior hockey programs.

MATURITIES AND REDEMPTION

May 1, in the years and amounts as follows:

\$20,000 1976	\$ 90,000 1989					
\$40,000 1977	\$100,000 1990-91					
\$50,000 1978-81	\$110,000 1992					
\$60,000 1982-83	\$120,000 1993					
\$70,000 1984-86	\$130,000 1994					
\$80,000 1987-88	\$200,000 1995					
All dates are inclusive.						

At the option of the Issuer all Bonds maturing on or after May 1, 1989, shall be subject to prior payment in inverse order of serial numbers on May 1, 1988, and any interest payment date thereafter, at a price of par and accrued interest, except that all Bonds are subject to redemption at par and accrued interest on any interest payment date, as a whole, but not in part, in case of damage, destruction or taking of the Project to the extent provided in Section 6.15 of the Mortgage Trust Indenture and in case of the Institution's exercise of its option of purchase pursuant to Section 10.02 of the Lease.

CUSIP NUMBERS

CUSIP numbers will not be printed on the Bonds unless within 3 working days after the day of the award of the Bonds the successful Bidder in writing requests that CUSIP numbers be printed on the Bonds and specifically agrees to pay all costs, including printing, related thereto. The Issuer will not be responsible for the correctness of such numbers and incorrect numbers or delivery delay by reason of the use of CUSIP numbers will not be a cause for refusal by the successful Bidder to accept delivery. The Issuer will, at the request of the successful Bidder, make the necessary arrangements for obtaining CUSIP numbers if they are requested and are available.

PAYING AGENT AND TRUSTEE

The paying agent may be named by the Successful Bidder, subject to the Authority's approval, which may be assumed unless the Bidder is notified to the contrary within 48 hours after the Authority has received notice of the Bidder's selection. The College will pay the charges of the paying agent customarily made by it to similar users of its services. An alternate paying agent may be named subject to the consent of the Authority and provided that there shall be no additional expense to the Authority or the College by reason thereof.

Prior to the receipt of bids the College, with the consent of the Authority, will name a Trustee with whom the Authority will enter into a Mortgage Trust Indenture relative to this issue. Upon request to the office of the Authority's Executive Director, the name of the Trustee will be available on or before March 18, 1974.

DELIVERY

Within 40 days after award, subject to the unqualified approving legal opinion of Messrs. Faegre and Benson of Minneapolis, Minnesota, and customary closing papers, including a statement of non-litigation. Bond printing and legal opinion will be paid for by the Issuer. Delivery will be at a place of the Purchaser's choice. Payment must be made in Federal Funds, or equivalent immediately available funds, on day of delivery. Legal opinion will be printed on the Bonds.

TYPE OF BID

Sealed bids for not less than \$1,568,000 and accrued interest on the principal sum of \$1,600,000 from the date of the Bonds to date of delivery must be filed with the undersigned prior to time of sale, together with a certified or cashier's check in the amount of \$32,000, payable to the order of the Minnesota Higher Education Facilities Authority, to be retained as liquidated damages if the bidder fails to comply with the accepted bid.

RATES

All rates must be in integral multiples of 5/100th or 1/8th of 1%. All Bonds of the same maturity must bear a single rate from date of issue to maturity. The interest rate for any maturity shall be not less than that of any prior maturity and no interest rate shall exceed any other interest rate by more than 1% per annum. Additional coupons may not be used.

AWARD

Award will be made on the basis of lowest dollar interest cost; determined by the addition of any discount to, and the deduction of any premium from, the total interest on all Bonds from their date to their stated maturity. The Issuer reserves the right to reject any and all bids, to waive informalities and to adjourn the sale.

Dated February 26, 1974

- BY ORDER OF THE MINNESOTA HIGHER EDUCATION FACILITIES AUTHORITY
- /s/ Richard C. Hawk Secretary

Suite 278, Metro Square Building 7th and Robert Streets St. Paul, Minnesota 55101

Re: \$1,600,000 First Mortgage Revenue Bonds Series I (Augsburg College)

For the bonds of this issue which shall mature and bear interest at the annual rate, as follows, we offer a price of \$ and accured interest to the date of delivery.

% 1976	% 1981	% 1986	% 1991
% 1977	% 1982	% 1987	% 1992
% 1978	% 1983	% 1988	% 1993
% 1979	% 1984	% 1989	<u> </u>
% 1980	% 1985	% 1990	<u> </u>

This offer, unless extended by us, shall expire within four (4) hours of the time set for its opening. In the event of failure to deliver these bonds in accordance with the Official Notice of Sale as printed on the reverse side and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

We request that CUSIP numbers be printed on the Bonds and we will pay all costs related thereto. (Strike if not applicable)

Account Members

Account Manager

Bv:

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST	COST	\$

NET EFFECTIVE RATE

The foregoing offer is hereby accepted by the addressee on the date of the offer by its following officers duly authorized and empowered to make such acceptance.

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OFFICIAL NOTICE OF BOND SALE

\$1,600,000 MINNESOTA HIGHER EDUCATION FACILITIES AUTHORITY FIRST MORTGAGE REVENUE BONDS SERIES I (AUGSBURG COLLEGE)

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DATE AND INTEREST

The Bonds will be dated May 1, 1974. Interest will be payable November 1, 1974, and each May 1, and November 1, thereafter.

TYPE AND PURPOSE

The Bonds will be negotiable coupon, special obligations of the Authority, payable solely, and only, out of Project revenues and other income, charges and moneys to be produced and received, including rentals under the Lease between the Authority and the College, relative to the ownership and operation of the Project for which the proceeds of this issue will be used, and the Reserve Accounts established thereto. The Bonds will be issued in denominations of \$5,000 each and may be registrable as to principal, or principal and interest, according to the terms of the Mortgage Trust Indenture relative to the issue. The Bonds are being issued for the construction, equipping, and furnishing an Ice Center building with two rinks and appurtenant seating, dressing rooms, offices, service shop and concession areas for physical education, recreational skating and intra-mural, inter-collegiate and junior hockey programs.

MATURITIES AND REDEMPTION

May 1, in the years and amounts as follows:

\$20,000 1976	\$ 90,000 1989			
\$40,000 1977	\$100,000 1990-91			
\$50,000 1978-81	\$110,000 1992			
\$60,000 1982-83	\$120,000 1993			
\$70,000 1984-86	\$130,000 1994			
\$80,000 1987-88	\$200,000 1995			
All dates are inclusive.				

At the option of the Issuer all Bonds maturing on or after May 1, 1989, shall be subject to prior payment in inverse order of serial numbers on May 1, 1988, and any interest payment date thereafter, at a price of par and accrued interest, except that all Bonds are subject to redemption at par and accrued interest on any interest payment date, as a whole, but not in part, in case of damage, destruction or taking of the Project to the extent provided in Section 6.15 of the Mortgage Trust Indenture and in case of the Institution's exercise of its option of purchase pursuant to Section 10.02 of the Lease.

CUSIP NUMBERS

CUSIP numbers will not be printed on the Bonds unless within 3 working days after the day of the award of the Bonds the successful Bidder in writing requests that CUSIP numbers be printed on the Bonds and specifically agrees to pay all costs, including printing, related thereto. The Issuer will not be responsible for the correctness of such numbers and incorrect numbers or delivery delay by reason of the use of CUSIP numbers will not be a cause for refusal by the successful Bidder to accept delivery. The Issuer will, at the request of the successful Bidder, make the necessary arrangements for obtaining CUSIP numbers if they are requested and are available.

PAYING AGENT AND TRUSTEE

The paying agent may be named by the Successful Bidder, subject to the Authority's approval, which may be assumed unless the Bidder is notified to the contrary within 48 hours after the Authority has received notice of the Bidder's selection. The College will pay the charges of the paying agent customarily made by it to similar users of its services. An alternate paying agent may be named subject to the consent of the Authority and provided that there shall be no additional expense to the Authority or the College by reason thereof.

Prior to the receipt of bids the College, with the consent of the Authority, will name a Trustee with whom the Authority will enter into a Mortgage Trust Indenture relative to this issue. Upon request to the office of the Authority's Executive Director, the name of the Trustee will be available on or before March 18, 1974.

DELIVERY

Within 40 days after award, subject to the unqualified approving legal opinion of Messrs. Faegre and Benson of Minneapolis, Minnesota, and customary closing papers, including a statement of non-litigation. Bond printing and legal opinion will be paid for by the Issuer. Delivery will be at a place of the Purchaser's choice. Payment must be made in Federal Funds, or equivalent immediately available funds, on day of delivery. Legal opinion will be printed on the Bonds.

TYPE OF BID

Sealed bids for not less than \$1,568,000 and accrued interest on the principal sum of \$1,600,000 from the date of the Bonds to date of delivery must be filed with the undersigned prior to time of sale, together with a certified or cashier's check in the amount of \$32,000, payable to the order of the Minnesota Higher Education Facilities Authority, to be retained as liquidated damages if the bidder fails to comply with the accepted bid.

RATES

All rates must be in integral multiples of 5/100th or 1/8th of 1%. All Bonds of the same maturity must bear a single rate from date of issue to maturity. The interest rate for any maturity shall be not less than that of any prior maturity and no interest rate shall exceed any other interest rate by more than 1% per annum. Additional coupons may not be used.

AWARD

Award will be made on the basis of lowest dollar interest cost; determined by the addition of any discount to, and the deduction of any premium from, the total interest on all Bonds from their date to their stated maturity. The Issuer reserves the right to reject any and all bids, to waive informalities and to adjourn the sale.

Dated February 26, 1974

- BY ORDER OF THE MINNESOTA HIGHER EDUCATION FACILITIES AUTHORITY
- /s/ Richard C. Hawk Secretary

Bids delivered to Springsted Incorporated by _____9:00 A. M., the day of the sale, will be carried to the sale.

PLEASE SUBMIT BID IN DUPLICATE. It is preferred, but not mandatory, that this form be used.

Date: March 26, 1974

To: Mr. Richard C. Hawk, Secretary Suite 278, Metro Square Building 7th and Robert Streets St. Paul, Minnesota 55101

Re: \$1,600,000 First Mortgage Revenue Bonds Series I (Augsburg College)

For the bonds of this issue which shall mature and bear interest at the annual rate, as follows, we offer a price of \$ and accured interest to the date of delivery.

% 1976	% 1981	% 1986	<u> </u>
% 1977	% 1982	% 1987	% 1992
% 1978	% 1983	% 1988	% 1993
% 1979	% 1984	% 1989	% 1994
% 1980	% 1985	% 1990	<u> </u>

This offer, unless extended by us, shall expire within four (4) hours of the time set for its opening. In the event of failure to deliver these bonds in accordance with the Official Notice of Sale as printed on the reverse side and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

We request that CUSIP numbers be printed on the Bonds and we will pay all costs related thereto. (Strike if not applicable)

Account Members

Account Manager

%

Chairman

By:

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST	COST	\$

NET EFFECTIVE RATE

Secretary

The foregoing offer is hereby accepted by the addressee on the date of the offer by its following officers duly authorized and empowered to make such acceptance.

В

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OFFICIAL NOTICE OF BOND SALE

\$1,600,000

MINNESOTA HIGHER EDUCATION FACILITIES AUTHORITY FIRST MORTGAGE REVENUE BONDS SERIES I (AUGSBURG COLLEGE)

Bids will be received Tuesday, March 26, 1974, 11:00 A.M., CDST, at the Authority's Offices, Metro Square Building, St. Paul, Minnesota, for award at 3:00 P.M. of the same day, on the following terms:

DATE AND INTEREST

The Bonds will be dated May 1, 1974. Interest will be payable November 1, 1974, and each May 1, and November 1, thereafter.

TYPE AND PURPOSE

The Bonds will be negotiable coupon, special obligations of the Authority, payable solely, and only, out of Project revenues and other income, charges and moneys to be produced and received, including rentals under the Lease between the Authority and the College, relative to the ownership and operation of the Project for which the proceeds of this issue will be used, and the Reserve Accounts established thereto. The Bonds will be issued in denominations of \$5,000 each and may be registrable as to principal, or principal and interest, according to the terms of the Mortgage Trust Indenture relative to the issue. The Bonds are being issued for the construction, equipping, and furnishing an Ice Center building with two rinks and appurtenant seating, dressing rooms, offices, service shop and concession areas for physical education, recreational skating and intra-mural, inter-collegiate and junior hockey programs.

MATURITIES AND REDEMPTION

May 1, in the years and amounts as follows:

\$20,000 1976	\$ 90,000 1989	
\$40,000 1977	\$100,000 1990-91	
\$50,000 1978-81	\$110,000 1992	
\$60,000 1982-83	\$120,000 1993	
\$70,000 1984-86	\$130,000 1994	
\$80,000 1987-88	\$200,000 1995	
All dates are inclusive.		

At the option of the Issuer all Bonds maturing on or after May 1, 1989, shall be subject to prior payment in inverse order of serial numbers on May 1, 1988, and any interest payment date thereafter, at a price of par and accrued interest, except that all Bonds are subject to redemption at par and accrued interest on any interest payment date, as a whole, but not in part, in case of damage, destruction or taking of the Project to the extent provided in Section 6.15 of the Mortgage Trust Indenture and in case of the Institution's exercise of its option of purchase pursuant to Section 10.02 of the Lease.

CUSIP NUMBERS

CUSIP numbers will not be printed on the Bonds unless within 3 working days after the day of the award of the Bonds the successful Bidder in writing requests that CUSIP numbers be printed on the Bonds and specifically agrees to pay all costs, including printing, related thereto. The Issuer will not be responsible for the correctness of such numbers and incorrect numbers or delivery delay by reason of the use of CUSIP numbers will not be a cause for refusal by the successful Bidder to accept delivery. The Issuer will, at the request of the successful Bidder, make the necessary arrangements for obtaining CUSIP numbers if they are requested and are available.

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DELIVERY

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AWARD

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Dated February 26, 1974

BY ORDER OF THE MINNESOTA HIGHER EDUCATION FACILITIES AUTHORITY

/s/ Richard C. Hawk Secretary