

**REQUEST FOR PROPOSALS FOR INSTALLMENT SALE AGREEMENT
FINANCING OF A JAIL EXPANSION FOR JONES COUNTY, GEORGIA**

AMOUNT: \$2,585,000¹.

BANK QUALIFIED: The financing will be bank qualified within the meaning of Section 265(b)(3) of the Internal Revenue Code (“Bank Qualified”).

SELLER: Association County Commissioners of Georgia (the “Seller”).

PURCHASER: Jones County, Georgia (the “County”).

PURPOSE: The moneys will be used to (i) construct an expansion to the County’s jail the (“Project”) on property located in the County (the “Property”) and (ii) pay costs incurred in connection with the financing.

STRUCTURE/SECURITY: All of the money will be advanced by the winning bidder (the “Bank”) to the Seller at the closing and will be held in escrow until it is used to construct the Project. The Seller will appoint the County as its agent for purposes of constructing the Project. The County will have sole responsibility for constructing the Project. The County will be the “debtor” of the Bank.

The County will enter into an annually-renewable installment sale agreement (the “Agreement”) with the Seller. Pursuant to the Agreement, the Seller will lease/sell the Project to the County on the terms and conditions identified below under “TERMS AND CONDITIONS,” and the County will make payments to the Seller in amounts sufficient to repay the amount financed. The Seller will assign its right to receive payments to the Bank, and the Seller will execute a deed to secure debt and security agreement (the “Security Deed”) in favor of the Bank. **THE ASSIGNMENT OF THE AGREEMENT AND THE SECURITY DEED CONSTITUTE THE SECURITY FOR THE FINANCING. THE COUNTY’S OBLIGATIONS UNDER THE AGREEMENT ARE SUBJECT TO ANNUAL APPROPRIATION OF FUNDS.**

TERMS AND CONDITIONS: The money advanced by the winning bidder will bear interest at a fixed rate, based upon a 360-day year comprised of twelve thirty-day months. The interest rate applicable to the Agreement will not be subject to change based upon a change in the Bank’s corporate tax rate or based upon a change in the laws or regulations relating to the Bank’s capital or reserve requirements. The amount financed will be repayable in equal monthly installments over a period of 15 years. If the Bank requires a shorter repayment term, the proposal shall specify the repayment term. Unless a proposal specifies otherwise, the County will have the option to prepay the financing in whole or in part, without a penalty, at any time. Bids are not subject to credit review or approval. All bids must be held until October 4, 2018 or until such time as the Real Estate Items (defined below) are completed if required by the Bank.

¹ The loan amount will be increased by any closing costs required by the winning bidder.

SCHEDULE: The proposed schedule is as follows:

<u>Date</u>	<u>Action Item</u>
8/23	Proposals Due
8/24	Non-Binding Verbal Award
9/4	Formal Award
9/20	Closing

FINANCIAL INFORMATION: A copy of the audited financial statement of the County for the fiscal year ended August 31, 2017, the most recent year for which audited financial statements are available, is available at ted.cviog.uga.edu/financial-documents/.

ADDITIONAL INFORMATION: Questions or requests for additional information should be submitted to Jason Rizner, the County Administrator. The County Administrator's telephone number is (478) 986-6405 (extension 119), and his email address is Jason.rizner@jonescountyga.org.

BASIS OF AWARD: The financing will be awarded to the bidder that offers the lowest interest rate (taking into account any fees required to be paid by the County), the best optional prepayment terms and requires the fewest Real Estate Items. The County reserves the right to reject any or all bids.

OPINIONS: The County will provide the Bank with an opinion to the effect that the Agreement is a legal, valid and binding obligation of the County, that the interest may be excluded from gross income and that the Agreement has been designated as Bank Qualified.

PROPOSALS: Proposals should include the interest and should indicate whether or not the Bank will require an environmental assessment, a title insurance policy or any other real estate items (the "Real Estate Items"). Proposal should also specify any fees of the Bank expected to be paid by the County, including, but not limited to fees and expenses of the Bank's counsel, if any. Proposals should be sent to the County Administrator (i) electronically at the email address shown above or (ii) via hand delivery or overnight mail at the following address: 166 Industrial Boulevard, Gray, GA 31032. Proposals must be received by 3:00 p.m. on August 23, 2018 (the "Bid Date"). Proposals will be evaluated by the County Administrator on the Bid Date. A bid will be selected or all bids will be rejected by the County Administrator by 5:00 p.m. on August 24, 2018, and the formal award will be made by the Board of Commissioners at their meeting on September 4, 2018. **THE AWARD WILL NOT BE BINDING UNTIL THE FORMAL AWARD BY THE BOARD OF COMMISSIONERS.** By submitting a proposal, the Bank acknowledges that it has received all the information it needed to make an informed investment decision.