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# THE LOCAL PROGRAM

REAL ESTATE AND EQUIPMENT  
FINANCING FOR LOCAL  
GOVERNMENTS



*Revised October 2024*



# THE OFFICE OF THE STATE TREASURER

MIKE PELLICCIOTTI  
WASHINGTON STATE TREASURER

Brianna May  
COP Program Manager  
(360) 902-9022

[Brianna.May@tre.wa.gov](mailto:Brianna.May@tre.wa.gov)

Destiny Duenas  
COP Program Analyst  
(360) 902-9019

[Destiny.Duenas@tre.wa.gov](mailto:Destiny.Duenas@tre.wa.gov)

Stephanie Richardson  
COP Financial Analyst  
(360) 902-9005

[Stephanie.Richardson@tre.wa.gov](mailto:Stephanie.Richardson@tre.wa.gov)

OFFICIAL STATEMENT DATED JUNE 5, 2024

NEW ISSUE, BOOK-ENTRY ONLY

Moody's Rating: Aa1  
(See "OTHER CERTIFICATE INFORMATION—Rating")



STATE OF WASHINGTON  
CERTIFICATES OF PARTICIPATION

\$39,365,000  
Series 2024B

(State and Local Agency Real and Personal Property)

**Dated: Date of Initial Delivery**

**Due: See page ii**

The State of Washington Certificates of Participation, Series 2024B (State and Local Agency Real and Personal Property) (the "Certificates"), are being executed and delivered by the Trustee (currently U.S. Bank Trust Company, National Association) pursuant to a Trust Agreement among the Trustee, the State of Washington (the "State"), and the Washington Finance Officers Association (the "Corporation"), a Washington nonprofit corporation. The Certificates evidence and represent undivided proportionate interests in payments to be made by the State under Master Financing Agreements between the Corporation and the State (the "State Payments").

The interest represented by the Certificates is payable semiannually on each January 1 and July 1, beginning January 1, 2025. The principal represented by the Certificates is payable in the stated principal amounts on each July 1 (the "Principal Payment Date") beginning July 1, 2025, as shown on page ii.

The Certificates are subject to optional prepayment prior to their Principal Payment Dates. The Certificates are subject to extraordinary mandatory prepayment upon the occurrence of certain events. See "DESCRIPTION OF THE CERTIFICATES—Prepayment."

The Certificates are issuable in fully registered form under a book-entry only system, initially registered in the name of Cede & Co. as nominee for The Depository Trust Company ("DTC"), New York, New York, which will serve as securities depository for the Certificates. The Certificates will be executed and delivered in denominations of \$5,000 or any integral multiple thereof within a single maturity. Principal and interest represented by the Certificates are payable to DTC by the Trustee, for subsequent disbursement by DTC to Beneficial Owners of the Certificates, as described under "DESCRIPTION OF THE CERTIFICATES—Book-Entry System" and Appendix E—DTC AND ITS BOOK-ENTRY SYSTEM.

The Certificates are being executed and delivered to finance the costs of acquisition, construction, and/or remodeling of certain real and personal property for the benefit of certain State Agencies and Local Agencies (together, the "Agencies"), and to pay issuance costs with respect to the Certificates.

State Payments are made from amounts received by the State under Agency Financing Agreements between the State and the applicable Agency ("Agency Payments"). The Master Financing Agreements and the State Agency Agreements constitute limited obligations of the State payable solely from the sources and subject to the limitations therein and do not constitute a debt or a general obligation of the State or a pledge of the full faith and credit or taxing power of the State. The obligation of any State Agency to make its Agency Payments and the obligation of the State to make State Payments are subject to appropriation by the Legislature and to Executive Order emergency reduction by the Governor. A determination by the Legislature not to appropriate or an Executive Order reduction would not constitute an Event of Default under the Trust Agreement, the Master Financing Agreements, or any State Agency Financing Agreement. The obligation of each Local Agency to make its Agency Payments is a general obligation of that Local Agency secured by a pledge of its full faith and credit.

In the opinion of Certificate Counsel, under existing federal law and assuming compliance with applicable requirements of the Internal Revenue Code of 1986, as amended (the "Code"), that must be satisfied after delivery date of the Certificates, interest represented by the Certificates is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the alternative minimum tax applicable to individuals. However, interest represented by the Certificates will be taken into account in determining adjusted financial statement income that may be subject to the alternative minimum tax applicable to certain corporations, interest represented by the Certificates received by certain S corporations may be subject to tax, and interest represented by the Certificates received by foreign corporations with United States branches may be subject to a foreign branch profits tax. Receipt of interest represented by the Certificates may have other federal tax consequences for certain taxpayers. See "TAX MATTERS."

The Certificates are offered when, as and if executed and delivered, subject to receipt of an approving opinion from Foster Garvey P.C., Seattle, Washington, Certificate Counsel to the State, and certain other conditions. Certain legal matters in connection with the preparation of this Official Statement will be passed upon for the State by Stradling Yocca Carlson & Rauth LLP, Seattle, Washington, as Disclosure Counsel to the State.

It is anticipated that the Certificates will be available for delivery through the facilities of DTC in New York, New York, or to the Trustee on behalf of DTC by Fast Automated Securities Transfer, on or about June 25, 2024.



# WHAT IS THE LOCAL PROGRAM?

- A COST-EFFECTIVE WAY FOR WASHINGTON MUNICIPALITIES TO FINANCE EQUIPMENT AND/OR REAL ESTATE PROJECTS, INCLUDING PROPERTY ACQUISITION AND CONSTRUCTION OF NEW FACILITIES
- LOCAL FINANCING IS STRUCTURED AS A FINANCING CONTRACT (LEASE) OFFERED THROUGH THE OFFICE OF THE STATE TREASURER (OST)

# PROGRAM PARTICIPANTS AND LEASES SINCE 1999

GOVERNMENT PARTNERS & TYPE OF PROJECTS

Type of Equipment/Real Estate	Number of Leases
Commercial Vehicles - School Bu	361
Vehicles - Cars & Trucks	140
Real Estate Buildings/Land	119
Energy Updates & HVAC	98
Road/Warehouse Vehicles - Trac	51
Other	48
Machinery	29
Computers & Peripherals	17
Communication Systems	16
Office Equipment & Furniture	12
Boats, Aircraft, Recreational Equ	8
Portable Buildings - Modular cla:	8
<b>Grand Total</b>	<b>907</b>

Government Partners	Number of Leases
School District	285
Fire District	268
City	244
County	43
Hospital District	19
Metropolitan Park District	13
Port District	8
Park and Recreation District	16
Other	6
Mosquito Control District	3
Library District	2
<b>Grand Total</b>	<b>907</b>



# LEASE/PURCHASE STRUCTURE

## CERTIFICATES OF PARTICIPATION

- Participants enter into a financing contract (lease) with the Office of the State Treasurer (OST)
- OST pools the various lease agreements across all LOCAL participants and packages them as a security called a Certificate of Participation (COP)
  - COPs are similar to municipal bonds in that they are structured with regular principal and interest payments and sold to investors
  - Investors that purchase the COP are guaranteed a fixed income stream from the lease payments throughout the life of the financing contract
- The local agency retains ownership of the property throughout the term of the lease





# LOCAL PROGRAM

## DETAILS

- The LOCAL Program requires participants to have a general obligation pledge and the ability to levy property taxes
- Minimum borrowing threshold of \$10,000 per lease/contract
- Maximum borrowing amount is decided on a case-by-case basis, based on the borrower's non-voted debt capacity and ability to repay the lease
- The length of each financing contract is based upon the useful life of the asset:
  - For real estate transactions, the maximum term is 25 years
  - For equipment, the maximum term is determined by the Office of Financial Management Capital Asset useful life schedule:

<https://www.ofm.wa.gov/sites/default/files/public/legacy/policy/30.50.htm>



# LOCAL PROGRAM

DETAILS (CONTINUED)

- Property financed on a tax-exempt basis is subject to IRS tax law restrictions regarding private business use
- Funds are generally available three times per year, in February, June and October
  - Some leases may qualify for a special issuance that could fall outside the regular schedule
  - A local agency may also choose to participate in multiple issuances if needed





# BENEFITS OF PARTICIPATION

LOW INTEREST RATES

- The LOCAL Program allows participants access to the national tax-exempt market through a competitive bid process, regardless of the size of their financing contract
- By pooling with the State's Aa1 rated COP issuances, LOCAL participants are able to take advantage of the State's very low tax-exempt interest rates
  - (see Appendix A for most recent rating report)

## Interest Rates From Recent Transaction

October 29, 2024 Sale Results

### LOCAL\*

<u>Term</u>	<u>Equipment</u>	<u>Real Estate</u>
5 Years	3.05%	
10 Years	3.31%	

*\* Interest rates shown above include all financing costs. Past interest rates do not predict future interest rates. Actual interest rates are determined by the competitive bids received on the date of sale.*

# BENEFITS

(CONTINUED)

## ECONOMIES OF SCALE

- Local agencies participating in the LOCAL Program receive significantly reduced issuance costs
- State agencies pay the basic fixed costs of the pooled financing program, including:
  - Legal fees (bond and disclosure counsel)
  - Municipal advisor fees (for equipment)
  - Credit rating fee

<b>Sample</b>	
<b>School District</b>	
<b>- School Buses</b>	
<b>Sources:</b>	
<i>Bond Proceeds:</i>	
Par Amount	\$1,085,897
Premium	80,560
	\$1,166,457
<b>Uses:</b>	
<i>Project Fund Deposits</i>	
Project Fund	\$1,163,752
<i>Delivery Date Expenses</i>	
Cost of Issuance	2,158
Underwriter's Discount	547
	2,705
	\$1,166,457
Fees as % of Proceeds	0.23%

- Because of the pooled approach, the cost of issuance for local agencies is limited to the incremental cost of their participation:
  - Escrow fees (if applicable)
  - Title insurance & municipal advisor fees (for real estate transactions)
  - Local agency counsel



# BENEFITS

(CONTINUED)

## ADMINISTRATION

- The LOCAL Program is user friendly, as OST manages all technical aspects of the program, including:
  - General administration
  - Structuring
  - COP Issuance
  - IRS tax law compliance
  - Continuing disclosure
- To reduce costs and increase efficiency, the LOCAL Program uses standardized documents and a set repayment schedule
- Lease payments are due on June 1 and December 1
- Once funds are available, proceeds can be sent directly to a participant's vendor or as a reimbursement to the local agency





# APPLICATION PROCESS

**1**

Notice of Intent  
and Credit Form

**2**

Form of  
Reimbursement  
Resolution

**3**

Financing  
Documents



# APPLICATION PROCESS

## 1. NOTICE OF INTENT & CREDIT FORM

- The Notice of Intent (NOI) is a standardized, non-binding agreement that notifies OST of the local agency's intent to participate in the next financing
  - It should be completed by the local agency's primary point of contact
- The credit form allows OST to analyze a participant's fiscal health and determine compliance with credit guidelines
  - The process is similar to applying for a bank loan
  - The credit form and NOI are typically submitted to OST together
- OST will respond to request within 2-3 weeks
- Participation is dependent on OST credit approval





# APPLICATION PROCESS

## 2. FORM OF REIMBURSEMENT RESOLUTION

- A Reimbursement Resolution allows a local agency to purchase equipment or property in advance of being reimbursed by a financing
  - OST provides a template for the local agency's governing body to enact a reimbursement resolution
  - This provides the participant with flexibility to purchase equipment or property independent of the financing schedule
- The reimbursement resolution must be passed by the participant's governing body either before purchasing the equipment or property or no later than 60 days after the purchase date
- The reimbursement resolution due date depends on the timing of the equipment or property purchase



# APPLICATION PROCESS

## 3. FINANCING DOCUMENTS

- This portion of the process is the most document intensive with the major financing documents including:
  - Authorizing Resolution (prepared by OST, completed and passed by governing body)
  - Financing Contract & Site Lease (prepared by OST, completed and signed by authorized local agency representatives)
  - Tax Certificate (prepared by OST, completed and signed by authorized local agency representative)
- See Appendix B for full list of documents
- OST requires two original copies of each document prior to document due date
- Financing documents can be signed electronically. OST Drafted Documents that don't require notarization may be signed electronically



# APPENDIX A





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## Moody's Ratings assigns Aa1 to State of Washington's COPs, Series 2024C; outlook stable

Rating Action | 5 min read | 17 Oct 2024 | Moody's Ratings

New York, October 17, 2024 -- Moody's Ratings (Moody's) has assigned a Aa1 rating to State of Washington's \$22,6 million Certificates of Participation, Series 2024C (State and Local Agency Personal Property). We maintain a Aaa issuer rating for the state and Aa1 ratings for the state's \$811 million similarly-secured Certificates of Participation (COPs) outstanding. The outlook is stable.

### RATINGS RATIONALE

The Aa1 rating on the Certificates of Participation, one notch below the state's Aaa Issuer Rating, reflects the essential nature of the projects being financed and/or refinanced, the moderate legal structure and subject-to-appropriation nature of the state's payment obligations, active administration of the financing program by the state treasurer's office, and the state's established track record of making appropriation-backed payments under a variety of financing programs.

The State of Washington's Aaa Issuer Rating reflects its strong economic fundamentals with real GDP growth consistently outperforming the US, per capita income representing 104.8% of US even after adjusting for costs of living, and positive demographic trends. The issuer rating incorporates the state's strong governance practices (governance issuer profile score G - 1) and sound reserve and liquidity positions. Washington's reserve position has strengthened in recent years following robust revenue growth, but will retreat from record positions to levels more in-line with pre-pandemic days, given sizable spending increases under the 2023-2025 biennium budget and as revenue growth moderates under softening economic conditions. The state targets to maintain budget basis General Fund plus Budget Stabilization Fund at no less than 10% of Near General Fund - State revenue, and typically maintains total governmental available fund balance at a higher position,

Two citizen initiated measures on the November 2024 ballot could threaten the state's revenue flexibility. The state has prudently taken action to mitigate the potential budgetary risks, by delaying some appropriations until January 2025 in case these measures pass, Washington's legislature also has broad authority to amend or suspend voter-enacted statutes and a history of responding effectively to maintain budget balance. While the state's total leverage (debt, pension, OPEB, and other long-term liabilities) at





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# APPENDIX B





# FINANCING DOCUMENTS

*Note: OST prepares all documents, to be filled out and completed by Local Agency*

- Financing Documents
  1. Form of Reimbursement Resolution
  2. Authorizing Resolution/Ordinance
  3. Local Agency Financing Contract/Lease
  4. Local Agency Financing Lease Memo
  5. Local Agency Site Lease and Site Lease Memo (*Real Estate Only*)
  6. Tax Certificate
  7. Opinion of Local Agency Counsel
  8. Escrow Letter
- Certificates
  - Certificate of Authorizing Resolution/Ordinance
  - Certificate Designating Authorized Agency Representatives
  - Certificate of Incumbency
- Other
  - Construction Contract (*Real Estate Only*)
  - Evidence of Property Insurance (*due after purchase of property*)
  - Title Insurance Policy (*Real Estate Only*)