MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: 12/02/2026

Department: Finance

Title: Authorizing Financing of Real and Personal Property and Related Matters

Management Update/Work Session Date: 12/01/2026 **Audio/Visual aids** ☐

Time Required: 5 Minutes **Contact:** Jeff White **Phone:** 503-373-4433

Requested Action:
Approve the attached resolution regarding borrowing for Capital Projects.

Issue, Description & Background:
Marion County is seeking to borrow $10m for various capital projects, of which the primary project is the purchase of a building for Health and Human Services (HHS). $8m of the loan will be used for that one project with HHS providing $3.5m of funding from current resources. The remaining loan funds will be allocated between other projects as needed which are identified in the attached resolution. The resolution specifically provides authority to borrow, delegates authority for the CAO to sign documents as needed, guarantees the full faith and credit of the county to repay the loan and allows for the county to be reimbursed from the loan funds for expenditures made on the projects prior to the actual loan disbursement.

Financial Impacts:
The county will incur semi-annual debt payments for principle and interest on a $10m loan.

Impacts to Department & External Agencies:
Projects as identified in the resolution will be completed.

List of attachments:
Marion County - 2026 FFC - Authorizing Resolution

Presenter:
Jeff White

Department Head Signature:
JDWhite
Digitally signed by JDWhite
Date: 2026.11.25 11:56:01 -08'00'

BEFORE THE BOARD OF COMMISSIONERS
FOR MARION COUNTY, OREGON

In the Matter of Authorizing Financing of Real)
and Personal Property and Related Matters)

RESOLUTION No. _____

This matter came before the Marion County Board of Commissioners at its regularly scheduled public meeting on December 2, 2026.

WHEREAS, Marion County, Oregon (the "County") is authorized by Oregon Revised Statutes Section 271.390 to enter into financing agreements to finance real or personal property that the Board of Commissioners (the "Board") determines is needed so long as the estimated weighted average life of the financing agreement does not exceed the estimated dollar weighted average life of the property that is financed; and

WHEREAS, the Board hereby determines there is a need to provide some or all of the following projects:

(a) a building to be used for Health and Human Services and improvements to that building;

(b) an HVAC rooftop unit for the Juvenile Department Building;

(c) remodeling a portion of the County's primary offices;

(d) financial software system;

(e) parking and storm drain improvements at the Center Street Campus;

(f) provide building for health and human services, currently expected to be called Horizon House;

(g) replacement of or repair to public works buildings;

(h) refurbishing parking at the courthouse (collectively, the "Projects"); and

WHEREAS, the County may subsequently amend this resolution to expand the definition of Projects if additional projects become needed; and

WHEREAS, it is desirable to obtain financing for the Projects in a principal amount of not more than $10,000,000 pursuant to ORS 271.390.

Now, therefore, the Marion County Board of Commissioners RESOLVES:

SECTION 1. AUTHORIZATION.

The County may finance some or all of the Projects under the authority of ORS 271.390 by entering into a financing agreement in a principal amount of not more than $10,000,000 (the "Financing Agreement"). The County may also pay costs associated with the Financing Agreement with proceeds of the Financing Agreement.

SECTION 2. DELEGATION.

The Chief Administrative Officer or the person authorized to act on behalf of the Chief Administrative Officer (each of whom is referred to as a "County Official") is hereby authorized, on behalf of the County and without further action by the Board, to:

1) Select a commercial bank or another lender with which to negotiate, execute and deliver the Financing Agreement. Subject to the limitations of this Resolution, the Financing Agreement may be in such form and contain such terms (including covenants, events of and remedies for default and financial reporting requirements) as a County Official may approve;

2) Determine the final principal amount, interest rates, payment dates, prepayment rights and all other terms of the Financing Agreement;

3) Designate the Financing Agreement as a "qualified tax-exempt obligation" pursuant to Section 265(b)(3) of the Code, if applicable;

4) Determine which portion of the Projects to finance;

5) Covenant for the benefit of the lender to comply with all provisions of the Internal Revenue Code of 1986, as amended (the "Code") which are required for the interest paid under the Financing Agreement to be excluded from gross income for federal income tax purposes; and

6) Execute and deliver any other certificates or documents and take any other actions which the County Official determines are desirable to carry out this Resolution.

SECTION 3. SECURITY.

The obligation of the County to make financing payments under the Financing Agreement shall be unconditional. Pursuant to ORS 287A.315, the County Official may pledge the County's full faith and credit and taxing power within the limitations of Sections 11 and 11b of Article XI of the Oregon Constitution, and may agree to pay amounts due under the Financing Agreement from any and all of the County's legally available funds.

SECTION 4. REIMBURSEMENT DECLARATION.

The County hereby declares its official intent to reimburse itself with the proceeds of the Financing Agreement for any of the expenditures on the Projects (the "Expenditures") incurred prior to the issuance of the Financing Agreement. This Resolution is adopted as official action

of the County in order to comply with Treasury Regulation Section 1.150-2 and any other regulations of the Internal Revenue Service relating to the qualification for reimbursement of Expenditures of the County incurred prior to the date of issue of the Financing Agreement.

DATED at Salem, Oregon, this 2nd day of December, 2026.

MARION COUNTY BOARD OF COMMISSIONERS

_____
Chair

_____
Commissioner

_____
Commissioner