

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2010, Legislative Day No. 19

Resolution No. 96-10

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Mr. John Olszewski, Sr., Chairman  
By Request of County Executive

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By the County Council, November 15, 2010

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A RESOLUTION adopted pursuant to the Maryland Economic Development Revenue Bond Act authorizing Baltimore County, Maryland, to issue and sell its bonds as its limited obligations and not upon its faith and credit or pledge of its taxing power, in one or more series, up to the aggregate amount of \$6,000,000, at the request of Alberee Products, Inc., a Maryland corporation, on its own behalf or on behalf of an entity under common control with Alberee Products, Inc. to be formed, for the purpose of financing the costs of the acquisition of certain facilities consisting of an approximately 5.1 acre parcel of land located at 4665 Hollins Ferry Road in Halethorpe, Baltimore County, Maryland improved by a one-story masonry building with a mezzanine level, with an aggregate of approximately 101,750 gross square feet, to be used for the manufacture of windshield wiper blades and related and certain other uses, together with the rehabilitation and renovation of the building, which may include, without limitation, new roofing, new air conditioning and structural improvements, the acquisition and installation of certain necessary or useful furnishings, fixtures, equipment and machinery, and the acquisition of such interests in land as may be necessary or suitable for the foregoing, including roads and rights of access, utilities and other site preparation facilities; specifying and describing the facilities to be financed; describing generally the public purposes to be served and the financing transaction to be accomplished; specifying the maximum aggregate principal amount of bonds that may be issued; authorizing the County Executive or the County Administrative Officer, by executive order or otherwise, to specify, prescribe, determine, provide for or approve certain matters, details, forms, documents, or procedures appropriate to the authorization, sale, security, issuance, delivery or payment of or for such bonds; and specifying and describing various matters in connection therewith, as required or permitted by such Act.

## RECITALS

The Maryland Economic Development Revenue Bond Act, as amended (the “Act”), provides that in order to accomplish the legislative policy of the Act, any public body (as defined in the Act) may issue and sell its bonds (as defined in the Act), as its limited obligations and not upon its faith and credit or pledge of its taxing power, at any time or from time to time, for the purposes of financing or refinancing any costs of the acquisition (as defined in the Act) of one or more facilities (as defined in the Act) for one or more facility users (as defined in the Act) or of refunding outstanding bonds, including the necessary expenses of preparing, printing, selling and issuing those bonds, the funding of reserves, and the payment of interest with respect to financing such acquisition in such amounts, or for such period, as the public body deems reasonable.

Baltimore County, Maryland, a body corporate and politic, and a political subdivision of the State of Maryland (the “State”) and a public body (as defined in the Act) (the “County”), has received a letter of intent dated September 24, 2010 (the “Letter of Intent”), and a Revenue Bond Application dated September 24, 2010 from Alberee Products, Inc., a Maryland corporation, on its own behalf or on behalf of an entity under common control with Alberee Products, Inc. to be formed (the “Borrower”), pursuant to which the Borrower has requested the County to participate in the financing of the costs of the acquisition of facilities located in Baltimore County, Maryland (collectively, the “Facility”), by the issuance and sale by the County of its bonds in an aggregate principal amount not to exceed \$6,000,000, pursuant to and in accordance with the Act.

The Facility to be financed consists of and includes (without limitation) an approximately 5.1 acre parcel of land located at 4665 Hollins Ferry Road in Halethorpe, Baltimore County, Maryland improved by a one-story masonry building with a mezzanine level, with an aggregate of approximately 101,750 gross square feet, to be used for the manufacture of windshield wiper blades and related and certain other uses, together with the rehabilitation and renovation of the building, which may include, without limitation, new roofing, new air conditioning and structural improvements, the acquisition and installation of certain necessary or useful furnishings, fixtures, equipment and machinery, and the acquisition of such interests in land as may be necessary or suitable for the foregoing, including roads and rights of access, utilities and other site preparation facilities.

The County, based upon the findings and determinations set forth below, has determined to

participate in the financing of the costs (to the fullest extent permitted by the Act) of the acquisition of the Facility by the issuance, sale and delivery, at any time or from time to time and in one or more series, of its bonds (the “Bonds”) in the maximum aggregate principal amount of \$6,000,000. The proceeds of the Bonds shall be applied in accordance with Section 12-110 of the Act and this Resolution. The word “bonds” shall have the meaning indicated in the Act and includes bond anticipation notes issued in anticipation of the issuance and sale of the bonds, and it is intended that the provisions of this Resolution applying to “bonds” and “Bonds” shall include such bond anticipation notes, and any refunding bonds issued to refund any bonds or bond anticipation notes issued pursuant to this Resolution and shall include separate series of bonds, whether issued at the same time or at different times, unless the context clearly requires a contrary meaning. Words and terms used in this Resolution (including these Recitals) that are defined in the Act shall have the meanings indicated in the Act, unless the context clearly requires a contrary meaning,

NOW, THEREFORE, IN ACCORDANCE WITH THE ACT:

SECTION 1. BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That acting pursuant to the Act, it is hereby found and determined as follows:

(1) The Borrower is a “facility applicant” and a “facility user” within the meaning of the Act; the Facility is a “facility” within the meaning of the Act; and the Letter of Intent is a “letter of intent” within the meaning of the Act.

(2) The issuance and sale of the Bonds by the County, pursuant to the provisions of the Act, in order to make the proceeds thereof available to the Borrower for the purpose of financing the acquisition of the Facility, including the necessary expenses of preparing, printing, selling and issuing the Bonds, the funding of reserves and the payment of interest with respect to financing such acquisition and refinancing, will facilitate and expedite the financing of the acquisition of the Facility.

(3) The financing of the acquisition of the Facility as provided in this Resolution will promote the declared legislative purposes of the Act by (a) relieving conditions of unemployment in the State by the creation or retention of a significant number of jobs, thus relieving conditions of unemployment in the State and in Baltimore County; (b) encouraging the increase of industry and

commerce and a balanced economy in the State and in Baltimore County; (c) assisting in the retention of existing industry and commerce and in the attraction of new industry and commerce in the State and in Baltimore County; (d) promoting economic development; (e) protecting natural resources and encouraging resource recovery; and (f) generally promoting the health, welfare and safety of the residents of the State and of Baltimore County. Specifically, it is anticipated that the acquisition of the Facility by the Borrower will (i) permit the Borrower to undertake manufacturing operations and thus lower its cost of inventory and increase its potential for future growth and (ii) as a result, increase employment in Baltimore County and in the State of Maryland.

(4) The Bonds and the interest thereon will be limited obligations of the County, and the principal thereof and premium, if any, and interest thereon, shall be payable solely from the revenues received in connection with the financing of the Facility or from any other moneys made available to the County for such purposes. Any bond anticipation notes also shall be payable from the proceeds of the bonds in anticipation of which such notes were issued. Neither the Bonds nor the interest thereon shall ever constitute an indebtedness or a charge against the general credit or taxing powers of the County within the meaning of any constitutional or charter provision or statutory limitation, and neither shall ever constitute or give rise to any pecuniary liability of the County.

(5) Neither the proceeds of the Bonds nor the payments of the principal of, and premium, if any, and interest on, the Bonds will be commingled with the County's funds or will be subject to the absolute control of the County, but will be subject only to such limited supervision and checks and the County shall retain only those rights as it deems necessary or desirable to insure that the proceeds of the Bonds are used to accomplish the public purposes of the Act and this Resolution. The transactions provided for hereby do not constitute any physical public betterment or improvement or the acquisition of property for public use or the purchase of equipment for public use. The Facility does not constitute a capital project of the County within the meaning of any statutory or charter provision. The acquisition of the Facility will achieve the public purposes of the Act.

SECTION 2. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That this Resolution, among other things, evidences the present intent of the County to issue, sell and deliver the Bonds in accordance with the terms and

provisions of this Resolution. The County Executive or the County Administrative Officer is hereby authorized, empowered, and directed to accept the Letter of Intent on behalf of the County in order to further evidence the intent of the County to issue and sell the Bonds in accordance with the terms and provisions of this Resolution. The County and the Borrower contemplate that, upon the effectiveness of this Resolution, the Borrower may commence the financing of the acquisition of the Facility prior to the issuance, sale and delivery of the Bonds.

SECTION 3. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That the County issue, sell and deliver the Bonds, at any time or from time to time and in one or more series, up to the aggregate principal amount of \$6,000,000, subject to the provisions of this Resolution. For the purposes of applying the foregoing limitation in the event that any refunding bonds or bonds issued to repay bond anticipation notes are issued, the outstanding principal amount of any bonds or bond anticipation notes, respectively, provision for the payment of which has been made from the proceeds of such refunding bonds or such bonds, respectively, or from other sources, shall not be taken into account in determining the aggregate principal amount of bonds issued, sold and delivered pursuant to this Resolution.

SECTION 4. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That the Bonds shall mature not later than 30 years from their date of issuance.

SECTION 5. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That the County will lend the proceeds of the Bonds to the Borrower as may be determined by the County Executive or the County Administrative Officer pursuant to Section 8 of this Resolution, pursuant to the terms and provisions of a loan agreement (within the meaning of the Act) or a financing agreement (the "Loan Agreement"), to be used by the Borrower for the purpose of financing the costs (to the fullest extent permitted by the Act) of the acquisition of the Facility, including the necessary expenses of preparing, printing, selling and issuing the Bonds.

The Loan Agreement will require that (1) the proceeds of the Bonds be used to finance the

costs (to the fullest extent permitted by the Act) of the acquisition of the Facility, and (2) the Borrower make payments which will be sufficient to enable the County to pay the principal of and premium, if any, and interest on the Bonds when and as the same become due and payable.

SECTION 6. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That the Bonds shall be executed in the name of the County and on its behalf by the County Executive or the County Administrative Officer, by his or her manual or facsimile signature, and by the Director, Office of Budget and Finance of the County, by his or her manual or facsimile signature, and the corporate seal of the County or a facsimile thereof shall be impressed or otherwise reproduced thereon and attested by the Secretary to the County Executive or the County Administrative Officer, by his or her manual or facsimile signature. The County Executive of the County, the County Administrative Officer, the Director, Office of Budget and Finance of the County, the Secretary to the County Executive or the Administrative Officer of the County and other officials of the County are hereby authorized and empowered to do all such acts and things and to execute, acknowledge, seal and deliver on behalf of the County such documents and certificates, including (without limitation) the Loan Agreement, as the County Executive or the County Administrative Officer may determine to be necessary or desirable to carry out and comply with the provisions of this Resolution, subject to the limitations set forth in the Act and any limitations set forth in this Resolution.

SECTION 7. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That, as permitted by the Act, the Bonds either may be sold at a private (negotiated) sale, at par or at such other price as the County Executive or the County Administrative Officer, with the consent of the Borrower, deems appropriate, or may be sold at a public sale, at par, above par or below par, with the consent of the Borrower, in either or both of which events the Bonds shall be sold in such manner, at such times, and upon such terms and conditions as the County Executive or the County Administrative Officer deems to be in the best interests of the County.

SECTION 8. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That prior to the issuance, sale and delivery of the Bonds

or any series thereof the County Executive or the County Administrative Officer, by executive order or as otherwise permitted by the Act:

(1) shall prescribe the form, tenor, terms and conditions of and security for the Bonds;

(2) shall prescribe the principal amount, rate or rates of interest, denomination or denominations, date, maturity or maturities for the Bonds;

(3) may appoint a trustee or trustees, a bond registrar and a paying agent or agents for the Bonds;

(4) shall approve the form and contents of, and execute and deliver (where applicable), the Loan Agreement, and such other documents, including (without limitation) trust agreements, assignments, mortgages, deeds of trust, guaranties and security instruments to which the County is a party and which may be necessary or desirable to effectuate the issuance, sale and delivery of the Bonds;

(5) may prepare and distribute, in conjunction with representatives of the Borrower and the prospective purchasers of or underwriters or placement agents for the Bonds of any series, both a preliminary and a final official statement, offering memorandum or other similar document in connection with the sale of the Bonds of any series, if determined to be necessary or desirable in connection with the sale of the Bonds;

(6) may execute and deliver a contract or contracts for the purchase and sale of the Bonds of any series (or any portion thereof) in form and content satisfactory to the County Executive or the County Administrative Officer;

(7) shall determine the time of execution, issuance, sale and delivery of the Bonds and prescribe any and all other details of the Bonds;

(8) may determine the method, and shall approve the terms, of the sale of the Bonds, as provided in Section 7 of this Resolution, and the use of the proceeds, as provided in Section 5 of this Resolution;

(9) shall provide for the direct payment by the Borrower of all costs, fees and expenses incurred by or on behalf of the County in connection with the issuance, sale and delivery of the Bonds, including (without limitation) costs of printing (if any) and issuing the Bonds of such series, legal expenses (including the fees of bond counsel and issuer's counsel) and compensation to any person (other than full-time employees of the County) performing services by or on behalf of the

County in connection therewith;

(10) may provide for the issuance and sale (subject to the passage at the time of any appropriate resolution authorizing the same) of one or more series of additional bonds and one or more series of refunding bonds;

(11) may provide for the funding of reserves for the Bonds; and

(12) may specify, prescribe, determine, provide for or approve such other matters, details, forms, documents or procedures, including, without limitation, making any elections under the Internal Revenue Code or the regulations thereunder with respect to the Bonds, and the County Executive or the County Administrative Officer may do any and all things appropriate for the authorization, sale, security, issuance, delivery or payment of or for the Bonds and in order to accomplish the legislative policy of the Act and the public purposes of this Resolution, subject to the limitations set forth in the Act and any limitations prescribed by this Resolution.

SECTION 9. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, That after the issuance, sale and delivery of the Bonds, or any series thereof, the County Executive or the County Administrative Officer, by executive order or as otherwise permitted by the Act, at any time or from time to time, may amend, modify, supplement, restate, or otherwise change any matter which is subject to Section 8 of this Resolution, provided that any and all consents and approvals, if required, of the Borrower, the holders of the Bonds and any other person are obtained.

SECTION 10. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That Whiteford, Taylor & Preston L.L.P. is hereby approved and designated to act as bond counsel and McGuire Woods LLP is hereby approved and designated to act as issuer's counsel with respect to the issuance, sale and delivery of the Bonds.

SECTION 11. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That the provisions of this Resolution are severable, and if any provision, sentence, clause, section or part hereof is held to be illegal, invalid or unconstitutional or inapplicable to any person or circumstances, such illegality, invalidity or

unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Resolution or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this Resolution would have been passed if such illegal, invalid or unconstitutional provision, sentence, clause, section or part had not been included herein, and if the person or circumstances to which this Resolution or any part hereof is inapplicable had been specifically exempted from this Resolution.

SECTION 12. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That either the Bonds or any bond anticipation notes must be issued and sold within six months from the date on which this Resolution is approved by the County Executive, provided, however, that the County Executive, by executive order or as otherwise permitted by the Act, may, at any time or from time to time, extend such six month period, either before or after the expiration of such six month period, from the date on which the first six month period expires. The County Executive shall have the sole and absolute discretion, without action by the County Council, to determine the sufficiency or lack of sufficiency of any reason, if any is given, for the requested extension of the first six month period. In the event that none of the Bonds or bond anticipation notes are issued and sold within twelve months from the date on which this Resolution is approved by the County Executive, the authority provided in this Resolution for the County to issue and sell the Bonds and any bond anticipation notes shall expire.

SECTION 13. AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That this Resolution shall take effect on the date of its adoption by the County Council and approval by the County Executive of the County.