

TENNESSEE STATE SCHOOL BOND AUTHORITY

May 19, 2025

The Tennessee State School Bond Authority (the "TSSBA", or the "Authority") met on May 19, 2025, at 8:32 a.m., CT, in the Volunteer Conference Center on the 2nd floor of the Cordell Hull Building, Nashville, Tennessee. The Honorable Jason Mumpower, Comptroller of the Treasury, was present and presided over the meeting.

The following members were physically present:

The Honorable Tre Hargett, Secretary of State
The Honorable David H. Lillard, Jr., State Treasurer
Commissioner Jim Bryson, Department of Finance and Administration
Luke Lybrand, proxy for Randy Boyd, President, University of Tennessee

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

Dick Tracy, proxy for Dr. Flora W. Tydings, Chancellor, Tennessee Board of Regents

The following member was absent:

The Honorable Bill Lee, Governor

Comptroller Mumpower recognized a physical quorum present with Mr. Tracy participating electronically. Comptroller Mumpower stated they would rely on the physical quorum for votes and called the meeting to order. In accordance with Tenn. Code Ann. § 8-44-112 and Board Guidelines, Comptroller Mumpower asked Ms. Sandi Thompson, Director of the Division of State Government Finance (SGF) and TSSBA Assistant Secretary, if any requests for public comment had been received. Ms. Thompson responded that no requests for public comment had been received.

Comptroller Mumpower stated that the first item on the agenda was the consideration and approval of the minutes from the March 24, 2025, meeting of the Authority. Comptroller Mumpower asked if there were any questions or discussion regarding the minutes. Hearing none, Comptroller Mumpower asked for a motion to approve the minutes. Secretary Hargett moved approval of the minutes and Treasurer Lillard seconded the motion. Comptroller Mumpower took the vote, and the minutes were unanimously approved.

Comptroller Mumpower stated that the next item on the agenda was the consideration and approval of a Resolution to Approve the Borrowing of Money by Another Method by the University of Tennessee, Knoxville – Lease in the Cherokee Mills Complex with TUFF 2200 Sutherland Avenue LLC. Comptroller Mumpower recognized Mr. Austin Oakes, Assistant Vice President of the Office of Capital Projects at the University of Tennessee (UT) to present the request. Mr. Oakes explained that UT currently leased approximately 53,285 square feet of the 192,117 square foot facility, and the new lease agreement would allow the University to lease and occupy the additional space as current tenants move out for educational, operational, research and technology uses. Mr. Oakes explained that the proposed lease term was for 10 years with two 10-year renewal options with a total annual effective cost of \$4,131,713.38. Mr. Oakes stated the lease allows early purchase options in 2026 and 2027, and a continuous purchase option throughout the term of the agreement. Mr. Oakes stated that UT intends to exercise the early purchase option in 2026 and understands that UT would be required to return to the Authority for subsequent approval related to the purchase. Comptroller Mumpower asked for a motion to approve the resolution. Treasurer Lillard moved approval of the resolution, and Commissioner Bryson seconded the motion. Comptroller Mumpower asked if there were any questions. Commissioner Bryson asked Mr. Oakes about the purchase option for the facility and whether the purchase had been submitted for disclosure in the state's capital budget. Mr. Oakes responded that UT planned to request approval from the Authority to utilize a bank loan for the purchase option. Mr. Oakes stated that the purchase of the facility was not disclosed in the budget, and that was why UT had considered to fund the purchase with a bank loan instead of TSSBA funding. Commissioner Bryson asked Mr. Oakes for additional discussion prior to any decision regarding the request

for financing for the purchase of the facility. Comptroller Mumpower took the vote and the motion was unanimously approved.

Comptroller Mumpower stated that the next item on the agenda was a report on the results of the bond sale for the 2025 Series A and 2025 Series B (Federally Taxable) bonds. Comptroller Mumpower called upon Ms. Thompson to present the report. Ms. Thompson stated that each board member had received a report of the results of the bond sale. Ms. Thompson stated the original sale date was April 9 but due to market volatility at that time, , with the advice from the financial advisor, the sale was postponed. The bonds were successfully sold competitively on April 14, 2025, and the Authority closed on the sale on May 6th, 2025. Ms. Thompson stated \$164,290,000 tax-exempt bonds and \$53,645,000 taxable bonds were sold. Ms. Thompson stated the tax-exempt bonds had a bond premium of \$10,667,517.90. Ms. Thompson stated the True Interest Cost (TIC) on the tax-exempt bonds was 4.377% and the TIC on the taxable bonds was 5.559%. Comptroller Mumpower asked if there were any questions or comments on the report. Hearing none, Comptroller Mumpower stated the report would be considered accepted.

Mr. Mumpower then concluded the meeting and asked for a motion to adjourn. Commissioner Bryson moved to adjourn the meeting, and Treasurer Lillard seconded the motion. The motion was unanimously approved, and the meeting was adjourned.

Approved on this 23rd day of June, 2025.

Respectfully submitted,



Sandra Thompson
Assistant Secretary