



JASON E. MUMPOWER
Comptroller

TENNESSEE STATE SCHOOL BOND AUTHORITY
NOVEMBER 14, 2024
AGENDA

1. Call meeting to order, establish that there is a physical quorum, and receive public comment on actionable agenda items in accordance with 2023 Public Chapter 300 and Board guidelines
2. Approval of minutes from the October 2, 2024, meeting
3. Approval of Projects for:

The University of Tennessee

- University of Tennessee, Martin – New Residence Hall (A102); \$50,000,000 of which \$49,000,000 will be funded by TSSBA; Term of Financing: 30 years assumed tax-exempt rate.

The Tennessee Board of Regents

- Middle Tennessee State University – New Parking Structure (463); Cost: \$27,000,000 of which \$25,130,000 will be funded by TSSBA; Term of Financing: 30 years at an assumed tax-exempt rate.

4. Adjourn

TENNESSEE STATE SCHOOL BOND AUTHORITY
October 2, 2024

The Tennessee State School Bond Authority (the “TSSBA”, or the “Authority”) met on October 2, 2024, at 11:00 a.m., CT, Volunteer Conference Center on the 2nd floor of the Cordell Hull Building, Nashville, Tennessee. The Honorable Tre Hargett, Secretary of State, was present and presided over the meeting.

The following members were physically present:

William Wood, proxy for The Honorable Jason Mumpower, Comptroller of the Treasury
The Honorable David H. Lillard, Jr., State Treasurer
Commissioner Jim Bryson, Department of Finance and Administration
Angela Scott, proxy for Dr. Flora W. Tydings, Chancellor, Tennessee Board of Regents

The following member participated electronically as authorized by Tennessee Code Annotated § 8-44-108:

David Miller, proxy for Randy Boyd, President, University of Tennessee

The following member was absent:

The Honorable Bill Lee, Governor

Secretary Hargett recognized a physical quorum present, with Mr. David Miller participating electronically, and asked Ms. Sandi Thompson, TSSBA Assistant Secretary and Director of the Division of State Government Finance (SGF), to call the roll. Ms. Thompson called the roll:

William Wood – Present
Treasurer Lillard – Present
Secretary Hargett – Present
Commissioner Bryson - Present
Angela Scott – Present
David Miller – Present

Secretary Hargett called the meeting to order. In accordance with Public Chapter 300 and Board guidelines, Secretary Hargett asked Ms. Thompson if any requests for public comment had been received. Ms. Thompson responded that no requests for public comment had been received.

Secretary Hargett stated that the first item on the agenda was the consideration and approval of the minutes from the September 23, 2024, meeting of the Authority. Secretary Hargett asked if there were any questions or discussion regarding the minutes. Hearing none, Secretary Hargett asked for a motion to approve the minutes. Commissioner Bryson moved approval of the minutes, Treasurer Lillard seconded the motion, and Ms. Thompson took the roll:

William Wood – Aye
Treasurer Lillard – Aye
Secretary Hargett – Aye
Commissioner Bryson - Aye
Angela Scott – Aye
David Miller – Aye

The minutes were unanimously approved.

Secretary Hargett then recognized Ms. Thompson to discuss the Request for Proposal for Financial Advisor for the Board (the “RFP”). Ms. Thompson stated that the Board had a contract in place with its financial advisor, PFM Financial Advisors LLC, that would expire at the end of the year. Ms. Thompson further

stated that the contract term was three years with the ability to extend the contract for two additional one-year extensions. Ms. Thompson then stated that staff to the Board had finalized the RFP and that it would be issued on Monday, October 7, 2024, with responses due by November 1, 2024. Ms. Thompson further stated that staff would be evaluating the proposals received throughout November and would be making a recommendation to the Board at a December meeting. Treasurer Lillard then inquired if the terms of the RFP were going to be the same as the previous RFP with respondents being limited to only providing financial advisory services. Ms. Thompson responded that staff had requested that financial advisors only submit a proposal if in fact the respondent is a financial advisor only. Ms. Thompson further replied that the RFP was in substantially the same form as the prior issued RFP with some additional questions and minor modifications. No further action was necessary.

Secretary Hargett stated that concluded the business on the agenda. Commissioner Bryson made a motion to adjourn, Treasurer Lillard seconded the motion, and Ms. Thompson took the role:

William Wood – Aye
Treasurer Lillard – Aye
Secretary Hargett – Aye
Commissioner Bryson - Aye
Angela Scott – Aye
David Miller – Aye

The meeting was adjourned.

Approved on this _____ day of _____, 2024.

Respectfully submitted,

Sandra Thompson
Assistant Secretary

Tennessee State School Bond Authority Feasibility Study

UTM New Residence Hall - Project Number A102

Individual Project Summary

Revenue Source:	Annual Housing Revenue	\$4,531,471
	Total Revenue Source:	\$4,531,471
Assumptions:	TSSBA Funding Requested*	\$49,000,000
	Interest Rate	7.25%
	Tax Status	Tax-Exempt
	Term of Financing	30-Years
	Cost of Issuance	\$735,000

Feasibility Test		
	May Principal (No DSRF)	November Principal (no DSRF)
Pledged Revenues	\$4,531,471	\$4,531,471
New Max Annual Debt Service	\$4,109,087	\$4,531,417
Feasible	Yes	Yes

Prepared on November 12, 2024 by Jacqueline Felland

Project Disclosed in Budget

TSSBA staff conducts a feasibility test on a project-by-project basis to ensure that each individual project has sufficient revenue pledged to cover the projected maximum annual debt service charged to the project. On an annual basis, and prior to the issuance of long-term debt, an assessment is performed pursuant to Article 2.01 (b) which requires that the aggregate amount of the Fees and Charges collected by an Institution in the preceding Fiscal Year is not less than two times the amount required for the payment of the aggregate of the maximum amount of Annual Financing Charges.



THE UNIVERSITY of TENNESSEE

KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOOMA • PULASKI

DEPARTMENT OF CAPITAL PROJECTS

October 21, 2024

Ms. Sandi Thompson, Director
Comptroller of the Treasury, Division of Finance
Cordell Hull Building, 425 Rep. John Lewis Way N.
Nashville, TN 37243

RE: UTM New Residence Hall
UT No. 999/011-104-2024

Ms. Thompson:

We are requesting \$49,000,000 bond financing for 30 years for the University of Tennessee Martin New Residence Hall. The total estimated project cost is \$50,000,000.

The project scope is for the demolition and replacement of Browning Hall. The replacement includes two four-story residence buildings, each housing 200 students. The project includes approximately 110,000 square feet. The annual bond financing will be repaid with revenues generated from student housing fees. The project application is attached.

Your review and consideration of this request is appreciated. Please contact me if you have any questions.

Sincerely,

Signed by:

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Austin Oakes
Associate Vice President
Department of Capital Projects

The University of Tennessee at Martin

New Residence Hall

Executive Summary

The University of Tennessee at Martin (UTM) is a prominent regional institution within the University of Tennessee System, located on a 320-acre campus in Martin, TN. Serving over 7,000 students from 42 states and 19 countries, UTM offers more than 150 academic programs, supported by a student-to-faculty ratio of 16:1, ensuring a personalized educational experience. The University is dedicated to student success, with 84% of graduates employed or pursuing further education within six months of graduation.

UTM is a residential campus with 6 residence halls accommodating 2,005 students. The residence halls currently consist of 2 apartment style housing options with private bedrooms, 1 suite-style housing option with private bedrooms and shared bathrooms, 1 double-occupancy (shared) pod-style living spaces, and 2 double occupancy (shared) semi-suite style. Each residence hall is supported by live-in professional staff and Resident Assistants, ensuring a safe and supportive living environment.

UTM's bed space inventory is increasingly challenged by aging facilities. With 61% of available bed spaces constructed between 1967 and 1970, there is a growing preference among students for newer housing options in Conner Community and Arnold Pryor Place over the traditional residence halls of Browning, Ellington, and Cooper Halls. Housing application data reveals that the percentage of students listing newer housing as their first preference increased from 59% in Fall 2020 to 72% in Fall 2024. Conversely, traditional residence halls saw a decline, with first-preference listings dropping from 41% in Fall 2020 to 28% in Fall 2024. It is essential for the institution to prioritize improving the physical condition of our bed space inventory to enhance the on-campus experience and strengthen student recruitment efforts at UTM.

The University is seeking to demolish and replace the aging Browning Hall with a new residence hall. The replacement building will include 400 bed spaces to address the growing demand for newer, private room facilities. This 110,066-square-foot facility will serve as the new home for our Living Learning Communities and will primarily target first-time students at UTM. The design includes two four-story buildings, each housing 200 students. The single-corridor floors will feature private rooms arranged in pods, with shared community spaces and private shower rooms available in each pod section. This project will not only replace outdated facilities but will align our housing offerings with student preferences, thereby strengthening our recruitment efforts. The new hall, with its modern amenities and focus on first-time students, will be a cornerstone of our efforts to provide a supportive and enriching living environment.

The total estimated project cost is \$50,000,000.00 funded by 30-Year TSSBA funds of \$49,000,000.00 and Plant Funds (Aux-Housing) of \$1,000,000.00.



TENNESSEE STATE SCHOOL BOND AUTHORITY PROJECT APPLICATION

DEPARTMENT: University of Tennessee

INSTITUTION/LOCATION: Martin

PROJECT : UTM New Residence Hall Match Project

SBC PROJECT #: N/A

EXECUTIVE SUMMARY: Include an executive summary of the project to be approved.

PROJECT BUDGET:

Funding Sources	Original	Revised	Total
TSSBA	\$ 49,000,000.00		\$ 49,000,000.00
Plant Funds (Aux-Housing)	1,000,000.00		\$ 1,000,000.00
			\$ 0.00
			\$ 0.00
Total:	\$ 50,000,000.00	\$ 0.00	\$ 50,000,000.00

PROJECT LIFE:

Anticipated Useful Life of Project: 30+ years

Desired Term for Financing (if less than useful life): 30 years

ESTIMATED ANNUAL FINANCING CHARGE*: \$ 4,531,471.10

**To calculate this amount, [click on the calculator](#)*

PROJECT REVENUES: (List the revenue sources and amounts for each revenue source)

Revenue Source:	Original	Revised	Total	Pledged ¹
Student Housing Fees	\$ 4,531,471.10		\$ 4,531,471.10	<input type="checkbox"/>
			\$ 0.00	<input type="checkbox"/>
			\$ 0.00	<input type="checkbox"/>
			\$ 0.00	<input type="checkbox"/>
Total:	\$ 4,531,471.10	\$ 0.00	\$ 4,531,471.10	

¹Is this source pledged to another TSSBA project?

PROJECT CASH FLOW ANALYSIS: Include an annual cash flow analysis of how the revenues are calculated will support the project. [Click here for cash flow analysis requirements](#)

PROJECT APPROVAL DATES:

SPA BOARD: _____
THEC: 02/28/2023

UT/TBR BOARD: 10/25/2024
SBC: _____

Disclosed in the Governor’s Budget as TSSBA Funding: **Yes** If yes, what year? **FY23/24**
If no, please explain:

PROJECT DESCRIPTION: Physical description, including land, buildings and equipment with approximate dollar value. (If a renovation or repair project, please provide information with respect to the renovated or improved portion as well as the entire structure).

The University will demolish and replace the aging Browning Hall. The replacement buildings will include 400 beds. The program includes two four-story buildings, each housing 200 students. This project includes approximately 110,000 square feet which will serve as the new home for our Living Learning Communities and will primarily target first-time students at UTM.

REAL ESTATE:

Owner of real Property The University of Tennessee

To be acquired _____ To be leased or other arrangements _____.

The purpose of the following questions are to determine the tax status of this project to be financed with the proceeds of Tennessee State School Bond Authority Bonds and/or Bond Anticipation Notes and the amount of private use associated with this project. Private use means the direct or indirect use of the project by any entity other than a state or local government entity, including use by the Federal Government (including its agencies and instrumentalities) or a Section 501(c)(3), (c)(4), or (c)(6) organization. When the project consists of an improvement that does not involve space that is being used directly by governmental or private users (for example, a re-roofing, air conditioning or energy efficiency improvement), all questions involving uses and users of the project should be answered by reference to all portions of the facility or facilities benefited by the improvement.

The questions below relate to the project referenced above.

- 1. Project Status: (If the project has already been completed, and the proceeds are being used to reimburse the department, please so indicate and include date of project completion.)

Planning

- 2. Project completion estimated to be: 2028

- 3. Project Owner: The University of Tennessee

- 4. Project Operator (see also item 8 below): The University of Tennessee

5. Intended Use of the Project:

Student Housing

6. Intended Users of the Project (excluding use by the general public):

Students and Staff

7. Indicate whether any of the following activities will take place at the project. Indicate whether the activities are operated by a private entity or will indirectly benefit a private entity. Include all incidental private uses. For each direct or indirect private use of the project, indicate the total amount of space the private use occupies in relation to the entire project. (For example, if an area of vending machines operated by a private contractor occupies 50 square feet of a 5,000 square foot area financed, indicate the relationship in terms of the ratio of square footage used.)

If the project includes multiple buildings, fill this section out for each building.

[Click here for additional building pages](#)

Name and Address of Building:

UTM New Student Housing
315 Hannings Lane, Martin, TN 38237

Gross Square Footage of Building approx 110,000

A. Vending Machines:

Square Footage 24

Operator Blind Vendor State Contract

Are any vending areas separated by walls, night gates, etc. so that they are under the control of the service provider/operator? No

B. Wholesalers or retailers (e.g., Newsstand, Book Store, Pharmacy, etc.):

Square Footage N/A

Type _____

Operator _____

C. Laundry Services:

Square Footage 888

Operator Caldwell & Gregory. Laundry is already included in student housing fees.

Are any laundry service areas separated by walls, night gates, etc. so that they are under the control of the service provider/operator? Dedicated room, students have 24/7 access.

D. Cafeteria or other food services areas:

Square Footage N/A

Operator _____

E. Provision of health care services:

Square Footage N/A

Operator _____

F. Laboratory research performed on behalf of or for the benefit of a private entity or pursuant to a cooperative research agreement:

Square Footage N/A

Recipient _____

G. Office space utilized by or on behalf of private entities:

Square Footage N/A

Occupant _____

H. Provision of housing for persons or entities other than enrolled students:

Square Footage Hall Director provided a 585 sq ft apartment due to being a live-on required position.

8. Attach copies of any management contracts or incentive payment contracts entered into, or to be entered into, in connection with the operation of the project. (Do not include contracts for services that are solely incidental to the primary governmental functions of the facility (for example, contracts for janitorial, office equipment repair or similar services). Indicate the portion of the project to which the contracts relate. Give the usable square feet involved compared to the total usable square feet of the facility being financed. If a contract has not been entered into but is anticipated, indicate that fact.

N/A

9. Will any debt proceeds be used to make or finance loans to any private entity? If so, indicate the amount of such loans, the length and payment terms of such loans:

No debt proceeds will be used to make or finance loans to any private entity.

10. Indicate any expected payments (direct or indirect) to be made by non-governmental entities, separately and in the aggregate, to the State or any other governmental entity, with respect to the project.

N/A

11. Additional information not explained above.

Completed this 15th day of October, 2024.

Signed by:

Austin Oakes

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Facilities Development/Capital Projects

Randal Boyd

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Chancellor/President

DocuSigned by:

David Miller

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Vice Chancellor for Business & Finance/
Sr. Vice President & Chief Financial Officer

To be filled out by the Authority

BOND COUNSEL APPROVAL:	DATE	_____
	GOOD	_____
	5%	_____
	10%	_____

University of Tennessee at Martin Housing Financial Projections

	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031
Revenue Generating Beds	2,041	2,041	2,005	2,005	1,684	1,684	2,068	2,068	2,068
Revenue Occupancy %	85%	90%	96%	94%	95%	95%	95%	95%	95%

Revenue									
AY Rent	\$ 9,282,300	\$ 9,694,700	\$ 9,706,622	\$ 9,980,813	\$ 9,365,064	\$ 9,834,273	\$ 13,421,811	\$ 14,094,968	\$ 14,519,308
Other Revenue (Camps, etc.)	\$ 97,000	\$ 100,000	\$ 102,000	\$ 105,000	\$ 94,000	\$ 96,000	\$ 368,000	\$ 377,000	\$ 386,000
Spring Occupancy Adjustment	\$ (455,500)	\$ (440,300)	\$ (485,332)	\$ (499,041)	\$ (468,254)	\$ (491,714)	\$ (671,091)	\$ (704,749)	\$ (725,966)
Reserves Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -
Total Revenue	\$ 8,923,800	\$ 9,354,400	\$ 9,323,290	\$ 9,586,772	\$ 8,990,810	\$ 9,438,559	\$ 13,618,720	\$ 13,767,219	\$ 14,179,342

Expenses									
Personnel	\$ 2,175,300	\$ 2,259,700	\$ 2,318,000	\$ 2,372,000	\$ 2,250,000	\$ 2,299,000	\$ 2,367,970	\$ 2,439,009	\$ 2,512,179
Non-Personnel	\$ 3,855,600	\$ 4,037,500	\$ 3,784,900	\$ 3,879,100	\$ 3,353,500	\$ 3,423,800	\$ 3,932,320	\$ 4,036,652	\$ 4,143,025
Administrative Overhead Transfer	\$ 215,646	\$ 227,056	\$ 241,654	\$ 240,775	\$ 249,997	\$ 228,858	\$ 244,495	\$ 232,516	\$ 243,278
Total Expenses	\$ 6,246,546	\$ 6,524,256	\$ 6,344,554	\$ 6,491,875	\$ 5,853,497	\$ 5,951,658	\$ 6,544,785	\$ 6,708,176	\$ 6,898,483

Net Operating Income & Debt Service									
Net Operating Income	\$ 2,677,254	\$ 2,830,145	\$ 2,978,736	\$ 3,094,897	\$ 3,137,313	\$ 3,486,901	\$ 7,073,935	\$ 7,059,043	\$ 7,280,859
Existing Debt Service	\$ 2,436,500	\$ 2,450,000	\$ 2,444,000	\$ 2,444,000	\$ 2,452,000	\$ 2,453,000	\$ 2,444,000	\$ 2,285,000	\$ 2,287,000
New Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,531,418	\$ 4,531,418	\$ 4,531,418
Total Debt Service	\$ 2,436,500	\$ 2,450,000	\$ 2,444,000	\$ 2,444,000	\$ 2,452,000	\$ 2,453,000	\$ 6,975,418	\$ 6,816,418	\$ 6,818,418

	1.10	1.16	1.22	1.27	1.28	1.42	1.01	1.04	1.07
DCR After Debt Service	1.10	1.16	1.22	1.27	1.28	1.42	1.01	1.04	1.07
Total Surplus Cash Flow	\$ 240,754	\$ 380,145	\$ 534,736	\$ 650,897	\$ 685,313	\$ 1,033,901	\$ 98,517	\$ 242,625	\$ 462,441
Cumulative Surplus Cash Flow	\$ 240,754	\$ 620,899	\$ 1,155,635	\$ 1,806,531	\$ 2,491,844	\$ 3,525,745	\$ 3,624,262	\$ 3,866,887	\$ 4,329,329

Notes:

New debt service amount consists of a conservative approach; issuing 30 year bonded debt at an estimated 7.25% rate.

Arnold Pryor Place debt service rolls off in FY36 .

Conner Community debt service rolls off in FY39.

2025-2026 through 2029-2030 revenue is calculated at an assumption of an annual 5% ATB increase in rental rates.

2030-2031 revenue is calculated at an assumption of returning to a 3% ATB annual increase.

2022-2023 and 2023-2024 Revenue & Expense based on actuals.

2024-25 Revenue based on Fall actuals at 96% occupancy and Spring revenue at a 10% reduction in revenue. Expense projection based on expected expenses.

Expenses for 2025-2026 are calculated at a 2.4% increase.

Expenses for 2026-2027 are calculated at a 11% decrease due to the closing and demolition of Browning Hall.

Expenses for 2027-2028 are calculated at a 2.1% increase during the replacement buildings construction phase.

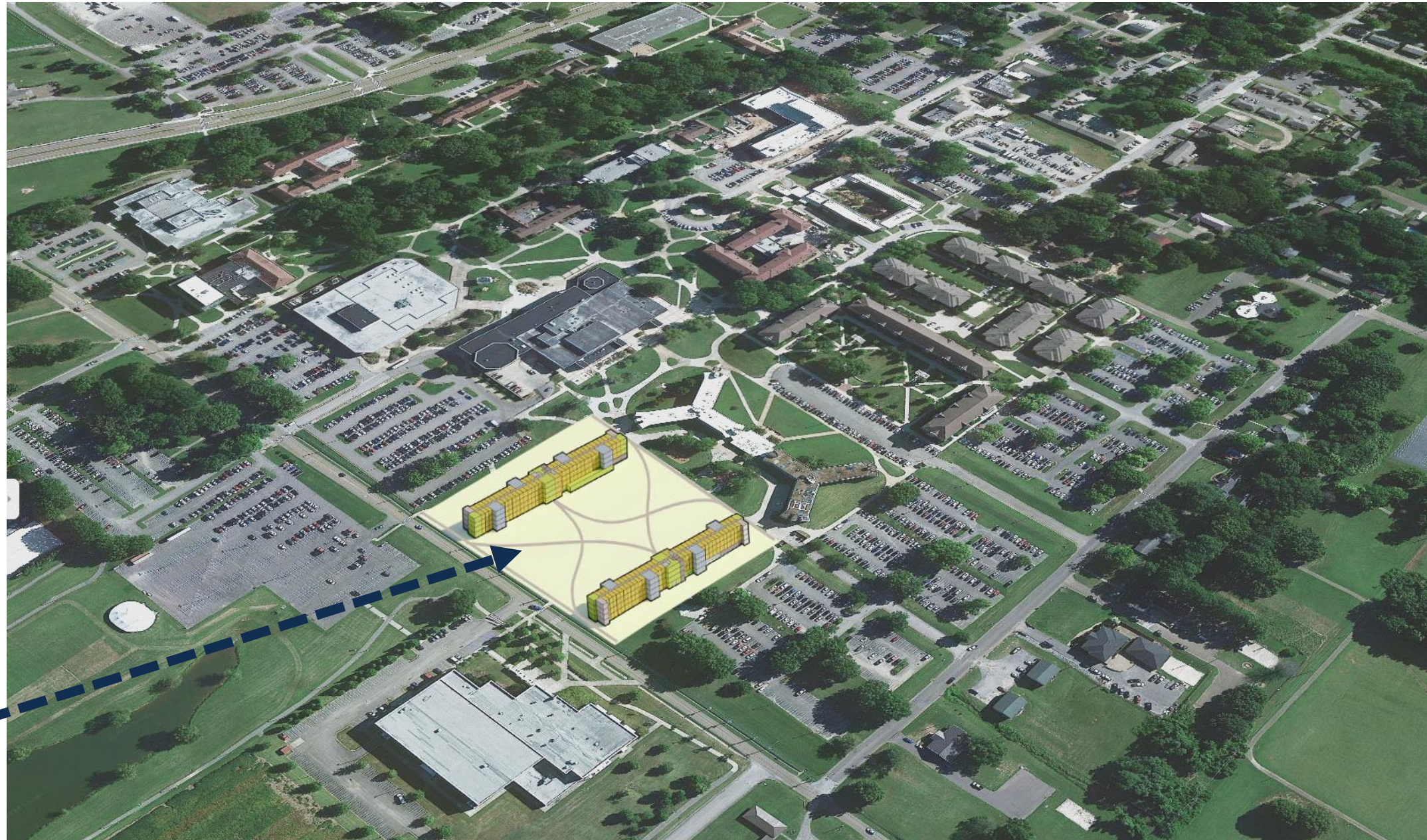
Expenses for 2028-2029 are calculated at a 9.6% increase with the new building coming online. The follow academic years expenses are calculated at a 2.75% increase.

UT MARTIN

UTM New Student Housing



Student Housing Location



New
Residence
Halls

UTM – New Student Housing



- 400 Beds
- (2) 4 Story Buildings
- 110,066 Total GSF
- Opening: Fall 2028

UTM – New Student Housing



Typical Pod Configuration with adjacent Common Space

Financial Overview

<u>New Student Housing Project Cost</u>	<u>\$50,000,000</u>
Total Beds	400
Cost per Bed	\$125,000
Financing	Tax-Exempt Bonds
TSSBA Planning Interest Rate / Term	7.25% / 30 yrs.
Minimum Debt Coverage Ratio	1.0x + State Appropriations Intercept
Projected Initial Cost to Students (2028)	\$3,947/semester

Tennessee State School Bond Authority Feasibility Study

MTSU Parking Structure - Project Number 463

Individual Project Summary

Revenue Source:	Parking Fees (Fall)	\$	1,079,808
	Parking Fees (Spring & Summer)	\$	1,079,808
	Total Revenue Source:		\$2,159,616

Assumptions:			\$25,130,000
	Interest Rate		7.25%
	Tax Status		Tax-Exempt
	Term of Financing		30-Years
	Cost of Issuance		\$376,950

Feasibility Test		
	<u>May Principal</u> <u>(No DSRF)</u>	<u>November Principal</u> <u>(no DSRF)</u>
Pledged Revenue	\$2,159,616	\$2,159,616
New Max Annual DS	\$2,107,375	\$2,087,677
Feasible	Yes	Yes

Prepared on November 12, 2024 by Jacqueline Felland

Project Disclosed in Budget

*TSSBA staff conducts a feasibility test on a project-by-project basis to ensure that each individual project has sufficient revenue pledged to cover the projected maximum annual debt service charged to the project. On an annual basis, and prior to the issuance of long-term debt, an assessment is performed pursuant to Article 2.01 (b) which requires that the aggregate amount of the Fees and Charges collected by an Institution in the preceding Fiscal Year is not less than two times the amount required for the payment of the aggregate of the maximum amount of Annual Financing Charges.

Ms. Sandi Thompson
Director - State Government Finance
Tennessee Comptroller of the Treasury
Cordell Hull Building
425 Rep. John Lewis Way N.
Nashville, TN 37243-3400

Ms. Thompson:

Middle Tennessee State University requests TSSBA approval to utilize bond funding for the New Parking Structure project. This project provides a 600+/- space parking garage to serve MTSU students and is required due to losses in available parking serving the south-east corner of MTSU's campus due to increasing facility development. This project will utilize bond funding in the amount of \$25,130,000.00 with a desired term of financing of 30 years. The estimated annual financing charge is \$2,087,676.54 and is to be paid with revenue generated from MTSU parking permit fees.

Demolition of the Womack Lane housing complex is included in the scope of work and is required to facilitate development of the site. The remainder of the exiting Womack Lane site will be used for the future development of student housing including the MTSU P3 Residence Hall project that is currently in the request for proposal stage with an anticipated Fall 2027 completion.

The New Parking Structure project will be requested for approval with the State Building Commission in December 2024 and contingent on approval with the TSSBA.

Thank you for your consideration and please don't hesitate to reach out if you have questions or need additional information as part of this request.

Sincerely,



William Waits, Architect
Assistant Vice President – Campus Planning
Middle Tennessee State University



TENNESSEE STATE SCHOOL BOND AUTHORITY PROJECT APPLICATION

DEPARTMENT: Tennessee Board of Regents

INSTITUTION/LOCATION: Middle Tennessee State University

PROJECT : New Parking Structure Match Project

SBC PROJECT #: TBD

EXECUTIVE SUMMARY: Include an executive summary of the project to be approved.

PROJECT BUDGET:

Funding Sources	Original	Revised	Total
TSSBA	\$ 25,130,000.00		\$ 25,130,000.00
Transferred Housing Auxiliary (initially to be funded by TSSBA)	\$ 1,870,000.00		\$ 1,870,000.00
<i>Plant funds (HOUSING)</i>			\$ 0.00
<i>TO ALIGN w/ SBC SUBMITTAL</i>			\$ 0.00
Total:	\$ 27,000,000.00		\$ 27,000,000.00

*Up
11/13*

PROJECT LIFE:

Anticipated Useful Life of Project: 50 years

Desired Term for Financing (if less than useful life): 30 years

ESTIMATED ANNUAL FINANCING CHARGE*: \$ 2,087,676.54



**To calculate this amount, click on the calculator*

PROJECT REVENUES: (List the revenue sources and amounts for each revenue source)

Revenue Source:	Original	Revised	Total	Pledged ¹
Parking Fees (Fall)	\$ 1,079,808.00		\$ 1,079,808.00	<input type="checkbox"/>
Parking Fees (Spring/Summer)	\$ 1,079,808.00		\$ 1,079,808.00	<input type="checkbox"/>
			\$ 0.00	<input type="checkbox"/>
			\$ 0.00	<input type="checkbox"/>
Total:	\$ 2,159,616.00	\$ 0.00	\$ 2,159,616.00	

¹Is this source pledged to another TSSBA project?

PROJECT CASH FLOW ANALYSIS: Include an annual cash flow analysis of how the revenues are calculated will support the project. [Click here for cash flow analysis requirements](#)

PROJECT APPROVAL DATES:

SPA BOARD: 05/23/2023

UT/TBR BOARD: _____

THEC: _____

SBC: 12/16/2024

Disclosed in the Governor’s Budget as TSSBA Funding: **Yes**

If yes, what year? **FY24/25**

If no, please explain:

PROJECT DESCRIPTION: Physical description, including land, buildings and equipment with approximate dollar value. (If a renovation or repair project, please provide information with respect to the renovated or improved portion as well as the entire structure).

Construct a parking deck structure, site utility infrastructure, and all related work. Demolition of the Womack Lane housing complex, will be required to facilitate the work. Cost to demolish the area of the Womack Lane housing complex that is not allocable to the parking structure will be repaid from MTSU Housing auxiliary funds prior to the bonding.

REAL ESTATE:

Owner of real Property State of Tennessee - MTSU

To be acquired _____ To be leased or other arrangements _____

The purpose of the following questions are to determine the tax status of this project to be financed with the proceeds of Tennessee State School Bond Authority Bonds and/or Bond Anticipation Notes and the amount of private use associated with this project. Private use means the direct or indirect use of the project by any entity other than a state or local government entity, including use by the Federal Government (including its agencies and instrumentalities) or a Section 501(c)(3), (c)(4), or (c)(6) organization. When the project consists of an improvement that does not involve space that is being used directly by governmental or private users (for example, a re-roofing, air conditioning or energy efficiency improvement), all questions involving uses and users of the project should be answered by reference to all portions of the facility or facilities benefited by the improvement.

The questions below relate to the project referenced above.

1. Project Status: (If the project has already been completed, and the proceeds are being used to reimburse the department, please so indicate and include date of project completion.)
project approval stage (TSSBA then SBC)
2. Project completion estimated to be: May 2027
3. Project Owner: Middle Tennessee State University
4. Project Operator (see also item 8 below): MTSU Parking Services

5. Intended Use of the Project:

This project will develop a parking garage to be used for MTSU student parking

6. Intended Users of the Project (excluding use by the general public):

MTSU students

- 7. Indicate whether any of the following activities will take place at the project. Indicate whether the activities are operated by a private entity or will indirectly benefit a private entity. Include all incidental private uses. For each direct or indirect private use of the project, indicate the total amount of space the private use occupies in relation to the entire project. (For example, if an area of vending machines operated by a private contractor occupies 50 square feet of a 5,000 square foot area financed, indicate the relationship in terms of the ratio of square footage used.)

If the project includes multiple buildings, fill this section out for each building.

[Click here for additional building pages](#)

Name and Address of Building:

New Parking Structure
TBD Alumni Drive
Murfreesoboro, TN 37132

Gross Square Footage of Building 195,000

A. Vending Machines:

Square Footage not applicable

Operator not applicable

Are any vending areas separated by walls, night gates, etc. so that they are under the control of the service provider/operator? not applicable

B. Wholesalers or retailers (e.g., Newsstand, Book Store, Pharmacy, etc.):

Square Footage not applicable

Type not applicable

Operator not applicable

C. Laundry Services:

Square Footage not applicable

Operator not applicable

Are any laundry service areas separated by walls, night gates, etc. so that they are under the control of the service provider/operator? not applicable

D. Cafeteria or other food services areas:

Square Footage not applicable

Operator not applicable

E. Provision of health care services:

Square Footage not applicable

Operator not applicable

F. Laboratory research performed on behalf of or for the benefit of a private entity or pursuant to a cooperative research agreement:

Square Footage not applicable

Recipient not applicable

G. Office space utilized by or on behalf of private entities:

Square Footage not applicable

Occupant not applicable

H. Provision of housing for persons or entities other than enrolled students:

Square Footage not applicable

8. Attach copies of any management contracts or incentive payment contracts entered into, or to be entered into, in connection with the operation of the project. (Do not include contracts for services that are solely incidental to the primary governmental functions of the facility (for example, contracts for janitorial, office equipment repair or similar services). Indicate the portion of the project to which the contracts relate. Give the usable square feet involved compared to the total usable square feet of the facility being financed. If a contract has not been entered into but is anticipated, indicate that fact.

no contracts anticipated

9. Will any debt proceeds be used to make or finance loans to any private entity? If so, indicate the amount of such loans, the length and payment terms of such loans:

No debt proceeds are to be used to make or finance loans to any private entity.

10. Indicate any expected payments (direct or indirect) to be made by non-governmental entities, separately and in the aggregate, to the State or any other governmental entity, with respect to the project.

No expected payments envisioned with respect to the proposed project.

11. Additional information not explained above.

This project will greatly reduce the amount of surface parking to be developed as part of the MTSU P3 Residence Hall project (currently in the RFP phase).



Completed this _____ day of _____, _____.

DocuSigned by:

Flora W. Tydings

7E046D30A13B498...

Flora Tydings
Chancellor

DocuSigned by:

Alisha Fox

15B44CDEEAC7429...

Alisha Fox, Vice Chancellor
Business and Finance

Dick Tracy, Executive Director
Office of Facilities Development

To be filled out by the Authority

BOND COUNSEL APPROVAL:	DATE	_____
	GOOD	_____
	5%	_____
	10%	_____

Long-term Debt Stress Test Model

		Scenario Number	1	
Project Details		Preliminary Results		
School Name:	MTSU		May Principal (with no DSRF)	November Principal
Project Name:	New Parking Structure	Bond Proceeds	\$25,506,950	\$25,506,950
SBC Number:	Example	Issuance Costs ¹	\$25,506,950	\$25,506,950
Project Amount	25,130,000	DSRF	\$0	\$0
Disclosed in budget?	Yes	Contingency	\$0	\$0
		¹ Includes Project Costs and Cost of Issuance		
Financing Assumptions		<p align="center">Estimated Annual Max Debt Service</p> <p align="center">\$ 2,087,676.54</p>		
Issue Date	5/1/2027			
First Interest Due	11/1/2027			
First Principal Due	11/1/2027			
Term of Financing	30-Years			
Final Principal Due	11/1/2057			
Payment Frequency	Semi-Annual			
Tax Status	Tax-Exempt			
Tax Penalty	60 bps			
Interest Rate	7.250%			
Issuance Fees	1.50%			
Cost of Issuance	376,950			
DSRF Earnings Rate	2.250%			

Middle Tennessee State University

Parking Services Financial Projections

	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Revenue										
Parking Fees	4,410,000	4,500,000	4,590,000	4,680,000	4,770,000	4,860,000	4,950,000	5,040,000	5,130,000	5,220,000
Other Parking Revenue	490,000	500,000	510,000	520,000	530,000	540,000	550,000	560,000	570,000	580,000
Expenditures										
Personnel	(1,300,000)	(1,313,000)	(1,326,000)	(1,339,000)	(1,352,000)	(1,365,000)	(1,378,000)	(1,391,000)	(1,404,000)	(1,417,000)
Non-Personnel	(700,000)	(707,000)	(714,000)	(721,000)	(728,000)	(735,000)	(742,000)	(749,000)	(756,000)	(763,000)
Debt Service										
Existing Debt Service	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)
New Debt Service	(100,000)	(450,000)	(650,000)	(2,090,000)	(2,090,000)	(2,090,000)	(2,090,000)	(2,090,000)	(2,090,000)	(2,090,000)
Surplus Cash Flow										
Surplus Cash Flow	1,550,000	1,280,000	1,160,000	(200,000)	(120,000)	(40,000)	40,000	120,000	200,000	280,000
Average Annual R&R Expenses	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)
Cumulative Surplus Cash Flow	1,250,000	2,230,000	3,090,000	2,590,000	2,170,000	1,830,000	1,570,000	1,390,000	1,290,000	1,270,000

Assumes slight enrollment increase annually of 1.5%.

Assumes RCF interest in 2024-25 of \$100,000, 2025-26 of \$450,000, and 2026-27 of \$650,000.

Construction completion date expected May 2027.

Full bonded debt payment would start in November 2027.

Tennessee State School Bond Authority

Annual Project Cash Flow Analysis

Project Name:	Parking Garage
Building Address:	
Institution:	MTSU
Project Number:	

	<u>Category</u>	<u>Rate</u>	<u>Quantity</u>	<u>Amount</u>
Project Revenue:	Fall Parking Fees	64.00	16872	1,079,808.00 ¹
Project Revenue:	Spring/Summer Parking Fees	64.00	16872	1,079,808.00 ²
Project Revenue:			1	- ³
Project Revenue:			1	- ⁴
Total Projected Revenues:				2,159,616.00

	<u>Category</u>	<u>Rate</u>	<u>Quantity</u>	<u>Amount</u>
Project Expense:			1	- ⁵
Project Expense:			1	- ⁶
Project Expense:			1	- ⁷
Project Expense:			1	- ⁸
Total Projected Expenses:				-

R&R Contributions:	71,939.46	71,939.46 ⁹
Net Operating Income:		2,087,676.54

	<u>Bond Series</u>	<u>TSSBA Project Number</u>	<u>Max Annual Debt Service</u>	<u>MADS</u>
Existing Debt Service:				-
Existing Debt Service:				-
Existing Debt Service:				-
Existing Debt Service:				-
Total Existing Debt Service:				-

Estimated Annual Financing Charge:	2,087,676.54	2,087,676.54 ¹⁰
-------------------------------------------	--------------	----------------------------

Total Annual Project Cash Flow: -

Assumptions:

1	Assumes slight enrollment increase (1.5% annual) prior to completion of the project.
2	Spring and summer semesters are combined for this analysis.
3	
4	
5	
6	
7	
8	
9	Annual revenues transferred to R&R per MTSU policy.
10	

Tennessee Board of Regents

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval of a project utilizing Construction Manager/General Contractor alternative delivery method and proceeding with the process to select a designer**

Project Title: New Parking Structure

Project Description: Construct a parking deck structure, site utility infrastructure, and all related work. Demolition of the Womack Lane housing complex will be required to facilitate the work.

SBC Number: 166/009-xx-2024

Total Project Budget: \$27,000,000.00

Source of Funding:	\$25,130,000.00	TSSBA (Parking)	(A)
	\$ 1,870,000.00	Plant Funds (Aux-Housing)	(A)

Comment: This is a FY 24/25 **disclosed** project in the capital budget.

CM/GC delivery method is requested to assure quality construction and adherence to budget and schedule constraints.

Auxiliary plant funds from MTSU Housing are included as a source of funding to cover the estimated demolition costs of the areas of the Womack Lane Housing Development to be used for future housing development, including the P3 Residence Hall project.

The Tennessee Historical Commission has determined that this project does adversely affect this State-owned resource, Womack Lane Apartments, and will be consulted to explore alternatives that would avoid, minimize, or mitigate the adverse effect.

Project Request

SBC1

1 Department: **166 - Tennessee Board of Regents (166)** Submitting
 Project Title: **New Parking Structure** 11/01/2024
 Institution: **MTSU**
 City/County: **Murfreesboro / Rutherford** SBC No: **166/009-xx-2024**

3			<u>New</u>	<u>Renovation</u>
<input type="checkbox"/>	Capital Outlay			
<input type="checkbox"/>	Capital Maintenance	Gross Sq. Ft.	195,000	0
<input checked="" type="checkbox"/>	Capital Improvement	Net Sq. Ft.	0	0
<input checked="" type="checkbox"/>	Designer Required	Cost/Sq. Ft.	\$95.00	\$0.00

4 Project Description

Construct a parking deck structure, site utility infrastructure, and all related work. Demolition of the Womack Lane housing complex will be required to facilitate the work.

5	<u>Total Project</u>	<u>Allocation</u>			
	\$18,525,000.00	\$18,525,000.00	Building Construction		
	\$5,000,000.00	\$5,000,000.00	Site & Utilities		
	\$0.00	\$0.00	Built-in Equipment		
	\$23,525,000.00	\$23,525,000.00	Bid Target		
	\$1,225,000.00	\$1,225,000.00	Contingency	5.20%	5.20%
	\$24,750,000.00	\$24,750,000.00	M.A.C.C.		
	\$1,387,430.00	\$1,387,430.00	Fee	5.6100000	5.6100000 New
	\$0.00	\$0.00	Movable Equipment		
	\$200,000.00	\$200,000.00	Pre construction		
	\$0.00	\$0.00			
	\$662,570.00	\$662,570.00	Administration & Miscellaneous		
	\$27,000,000.00	\$27,000,000.00	Total Cost		

6 Funding

\$0.00	\$0.00	STATE Funds
\$0.00	\$0.00	FEDERAL Funds
\$27,000,000.00	\$27,000,000.00	TSSBA, Aux Plant Funds (Housing)
\$27,000,000.00	\$27,000,000.00	

7 Available Funding Sources

\$25,130,000.00	TSSBA (Parking) (A)
\$1,870,000.00	Plant Funds (Aux Housing) (A)
\$27,000,000.00	

8 SBC Action Date Action

9 Designer Unassigned

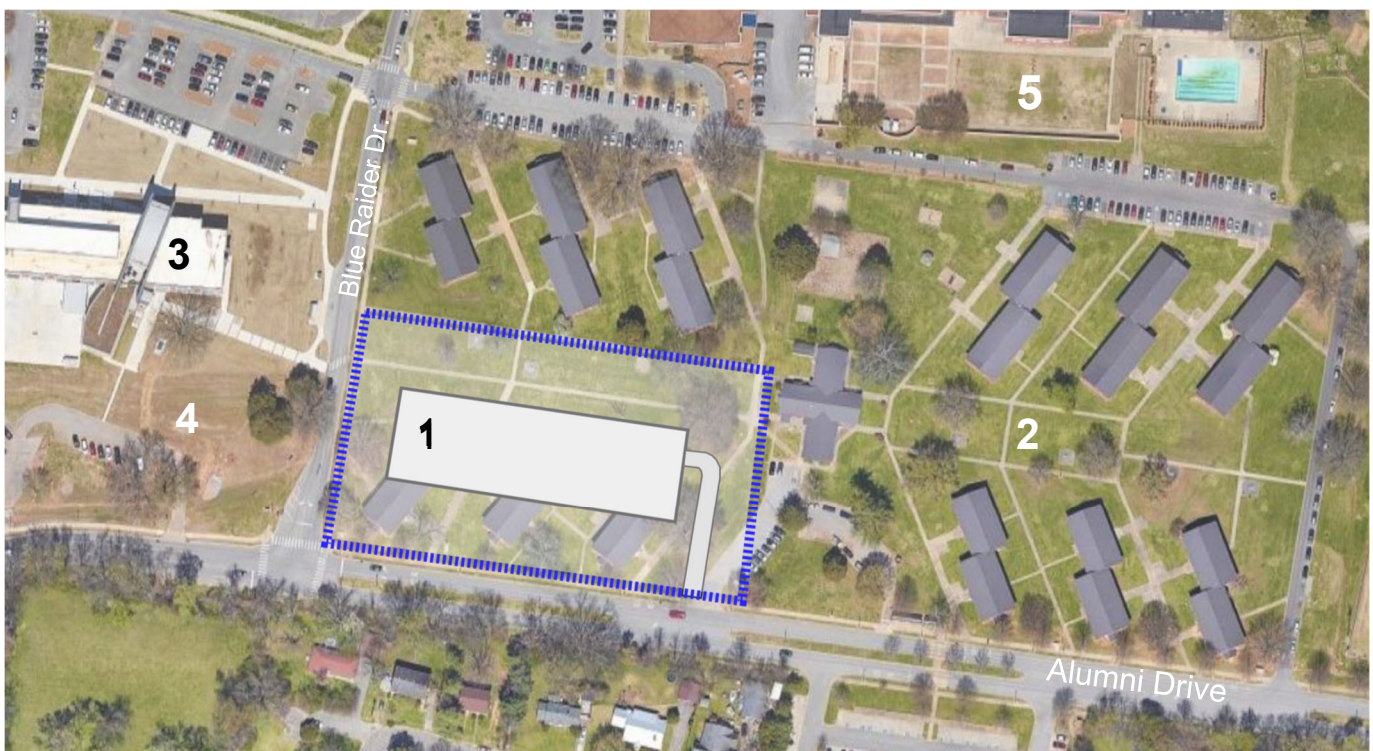
New Parking Structure

Gross Square Footage: 195,000 +/-
Total Project Cost: \$27,000,000
Estimated Completion: May 2027
Designer: TBD
CM/GC Contractor: TBD

This project will provide a 600 +/- spot parking garage to serve MTSU students. The current need for development is required due to losses in available parking in the south-east corner of campus as a result of increased development including the School of Concrete and Construction Management and the Applied Engineering Building projects.

To facilitate development, demolition of the Womack Lane Housing complex is required and included in the scope of work. The remainder of the Womack Lane site will be used for future student housing development, including the P3 Residence Hall project currently in the RFP stage.

The parking garage will provide greater density of parking versus surface parking and will allow for more available land for future development of student housing to serve MTSU students.



Site Vicinity Map

Legend:

1. New Parking Structure
2. Womack Lane Housing
3. School of Concrete and Construction Management
4. Applied Engineering Building (Fall 2025 est. completion)
5. Recreation Center

TN HISTORICAL COMMISSION REVIEW
Demolition, Alteration and Transfer of Properties 50 Years Old or Older

In accordance with TCA §4-11-111(a) "All State agencies and institutions of higher education and other State entities that have control of State property shall consult the Tennessee Historical Commission prior to demolishing, altering or transferring any property that is, or may be, of historical, architectural or cultural significance", which the THC has determined as "50 years old or older".

NOTE: THC review is not required if the request is associated with minor maintenance or repair and/or in-kind replacements utilizing the same materials and colors in the same location, unless affected property is listed on the National Register of Historic Places.

PART A: PERSON SUBMITTING REQUEST

Name: Anne Maples-Vaught Date: July 9, 2024
Email: Anne.Maples-Vaught@mtsu.edu SBC/ID No.: _____

PART B: DEMOLITION, ALTERATION OR TRANSFER OF PROPERTIES 50 YEARS OLD OR OLDER

Only if any building or structure is 50 years old or older, complete the following building information and submit this form electronically (along with digital photos and an 8.5 x 11 to-scale scan of a US Geological Survey 1:24000 scale topographic map showing the location of the building or structure) to casey.lee@tn.gov. After receipt of the signed form from THC, submit to the OSA with its item for placement on the next agenda.

• Agency / Institution:	<u>Middle Tennessee State University</u>
• Building name:	<u>Womack Lane Apartments</u>
• Cost: <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Known	<u>\$167,000</u>
• Street address:	<u>1815 Alumni Drive</u>
• City / county:	<u>Murfreesboro / Rutherford</u>
• Original building date: <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Known	<u>1966</u>
• Dates of any additions: <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Known	<u>2008</u>
• Brief description of scope for demolition, alteration or transfer:	<u>Demolition for future housing project</u>

For demolitions only, requirements of the Tennessee Heritage Protection Act (T.C.A. §4-1-412):

Do not apply Have been satisfied

For alterations only, Stair nosing requirements per T.C.A. §68-120-119:

Will Will not adversely affect this State owned resource.

PART C: TENNESSEE HISTORICAL COMMISSION REVIEW

- The THC has determined that this project will not adversely affect this State-owned resource and no further action is necessary.
- The THC requests to look at the design drawings of this **alteration**, prior to issuing for construction, to insure that it is being done in accordance with the provisions of the *Secretary of the Interior's Standards for Treatment of Historic Properties*.
- The THC has determined that the **demolition** or **disposal** of this property does adversely affect this State-owned resource and consultation with this office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect.

TN Historical Commission: Casey Lee (for E. Patrick McIntyre, Jr.) Digitally signed by Casey Lee (for E. Patrick McIntyre, Jr.) Date: 2024.07.22 14:03:18 -05'00' Date: 7/22/2024