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July 29, 2020

Via E-mail Only

Woodbury County Law Enforcement Center Authority
c/o Mr. Dennis D. Butler
Woodbury County Finance/Budget Director
Woodbury County Courthouse
620 Douglas Street, Room 104
Sioux City, Iowa 51101

RE: Woodbury County Law Enforcement Center Authority – Amended and Substituted Bond Counsel and Disclosure Counsel Engagement Agreement
Not to Exceed \$25,300,000 Woodbury County Law Enforcement Facilities Revenue Bonds (Tax-Exempt)

Dear Board of Commissioners:

The purpose of this Amended and Substituted Bond Counsel and Disclosure Counsel Engagement Agreement (the “Amended Agreement #2”) is to (i) amend the Engagement Agreement between the parties dated January 22, 2020; and (ii) disclose and memorialize the terms and conditions under which services will be rendered by Ahlers & Cooney, P.C. as bond counsel and disclosure counsel to the Woodbury County Law Enforcement Center Authority (the “Issuer”) in connection with the issuance of the above-referenced issue (the “Bonds”). While additional members of our firm may be involved in representing the Issuer on other matters unrelated to the Bonds, this Amended Agreement #2 relates to the agreed-upon scope of bond counsel and disclosure counsel services described herein (the "Services").

A. SCOPE OF SERVICES -- *Bond Counsel*

As Bond Counsel, we will represent the Issuer and cooperate with the following persons and firms: the underwriters or other purchasers who purchase the Bonds from the Issuer (all of whom are referred to as the "Bond Purchasers"), counsel for the Bond Purchasers, the Municipal Advisor, trustee, paying agent and Bond registrar and their designated counsel (you and all of the foregoing persons or firms collectively, the "Participants"). We intend to undertake each of the following as are necessary:

1. Review relevant Iowa law, including pending legislation and other recent developments, relating to the legal status and powers of the Issuer or otherwise relating to the issuance of the Bonds.
2. Obtain information about the Bond transaction and the nature of use of the facilities or purposes to be financed (the "Project").
3. Review the proposed timetable and consult with the Participants as to the issuance of the Bonds in accordance with the timetable.
4. Consider issues arising under the Internal Revenue Code of 1986, as amended, and applicable tax regulations and other sources of law relating to the issuance of the Bonds on a tax-exempt

basis; these issues include, without limitation, ownership and use of the Project, use and investment of Bond proceeds prior to expenditure and security provisions or credit enhancement relating to the Bonds.

5. Prepare or review major Bond documents, including tax compliance certificates, review the Bond purchase agreement, if applicable, and, at your request, draft descriptions of the documents which we have drafted. As Bond Counsel, we assist you in reviewing only those portions of an official statement or any other disclosure document to be disseminated in connection with the sale of the Bonds involving the description of the Bonds, the security for the Bonds (excluding forecasts, projections, estimates or any other financial or economic information in connection therewith), the description of the federal tax exemption of interest on the Bonds and the "bank-qualified" status of the Bonds.
6. Prepare or review all pertinent proceedings to be considered by the governing body to the Issuer; confirm that the necessary quorum, meeting and notice requirements are contained in the proceedings and draft pertinent excerpts of minutes of the meetings relating to the financing.
7. Attend or host such drafting sessions and other conferences as may be necessary, including a preclosing, if needed, and closing; and prepare and coordinate the distribution and execution of closing documents and certificates, opinions and document transcripts.
8. Render our legal opinion regarding the validity of the Bonds, the sources of payment for the Bonds and the federal income tax treatment of interest on the Bonds, which opinion (the "Bond Opinion") will be delivered in written form on the date the Bonds are exchanged for their purchase price (the "Closing"). The Bond Opinion will be based on facts and law existing as of its date. Please see the discussion below at Part E. Please note that our opinion represents our legal judgment based upon our review of the law and the facts so supplied to us that we deem relevant and is not a guarantee of a result.
9. Subsequent to the Closing, we will prepare and provide the Participants a bond transcript pertaining to the Bonds and make certain the appropriate Federal Information Reporting Form 8038 is filed for each series.

B. SCOPE OF SERVICES -- *Disclosure Counsel*

As Disclosure Counsel, we will represent the Issuer, cooperate with Participants, and:

1. Disclosure counsel is engaged as recognized counsel specially experienced in Iowa law and federal law relating to disclosure requirements that pertain to governmental debt obligations, whose primary responsibility will be to render objective written advice with respect to the Issuer's issuance of Bonds and its compliance with applicable rules promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934. As disclosure counsel, we will examine applicable law, participate in the drafting of all required disclosure documents; review such other financing documents of the Issuer and undertake such additional duties as we deem necessary to render such advice. The above-described services specifically include, but are not limited to, the following:
 - a. Consult with Issuer Officials, Staff, and Issuer counsel concerning disclosure requirements, questions and issues relating to the initial issuance of Bonds and concerning continuing disclosure requirements.

- b. Attend, upon request, any meeting of the Issuer or Issuer's staff relating to disclosure matters that pertain to Issuer's issuance of Bonds.
 - c. Participate in the drafting of Issuer's Purchase Agreement for the negotiated sale of Bonds.
 - d. Participate in the drafting of the Issuer's preliminary and final official statements in connection with the offering of Bonds.
 - e. Coordinate with the printing and delivery of the preliminary and final official statements.
 - f. Review all Bond documents prepared in connection with the issuance of Bonds to the extent such documents involve or affect disclosure matters.
 - g. Provide written advice to the Issuer at the time the Bonds are issued as described herein.
 - h. Consult with Issuer officials and staff regarding all matters relating to continuing disclosure requirements that pertain to the Bonds.
2. Subject to the completion of proceedings to our satisfaction, we will render our written advice addressed to the Issuer that will include, without limitation, substantially all the following:
 - a. While we are not passing upon, and do not assume responsibility for, the accuracy, completeness or fairness of the statements contained in the Official Statement, on the basis of the information which was developed in the course of the performance of the services referred to above, without having undertaken to verify independently such accuracy, completeness or fairness, nothing has come to our attention which would lead us to believe that the Official Statement (excluding the financial and demographic information, and engineering and statistical data contained or incorporated by reference therein or attached thereto, CUSIP numbers, information relating to The Depository Trust Company and its book entry only system, information and other statements and information relating to the Issuer's compliance with its previous disclosure undertakings, if any, and the Appendices to the Official Statement, to which we do not express any advice or belief), contained as of the date thereof any untrue statement of material fact or omitted as of the date thereof to state any material fact necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.
3. Our written advice will be dated, executed and delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing") and will be based on existing law as of its date. Upon delivery of our written advice and the filing of all appropriate closing documents, our responsibilities as disclosure counsel will be concluded with respect to the issuance of the Bonds. Separately, Issuer may retain us for advice and guidance concerning specific legal questions that may arise after the Closing with respect to disclosure issuers or questions that relate to the Bonds, including without limitation, questions concerning compliance with the Issuer's disclosure obligations under the Bonds and any actions necessary to assure that the Issuer performs its continuing disclosure responsibilities with respect to the Bonds. The terms of such representation shall be separate from the scope of this Amended Agreement #2.

4. In rendering our advice, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation.

As disclosure counsel, we will not assume or undertake responsibility for the preparation of the bond resolution or any other nondisclosure document with respect to Bonds that is traditionally prepared by bond counsel. However, our responsibility will include the preparation or review of any portion thereof that is necessary to render our disclosure counsel advice with respect to Bonds.

C. LIMITATIONS

The duties covered by this Amended Agreement #2 are limited to those expressly set forth above. Our fee *does not* include the following services, or any other matter not required to render our Bond Opinion or written advice as Disclosure Counsel:

- a) Preparing requests for tax rulings from the Internal Revenue Service, or "no action" letters from the Securities and Exchange Commission.
- b) Drafting state constitutional or legislative amendments.
- c) Pursuing test cases or other litigation, such as contested validation proceedings.
- d) Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
- e) After Closing, providing continuing advice to the Issuer or any other party concerning actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g. this engagement for the Bonds does not include rebate calculations, nor continuing post-issuance compliance activities).
- f) Opining on a continuing disclosure undertaking pertaining to the Bonds and, after the execution and delivery of the Bonds, providing advice concerning any actions necessary to assure compliance with any continuing disclosure requirements.
- g) After Closing, providing continuing advice to the Issuer or any other party concerning disclosure issues or questions that relate to the Bonds, e.g., questions regarding actions necessary to assure fulfillment of continuing disclosure responsibilities.

We will provide one or more of the services listed in (a)–(g) upon your request, however, a separate, written engagement or request for services in accordance with Part I - "OTHER ADVICE" herein will be required before we assume one or more of these duties. The remaining services in this list, specifically those listed in subparts (h)–(m) below, are not included in this Amended Agreement #2, nor will they be provided by us at any time.

- h) Providing any advice, opinion or representation as to the financial feasibility or the fiscal prudence of issuing the Bonds, the financial condition of the Issuer, or to any other aspect of the financing, such as the proposed financing structure, use of a financial advisor, or the investment of proceeds of the Bonds.
- i) Independently establishing the veracity of certifications and representations of the Issuer or the other Participants.

- j) Acting as an underwriter, or otherwise marketing the Bonds.
- k) Acting in a financial advisory role.
- l) Preparing blue sky or investment surveys with respect to the Bonds.
- m) Making an investigation or expressing any view as to the creditworthiness of the Issuer or of the Bonds.

D. ATTORNEY-CLIENT RELATIONSHIP; OTHER REPRESENTATIONS

Upon execution of this Amended Agreement #2 and upon notification by the Issuer that our Bond Counsel and/or Disclosure Counsel services are requested with regard to a specific issue of Bonds (it being understood the Issuer has discretion hereunder as to each service offered), the Issuer will be our client and an attorney-client relationship will exist between us with respect to the issuance of the Bonds. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services are limited to those contracted for in this Amended Agreement #2; the Issuer's execution of this Amended Agreement #2 will constitute an acknowledgement of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion or written advice as Disclosure Counsel.

Our representation of the Issuer and the attorney-client relationship created by this Amended Agreement #2 with respect to a series of Bonds will be concluded upon issuance of such Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate completed Internal Revenue Service Form 8038 and prepare and distribute to the Participants a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this Amended Agreement #2, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. We will decline to participate in any matter where the interests of our clients, including the Issuer, may differ to the point where separate representation is advisable. The firm historically has arranged its practice to hold such occasions to a minimum, and intends to continue doing so. Execution of this Amended Agreement #2 will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

E. OTHER TERMS OF THE ENGAGEMENT; CERTAIN OF YOUR UNDERTAKINGS

Please note our understanding with respect to this Amended Agreement #2 and your role in connection with the issuance of the Bonds:

- 1. In rendering the Bond Opinion and in performing any other Services hereunder, we will rely upon the certified proceedings and other certifications you and other persons furnish us. Other than as we may determine as appropriate to rendering the Bond Opinion, we are not engaged and will not provide services intended to verify the truth or accuracy of these

proceedings or certifications. Except by request, we do not ordinarily attend meetings of the governing body of the Issuer at which proceedings related to the Bonds are discussed or passed unless special circumstances require our attendance.

2. The factual representations contained in those documents which are prepared by us, and the factual representations which may also be contained in any other documents that are furnished to us by you are essential for and provide the basis for our conclusions that there is compliance with State law requirements for the issue and sale of valid Bonds and with the Federal tax law for the tax exemption of interest paid on the Bonds. Accordingly, it is important for you to read and understand the documents we provide to you because you will be confirming the truth, accuracy and completeness of matters contained in those documents at the issuance of the Bonds.
3. If the documents contain incorrect or incomplete factual statements, you must call those to our attention. We are always happy to discuss the content or meaning of the transaction documents with you. Any untruth, inaccuracy or incompleteness may have adverse consequences affecting either the tax exemption of interest paid on the Bonds or the adequacy of disclosures made in the Official Statement under the State and Federal securities laws, with resulting potential liability for you. During the course of this engagement, we will further assume and rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will cooperate with us in this regard.
4. You should carefully review all of the representations you are making in the transaction documents. We are available and encourage you to consult with us for explanations as to what is intended in these documents. To the extent the facts and representations stated in the documents we provide to you appear reasonable to us, and are not corrected by you, we are then relying upon your signed certifications for their truth, accuracy and completeness.
5. Issuing the Bonds as "securities" under State and Federal securities laws and on a tax-exempt basis is a serious undertaking. As the issuer of the Bonds, the Issuer is obligated under the State and Federal securities laws and the Federal tax laws to disclose all material facts. The Issuer's lawyers, financial advisors and bankers can assist the Issuer in fulfilling these duties, but the Issuer in its corporate capacity, including your knowledge, has the collective knowledge of the facts pertinent to the transaction and the ultimate responsibility for the presentation and disclosure of the relevant information. Further, there are complicated Federal tax rules applicable to the Bonds. The IRS has an active program to audit such transactions. The documents we prepare are designed so that the Bonds will comply with the applicable rules, but this means you must fully understand the documents, including the representations and the covenants relating to the continuing compliance with the federal tax requirements. Accordingly, we want you to ask questions about anything in the documents that is unclear.
6. As noted, the members of the governing body of the Issuer also have duties under the State and Federal Securities and tax laws with respect to these matters and should be knowledgeable as to the underlying factual basis for the bond issue size, use of proceeds and related matters.

F. FEES

It is our practice to bill our fees as Bond Counsel and Disclosure Counsel on a transactional basis instead of hourly. Factors which affect our billing include: (a) the amount of the issuance; (b) an

estimate of the time necessary to do the work; (c) the complexity of the issue (number of parties, timetable, type of financing, legal issues and so forth); (d) recognition of the partially contingent nature of our fee, since it is customary that in the case no financing is ever completed, we render a greatly reduced statement of charges; and (e) a recognition that we carry the time for services rendered on our books until a financing is completed, rather than billing monthly or quarterly.

We estimate that our fee for Bond Counsel services will not exceed \$40,000, and our fee for Disclosure Counsel services will not exceed \$18,400. If, at any time, we believe that circumstances require an adjustment of our original fee estimates, we will advise you of such requirement. Such adjustment might be necessary in the event: (a) the principal amount of Bonds actually issued differs significantly from the amount anticipated at the time we initially estimated our fees; (b) material changes in the structure or schedule of the financing occur; or (c) unusual or unforeseen circumstances arise which require a significant increase or decrease in our time or responsibility, such as personal attendance at meetings, significant travel, or unexpected revision of the issuance documents at the request of the Issuer, any agent acting on your behalf (such as a financial advisor), the purchaser, a bond insurer, other counsel providing services with respect to issuance of a particular issuance of obligations.

In addition to our flat fees, we will charge for any incidental costs (copies, overnight charges, bond printing, travel reimbursement, deliveries, etc.), at actual costs incurred. We estimate that such charges will not exceed \$750. We will contact you prior to incurring expenses that exceed this amount.

The delivery of written advice, or opinions beyond the Bond Opinion, to third parties at the request of the Issuer with respect to a series of Bonds shall be subject to a separate opinion charge in an amount established at the time of the request.

Billing Matters:

We will submit a summary invoice for the professional services described herein after Closing. In the event of a substantial delay in completing the financing, we reserve the right to present an interim statement for payment. Unless other arrangements have been agreed upon in advance, we anticipate our statements to be paid in full within thirty (30) days of receipt.

If, for any reason, the financing represented by an issue of Bonds is not consummated or is completed without the delivery of our Bond Opinion or written advice as Disclosure Counsel, or our services are otherwise terminated, we will expect to be compensated at our normal hourly rates¹, plus incidental costs, as described above (not to exceed the fee we would have received if we had rendered our Bond Opinion and written advice as Disclosure Counsel).

G. RISK OF AUDIT BY THE INTERNAL REVENUE SERVICE (IRS)

The IRS has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the IRS, interest on such tax-exempt obligations is excludable from gross income of the owners for federal income tax purposes. We can give no assurances as to whether the IRS might commence an audit of the Bonds or whether, in the event of an audit, the IRS would agree with our opinions. If an audit were to be commenced, the IRS may treat the Issuer as the taxpayer for purposes of the examination. As noted in Part C above, the scope of our representation does not include responding to such an audit.

1. The firm reviews hourly rates on an annual basis, and reserves the right to implement rate adjustments. If implemented in any particular year, adjustments generally become effective on January 1. Accordingly, our work on this matter will be billed at the hourly rate in effect at the time services are performed. Our current (2020) hourly rates are as follows:

- a. Attorneys: \$200-\$355/hour (for reference purposes, the undersigned's hourly rate as of 1/1/20 is \$295/hour).
- b. Legal Assistants: \$120/hour.

However, if we were separately engaged at the time, and subject to the applicable rules of professional conduct, we may be able to represent the Issuer in the matter.

H. RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Amended Agreement #2. It is our practice to retain transcripts for each financing for at least the life of the Bonds. We may store some or all client file materials in a digital format. In the process of digitizing such documents, any original paper documents provided by you will be returned to you. Any copies of paper documents provided by you will not be returned to you unless you request such copies in writing. You will be notified prior to destruction of our file, and will have the option to request them, should you desire.

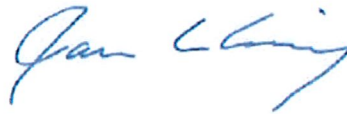
I. OTHER ADVICE

If requested, we will maintain one or more separate accounts for periodic services rendered to the Issuer in connection with other matters unrelated to any particular Bond financing. Such services may involve the rendering of advice, opinions or other assistance in connection with such issues including, but not limited to (i) financing alternatives in connection with a particular project, (ii) compliance with lending programs, (iii) the impact of specified actions on tax-exempt status of outstanding Bonds, (iv) interpretation and/or required actions with regard to other "financial obligations" under a continuing disclosure certificate, or (v) other matters the Issuer may seek advice or guidance upon. Billings for such separate services will be based on our standard hourly rate of the individual attorney at the time of performing such separate services.

Please carefully review the terms and conditions of this Amended Agreement #2. *If the above correctly reflects our mutual understanding, please so indicate by returning a signed and dated copy of this Amended Agreement #2, retaining an original for your file as well.*

If you have questions regarding any aspect of the above or our representation as Bond Counsel or Disclosure Counsel, please do not hesitate to contact me.

Very truly yours,



Jason L. Comisky
FOR THE FIRM

JLC:ks

cc: Dennis Butler (via email)
Karen James (via email)

Accepted:
Woodbury County Law Enforcement Center Authority

By: Ronald R. Weick Date: 07/29/2020

*Approved by action of the governing body on 07/29, 2020.