

BUCKS ² INVEST

TAX FREE
FINANCING
IN

BUCKS COUNTY



BC&M
BEGLEY, CARLIN & MANDIO, LLP
ATTORNEYS AT LAW

C&H
Curtin & Heefner, LLP
ATTORNEYS AT LAW



FUNDING FEATURES

- Proceeds can be applied to projects – land acquisition, construction of new facilities, additions or renovations to existing structures, and equipment purchases.
- Financing is offered at below-market-rate interest.
- The interest on the bonds or note are federally tax exempt to the lender.
- Transfer tax credit on the purchase of property.

TYPES OF PROJECTS

- 501(c)(3) non-profit organizations, including but not limited to:
 - Health systems, Higher educational institutions, Churches, synagogues,
 - Private secondary schools, Libraries, YMCA
- Eligible small manufacturing projects up to \$10 million

PARTICIPANTS

BCIDA – Issuer

Borrower

BCIDA Solicitor

Borrower's Counsel

Lender

Bond Counsel

ROLE OF BOND COUNSEL

- Analyze and resolve project eligibility issues, e.g., Does the project meet the definition of “manufacturing”? or Is there a tax issue that jeopardizes 501(c)(3) eligibility?
- Due Diligence – site visit or project plans; 501(c)(3) operational review
- Assist in financing structure, e.g., reimbursement of expenditures; draw-down structure
- Assist in approval process
- Advise on compliance issues, e.g., rehabilitation requirement for acquisition of existing facility; limitation on financing costs of issuance; project record-keeping
- Issue bond counsel opinion on tax exemption

STEPS AND TIMING

- Contact IDA counsel to complete DCED Application
- BCIDA Board approval and Resolution*
- TEFRA Notice – 2 weeks, 1 day
- Commissioner's Approval
- DCED Approval
- Closing

BCIDA PROJECTS 2010-17

2017	\$43,399,000
2016	\$39,270,000
2015	\$14,000,000
2014	\$4,180,000
2013	\$16,695,000
2012	\$2,929,000
2011	\$44,267,073
2010	\$15,973,564

BUCKS COUNTY BOARD OF COMMISSIONERS



Robert G. Loughery
Vice Chairman



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Chairman



Diane M. Ellis-Marseglia, LCSW