

UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES MEETINGS

WHIDDON ADMINISTRATION BUILDING – PRESIDENT’S OFFICE (STE. 130), BOARD ROOM

JUNE 6, 2024
1:30 P.M.

AUDIT COMMITTEE – ALEXIS ATKINS, VICE CHAIR

- 1 Roll Call
- 2 Approve: [Minutes](#)
- 3 Report: Office of Internal Audit

DEVELOPMENT, ENDOWMENT AND INVESTMENTS COMMITTEE – JIM YANCE, CHAIR

- 4 Roll Call
- 5 Approve: [Minutes](#)
- 6 Report: [Endowment and Investment Performance](#)
- 7 Recommendation to Approve: [Commendation of Mr. Abraham A. Mitchell](#)
- 8 Report: Development and Alumni Relations

HEALTH AFFAIRS COMMITTEE – JIMMY SHUMOCK, CHAIR

- 9 Roll Call
- 9.A Approve: [Revised Agenda](#)
- 10 Approve: [Minutes](#)
- 11 Recommendation to Approve: [USA Health Hospitals Medical Staff Appointments & Reappointments for February, March and April 2024](#)
- 11.A Recommendation to Approve: [Amended and Restated Articles of Incorporation and Amended and Restated Bylaws of the USA Health Care Authority](#)
- 12 Report: USA Health and Whiddon College of Medicine

ACADEMIC EXCELLENCE AND STUDENT SUCCESS COMMITTEE – MIKE WINDOM, CHAIR

- 13 Roll Call
- 14 Approve: [Minutes](#)
- 15 Recommendation to Approve: [Tenure and Promotion](#)
- 16 Recommendation to Approve: [Academic Infrastructure and Technology Fee and Housing and Dining Rates for 2024-2025](#)
- 17 Report: Academic Affairs
- 18 Report: [Speech, Expressive Activities and Use of University Space, Facilities and Grounds Report](#)
- 19 Report: Student Affairs
- ~~20 Report: [Research and Economic Development](#)~~

BUDGET AND FINANCE COMMITTEE – TOM CORCORAN, CHAIR

- 21 Roll Call
- 22 Approve: [Minutes](#)
- 23 Report: [Quarterly Financial Statements for the Six Months Ended March 31, 2024](#)
- 24 Recommendation to Approve: [Parameters Resolution for the Termination of the 2006 Swap and Refunding of Series 2016-B, -C and -D Bonds](#)
- 25 Report: University Facilities

LONG-RANGE PLANNING COMMITTEE – CHANDRA BROWN STEWART, CHAIR

- 26 Roll Call
- 27 Approve: [Minutes](#)
- 28 Report: Institutional Planning and Assessment

COMMITTEE OF THE WHOLE – ARLENE MITCHELL, CHAIR

- 29 Roll Call
- 30 Approve: [Minutes](#)
- 31 Recommendation to Approve: [Board of Trustees Meeting Schedule for 2024-2025](#)
- 32 Recommendation to Approve: [Commendation of Mrs. Lynne U. Chronister](#)
- 33 Approve: Executive Session

JUNE 7, 2024
10:30 A.M.

BOARD OF TRUSTEES MEETING – ARLENE MITCHELL, CHAIR PRO TEMPORE

- 1 Roll Call
- 1.A Approve: [Revised Agenda](#)
- 2 Approve: [Minutes](#)
- 3 Approve: [Board of Trustees Meeting Schedule for 2024-2025](#)
- 4 Report: University President
- 5 Report: Faculty Senate President
- 6 Report: Student Government Association President
- 7 Report: Audit Committee
- 8 Report: Development, Endowment and Investments Committee
- 9 Report: Health Affairs Committee
- 10 Approve: [USA Health Hospitals Medical Staff Appointments and Reappointments for February, March and April 2024](#)
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- 11 Report: Academic Excellence and Student Success Committee
- 12 Approve: [Tenure and Promotion](#)
- 13 Approve: [Academic Infrastructure and Technology Fee and Housing and Dining Rates for 2024-2025](#)
- 14 Report: Budget and Finance Committee
- 15 Approve: [Parameters Resolution for the Termination of the 2006 Swap and Refunding of Series 2016-B, -C and -D Bonds](#)
- 16 Report: Long-Range Planning Committee
- 17 Approve: [Commendation of Mrs. Lynne U. Chronister](#)
- 18 Approve: [Commendation of Mr. Abraham A. Mitchell](#)

UNIVERSITY OF SOUTH ALABAMA BOARD OF TRUSTEES



MEETING SCHEDULE

THURSDAY, JUNE 6, 2024:

1:30 p.m. Committee Meetings (consecutive)

**Whiddon Administration Bldg.
President's Office (Ste. 130), Board Room**

FRIDAY, JUNE 7, 2024:

10:30 a.m. Board of Trustees Meeting

**Whiddon Administration Bldg.
President's Office (Ste. 130), Board Room**



UNIVERSITY OF SOUTH ALABAMA

BOARD OF TRUSTEES

STANDING COMMITTEES

2022-2025

EXECUTIVE COMMITTEE:

- Arlene Mitchell, **Chair pro tempore**
- Katherine Alexis Atkins, **Vice Chair**
- Lenus Perkins, **Secretary**
- E. Thomas Corcoran
- Steven P. Furr, M.D.
- James H. Shumock
- James A. Yance

DEVELOPMENT, ENDOWMENT AND INVESTMENTS COMMITTEE:

- Chandra Brown Stewart, **Vice Chair**
- Scott A. Charlton, M.D.
- Luis Gonzalez
- James H. Shumock
- Steven H. Stokes, M.D.
- Michael P. Windom
- James A. Yance, **Chair**

ACADEMIC EXCELLENCE AND STUDENT SUCCESS CTE.:

- Scott A. Charlton, M.D.
- Steven P. Furr, M.D., **Vice Chair**
- Luis Gonzalez
- William Ronald Graham
- Robert D. Jenkins III
- Bill W. Lewis II
- Lenus M. Perkins
- Michael P. Windom, **Chair**

EVALUATION AND COMPENSATION COMMITTEE:

- Katherine Alexis Atkins
- Scott A. Charlton, M.D., **Vice Chair**
- E. Thomas Corcoran
- Steven P. Furr, M.D.
- Luis Gonzalez
- Robert D. Jenkins III, **Chair**
- James H. Shumock
- Michael P. Windom

AUDIT COMMITTEE:

- Katherine Alexis Atkins, **Vice Chair**
- E. Thomas Corcoran
- William Ronald Graham, **Chair**
- Robert D. Jenkins III
- Bill W. Lewis II
- Lenus M. Perkins

HEALTH AFFAIRS COMMITTEE:

- Chandra Brown Stewart
- Scott A. Charlton, M.D.
- E. Thomas Corcoran
- Steven P. Furr, M.D., **Vice Chair**
- James H. Shumock, **Chair**
- Steven H. Stokes, M.D.
- James A. Yance

BUDGET AND FINANCE COMMITTEE:

- Katherine Alexis Atkins
- Chandra Brown Stewart
- E. Thomas Corcoran, **Chair**
- William Ronald Graham
- Lenus Perkins, **Vice Chair**
- James H. Shumock
- Steven H. Stokes, M.D.

LONG-RANGE PLANNING COMMITTEE:

- Chandra Brown Stewart, **Chair**
- Robert D. Jenkins III
- Bill W. Lewis II
- Lenus M. Perkins
- Steven H. Stokes, M.D., **Vice Chair**
- Michael P. Windom
- James A. Yance

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**



**MEETING AGENDA
AND MINUTES**

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES MEETINGS**

WHIDDON ADMINISTRATION BUILDING – PRESIDENT’S OFFICE (STE. 130), BOARD ROOM

**JUNE 6, 2024
1:30 P.M.**

AUDIT COMMITTEE – ALEXIS ATKINS, VICE CHAIR

- 1 Roll Call
- 2 Approve: Minutes
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- 9 Roll Call
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- 20 Report: Research and Economic Development

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- 26 Roll Call
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COMMITTEE OF THE WHOLE – ARLENE MITCHELL, CHAIR

- 29 Roll Call
- 30 Approve: Minutes
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- 32 Recommendation to Approve: Commendation of Mrs. Lynne U. Chronister
- 33 Approve: Executive Session

**JUNE 7, 2024
10:30 A.M.**

BOARD OF TRUSTEES MEETING – ARLENE MITCHELL, CHAIR PRO TEMPORE

- 1 Roll Call
- 1.A Approve: Revised Agenda
- 2 Approve: Minutes
- 3 Approve: Board of Trustees Meeting Schedule for 2024-2025
- 4 Report: University President
- 5 Report: Faculty Senate President
- 6 Report: Student Government Association President
- 7 Report: Audit Committee
- 8 Report: Development, Endowment and Investments Committee
- 9 Report: Health Affairs Committee
- 10 Approve: USA Health Hospitals Medical Staff Appointments and Reappointments for February, March and April 2024
- 10.A Approve: Amended and Restated Articles of Incorporation and Amended and Restated Bylaws of the USA Health Care Authority
- 11 Report: Academic Excellence and Student Success Committee
- 12 Approve: Tenure and Promotion
- 13 Approve: Academic Infrastructure and Technology Fee and Housing and Dining Rates for 2024-2025
- 14 Report: Budget and Finance Committee
- 15 Approve: Parameters Resolution for the Termination of the 2016 Swap and Refunding of Series 2016-B, -C and -D Bonds
- 16 Report: Long-Range Planning Committee
- 17 Approve: Commendation of Mrs. Lynne U. Chronister
- 18 Approve: Commendation of Mr. Abraham A. Mitchell



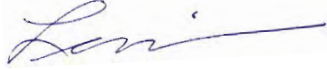
UNIVERSITY OF SOUTH ALABAMA

MEMORANDUM

Board of Trustees

DATE: May 28, 2024

TO: USA Board of Trustees

FROM: Lenus M. Perkins 
Secretary, Board of Trustees

SUBJECT: Meeting Minutes

Included herein are the unapproved minutes for the Board of Trustees and standing committee meetings held on March 14 and 15, 2024. Please review these documents for approval or amendment at the meetings on June 6 and 7, 2024.

LMP:mge

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**

**March 15, 2024
10:30 a.m.**

A meeting of the University of South Alabama (USA) Board of Trustees was duly convened by Ms. Arlene Mitchell, Chair *pro tempore*, on Friday, March 15, 2024, at 10:39 a.m. in the Board Room of the Frederick P. Whiddon Administration Building. Meeting attendance was open to the public.

Members: Alexis Atkins, Chandra Brown Stewart, Tom Corcoran, Steve Furr, Luis Gonzalez, Ron Graham, Ron Jenkins, Bill Lewis, Arlene Mitchell, Lenus Perkins, Jimmy Shumock, Steve Stokes, Mike Windom and Jim Yance were present.

Members Absent: Scott Charlton and Kay Ivey.

Administration & Guests: Rob Abend, Major Applewhite, Owen Bailey, Angela Barlow, Jim Berscheidt, Joél Billingsley, Janée and Jo Bonner, Bennett Booth (Southerner), Michael Capella, Karin Caswell, Lynne Chronister, Mande Conkle, Amya Douglas (SGA), Kristin Dukes, Joel Erdmann, Monica Ezell, Daniel Greer, Charlie Guest, Elizabeth Hall, Rita Harper, Chris Hennessey, Buck Kelley, Andi Kent, Shannon Kille, Kim and Nick Lawkis, Luke Love, Mike Mitchell, Will Peterson, Kristen Roberts, Donna Streeter (Faculty Senate), Margaret Sullivan, Peter Susman, Anna-Marie Viyuoh (Southerner), Christina Wassensaar (Faculty Senate) and ShaKyeria Young (BSU President).

Upon calling the meeting to order and welcoming everyone, Chair Mitchell congratulated Ms. Atkins and Ms. Brown Stewart for being honored by the USA National Alumni Association (NAA) at the Distinguished Alumni and Service Awards Gala; Ms. Brown Stewart for being recognized in a recent *Mobile Bay Magazine* article on USA *Movers & Shakers*; Judge Lewis for his appointment by Governor Ivey to the Alabama Court of Civil Appeals; Mr. Shumock for being named *2024 Trustee of the Year* by the Alabama Hospital Association; and Provost Kent for being named as one of the *2024 Women Who Shape the State by This Is Alabama*.

Following the attendance roll call, **Item 1**, Chair Mitchell called for consideration of the minutes for a Board of Trustees meeting held on December 8, 2023, **Item 2**. On motion by Mr. Shumock, seconded by Mr. Corcoran, the Board voted unanimously to adopt the minutes.

Chair Mitchell called on President Bonner to deliver the President's Report, **Item 3**. President Bonner recognized Ms. Kim Lawkis, USA NAA President; Ms. SkaKyeria Young, Black Student Union (BSU) President; and Ms. Anna-Marie Viyuoh and Mr. Bennett Booth, Southerner ambassadors. He also extended congratulations to Trustees Atkins, Brown Stewart, Lewis and Shumock, as well as to Provost Kent, for their recent honors.

President Bonner shared details on recent and upcoming happenings and initiatives, including the annual Soul Food Luncheon; the Providence Foundation's Festival of Flowers; the opening of the Pediatric Emergency Center at USA Health Children's & Women's Hospital; the new *USA By the Bay* speaker series in Fairhope; the Jaguar Marching Band's (JMB) participation in Mardi Gras parades; and new facilities planned for the JMB. He recognized Mr. Luke Love and Miss Shannon Kille, JMB drum majors, along with Dr. Will Peterson and Dr. Rob Abend, JMB Marching Band Director and Associate Director – respectively. Also introduced were Mr. Susman for his being named by *Mobile Bay Magazine* in its annual *40 under 40* list; Mr. Lawkis for his promotion as Vice President for Governmental Relations; and Ms. Mande Conkle, a new staff member in the President's Office. For their coordination on the interior updates in the President's Office, President Bonner recognized Mr. Kelley along with Mr. Daniel Greer, Associate Director for Renovations; Ms. Karin Caswell, Manager of Interior Design; Ms. Elizabeth Hall, Interior Designer; and Ms. Rita Harper, Executive Assistant to the Executive Vice President and Provost.

President Bonner introduced Provost Kent for a report. Provost Kent welcomed and provided professional background on Dr. Angela Barlow and Dr. Michael Capella, who recently joined the University as Dean of the College of Education and Professional Studies and Dean of the Mitchell College of Business (MCOB), respectively. She also noted that Dr. Charlotte Pence, Director of the Stokes Center for Creative Writing/Director of Creative Writing in the Department of English, was named as Mobile's first Poet Laureate.

Provost Kent gave an update on student recruitment, noting that visits to high schools across the state and region were ongoing and often resulted in prospective students and their parents scheduling follow-up meetings with her and President Bonner. She advised that, on February 17, a record number of Honors College applicants came to campus for interviews, while Mr. Mathew Cox, Associate Vice President for Enrollment Management, and his team also carried out interviews with applicants for leadership scholarships. She said that *USA Day* was scheduled on April 6 and that 750 prospective students were expected to attend. She discussed plans for expanding benefits and improving programs and processes for adult learners and military-affiliated students. She noted that the Board meeting was occurring simultaneously with *Match Day*, during which 71 Whiddon College of Medicine students were learning where they would continue their medical educations. In closing, Provost Kent shared details on *Youth Leadership South*, a new program for high school juniors and seniors.

Provost Kent turned to Dr. Erdmann, who introduced and gave career background on Mr. Chris Hennessey, Women's Soccer Head Coach, as well as Mr. Major Applewhite, Football Head Coach. Coaches Hennessey and Applewhite made brief remarks about their programs and the seasons ahead. Dr. Erdmann also shared details on sports competitions for the upcoming weekend.

Chair Mitchell called for a report from the President of the Faculty Senate (Senate), **Item 4**. Dr. Donna Streeter, 2023-2024 Senate President, discussed the activities of the Senate over the academic year, which she noted included collaborations with campus partners focused on expand-

ing faculty engagement – a strategic initiative of the Senate; improving handicapped parking; establishing a process improvement council; and continuing the town hall meetings with the Leadership. Another goal discussed was the formation of a Senate Past President’s Council as a consultative body. Dr. Streeter credited President Bonner and Provost Kent with sparking new energy at the University. She added that the Senate welcomed opportunities to work with the Board and Leadership on key issues.

Chair Mitchell called for a report from the Student Government Association (SGA) President, **Item 5**. Ms. Amya Douglas, 2023-2024 SGA President, provided a recap on the SGA’s accomplishments thus far in the semester, advising of 43 bills passed to fund projects benefiting students at a cost of approximately \$47,000. She noted that these projects ranged from the reinstatement of the MCOB professional clothing closet to creation of active learning classrooms in the Humanities Building. As to appropriations, she stated that more than 100 requests for roughly \$160,000 in funding had been considered with approximately \$70,000 allocated. She detailed several initiatives related to her platform goals of enhancing academics, advocacy and accessibility, and closed her remarks by recognizing a number of individuals who had made a positive impact upon her over her undergraduate career.

On behalf of the Board of Trustees, President Bonner and Provost Kent presented certificates of appreciation to Dr. Streeter, Ms. Douglas and Ms. Young in recognition of their service as organization presidents, **Item 6**.

Chair Mitchell called for consideration of consent agenda items as follows and which included a revised *Academic Excellence and Student Success Committee Charge*, **Item 7**, all having been unanimously recommended for Board approval by the respective committees that met on March 14, 2024. (To view additional documents authorized, refer to Appendix A.) On motion by Mr. Corcoran, seconded by Mr. Shumock, the Board voted unanimously to approve the consent agenda items:

RESOLUTION
USA HEALTH HOSPITALS MEDICAL STAFF APPOINTMENTS AND REAPPOINTMENTS FOR
NOVEMBER AND DECEMBER 2023 AND JANUARY 2024

WHEREAS, the Medical Staff appointments and reappointments for November and December 2023 and January 2024 for the USA Health Hospitals are recommended for Board approval by the Medical Executive Committees and the USA Health Credentialing Board,

THEREFORE, BE IT RESOLVED, the Board of Trustees of the University of South Alabama hereby authorizes the appointments and reappointments as submitted.

RESOLUTION
USA HEALTH HOSPITALS MEDICAL STAFF BYLAWS AND ASSOCIATED DOCUMENTS REVISIONS

WHEREAS, revisions to the USA Health Hospitals Medical Staff Bylaws and to associated documents, as attached hereto, are recommended for approval by the Medical Executive Committees and the Executive Committee of the USA Health Hospitals,

THEREFORE, BE IT RESOLVED, the Board of Trustees of the University of South Alabama hereby authorizes the revisions as submitted.

Chair Mitchell called for a report from the Audit Committee, **Item 8**. Mr. Graham, Committee Chair, advised of a Committee meeting held on March 14, 2024, and he provided a summary of the business that took place.

Chair Mitchell called for a report from the Development, Endowment and Investments Committee, **Item 9**. Mr. Yance, Committee Chair, stated that a Committee meeting took place on March 14, 2024, and he gave a recap of the work accomplished.

Chair Mitchell called for a report from the Health Affairs Committee, **Item 10**. Mr. Shumock, Committee Chair, said that the Committee met on March 14, 2024, and he provided an overview on the matters addressed.

Chair Mitchell called for a report from the Academic Excellence and Student Success Committee, **Item 11**. Judge Windom, Committee Chair, indicated that the Committee held a meeting on March 14, 2024, with Capt. Jenkins presiding on his behalf, and he presented a summation on the actions and reports that occurred. He added that the Committee voted unanimously to recommend Board approval of **Item 12** as follows. On motion by Judge Lewis, seconded by Mr. Shumock, the Board voted unanimously to approve the resolution:

**RESOLUTION
TENURE**

WHEREAS, in accordance with University policy, an application for tenure from Michael R. Elliott, Ph.D., a Whiddon College of Medicine faculty member, has been reviewed by faculty peers, the Dean of the Whiddon College of Medicine/Vice President for Medical Affairs, and the University President, and is hereby recommended for approval effective on March 15, 2024,

THEREFORE, BE IT RESOLVED, the Board of Trustees of the University of South Alabama hereby grants tenure to Michael R. Elliott, Ph.D., as recommended.

Chair Mitchell called for a report from the Budget and Finance Committee, **Item 13**. Mr. Corcoran, Committee Chair, advised of a Committee meeting held on March 14, 2024, and he provided a synopsis of the proceedings. He further noted that the Committee voted unanimously to recommend Board approval of **Item 14** as follows, and he moved for its approval. Ms. Atkins seconded and the Board voted unanimously to approve the resolution:

**A RESOLUTION AUTHORIZING THE ISSUANCE OF UNIVERSITY FACILITIES REVENUE BONDS AND
TAXABLE UNIVERSITY FACILITIES REVENUE BONDS**

BE IT RESOLVED by the Board of Trustees (herein called the "Board") of the **UNIVERSITY OF SOUTH ALABAMA** (herein called the "University") as follows:

Section 1. (a) Findings. The Board has determined and hereby finds and declares as follows:

(1) the University heretofore issued its not to exceed \$80,000,000 University Facilities Revenue Bond, Series 2023-A, as heretofore or hereafter modified, amended and/or restated (the "Series 2023-A Bond") to DNT Asset Trust, and its not to exceed \$20,000,000 Taxable University Facilities Revenue Bond, Series 2023-B, as heretofore or hereafter modified, amended and/or restated (the "Series 2023-B Bond" and, together with the Series 2023-A Bond, the "Series 2023 Bonds") to JPMorgan Chase Bank, N.A.; and

(2) the Series 2023 Bonds were structured as short-term, "draw down" obligations to give the University funding to purchase a 349 bed medical facility and related assets located primarily in the City of Mobile, Alabama ("USA Providence Hospital"), which the University planned to refinance with long-term parity bonds issued through the public bond market; and

(3) in furtherance of the said financing plan for USA Providence Hospital, it is necessary, advisable, and in the interest of the University to refinance the Series 2023 Bonds on a long-term basis through the issuance by the University of its University Facilities Revenue Bonds, Series 2024-A, or, if issued on or after January 1, 2025, University Facilities Revenue Bonds, Series 2025-A (the "Tax-Exempt Bonds") and its Taxable University Facilities Revenue Bonds, Series 2024-B, or, if issued on or after January 1, 2025, Taxable University Facilities Revenue Bonds, Series 2025-B (the "Taxable Bonds" and, together with the Tax-Exempt Bonds, the "Refunding Bonds"), all as more particularly described and set forth herein and provided that upon such sale and issuance the Refunding Bonds satisfy the criteria set forth in Section 2 of this resolution; and

(4) the Refunding Bonds shall be issued under and pursuant to that certain University Facilities Revenue Trust Indenture dated as of February 15, 1996, as supplemented and amended (the "Indenture"), between the University and The Bank of New Mellon Trust Company, N.A, as successor Trustee (herein called the "Trustee"), and in addition to paying the costs of refinancing the Series 2023 Bonds, proceeds of the Refunding Bonds shall be used to pay (i) the costs and expenses of issuing the Refunding Bonds, (ii) the premium for a municipal bond insurance policy (a "Bond Insurance Policy"), if obtained, respecting some or all of the maturities of the Refunding Bonds, and (iii) such other costs as shall be necessary and advised by the Financial Advisor (hereinafter defined) to the University in connection with the issuance and sale of the Refunding Bonds; and

(b) Refunding Bonds to be Issued as an Additional Bonds Under the Indenture; Special Findings Under Section 8.2(b) of the Indenture. The Refunding Bonds shall be issued as additional parity bonds under Article VIII of the Indenture. In accordance with the provisions of Section 8.2(b) of the Indenture, the Board hereby finds and declares as follows:

(1) the University is not now in default under the Indenture, and no such default is imminent;

(2) the Tax-Exempt Bonds shall be designated "Series 2024-A" or, if issued after January 1, 2025, "Series 2025-A", and the Taxable Bonds shall be designated "Series 2024-B" or, if issued after January 1, 2025, "Series 2025-B";

(3) the persons to whom the Refunding Bonds are to be delivered are set forth in Section 6 hereof;

(4) the Refunding Bonds are to be issued by sale in accordance with, and at the sale price set forth in, Section 6 hereof;

(5) pursuant to the provisions of the Indenture, the University has issued and sold, and currently has outstanding, its:

(i) \$32,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-A, dated June 28, 2013 (the "Series 2013-A Bond"),

(ii) \$8,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-B, dated June 28, 2013 (the "Series 2013-B Bond"),

(iii) \$10,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-C, dated June 28, 2013 (the "Series 2013-C Bond"),

(iv) \$41,245,000 original principal amount University Facilities Revenue Refunding Bond, Series 2014-A, dated March 14, 2014 (the "Series 2014-A Bond"),

(v) \$6,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2015, dated June 15, 2015 (the "Series 2015 Bond"),

(vi) \$85,605,000 original principal amount University Facilities Revenue Refunding Bonds, Series 2016, dated September 14, 2016 (the "Series 2016-A Bonds"),

(vii) \$38,105,000 original principal amount University Facilities Revenue Bonds, Series 2017, dated June 15, 2017 (the "Series 2017 Bonds"),

(viii) \$47,750,000 original principal amount University Facilities Revenue Bonds, Series 2019-A, dated February 7, 2019 (the "Series 2019-A Bonds"),

(ix) \$18,440,000 original principal amount Taxable University Facilities Revenue Bonds, Series 2019-B, dated February 7, 2019 (the "Series 2019-B Bonds"),

(x) \$19,086,000 original principal amount University Facilities Revenue Bond, Series 2019-C, dated December 12, 2019 (the "Series 2019-C Bond"),

(xi) \$37,005,000 original principal amount University Facilities Revenue Bond, Series 2020, dated March 10, 2020 (the "Series 2020 Bonds"),

(xii) \$40,555,000 University Facilities Revenue Bonds, Series 2021, dated March 10, 2021 (the "Series 2021-A Bonds"),

(xiii) \$15,387,000 University Facilities Revenue Bonds, Series 2021-B, dated July 8, 2021 (the "Series 2021-B Bonds"),

(xiv) \$20,000,000 original principal amount Amended and Restated University Facilities Revenue Refunding Bond, Series 2016-B, dated September 23, 2021 (the "Amended and Restated Series 2016-B Bond"),

(xv) \$35,000,000 original principal amount Amended and Restated University Facilities Revenue Refunding Bond, Series 2016-C, dated September 23, 2021 (the "Amended and Restated Series 2016-C Bond"),

(xvi) \$45,000,000 original principal amount Amended and Restated University Facilities Revenue Refunding Bond, Series 2016-D, dated September 23, 2021 (the "Amended and Restated Series 2016-D Bond"), and

(xvii) the Series 2023 Bonds;

(6) The only bonds outstanding under the Indenture at the time of adoption of this resolution and expected to be outstanding at the time of issuance of the Refunding Bonds (which shall result in the termination of the Series 2023 Bonds) are the Series 2013-A Bond, the Series 2013-B Bond, the Series 2013-C Bond, the Series 2015 Bond, Series 2016-A Bonds, the Series 2017 Bonds, Series 2019-A Bonds, Series 2019-B Bonds, the Series 2019-C Bond, Series 2020 Bonds, Series 2021-A Bonds, the Series 2021-B Bond, the Amended and Restated Series 2016-B Bond, the Amended and Restated Series 2016-C Bond, and the Amended and Restated Series 2016-D Bond; and

(7) the Refunding Bonds are being issued for the purposes described in Section 1 hereof.

The Trustee is hereby requested to authenticate and deliver the Refunding Bonds as directed by the Underwriters specified in Section 6 hereof upon payment of the purchase price for the Refunding Bonds.

Section 2. Authorization of the Refunding Bonds. (a) For the purposes specified in Section 1(a) of this resolution, the Board does hereby authorize the refinancing of the Series 2023 Bonds and, to enable such refinancing, the Board does hereby authorize and approve the issuance by the University its University Facilities Revenue Bonds, designated Series 2024-A if issued prior to January 1, 2025, and designated Series 2025-A if issued after January 1, 2025), dated their date of initial issuance (herein called the "Tax-Exempt Bonds"), and its Taxable University Facilities Revenue Bonds, designated Series 2024-B if issued prior to January 1, 2025, and designated Series 2025-B if issued after to January 1, 2025, dated their date of initial issuance (herein called the "Taxable Bonds" and, together with the Tax-Exempt Bonds, the "Refunding Bonds"), under such terms, conditions and provisions to be set out in the Supplemental Indenture hereinafter defined, which terms, conditions and provisions shall be determined in accordance with the following plan of finance (herein called the "Plan of Finance"):

(i) The Refunding Bonds shall bear interest at a fixed rate, payable semiannually.

(ii) The initial aggregate principal amount of the Refunding Bonds, plus premium, if any, shall not exceed \$105,000,000.

(iii) No maturity of the Tax-Exempt Bonds may bear interest at a rate exceeding 5.75%, and no maturity of the Taxable Bonds may bear interest at a rate exceeding 7.00%.

(iv) The true interest cost on the Refunding Bonds (taking into account any original issue discount or original issue premium) may not exceed 5.75%.

(v) The Refunding Bonds shall have a final maturity not later than 30 years from their date of issuance, and shall have a weighted average maturity of not longer than 22 years.

(vi) The Refunding Bonds shall be issued and delivered by not later than April 18, 2025.

Section 3. Source of Payment of the Refunding Bonds. The principal of and the interest on the Refunding Bonds shall be payable from Pledged Revenues as defined in the Indenture. The Refunding Bonds shall not represent or constitute obligations of any nature whatsoever of the State of Alabama (herein called the "State"), and shall not be payable out of moneys appropriated to the University by the State. The agreements, covenants and representations contained in this resolution, in the Refunding Bonds and in the Indenture do not and shall never constitute or give rise to any personal or pecuniary liability or charge against the general credit of the University, and in the event of a breach of any such agreement, covenant or representation, no personal or pecuniary liability or charge payable directly or indirectly from the general revenues of the University shall arise therefrom. Neither the Refunding Bonds nor the pledge or any agreement contained in the Indenture or in this resolution shall be or constitute an obligation of any nature whatsoever of the State, and neither the Refunding Bonds nor any obligations arising from the aforesaid pledge or agreements shall be payable out of any moneys appropriated to the University by the State. Nothing contained in this section shall, however, relieve the University from the observance and performance of the several covenants and agreements on its part herein contained and contained in the Indenture.

Section 4. Refunding Bonds Payable at Par. All remittances of principal of and interest on the Refunding Bonds to the holders thereof shall be made at par without any deduction or exchange or other cost, fees or expenses. The bank at which the Refunding Bonds shall at any time be payable shall be considered by acceptance of its duties under the Indenture to have agreed that it will make or cause to be made remittances of principal of and interest on the Refunding Bonds, out of the moneys provided for that purpose, in bankable funds at par without any deduction for exchange or other cost, fees or expenses. The University will pay to such bank all reasonable charges made and expenses incurred by it in making such remittances in bankable funds at par.

Section 5. Authorization of Supplemental Indenture. In connection with the issuance of the Refunding Bonds, the Board does hereby authorize and direct the President of the University (herein called the "President") and the Chief Financial Officer of the University (herein called the "Chief Financial Officer"), or either of them, to execute and deliver, for and in the name and behalf of the University, to The Bank of New York Mellon Trust Company, N.A., as trustee (herein called the "Trustee"), a Supplemental University Facilities Trust Indenture dated the date of the Refunding Bonds in substantially the form presented to the

meeting at which this resolution is adopted and attached as Exhibit I to the minutes of said meeting (which form is hereby adopted in all respects as if set out in full in this resolution), updated to reflect the final pricing terms of, and the final number of series of, the Refunding Bonds as reflected in the Certificate of Compliance (hereinafter defined) and as also herein permitted and, further, to contain provisions required by the provider of any Bond Insurance Policy if bond insurance is to be procured by the University for some or all of the Refunding Bonds, and does hereby authorize and direct the Secretary of the Board, the Vice Chair of the Board and the Chair Pro Tempore of the Board to affix to the Supplemental Indenture the corporate seal of the University and to attest the same. The Supplemental Indenture is supplemental to that certain University Facilities Revenue Trust Indenture between the University and the Trustee dated as of February 15, 1996, as heretofore supplemented and amended (together with the Supplemental Indenture, "Indenture").

Section 6. Sale of the Refunding Bonds. (a) The Refunding Bonds shall be sold to JPMorgan Securities LLC, Raymond James & Associates, Inc., Truist Securities, Inc., and Piper Sandler & Co., or as otherwise determined by the President or Chief Financial Officer (collectively, herein called the "Underwriters"), as underwriters for the Refunding Bonds. In connection with the sale of the Refunding Bonds to the Underwriters, the Board does hereby authorize and direct the President and the Chief Financial Officer, or either of them, to execute and deliver, for and in the name and behalf of the University, a Bond Purchase Agreement with the Underwriters, either in the form required by the Underwriters and approved by the President and the Chief Financial Officer, or either of them, or in the form presented to the meeting at which this resolution is adopted and attached as Exhibit II to the minutes of said meeting (which such form of Bond Purchase Agreement is hereby adopted in all respects as if set out in full in this resolution), containing or updated to contain the final pricing terms of the Refunding Bonds as reflected in the Certificate of Compliance and as also herein permitted. The Refunding Bonds shall bear such dates, shall mature at such times and in such manner, shall bear such rates of interest, shall be payable at such place or places, shall be in such denominations, shall be in such number of series, shall bear such numbers, and shall be in such form and contain such provisions as shall be set out in the Bond Purchase Agreement and the Supplemental Indenture authorized in Section 5 above.

(b) The President and the Chief Financial Officer, or either of them, are hereby authorized to cause the University to obtain a Bond Insurance Policy for some or all of the maturities of the Refunding Bonds if such officer or PFM Financial Advisors LLC, the financial advisor to the University (the "Financial Advisor") determines, at or around the sale of the Refunding Bonds, that the estimated present value of the premium of such policy will be less than the present value of the estimated or expected interest savings on the Refunding Bonds insured by, and as a result of, such policy.

Section 7. Preliminary Official Statement; Official Statement. (a) The Board does hereby authorize and direct the President and the Chief Financial Officer, or either of them, to cause to be finalized and circulated by the Underwriters a Preliminary Official Statement respecting the Refunding Bonds, the form of which is attached hereto as Exhibit III, with such modifications to reflect (i) material information concerning the University and its operations as of the time the said document is to be circulated for consideration by prospective investors in the Refunding Bonds, (ii) preliminary principal amounts and relevant preliminary pricing information for the Refunding Bonds, (iii) information respecting a Bond Insurance Policy and the provider thereof if bond insurance is procured by the University for some or all of the maturities of the Refunding Bonds, and (iv) such other material information concerning the Refunding Bonds, all as such officers, either independently or upon consultation with the Underwriters, bond counsel to the University and/or the Financial

Advisor, shall determine necessary or desirable for inclusion in the Preliminary Official Statement. The President and the Chief Financial Officer, or either of them, are hereby authorized to cause the Preliminary Official Statement to be "deemed final" as of its date within the meaning of Rule 15c2-12(b)(1) promulgated by the U.S. Securities Exchange Commission (the "Rule") and thereafter circulated to prospective investors in the Refunding Bonds.

(b) The Board does hereby authorize and direct the President and the Chief Financial officer, or either of them, to execute, for and in the name and behalf of the University, an Official Statement with respect to the Refunding Bonds dated the date of sale of the Refunding Bonds, in substantially the form of the Preliminary Official Statement circulated to prospective investors in the Refunding Bonds in connection with the sale of the Refunding Bonds, with such changes as shall be necessary to conform to the provisions of this resolution to reflect the final pricing terms of the Refunding Bonds, to include information respecting a Bond Insurance Policy and the provider thereof if bond insurance is procured by the University for some or all of the maturities of the Refunding Bonds (if not included in the Preliminary Official Statement circulated by the Underwriters prior to sale of the Refunding Bonds), to reflect the other terms approved in accordance with the provisions of this resolution, and to reflect such other changes as shall be approved by the President and the Chief Financial Officer, or either of them, and acceptable to the Underwriters. The Board does hereby declare that the Official Statement so executed by the President or the Chief Financial Officer shall be the Official Statement of the University with respect to the Refunding Bonds.

Section 8. Authorization of Continuing Disclosure Agreement. The President and the Chief Financial Officer, or either of them, are hereby authorized and directed to execute and deliver, on behalf of the University, a Continuing Disclosure Agreement for the benefit of the beneficial owners of the Refunding Bonds, in substantially the form presented to the meeting at which this resolution is adopted (which form shall be attached as Exhibit IV to the minutes of said meeting and which is hereby adopted in all respects as if set out in full in this resolution) and with such changes thereto as shall be approved by the President and the Chief Financial Officer, or either of them. The said Continuing Disclosure Agreement is to be entered into contemporaneously with the issuance of the Refunding Bonds in order to assist the Underwriters of the Refunding Bonds in complying with the Rule. The rights of enforcement of the said Continuing Disclosure Agreement shall be as provided therein, and in no event shall a default by the University thereunder constitute a default hereunder or under the Indenture.

Section 9. Execution and Delivery of the Refunding Bonds. The Board does hereby authorize the President and the Chief Financial Officer, or either of them, to execute the Refunding Bonds, in the name and on behalf of the University, by manually signing each said bond, and does hereby authorize the Secretary of the Board, the Vice Chair of the Board and the Chair Pro Tempore of the Board, or any of them, to cause the corporate seal of the University to be imprinted or impressed on each of the Refunding Bonds and to attest the same by signing the Refunding Bonds, and the President and the Chief Financial Officer (or either of them) are hereby authorized and directed to deliver the Refunding Bonds, subsequent to their execution as provided herein and in the Indenture, to the Trustee under the Indenture, and to direct the Trustee to authenticate all the Refunding Bonds and to deliver them to the Underwriters, upon payment to the University of the purchase price therefor.

Section 10. Designated Officials. Each of the President and the Chief Financial Officer is herein designated a "Designated Officer" for purposes of this resolution. Each of the Chair Pro Tempore, Vice Chair, and Chairman of the Budget and Finance Committee is hereby designated as a "Designated Board Member" for purposes of this resolution.

Any Designated Board Member, together with any Designated Officer, are hereby authorized to approve the remaining details of the Plan of Finance. When the details of the Plan of Finance have been approved by a Designated Board Member and a Designated Officer, the designees shall execute, in the name and on behalf of the Board and the University, respectively, a certificate evidencing such approval (herein called the "Certificate of Compliance") in substantially the form set forth on Exhibit V hereto, and shall file a copy of such certificate with the Secretary of the Board, and such certificate shall be maintained in the records of the Board by the Secretary of the Board. The Certificate of Compliance may be executed in counterparts.

Section 11. Application of Proceeds; Call of Series 2023 Bonds for Redemption. (a) The entire proceeds derived by the University from the sale of the Refunding Bonds, less and except the underwriter's discount to be retained by the Underwriters and the premium for any Bond Insurance Policy, if any, obtained for the Refunding Bonds to be wired directly by the Underwriters to the provider thereof, shall be paid to the Trustee under the Indenture, which is thereupon authorized and directed to apply and disburse such moneys for the purposes herein described and as shall be specified in Section 1.6 of the Supplemental Indenture once updated to reflect the terms of the Certificate of Compliance, or as otherwise directed pursuant to a written order from the President or the Chief Financial Officer.

(b) The Board does hereby elect to redeem and pay, and does hereby call for redemption and payment, on such date as shall be designated by a Designated Officer that is at least ten (10) days following issuance of the Refunding Bonds (herein called the "2023 Bonds Redemption Date"), all of the Series 2023 Bonds at and for a redemption price equal to 100% of the principal amount of the Series 2023 Bonds outstanding plus accrued interest thereon to the 2023 Bonds Redemption Date. The President and the Chief Financial Officer, or either of them, are hereby authorized and directed to deliver such notices, directives or other instruments as shall be necessary or desirable in connection with the redemption and defeasance of the Series 2023 Bonds. Proceeds to redeem and retire the Series 2023 Bonds may be deposited into such fund or account under the Indenture as shall be identified by the University, remitted directly to the holders of the Series 2023 Bonds, or deposited into a special account established under an escrow trust agreement between the University and the Trustee (containing terms approved by the President or the Chief Financial Officer, on behalf of the University) for the defeasance and retirement of the Series 2023 Bonds, all as shall be determined by the President or the Chief Financial Officer acting on the advice of the Financial Advisor and Bond Counsel to the University.

Section 12. Severability. The various provisions of this resolution are hereby declared to be severable. In the event any provision hereof shall be held invalid by a court of competent jurisdiction, such invalidity shall not affect any other portion of this resolution.

Section 13. General Authorization. The President, the Chief Financial Officer, the Secretary of the Board, the Vice Chair of the Board and the Chair Pro Tempore of the Board, or any of them, are hereby authorized to execute such further agreements, certifications, instruments or other documents, containing such terms as such officer shall approve (subject to the limitations described in this resolution and the Certificate of Compliance executed and

filed as provided in Section 10 hereof), and to take such other actions as any of them may deem appropriate or necessary, for the consummation of the transactions covered by this resolution and to the end that the Refunding Bonds may be executed, issued and delivered and the Series 2023 Bonds redeemed and retired. The Secretary of the Board, the Vice Chair of the Board and the Chair Pro Tempore of the Board, or any of them, are hereby authorized and directed to affix the official seal of the Board to such instruments and to attest the same.

Chair Mitchell called for a report from the Long-Range Planning Committee, **Item 15**. Ms. Brown Stewart, Committee Chair, advised that a Committee meeting took place on March 14, 2024, and she briefed the Board on the proceedings.

There being no further business, the meeting was adjourned at 11:57 a.m.

Attest to:

Respectfully submitted:

Lenus M. Perkins, Secretary

Arlene Mitchell, Chair pro tempore

APPENDIX A



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

601 Providence Park Drive
Mobile, AL 36608

Parcel Number: 02-28-04-20-3-000-010.004

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$1,335,700

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds



#17 180709-P23
This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: _____
County: _____
Date: _____ Time: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

180709-P23

#17

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: 2023 058 943
County: Mobile
Date: 10-2-23 Time: 10:48 AM

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

***SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")***

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE HOSPITAL,
an Alabama non-profit corporation

By: [Signature]
Name: Todd S. Kennedy
Title: President

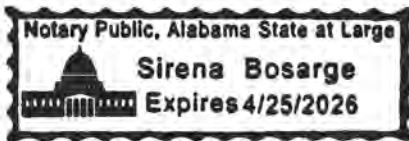
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

[Signature]
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Hospital	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	601 Providence Park Drive Mobile, AL 36608
Tax Parcel ID:	02-28-04-20-3-000-010.004
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$1,335,700
The Actual Value can be verified in:	Assessor's Market Value

EXHIBIT A

Legal Description

That real property situated in the County of Mobile, State of Alabama, described as follows, to-wit:

Lot 1, Providence Park, Unit Five, according to plat thereof recorded in Map Book 89, Page 55, of the records in the office of the Judge of Probate, Mobile County, Alabama, TOGETHER WITH a right of access over and across that certain private roadway known as Providence Park Drive.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Access is by private road and not to be County or State maintained.
6. Easement condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.
7. Permit granted to Alabama Power Company by D. R. Coley, Jr. and wife, Helen E. Coley, dated May 28, 1953 and recorded in Deed Book 582, Page 569, as affected by Agreement dated December 4, 1995 and recorded in Real Property Book 4416, Page 1855; and by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1055.
8. Easement granted Alabama Power Company by Providence Hospital, dated September 2, 1997 and recorded in Real Property Book 4532, Page 1226.
9. Permit granted to Alabama Power Company by J. A. Rushton, et al, dated November 6, 1949 and recorded in Deed Book 496, Page 191, as affected by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1074.
10. Easement granted to Alabama Power Company, dated April 28, 1986 and recorded in Real Property Book 2937, Page 803.
11. Permit granted to Alabama Power Company by James E. Taylor and Lillie Mae Taylor, dated March 22, 1956 and recorded in Deed Book 685, Page 58, as affected by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1076.
12. Fifty (50) foot minimum building setback line, ten (10) foot landscape easement, and notes regarding sewage backflow, as shown on plat of Providence Park, Unit Five, recorded in Map Book 89, Page 55, of the records in the office of the Judge of Probate, Mobile County, Alabama.
13. Easement granted to Alabama Power Company by Providence Hospital, dated March 15, 2001 and recorded in Real Property Book 5043, Page 158.

14. Easements granted to the Board of Water and Sewer Commissioners of the City of Mobile by Providence Building Corporation, dated April 4, 1989 and recorded in Real Property Book 3467, Page 89.
15. Easement granted to the Board of Water and Sewer Commissioners of the City of Mobile by Providence Hospital, dated May 13, 1994 and recorded in Real Property Book 4174, Page 198.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

5100 Rangeline Service Road N.
Mobile, AL 36619-9504

Parcel Number: 02-33-05-38-0-004-002.001

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$1,675,000

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

COPY

4 180709-P2

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: _____
County: _____
Date: _____ Title: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to PROVIDENCE BUILDING CORPORATION, INC., an Alabama non-profit corporation (hereinafter, "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto the UNIVERSITY OF SOUTH ALABAMA, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, et seq. ("GRANTEE"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

4 180709-P2

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.

E-RECORDED

ID: 2023 058 931
County: MOBILE
Date: 10/23/23 TIME: 10:42 AM

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to PROVIDENCE BUILDING CORPORATION, INC., an Alabama non-profit corporation (hereinafter, "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto the UNIVERSITY OF SOUTH ALABAMA, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, et seq. ("GRANTEE"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE BUILDING CORPORATION, INC.,
an Alabama non-profit corporation

By: *Todd S. Kennedy*
Name: Todd S. Kennedy
Title: President

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE BUILDING CORPORATION, INC.**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

Sirena Bosarge
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Building Corporation, Inc.	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	5100 Rangeline Service Road N. Mobile, AL 36619-9504
Tax Parcel ID:	02-33-05-38-0-004-002.001
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$1,675,000
The Actual Value can be verified in:	Assessor's Market Value

EXHIBIT A

Legal Description

Lot 1, Avanti West, Unit One, according to plat thereof recorded in Map Book 70, Page 122, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT any portion of the subject property lying within the rights of way of Rangeline Road and Halls Mill Road, as acquired by the State of Alabama through condemnation proceedings in case styled State of Alabama vs. Cloverleaf Baptist Church, et al, Mobile County Probate Court Case No. 33,267 N.S., as evidenced by Order recorded in Real Property Book 5262, Page 262.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Building setback line and notes, as shown on plat of Avanti West, Unit One recorded in Map Book 70, Page 122.
6. Easement granted Alabama Power Company by Providence Building Corporation, dated October 7, 1996, and recorded in Real Property Book 4439 at Page 1445.
7. Easement granted BellSouth Telecommunications, Inc. by Providence Building Corporation, dated August 26, 2003, and recorded in Real Property Book 5531 at Page 1767.
8. Terms, conditions, and provisions as contained in that certain Closing Agreement by and between Halls Mill Road (Mobile) Associates Limited Partnership, an Alabama limited partnership, and Providence Building Corporation, an Alabama non-profit corporation, dated July 19, 1996 and recorded in Real Property Book 4379, Page 701; as affected by that certain Agreement for Allowable Use by and among Providence Building Corporation, RL Regi Alabama, LLC, and Three Fingers, Inc., dated May 2, 2018 and recorded in Land Records Book 7631, Page 1897, and by Consent to Proposed Use of Property by and among Aldi Inc., 24/7 Development Partners of Alabama LLC, and Providence Building Corporation, Inc., dated April 5, 2021 and recorded in Instrument No. 2021025446.
9. Permit granted Alabama Power Company by J. Lloyd Abbot and Helen T. Abbot, dated April 6, 1955 and recorded in Deed Book 632, Page 552, as affected by Disclaimer dated June 16, 1989 and recorded in Real Property Book 3438, Page 852 and Containment of Easement dated April 16, 2018 and recorded in Land Records Book 7657, Page 1798.
10. Terms, conditions, and provisions of that certain unrecorded Sign Lease Agreement by and between Halls Mill Road (Mobile) Associates Limited Partnership and Lamar Advertising Company, dated October 1, 1989, as amended by Addendum to Lease dated June 4, 1996, if still applicable, as evidenced by Statutory Warranty Deed dated July 19, 1996 and recorded in Real Property Book 4379, Page 711.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

5621 Cottage Hill Road
Mobile, AL 36609

Parcel Number: 02-33-02-03-2-002-024.001

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$847,200

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

COPY

5 180709-P3

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: _____
County: _____
Date: _____ Time: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE BUILDING CORPORATION, INC.**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

5 180709-P3

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: 2023 058 932
County: Mobile
Date: 10-2-23 Time: 10:42am

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE BUILDING CORPORATION, INC.**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE BUILDING CORPORATION, INC.,
an Alabama non-profit corporation

By: Todd S. Kennedy
Name: Todd S. Kennedy
Title: President

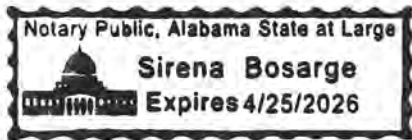
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE BUILDING CORPORATION, INC.**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28th day of September, 2023.

Sirena Bosarge
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Building Corporation, Inc.	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	5621 Cottage Hill Road, Mobile, AL
Tax Parcel ID:	02-33-02-03-2-002-024.001
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$847,200
The Actual Value can be verified in:	Assessor's Market Value

EXHIBIT A

Legal Description

Lot 1B, Resubdivision of CHGR Subdivision, according to plat thereof recorded in Map Book 85, Page 75, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT any portion of said property lying within the right of way of Cottage Hill Road, as acquired by the City of Mobile through condemnation proceedings in case styled City of Mobile vs. C. R. Carroll, et al, Mobile County Probate Court Case No. 38,155 N.S.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Any and all easements, rights-of-way, restrictive covenants or building restrictions of record pertaining to the subject property.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

6701 Airport Blvd
Mobile, AL 36608

Parcel Number: 02-28-04-20-4-000-107.003
02-28-04-20-4-000-107.004
02-28-04-20-4-000-107.005
02-28-04-20-4-000-107.006
02-28-04-20-4-000-107.007
02-28-04-20-4-000-107.002

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$31,631,900

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

180709-P28

COPY

This instrument prepared by:

JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:

Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:

University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.

E-RECORDED

ID: 2023 058 946

County: Mobile

Date: 10-2-23 Title: 10/2/23

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

***SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")***

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE HOSPITAL,
an Alabama non-profit corporation

By: [Signature]
Name: Todd S. Kennedy
Title: President

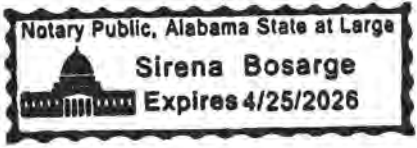
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28th day of September, 2023.

[Signature]
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Hospital	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	6701 Airport Boulevard, Mobile, AL 36608
Tax Parcel ID:	1) 02-28-04-20-4-000-107.003 2) 02-28-04-20-4-000-107.004 3) 02-28-04-20-4-000-107.005 4) 02-28-04-20-4-000-107.006 5) 02-28-04-20-4-000-107.007 6) 02-28-04-20-4-000-107.002
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	1) \$5,247,500 2) \$2,691,300 3) \$12,307,400 4) \$1,248,500 5) \$8,146,700 6) \$1,990,500
The Actual Value can be verified in:	Assessor's Market Value 31,631,900

31,631,900

EXHIBIT A

Legal Description

That real property situated in the County of Mobile, State of Alabama, described as follows, to-wit:

Lots 1, 2, 3, 4, 5, & 6, PBC Subdivision, according to plat thereof recorded in Map Book 119, Page 100, of the records in the office of the Judge of Probate, Mobile County, Alabama.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Any and all easements and rights-of-way of record pertaining to the Property.
6. Rights, if any, of the United States, the State of Alabama, or the property owners abutting the lakes depicted on the plat of PBC Subdivision, as recorded in Map Book 119, Page 100, in and to the waters of said lakes and in and to the beds thereof; along with boating and fishing rights, if any, of the property owners abutting the stream of water leading thereto or therefrom. (Affects Lot 1 Only)
7. Building setback line, easements, and notes, as shown on plat of Airport 42 recorded in Map Book 31, Page 98. (Affects Lots 1 & 2 Only)
8. Terms, conditions, and provisions of that certain Declaration of Easement and Agreement by and between Providence Hospital, a non-profit corporation, and Providence Plaza, L.L.C., an Alabama limited liability company, dated November 16, 2006 and recorded in Real Property Book 6086, Page 252, along with the rights of other parties in and to the use of said easement. (Affects Lot 1 Only)



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

6801 Airport Blvd
Mobile, AL 36608

Parcel Number: 02-28-04-20-3-000-010.000
02-28-04-20-4-000-107.000

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$98,735,500

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

180709 - P26

#19

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: _____
County: _____
Date: _____ Time: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation ("**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

180709 - P26

#19

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: 2023 058 945
County: Mobile
Date: 11-23 Time: 10:49 AM

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation ("**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE HOSPITAL,
an Alabama non-profit corporation

By: [Signature]
Name: Todd S. Kennedy
Title: President

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

[Signature]
Notary Public
My Commission Expires: 4/25/24

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Hospital	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	6801 Airport Blvd., Mobile, AL 36608
Tax Parcel ID:	1) 02-28-04-20-3-000-010.000 2) 02-28-04-20-4-000-107.000
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	1) \$9,405,600 2) \$89,329,900 > 98,735,500
The Actual Value can be verified in:	Assessor's Market Value 98,735,500

EXHIBIT A

Legal Description

That real property situated in the County of Mobile, State of Alabama, described as follows, to-wit:

WESTERN TRACT # 1

Commencing at the Northwest corner of the Southwest Quarter of Section 20, Township 4 South, Range 2 West, Mobile County, Alabama; run South 89 degrees, 47 minutes, 59 seconds East along the North line of said Southwest Quarter of Section 20, Township 4 South, Range 2 West, a distance of 780.17 feet to a point; thence run North 00 degrees, 26 minutes, 19 seconds East 555.87 feet to a point on the South right of way line of Airport Boulevard; thence along said South right of way line of Airport Boulevard run South 61 degrees, 40 minutes, 41 seconds East 730 feet to the point of beginning of the property herein described; thence continuing South 61 degrees, 40 minutes, 41 seconds East along said South right of way line of Airport Boulevard run 1372.70 feet to a point; thence continuing along said South right of way line of Airport Boulevard run South 55 degrees, 21 minutes, 42 seconds East 42.96 feet to a point on the old centerline of Old Government Street Road (vacated); thence along said old centerline of Old Government Street Road (vacated) run as follows: North 79 degrees, 06 minutes, 34 seconds West 10.24 feet; North 83 degrees, 02 minutes, 08 seconds West 305.69 feet; South 79 degrees, 53 minutes, 37 seconds West 279.66 feet; South 71 degrees, 55 minutes, 49 seconds West 194.12 feet; South 64 degrees, 01 minutes, 19 seconds West 178.77 feet; South 64 degrees, 06 minutes, 36 seconds West 464.20 feet to a point; thence run North 14 degrees, 10 minutes, 25 seconds West 382.28 feet to a point; thence run North 05 degrees, 49 minutes, 19 seconds East 350 feet to a point; thence run North 28 degrees, 19 minutes, 19 seconds East 350 feet to the point of beginning.

LESS AND EXCEPT a parcel of land designated as Providence Park Drive (Private Street), as per plat of Providence Park, Unit Four, Map Book 81, Page 3, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT the following described property: Beginning at the Northwest corner of the Southwest Quarter of Section 20, T4S, R2W thence run East 775 feet, thence South 215 feet, thence Southeasterly 92.91 feet, thence Southwesterly 87.34 feet, thence Southeasterly 207.30 feet, thence East 191.28 feet, thence run Northeasterly along a curve 435 feet, thence East 110 feet, thence Southeasterly along a curve 515 feet, thence Southwesterly 200 feet, thence Westerly along the South line of unnamed right of way 1,300 feet to East right of way line of Cody Road; thence run North 540 feet to the point of beginning.

LESS AND EXCEPT Lot 1, Providence Park, Unit Three, according to plat thereof recorded in Map Book 76, Page 104, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT Lot 1, Providence Park, Unit Five, according to plat thereof recorded in Map Book 89, Page 55, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT Lot 1, Providence Park, Unit Six, according to plat thereof recorded in Map Book 108, Page 86, of the records in the office of the Judge of Probate, Mobile County, Alabama.

WESTERN TRACT # 2

BEGINNING at a point on the South right of way line of Old Government Street Road where it is intersected by the East line of the Southwest Quarter of Section 20, Township 4 South, Range 2 West, Mobile County, Alabama; run South 00 degrees 42 minutes 38 seconds West along said East line of the Southwest Quarter of Section 20, Township 4 South, Range 2 West, a distance of 1977.69 feet to a point; thence run South 89 degrees 03 minutes 55 seconds West 1170.38 feet to a point on the East line of the West Half of the West Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 3 West; said point also being the East line of the property now or formerly of Edward Few, Jr., et al; thence along said East line of the West Half of the West Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 20 and along the East line of said Few property run North 00 degrees 43 minutes 46 seconds East 1151.77 feet to a point on the North line of said Southeast Quarter of the Southwest Quarter of Section 20; thence continuing along said East line of Few property run South 89 degrees 39 minutes 11 seconds West along said North line of the Southeast Quarter of the Southwest Quarter, a distance of 167.10 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 20; thence continuing along said East line of Few property run North 00 degrees 43 minutes 55 seconds East along the West line of the Northeast Quarter of said Southwest Quarter of Section 20, a distance of 489.98 feet to a point on the aforementioned South right of way line of Old Government Street Road; thence along said South right of way line of Old Government Street Road, run as follows: North 64 degrees 06 minutes 36 seconds East 473.77 feet, North 64 degrees 01 minute 19 seconds East 177.46 feet, North 71 degrees 55 minutes 49 seconds East 191.47 feet; North 79 degrees, 53 minutes, 37 seconds East, 275.45 feet; South 83 degrees, 02 minutes, 08 seconds East 302.18 feet; South 79 degrees, 06 minutes, 34 seconds East 2.02 feet to the point of beginning.

LESS AND EXCEPT Lot 1, Providence Park, Unit Five, according to plat thereof recorded in Map Book 89, Page 55, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT the right of way of Providence Park Circle (private road) and that certain property identified as Providence Park, POB West, North Addition, Resubdivision of Lot 3A, according to plat thereof recorded in Instrument No. 2021063287, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT the Resubdivision of Lots A and B, Providence Park Resubdivision, according to plat thereof recorded in Instrument No. 2022054610, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT Providence Estates, Unit One, according to plat thereof recorded in Map Book 53, Page 77, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT Lot 1, Providence Children Palace Subdivision, according to plat thereof recorded in Map Book 44, Page 73, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT the following described property conveyed to Alabama Power Company by deed dated February 17, 1986 and recorded in Real Property Book 2885, Page 672: Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 2 West, Mobile County, Alabama; run North 00 degrees, 43 minutes, 55 seconds East along the West line of said Southeast Quarter of the Southwest Quarter 1325.79 feet to the Northwest corner of said Southeast Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 2 West; thence run North 89 degrees, 37 minutes, 55 seconds East 724.05 feet to a point; thence run South 160 feet to a point; thence run West 32.5 feet to the point of beginning of the property herein described; thence continue West 132.5 feet to a point; thence run South 165 feet to a point; thence run East 132.5 feet to a point; thence run North 165 feet to the point of beginning.

WESTERN TRACT # 3

Commencing at the Southeast corner of Section 20, Township 4 South, Range 2 West, Mobile County, Alabama; run South 89 degrees, 03 minutes, 55 seconds West along the South line of said Section 20, a distance of 1705.0 feet to a point; thence run North 00 degrees, 25 minutes, 33 seconds East 1016.94 feet to a point; thence run North 89 degrees, 34 minutes, 27 seconds West 353.52 feet to a point; thence run North 00 degrees, 25 minutes, 33 seconds East 817.72 feet to a point on the South right of way line of Airport Boulevard; thence along said South line of Airport Boulevard run North 61 degrees, 40 minutes, 41 seconds West 105.86 feet to a point; thence continuing along the South line of Airport Boulevard run South 28 degrees, 19 minutes, 19 seconds West 10 feet to a point; thence continuing along said South line of Airport Boulevard run North 61 degrees, 40 minutes, 41 seconds West 517.66 feet to it's intersection with the existing South right of way line of Old Government Street Road; said point being the point of beginning of the property herein described; thence along said existing South right of way line of Old Government Street Road run North 79 degrees, 06 minutes, 34 seconds West 53.02 feet to a point; thence continuing along said existing South right of way line of Old Government Street Road run North 83 degrees, 02 minutes, 08 seconds West 302.18 feet to a point; thence continuing along said existing South right of way line of Old Government Street Road run South 79 degrees, 53 minutes, 37 seconds West 275.45 feet to a point; thence continuing along said existing South right of way line of Old Government Street Road run South 71 degrees, 55 minutes, 49 seconds West 191.47 feet to a point; thence continuing along said existing South right of way line of Old Government Street Road run South 64 degrees, 01 minutes, 19 seconds West 177.46 feet to a point; thence continuing along said existing South right of way line of Old Government Street Road run South 64 degrees, 06 minutes, 36 seconds West 1942.99 feet to a point on the East right of way line of Cody Road; thence along said East right of way line of Cody Road run North 00 degrees, 53 minutes, 15 seconds East 42.86 feet to it's intersection with the existing North right of way line of Old Government Street Road; thence along said existing North right of way line of Government Street Road run North 64 degrees, 06 minutes, 36 seconds East 1923.70 feet to a point; thence continuing along said existing North right of way line of Old Government Street Road run North 64 degrees, 01 minutes, 19 seconds East 180.07

feet to a point; thence continuing along said existing North right of way line of Old Government Street Road run North 71 degrees, 55 minutes, 49 seconds East 196.77 feet to a point; thence continuing along said existing North right of way line of Old Government Street Road run North 79 degrees, 53 minutes, 37 seconds East 283.86 feet to a point; thence continuing along said existing North right of way line of Old Government Street Road run South 83 degrees, 02 minutes, 08 seconds East 280.92 feet to a point on the aforementioned South right of way of Airport Boulevard; thence along said South right of way line of Airport Boulevard run South 55 degrees, 21 minutes, 42 seconds East 90.22 feet to the point of beginning.

LESS AND EXCEPT that portion of said property lying West of the Western right of way line of Providence Park Drive.

EASTERN TRACT

Commencing at the Southeast corner of Section 20, Township 4 South, Range 2 West, Mobile County, Alabama; run South 89 degrees, 03 minutes, 55 seconds West 1705 feet to the point of beginning of the property herein described; thence continuing South 89 degrees, 03 minutes, 55 seconds West 970.30 feet to a point; thence run North 00 degrees, 42 minutes, 38 seconds East 2150.0 feet to a point on the South right of way line of Old Government Street Road; thence run South 79 degrees, 06 minutes, 34 seconds East along said South line of Old Government Street Road 51 feet to the intersection with the South right of way line of Airport Boulevard; thence along said South line of Airport Boulevard run South 61 degrees, 40 minutes, 41 seconds East 517.66 feet to a point; thence continuing along said South line of Airport Boulevard run North 28 degrees, 19 minutes, 19 seconds East 10 feet to a point; thence continuing along said South line of Airport Boulevard run South 61 degrees, 40 minutes, 41 seconds East 105.86 feet to the Northwest corner of Airport-42 as recorded in Map Book 31, page 98 of the Probate Court Records, Mobile County, Alabama; thence along the West boundary of said Airport-42 run South 00 degrees, 25 minutes, 33 seconds West 817.72 feet to the Southwest corner of said Airport-42; thence run along the South boundary of said Airport-42 run South 89 degrees, 34 minutes, 27 seconds East 353.52 feet to the Southeast corner of said Airport-42; thence run South 00 degrees, 25 minutes, 33 seconds West 1016.94 feet to the point of beginning.

LESS AND EXCEPT the property identified as PBC Subdivision, according to plat thereof recorded in Map Book 119, Page 100, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT the following described property conveyed to the Daughters of Charity of St. Vincent de Paul of Indiana, Inc., an Indiana nonprofit corporation, by Warranty Deed dated November 17, 1986 and recorded in Real Property Book 3020, Page 252: Commencing at the Southeast corner of Section 20, Township 4 South, Range 2 West, Mobile County, Alabama; run South 89 degrees, 03 minutes, 55 seconds West along the South line of said Section 20, a distance of 1705.0 feet to the point of beginning of the property herein described; thence continuing South 89 degrees, 03 minutes, 55 seconds West along said South line of Section 20, run 307.0 feet to a point; thence run North 00 degrees, 25 minutes, 33 seconds East 270.0 feet to a point; thence run North 89 degrees, 03 minutes, 55 seconds East 307.0 feet to a point; thence run South 00 degrees, 25 minutes, 33 seconds West 270.0 feet to the point of beginning.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Any and all easements and rights-of-way of record pertaining to the Property.
6. Terms, conditions, and provisions of that certain Declaration of Restrictive Covenants and Easements by and between Providence Hospital, an Alabama non-profit corporation, Providence Park, Inc., an Alabama corporation, and Parkway Property Holdings, LLC, an Alabama limited liability company, dated June 30, 2022 and recorded in Instrument No. 2022045069.
7. Terms, conditions, and provisions of that certain Indemnity and Hold Harmless Agreement with the City of Mobile, dated June 8, 1978 and recorded in Real Property Book 1880, Page 769. (Affects Western Tracts Only)
8. Restrictive covenants contained in instrument recorded in Real Property Book 3762, Page 565. (Affects Western Tracts Only)
9. Rights, if any, of the United States, the State of Alabama, or the property owners abutting the lakes depicted on the plat of PBC Subdivision, as recorded in Map Book 119, Page 100, in and to the waters of said lakes and in and to the beds thereof; along with boating and fishing rights, if any, of the property owners abutting the stream of water leading thereto or therefrom. (Affects Eastern Tract Only)



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

6901 Airport Boulevard
Mobile, AL36608

Parcel Number: 02-28-04-20-3-000-007.001

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$992,700

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

COPY

180709-P9

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: 2023 058 938
County: mobile
Date: 10-2-23 Time: 10:42 am

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to PROVIDENCE HOSPITAL, an Alabama non-profit corporation (hereinafter, "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto the UNIVERSITY OF SOUTH ALABAMA, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, et seq. ("GRANTEE"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE HOSPITAL,
an Alabama non-profit corporation

By: [Signature]
Name: Todd S. Kennedy
Title: President

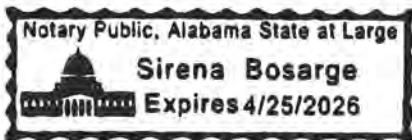
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

[Signature]
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Hospital	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	6901 Airport Boulevard, Mobile, AL 36608
Tax Parcel ID:	02-28-04-20-3-000-007.001
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$992,700
The Actual Value can be verified in:	Assessor's Market Value

EXHIBIT A

Legal Description

Lot 1, Providence Park, Unit Three, according to plat thereof recorded in Map Book 76, Page 104, of the records in the office of the Judge of Probate, Mobile County, Alabama, TOGETHER WITH a right of access over and across that certain private roadway known as Providence Park Drive, as provided and evidenced by said plat of Providence Park, Unit Three.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Access is by private road and not to be County or State maintained as shown on plat of Providence Park, Unit Three recorded in Map Book 76, Page 104.
6. Building setback line, landscape easement, and notes, including a restriction limiting access to Airport Boulevard to one curb cut, as shown on plat of Providence Park, Unit Three recorded in Map Book 76, Page 104.
7. Easement granted to Alabama Power Company by Providence Hospital, dated May 27, 1998 and recorded in Real Property Book 4617, Page 433.
8. Permit granted to Alabama Power Company by R. S. Runyan and Mary E. Runyan, dated April 2, 1946 and recorded in Deed Book 403, Page 526, as affected by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1064.
9. Permit granted to Alabama Power Company by J. A. Rushton, et al, dated November 6, 1949 and recorded in Deed Book 496, Page 191, as affected by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1074.
10. Permit granted to Alabama Power Company by James E. Taylor and Lillie Mae Taylor, dated March 22, 1956 and recorded in Deed Book 685, Page 58, as affected by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1076.
11. Easement granted to Alabama Power Company, dated April 28, 1986 and recorded in Real Property Book 2937, Page 803.
12. Easements condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

6904 Providence Park Drive
Mobile, AL 36608

Parcel Number: 02-28-04-20-3-000-009.001

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$2,945,700

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

COPY

H/M

180709-P14

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.

E-RECORDED

ID: _____

County: _____

Date: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

#14

180709-P14

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: 2023 058940
County: Mobile
Date: 10-13-23 10:42 AM

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE HOSPITAL,
an Alabama non-profit corporation

By: [Signature]
Name: Todd S. Kennedy
Title: President

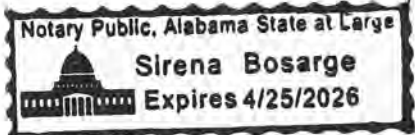
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

[Signature]
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Hospital	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	6904 Providence Park Drive Mobile, AL 36608
Tax Parcel ID:	02-28-04-20-3-000-009.001
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$2,945,700
The Actual Value can be verified in:	Assessor's Market Value

EXHIBIT A

Legal Description

That real property situated in the County of Mobile, State of Alabama, described as follows, to-wit:

TRACT 1:

Beginning at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 2 West, Mobile County, Alabama, run South, 1339.85 feet to the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 20, thence run North 89°-13' East, 165.37 feet, thence run North 00°-02' West, 1339.85 feet, thence run South 89°-13' West, 164.65 feet to the point of beginning, being the West Half of the West Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 2 West.

LESS AND EXCEPT that portion of said property lying within Providence Park POB West, according to plat thereof recorded in Map Book 97, Page 39, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT that portion of said property lying within Providence Estates, Unit One, according to plat thereof recorded in Map Book 53, Page 77, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT any portion of said property acquired by Providence Hospital, a non-profit Alabama corporation, by deed dated May 2, 1983 and recorded in Real Property Book 2504, Page 928, of the records in the office of the Judge of Probate, Mobile County, Alabama.

TOGETHER WITH a right of access over and across that certain private roadway known as Providence Park Drive.

TRACT 2:

Beginning at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 2 West, Mobile County, Alabama, run South, 1339.85 feet to the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 20, thence run South 89°-13' West, 165.37 feet, thence run North 00°-02' East, 1339.85 feet, thence run North 89°-13' East, 164.65 feet to the point of beginning, being the East Half of the East Half of the East Half of the Southwest Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 2 West.

LESS AND EXCEPT that portion of said property lying within Providence Park POB West, according to plat thereof recorded in Map Book 97, Page 39, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT that portion of said property lying within Providence Park MOB1 Subdivision, according to plat thereof recorded in Plat Book 136, Page 18, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT that portion of said property lying within Providence Estates, Unit One, according to plat thereof recorded in Map Book 53, Page 77, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT that portion of said property lying within Providence Estates, Unit Two, Phase "A," Part Two, according to plat thereof recorded in Map Book 64, Page 88, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT any portion of said property lying within the right of way of Providence Park Drive.

TOGETHER WITH a right of access over and across that certain private roadway known as Providence Park Drive.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Rights of other parties in and to the use of the Perpetual Easements for Ingress and Egress over and across that certain private road known as Providence Park Drive, said road not to be County or State maintained.
6. Easement granted to the Board of Water and Sewer Commissioners of the City of Mobile by Providence Park, Inc., dated May 16, 1994 and recorded in Real Property Book 4174, Page 203.
7. Permit granted to Alabama Power Company by Gertrude F. Parker, a widow, dated April 5, 1946 and recorded in Deed Book 403, Page 609.
8. Easement condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.
9. Easement granted to Alabama Power Company by Providence Hospital, dated May 7, 1986 and recorded in Real Property Book 2937, Page 798.
10. Easement granted to Alabama Power Company by Providence Hospital, dated March 23, 1995 and recorded in Real Property Book 4273, Page 1838.
11. Easement granted to Alabama Power Company by Providence Hospital, dated April 27, 2000 and recorded in Real Property Book 5001, Page 374.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

6941 Airport Blvd
Mobile, AL 36608

Parcel Number: 02-28-04-20-2-000-046

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$685,800

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

COPY

8 180709 P6

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

Surety Land Title, Inc.
E-RECORDED
ID: _____
County: _____
Date: _____ Time: _____

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE PARK, INC.**, an Alabama corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

8 180709 P6

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: 2023058935
County: Mobile
Date: 10-2-23 Time: 10:42 am

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE PARK, INC.**, an Alabama corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE PARK, INC.,
an Alabama corporation

By: *Todd S. Kennedy*
Name: Todd S. Kennedy
Title: President

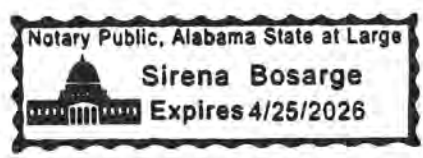
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE PARK, INC.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28th day of September, 2023.

Sirena Bosarge
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Park, Inc.	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	6941 Airport Boulevard, Mobile, AL 36608
Tax Parcel ID:	02-28-04-20-2-000-046
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$685,800
The Actual Value can be verified in:	Assessor's Market Value

EXHIBIT A

Legal Description

Lot 1, Providence Park, Unit Seven, according to plat thereof recorded in Map Book 108, Page 87, of the records in the office of the Judge of Probate, Mobile County, Alabama.

TOGETHER WITH all beneficial rights appurtenant to that certain Access Easement Agreement recorded in Real Property Book 5853, Page 1687, subject to the terms, conditions, and provisions thereof.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Twenty-five (25) foot minimum building setback line, fifteen (15) foot water line easement, ten (10) foot landscape easement, and notes, including a restriction limiting access to Airport Boulevard to two curb cuts, as shown on plat of Providence Park, Unit Seven recorded in Map Book 108, Page 87.
6. Easement granted Alabama Power Company by Providence Park, Inc., dated January 11, 2001 and recorded in Real Property Book 4962, Page 1828.
7. Easement granted Alabama Power Company by Providence Hospital, dated August 27, 1999 and recorded in Real Property Book 4778, Page 1893.
8. Terms, conditions, and provisions of that certain Access Easement Agreement by and between Daniel W. Coyne, as Trustee per Trust Agreement dated May 10, 1983 and reinstated as of January 1, 1991, and OS Realty, Inc., a Florida corporation, dated September 29, 2005 and recorded in Real Property Book 5853, Page 1687, along with the rights of other parties in and to the use of said easement.
9. Easement condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

8010 Moffett Road
Mobile, AL 36575

Parcel Number: 02-24-06-24-4-000-020.002

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$650,600.00

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

SURETY LAND TITLE, INC.
5909 AIRPORT BOULEVARD
MOBILE, ALABAMA 36608
PHONE (251) 343-4200
FAX (251) 343-1229
October 23, 2023

University of South Alabama Real Estate Services and Asset Management
775 N. University Blvd., Suite 150
Mobile, AL 36608

SLT-180709-P1

- Title Policy No. 50179401-0010205e
- Alta Endorsements
- Recorded Warranty Deed
- Recorded Mortgage
- Recorded Rents and Leases
- Guaranty of Note Payment
- Promissory Note
- Recorded Power of Attorney
- Recorded SNDA Agreement
- Recorded Second Mortgage

SURETY LAND TITLE, INC.

BY: 

COPY

3/

180709 - P 1

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: _____
County: _____
Date: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE BUILDING CORPORATION, INC.**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

3/

180709 - P 1

This instrument prepared by:

JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:

Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:

University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.

E-RECORDED

ID: 2023 058 930

County: mobile

Date: 10-2-23 Time: 10:49 am

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE BUILDING CORPORATION, INC.**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

***SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")***

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE BUILDING CORPORATION, INC.,
an Alabama non-profit corporation

By: Todd S. Kennedy
Name: Todd S. Kennedy
Title: President

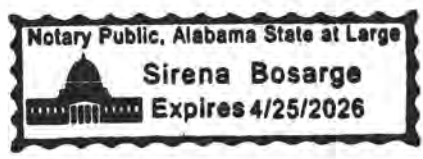
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD SKENNEDY, whose name as PRESIDENT of **PROVIDENCE BUILDING CORPORATION, INC.**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

Sirena Bosarge
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Building Corporation, Inc.	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	8010 Moffett Road, Mobile, AL
Tax Parcel ID:	02-24-06-24-4-000-020.002
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$650,600.00
The Actual Value can be verified in:	Assessor's Market Value

EXHIBIT A

Legal Description

Lot 1, Moffett Road Professional Park, according to plat thereof recorded in Map Book 66, Page 32, of the records in the office of the Judge of Probate, Mobile County, Alabama.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. One hundred forty (140) foot minimum building setback line, existing ten (10) foot storm drain, and drainage detention pond easement, as shown on plat of Moffett Road Professional Park recorded in Map Book 66, Page 32, along with the rights of other parties in and to the use of said easement.
6. Easement granted Alabama Power Company by Providence Building Corporation, dated August 4, 1995, and recorded in Real Property Book 4301 at Page 1889.
7. Easement granted Alabama Power Company by Providence Hospital, dated November 24, 2014, and recorded in Land Records Book 7249 at Page 1141.
8. Covenants regarding the construction of a landscape buffer and the placement of structures that would violate the building setback line, as contained in Real Property Book 4259 at Page 600.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

Unimproved land on Providence Park Circle
Mobile, AL 36608
No address assigned

Parcel Number: 02-28-04-20-3-000-008.053
02-28-04-20-3-000-008.060

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$208,800

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

COPY

180709-P16

This instrument prepared by:

JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:

Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:

University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.

E-RECORDED

ID: 2023058937

County: Mobile

Date: 10-23 Time: 10:42 AM

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

#11
#10
Billo

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE HOSPITAL,
an Alabama non-profit corporation

By: [Signature]
Name: Todd S. Kennedy
Title: President

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28th day of September, 2023.

[NOTARIAL SEAL]

[Signature]
Notary Public
My Commission Expires: 4/25/24



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Hospital	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	Undeveloped land on Providence Park Circle, Mobile, AL 36608. No address assigned.
Tax Parcel ID:	1) 02-28-04-20-3-000-008.053 2) 02-28-04-20-3-000-008.060
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	1) \$113,300 2) \$95,500 > 208,800
The Actual Value can be verified in:	Assessor's Market Value 208,800

EXHIBIT A

Legal Description

That real property situated in the County of Mobile, State of Alabama, described as follows, to-wit:

Lots 6 & 7, Resubdivision of Lots A and B, Providence Park Resubdivision, according to plat thereof recorded in Instrument No. 2022054610, of the records in the office of the Judge of Probate, Mobile County, Alabama, TOGETHER WITH a right of access over and across that certain private roadway known as Providence Park Drive.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Access is by private road and not to be County or State maintained.
6. Easement condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.
7. Terms, conditions, and provisions of that certain Indemnity and Hold Harmless Agreement with the City of Mobile, dated June 8, 1978 and recorded in Real Property Book 1880, Page 769.
8. Permit granted to Alabama Power Company by D. R. Coley, Jr. and wife, Helen E. Coley, dated May 28, 1953 and recorded in Deed Book 582, Page 569, as affected by Agreement dated December 4, 1995 and recorded in Real Property Book 4416, Page 1855; and by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1055.
9. Terms, conditions, and provisions of that certain Surface Water Runoff / Storm Water Discharge and Use of Detention Area / Lake Easement Agreement by and among Thomas Family Partnership LLC, an Alabama limited liability company; Glenn Nelson LLC, an Alabama limited liability company; MWL Family Limited Partnership, an Alabama limited partnership; and Providence Hospital, an Alabama non-profit corporation, dated September 13, 2017 and recorded in Land Records Book 7554, Page 1933.
10. Fifty (50) foot minimum building setback line, twenty-five (25) foot minimum building setback line, ten (10) foot landscape easement, ten (10) foot utility easement, and notes regarding structures, land disturbance permits, sidewalks, detention facilities, common areas, wetlands, easements, driveways, and other matters, as shown on plat of Resubdivision of Lots A and B, Providence Park Resubdivision recorded in Instrument No. 2022054610, of the records in the office of the Judge of Probate, Mobile County, Alabama.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

Undeveloped land on Providence Park Drive
Mobile, AL 36608
No address assigned

Parcel Number: 02-28-09-29-2-000-001.001
02-28-04-20-3-000-010.001

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$865,400

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

180709 - P24

118

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED

ID: _____
County: _____
Date: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("GRANTEE"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE HOSPITAL,
an Alabama non-profit corporation

By: [Signature]
Name: Todd S. Kennedy
Title: President

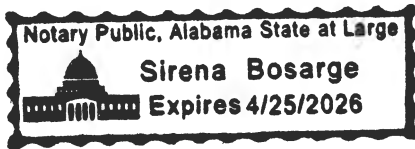
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28th day of September, 2023.

[Signature]
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Hospital	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	Undeveloped land on Providence Park Drive, Mobile, AL 36608. No address assigned.
Tax Parcel ID:	1) 02-28-09-29-2-000-001.001 2) 02-28-04-20-3-000-010.001
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	1) \$678,500 2) \$186,900 } 865,400
The Actual Value can be verified in:	Assessor's Market Value 865,400

EXHIBIT A

Legal Description

That real property situated in the County of Mobile, State of Alabama, described as follows, to-wit:

Beginning at the Southeast corner of the North Half of the North Half of the Northwest Quarter of Section 29, Township 4 South, Range 2 West, Mobile County, Alabama; run North 00 degrees, 24 minutes, 19 seconds East along the East line of said Northwest Quarter of Section 29, Township 4 South, Range 2 West, a distance of 671.43 feet to the Southeast corner of the Southwest Quarter of Section 20, Township 4 South, Range 2 West, Mobile County, Alabama; thence along the East line of said Southwest Quarter of Section 20, Township 4 South, Range 2 West; run North 00 degrees, 42 minutes, 38 seconds East 172.31 feet to a point; thence run South 89 degrees, 03 minutes, 55 seconds West 940.53 feet to a point on the East boundary of Providence Estates, Unit One, as per plat recorded in Map Book 53, page 77 of the Probate Court Records, Mobile County, Alabama; thence along said East boundary of Providence Estates, Unit One, run South 13 degrees, 45 minutes, 51 seconds East 195.80 feet to a point; thence continuing along said East boundary of Providence Estates, Unit One, and extension thereof run South 00 degrees, 45 minutes, 51 seconds East 650 feet to a point on the South line of the aforementioned North Half of the North Half of the Northwest Quarter of Section 29, Township 4 South, Range 2 West; thence along said South line of the North Half of the North Half of the Northwest Quarter of Section 29, Township 4 South, Range 2 West; run North 89 degrees, 14 minutes, 09 seconds East 878.39 feet to the point of beginning, TOGETHER WITH a right of access over and across that certain private roadway known as Providence Park Drive.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Easement condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.
6. Restrictive covenants contained in instrument recorded in Real Property Book 3762, Page 567 of the records in the office of the Judge of Probate, Mobile County, Alabama.
7. Easements granted to the Board of Water and Sewer Commissioners of the City of Mobile by Providence Building Corporation, dated April 4, 1989 and recorded in Real Property Book 3467, Page 89.
8. Easement granted to the Board of Water and Sewer Commissioners of the City of Mobile by Providence Hospital, dated May 13, 1994 and recorded in Real Property Book 4174, Page 198.
9. Easement granted to the Board of Water and Sewer Commissioners of the City of Mobile by D. R. Coley, Jr. and Helen E. Coley, dated September 20, 1973 and recorded in Real Property Book 1295, Page 711.
10. Easement granted to the Board of Water and Sewer Commissioners of the City of Mobile by D. R. Coley, Jr. and Helen E. Coley, dated June 4, 1973 and recorded in Real Property Book 1254, Page 843.
11. Easements condemned by the Board of Water and Sewer Commissioners of the City of Mobile by proceedings in the Probate Court of Mobile County, Alabama, Case No. 28,758.
12. Easement granted to Alabama Power Company by Providence Hospital, dated January 15, 1987 and recorded in Real Property Book 3063, Page 708.
13. Access is by private road and not to be County or State maintained.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

Unimproved property on Providence Park Circle
Mobile, AL 36608
No address assigned

Parcel Number: 02-28-04-20-3-000-008.051
02-28-04-20-3-000-008.054
02-28-04-20-3-000-008.055
02-28-04-20-3-000-008.056
02-28-04-20-3-000-008.057
02-28-04-20-3-000-008.043

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$748,100

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

COPY

180709-PL5

#15

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: _____
County: _____
Date: _____ Time: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

180709-P15

#15

This instrument prepared by:

JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:

Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:

University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: 2023 058 941
County: Mobile
Date: 10-2-23 Time: 10:42 pm

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

***SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")***

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE HOSPITAL,
an Alabama non-profit corporation

By: [Signature]

Name: Todd S. Kennedy

Title: President

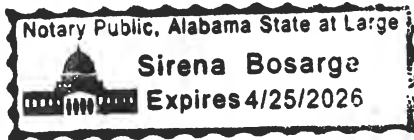
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

[Signature]
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Hospital	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	Unimproved property on Providence Park Circle, Mobile, AL 36608. No address assigned.
Tax Parcel ID:	1) 02-28-04-20-3-000-008.051 2) 02-28-04-20-3-000-008.054 3) 02-28-04-20-3-000-008.055 4) 02-28-04-20-3-000-008.056 5) 02-28-04-20-3-000-008.057 6) 02-28-04-20-3-000-008.043
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	1) \$140,000 2) \$103,300 3) \$68,900 4) \$102,200 5) \$104,400 6) \$229,300 <div style="text-align: right; margin-top: 10px;"> 748,100 </div>
The Actual Value can be verified in:	Assessor's Market Value 748,100

EXHIBIT A

Legal Description

Lots 4, 8, 9, 10, 11, and that certain private roadway identified as "Providence Park Circle," of Providence Park, POB West, North Addition, Resubdivision of Lot 3A, according to plat thereof recorded in Instrument No. 2021063287, of the records in the office of the Judge of Probate, Mobile County, Alabama, TOGETHER WITH a right of access over and across that certain private roadway known as Providence Park Drive.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Access is by private road and not to be County or State maintained.
6. Easement condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.
7. Terms, conditions, and provisions of that certain Indemnity and Hold Harmless Agreement with the City of Mobile, dated June 8, 1978 and recorded in Real Property Book 1880, Page 769.
8. Permit granted to Alabama Power Company by D. R. Coley, Jr. and wife, Helen E. Coley, dated May 28, 1953 and recorded in Deed Book 582, Page 569, as affected by Agreement dated December 4, 1995 and recorded in Real Property Book 4416, Page 1855; and by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1055.
9. Terms, conditions, and provisions of that certain Surface Water Runoff / Storm Water Discharge and Use of Detention Area / Lake Easement Agreement by and among Thomas Family Partnership LLC, an Alabama limited liability company; Glenn Nelson LLC, an Alabama limited liability company; MWL Family Limited Partnership, an Alabama limited partnership; and Providence Hospital, an Alabama non-profit corporation, dated September 13, 2017 and recorded in Land Records Book 7554, Page 1933. (Affects Lots 8, 9 and 10 Only)
10. Twenty-five (25) foot minimum building setback line, ten (10) foot landscape easement, ten (10) foot drainage easement, ten (10) foot sanitary sewer easement, ten (10) foot utility easement, and notes regarding structures, land disturbance permits, sidewalks, detention facilities, common areas, wetlands, easements, street access, and other matters, as shown on plat of Providence Park POB West, North Addition, Resubdivision of Lot 3A recorded in Instrument No. 2021063287, of the records in the office of the Judge of Probate, Mobile County, Alabama.
11. Permit granted to Alabama Power Company by Gertrude F. Parker, a widow, dated April 5, 1946 and recorded in Deed Book 403, Page 609.
12. Rights of other parties in and to the use of the private roadway known as Providence Park Circle, as shown on plat of Providence Park, POB West, North Addition, Resubdivision of Lot 3A recorded in Instrument No. 2021063287. (Affects Providence Park Circle Only)

13. Right of First Refusal granted to Bender Clinics, LLC, an Alabama limited liability company, by instrument dated February 18, 2013, and recorded in Book 7106, Page 1143, which pertains to a certain tract of land affecting Lot 4, Providence Park, POB West, North Addition, Resubdivision of Lot 3A, according to the plat thereof recorded in Instrument No. 2021063287.

180709 - P16

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: _____
County: _____
Date: _____ Time: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

***SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")***



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

Unimproved property on Cody Road
Mobile, AL 36608
No address assigned

Parcel Number: 02-28-04-20-3-000-008.032
02-28-09-29-2-000-001.003

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$458,500
\$458,500

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

COPY

#9

180709 P12

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Surety Land Title, Inc.
E-RECORDED

ID: _____
County: _____
Date: _____ Time: _____

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to PROVIDENCE PARK, INC., an Alabama corporation (hereinafter, "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto the UNIVERSITY OF SOUTH ALABAMA, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, et seq. ("GRANTEE"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

#9

180709 P12

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: 2023058936
County: Mobile
Date: 11-2-23 Time: 10:42 AM

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to PROVIDENCE PARK, INC., an Alabama corporation (hereinafter, "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto the UNIVERSITY OF SOUTH ALABAMA, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, et seq. ("GRANTEE"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.


THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE PARK, INC.,
an Alabama corporation

By: 


Name: Todd S. Kennedy

Title: President

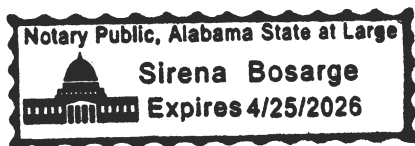
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE PARK, INC.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28th day of September, 2023.


Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Park, Inc.	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	Unimproved property on Cody Road, Mobile, AL 36608. No address assigned.
Tax Parcel ID:	02-28-04-20-3-000-008.032 and 02-28-09-29-2-000-001.003
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$285,400 and \$173,100 } 458,500
The Actual Value can be verified in:	Assessor's Market Value 458,500

EXHIBIT A

Legal Description

Lot 2, Providence-Cody Subdivision, according to plat thereof recorded in Map Book 89, Page 118 of the records in the office of the Judge of Probate, Mobile County, Alabama, as revised and rerecorded in Map Book 95, Page 17 of said records.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Fifty (50) foot minimum building setback line, drainage and utility easements, and notes, including that the ten (10) foot buffer strip remain in a natural state and a restriction limiting access to Airport Boulevard to curb cuts to be approved by Traffic Engineering and restricting access to Providence Park Drive South, as shown on (1) plat of Providence-Cody Subdivision recorded in Map Book 89, Page 118, and (2) plat of Providence-Cody Subdivision Revised Plat recorded in Map Book 95, Page 17, of the records in the office of the Judge of Probate, Mobile County, Alabama.
6. Restrictive covenants contained in instrument recorded in Real Property Book 3762, Page 567 of the records in the office of the Judge of Probate, Mobile County, Alabama.
7. Easement condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.
8. Permit granted to Alabama Power Company by Gertrude F. Parker, a widow, dated April 5, 1946 and recorded in Deed Book 403, Page 609.

180709-P9

#12

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.

E-RECORDED

ID: _____

County: _____

Date: _____ Time: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

Unimproved property on Highway 181 in Daphne, AL36526.
No Address assigned

Parcel Number: 05-43-05-22-0-000-012.001

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$2,006,300

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

180709 - P5

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.

E-RECORDED

ID: _____
County: _____
Date: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

BALDWIN COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Baldwin County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

180709 - P5

B/c

This instrument prepared by:

JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

#10
per 100

After Recording Return To:

Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:

University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.

E-RECORDED

ID: 2088652

County: Baldwin

Date: 11-2-23 Title: Full Am

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

BALDWIN COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Baldwin County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE HOSPITAL,
an Alabama non-profit corporation

By: Todd S. Kennedy
Name: Todd S. Kennedy
Title: President

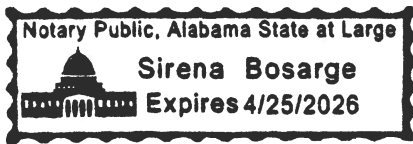
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

[NOTARIAL SEAL]

Sirena Bosarge
Notary Public
My Commission Expires: 4/25/26



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Hospital	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	Unimproved property on Highway 181 in Daphne, AL 36526. No address assigned.
Tax Parcel ID:	05-43-05-22-0-000-012.001
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$2,006,300
The Actual Value can be verified in:	Assessor's Market Value

EXHIBIT A

Legal Description

Commencing at the Northeast corner of Section 22, Township 5 South, Range 2 East, Baldwin County, Alabama; thence run South 00 degrees, 17 minutes, 41 seconds West, 1001.30 feet to a point; thence run West, 37.97 feet to a point on the West right-of-way of Alabama Highway Number 181 and the point of beginning; thence run South 00 degrees, 19 minutes, 48 seconds West along said West right-of-way of Alabama Highway Number 181, 748.83 feet to a point; thence run North 89 degrees, 40 minutes, 12 seconds West leaving said West right-of-way of Alabama Highway Number 181, 1228.26 feet to a point; thence run North 24 degrees, 37 minutes, 17 seconds West, 140.38 feet to a point on the East boundary line of Trione Mardi Gras Subdivision, as recorded on Slide Number 2106-D in the Office of the Judge of Probate, Baldwin County, Alabama; thence run North 00 degrees, 22 minutes, 23 seconds East along said East boundary line of Trione Mardi Gras Subdivision, 822.69 feet to a point on the South boundary line of Overton Place, as recorded on Slide Number 2159-A in the Office of the Judge of Probate, Baldwin County, Alabama; thence run South 80 degrees, 43 minutes, 45 seconds East along said South boundary line of Overton Place, 935.68 feet to a point; thence run South 80 degrees, 56 minutes, 05 seconds East, 366.80 feet to the point of beginning.

LESS AND EXCEPT the following described property condemned by the State of Alabama through proceedings styled State of Alabama vs. Providence Hospital, et al, Baldwin County Probate Court Case No. 25895, as evidenced by Order of Condemnation recorded in Instrument No. 1152040, Payment of Awards recorded in Instrument No. 1152039, and Alabama Department of Transportation Right of Way Map recorded in Instrument No. 1557273, of the records in the Office of the Judge of Probate, Baldwin County Alabama:

A part of the Southeast Quarter of the Northeast Quarter and a part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 5 South, Range 2 East, identified as Tract No. 1A on Project No. ST-002-181-005 in Baldwin County, Alabama and being more fully described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 22; thence South 89 degrees, 32 minutes, 49 seconds East and along the Quarter section line a distance of 1236.94 feet to a point on the acquired Right of Way line (said line offset 75 feet and parallel with centerline of project), which is the point of BEGINNING; thence North 0 degrees, 19 minutes, 43 seconds East and along the said acquired Right of Way line a distance of 337.64 feet to a point on the grantor's North property line; thence South 81 degrees, 17 minutes, 57 seconds East and along the grantor's said property line a distance of 55.28 feet to a point on the present West Right of Way line of SR-181); thence South 0 degrees, 24 minutes, 25 seconds West and along the said present Right of Way line a distance of 494.76 feet to a point on the present Right of Way line; thence South 0 degrees, 19 minutes, 8 seconds West and along the said present Right of Way line a distance of 254.76 feet to a point on the grantor's South property line; thence South 88 degrees, 50 minutes, 22 seconds West and along the grantor's said property line a distance of 51.53 feet to a point on the acquired Right of Way line (said line offset 75 feet and parallel with centerline of project); thence following the curvature thereof an arc distance of 221.03 feet and along the said acquired Right of Way line to a point on the acquired Right of

Way line (said point offset 75 feet and perpendicular to centerline of project at station 653+56.54) (said arc having a chord bearing of North 0 degrees, 19 minutes, 46 seconds West, a clockwise direction, a chord distance of 221.03 feet and a radius of 9624.30 feet); thence North 0 degrees, 19 minutes, 43 seconds East and along the said acquired Right of Way line a distance of 199.56 feet to the point and place of BEGINNING.

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the Office of the Judge of Probate as an aid to persons and entities interested therein.

TOGETHER WITH all beneficial rights appurtenant to that certain "Mutual Easement" Agreement by and between Bertolla Properties, L.L.C. and Crossroads, LLC dated May 23, 2003 and recorded in Instrument No. 733769, subject to the terms, conditions and provisions thereof.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Restrictive covenants contained in instrument recorded in Instrument No. 1067218 of the records in the office of the Judge of Probate, Baldwin County, Alabama.
6. Terms, conditions, and provisions of that certain Mutual Easement Agreement by and between Bertolla Properties, L.L.C. and Crossroads, LLC, dated May 23, 2003 and recorded in Instrument No. 733769 of the records in the office of the Judge of Probate, Baldwin County, Alabama, along with the rights of other parties in and to the use of said easements.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

Unimproved property on Providence Park Drive
Mobile, AL 36608
No address assigned

Parcel Number: 02-28-04-20-3-000-008.040

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$1,036,700

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

COPY

180709-P11

#13

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.

E-RECORDED

ID: _____
County: _____
Date: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

180709-P11

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.
E-RECORDED
ID: 2023 058 939
County: Mobile
Date: 10-2-23 Time: 10:42 AM

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to PROVIDENCE HOSPITAL, an Alabama non-profit corporation (hereinafter, "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto the UNIVERSITY OF SOUTH ALABAMA, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("GRANTEE"), the following described real estate situated in Mobile County, Alabama, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")**

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE HOSPITAL,
an Alabama non-profit corporation

By: [Signature]
Name: Todd S. Kennedy
Title: President

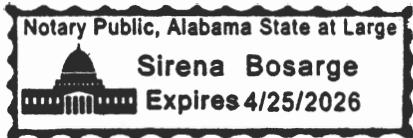
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE HOSPITAL**, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

[Signature]
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Hospital	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	Unimproved property on Providence Park Drive, Mobile, AL 36608. No address assigned.
Tax Parcel ID:	02-28-04-20-3-000-008.040
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$1,036,700
The Actual Value can be verified in:	Assessor's Market Value

EXHIBIT A

Legal Description

That real property situated in the County of Mobile, State of Alabama, described as follows, to-wit:

Commencing at the Southwest corner of Section 20, T4S-R2W, Mobile County, Alabama, run North 89° 03' 55" East along the South line of Section 20, T4S-R2W, a distance of 30 feet to a point on the East right of way line of Cody Road; thence along said East right of way line of Cody Road run North 00° 53' 15" East 1347.28 feet, to the point of beginning of the property herein described; thence continuing North 00° 53' 15" East along said East right of way line of Cody Road run 805 feet, more or less, to the P.C. of a curve to the right having a central angle of 90° and a radius of 25 feet; thence along the arc of said curve run Northeastwardly 39.27 feet to the P. T. of said curve; thence run South 89° 06' 45" East 70 feet, more or less, to the P. C. of a curve to the right having a radius of 550 feet; thence along the arc of said curve run Southeastwardly 230 feet, more or less, to the P. T. of said curve; thence run Southeastwardly 217 feet, more or less, to the P.C. of a curve to the left having a radius of 850 feet; thence along the arc of said curve run Southeastwardly 573 feet, more or less, to the P.T. of said curve; thence run Northeastwardly 117 feet, more or less, to the P.C. of a curve to the right having a central angle of 84° 45' 44" and a radius of 25 feet; thence along the arc of said curve run Southeastwardly 36.98 feet to a point on the arc of a 577.47 foot radius curve concave Northeastwardly; thence along said arc of curve run Southeastwardly 174.06 feet to a point; thence run South 00° 43' 55" East 502.78 feet to a point; thence run South 00° 43' 55" West 691.69 feet to a point on the North right of way line of Providence Park Drive South; thence along said North right of way line of Providence Park Drive South run North 80° 04' 45" West 132.80 feet to the P.C. of a curve to the right having a central angle of 11° 00' and a radius of 978.54 feet; thence continuing along said North right of way line of Providence Park Drive South and along the arc of said curve run Northwestwardly 187.87 feet to the P.T. of said curve; thence continuing along said North right of way line of Providence Park Drive South run North 69° 04' 45" West 220.00 feet to the P.C. of a curve to the left having a central angle of 20° 00' and a radius of 797.27 feet; thence continuing along said North right of way line of Providence Park Drive South and along the arc of said curve run Northwestwardly 278.30 feet to the P.T. of said curve; thence continuing along said North right of way line of Providence Park Drive South run North 89° 04' 45" West 225.46 feet to the P.C. of a curve to the right having a central angle of 10° 00' and a radius of 285.75 feet; thence continuing along said North right of way line of Providence Park Drive South and along the arc of said curve run Northwestwardly 49.87 feet to the P.T. of said curve; thence continuing along said North right of way line of Providence Park Drive South run North 79° 04' 45" West 7.59 feet to the P.C. of a curve to the left having a central angle of 10° 00' and a radius of 285.75 feet; thence continuing along said North right of way line of Providence Park Drive South and along the arc of said curve run Northwestwardly 49.87 feet to the P.T. of said curve; thence continuing along said North right of way line of Providence Park Drive South run North 89° 04' 45" W 15 feet, more or less, to a point; thence run Northwardly 115 feet, more or less, to a point; thence run Northeastwardly 290 feet, more or less, to a point; thence run Eastwardly 190 feet, more or less, to a point; thence run Northwardly 120 feet, more or less, to a point; thence run Northwestwardly 255 feet, more or less, to a point;

thence run Westwardly 140 feet, more or less, to a point; thence run Southwardly 140 feet, more or less, to a point; thence run Westwardly 255 feet, more or less, to the point of beginning.

LESS AND EXCEPT Lots 1A, 2A, and 3A, Providence Park POB West North Addition, according to plat thereof recorded in Plat Book 129, Page 81, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT Lot 1, Providence Park MOB1 Subdivision, according to plat thereof recorded in Plat Book 136, Page 18, of the records in the office of the Judge of Probate, Mobile County, Alabama.

LESS AND EXCEPT any portion of the subject property lying within the right of way of Cody Road, as evidenced by Right of Way Deed for Public Road granted to Mobile County, Alabama, a subdivision of and body corporate in the State of Alabama, by D. R. Coley, Jr. and Helen E. Coley, dated September 24, 1972 and recorded in Real Property Book 1174, Page 68; by Right of Way Deed for Public Road granted to Mobile County, Alabama, a subdivision of and body corporate in the State of Alabama, by Delocram, Inc., dated January 3, 1974 and recorded in Real Property Book 1312, Page 676; and by Resolution of the Board of Commissioners of the City of Mobile, Alabama adopted September 24, 1985 and recorded in Real Property Book 2828, Page 486.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Terms, conditions, and provisions of that certain Indemnity and Hold Harmless Agreement with the City of Mobile, dated June 8, 1978 and recorded in Real Property Book 1880, Page 769.
6. Permit granted to Alabama Power Company by D. R. Coley, Jr. and wife, Helen E. Coley, dated May 28, 1953 and recorded in Deed Book 582, Page 569, as affected by Agreement dated December 4, 1995 and recorded in Real Property Book 4416, Page 1855; by Agreement dated June 18, 1997 and recorded in Real Property Book 4532, Page 1243; and by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1055.
7. Rights, if any, of the United States, the State of Alabama, or the property owners abutting that certain lake located near the northeastern intersection of Cody Road and Providence Park Drive, the approximate boundaries of said lake being depicted on the plat of Providence Park MOB1 Subdivision, as recorded in Plat Book 136, Page 18, in and to the waters of said lake and in and to the bed thereof; along with boating and fishing rights, if any, of the property owners abutting the stream of water leading thereto or therefrom.
8. Easements condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.
9. Permit granted to Alabama Power Company by Gertrude F. Parker, a widow, dated April 5, 1946 and recorded in Deed Book 403, Page 609.
10. Terms, conditions, and provisions of that certain Surface Water Runoff / Storm Water Discharge and Use of Detention Area / Lake Easement Agreement by and among Thomas Family Partnership LLC, an Alabama limited liability company; Glenn Nelson LLC, an Alabama limited liability company; MWL Family Limited Partnership, an Alabama limited partnership; and Providence Hospital, an Alabama non-profit corporation, dated September 13, 2017 and recorded in Land Records Book 7554, Page 1933.



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

Unimproved property on Providence Park Drive
in Mobile, AL 36608
No address assigned

Parcel Number: 02-28-04-20-2-000-046.002
02-28-04-20-3-000-008

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$375,800
\$375,800

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

COPY

6 180709-P8

This instrument prepared by:

JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:

Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:

University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

Surety Land Title, Inc.

E-RECORDED

ID: 2023 058 933
County: mobile
Date: 10-1-23 Time: 10:42 AM

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to PROVIDENCE PARK, INC., an Alabama corporation (hereinafter, "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto the UNIVERSITY OF SOUTH ALABAMA, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, et seq. ("GRANTEE"), the following described real estate situated in Mobile County, Alabama, to-wit:

***SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")***

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE PARK, INC.,
an Alabama corporation

By: *Todd S. Kennedy*
Name: Todd S. Kennedy
Title: President

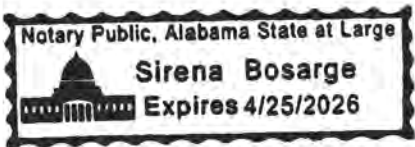
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of **PROVIDENCE PARK, INC.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

Sirena Bosarge
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Park, Inc.	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	Unimproved property on Providence Park Drive in Mobile, AL 36608. No address assigned.
Tax Parcel ID:	02-28-04-20-2-000-046.002 and 02-28-04-20-3-000-008
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$127,700 and \$248,100 > 375,800
The Actual Value can be verified in:	Assessor's Market Value 375,800

EXHIBIT A

Legal Description

The real property situated in the County of Mobile, State of Alabama, described as follows, to-wit:

Parcel A

That portion of Providence Park Drive (Private Street) lying within the Northwest Quarter of Section 20, Township 4 South, Range 2 West, Mobile County, Alabama; said property being South of the right of way of Airport Boulevard, East of Providence Park Unit 4, as recorded in Map Book 81, Page 3, West of Providence Park Unit 3, as recorded in Map Book 76, Page 104, and North of Parcel 6 of the property described in Land Records Book 7310, Page 1301, of the records in the office of the Judge of Probate, Mobile County, Alabama.

Parcel B

Beginning at the Northwest corner of the Southwest Quarter of Section 20, Township 4 South, Range 2 West; thence run East 775 feet; thence South 215 feet; thence Southeasterly 92.91 feet; thence Southwesterly 87.34 feet, thence Southeasterly 207.30 feet; thence East 191.28 feet; thence run Northeasterly along a curve 435 feet, thence East 110 feet; thence Southeasterly along a curve 515 feet; thence Southwesterly 200 feet; thence Westerly along the South line of unnamed right of way 1,300 feet to East right of way line of Cody Road; thence run North 540 feet to the point of beginning, LESS AND EXCEPT Lots A & B, Providence Park, Northwest Development Parcel Resubdivision, according to plat thereof recorded in Instrument No. 2022037757, of the records in the office of the Judge of Probate, Mobile County, Alabama, ALSO LESS AND EXCEPT that certain area identified as "Future Street" on said plat of Providence Park, Northwest Development Parcel Resubdivision, according to plat thereof recorded in Instrument No. 2022037757, of the records in the office of the Judge of Probate, Mobile County, Alabama.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Terms, conditions, and provisions of that certain Use and Maintenance Agreement by and between Daniel W. Coyne, as Trustee per Trust Agreement dated May 10, 1983 and reinstated as of January 1, 1991, and OS Realty, Inc., a Florida corporation, dated September 29, 2005 and recorded in Real Property Book 5853, Page 1698.
6. Rights of other parties in and to the use of the Perpetual Easements for Ingress and Egress over and across that certain private road known as Providence Park Drive, as evidenced by the following instruments granted by Daniel W. Coyne, as Trustee per Trust Agreement dated May 10, 1983 and restated as of January 1, 1991, Providence Hospital, and/or Providence Park, Inc: (1) to Noble Investments - Mobile, LLC by instruments recorded in Real Property Book 4416, Page 1863 and Real Property Book 4416, Page 1860, as corrected by instrument recorded in Real Property Book 4446, Page 1836; (2) to NHR Mobile, Alabama, Ltd. by instruments recorded in Real Property Book 4661, Page 192 and Real Property Book 4661, Page 195; (3) to HIGHPROV, LLC by instruments recorded in Real Property Book 5865, Page 74 and Real Property Book 5865, Page 77; (4) to Pediatric Properties, LLC by instruments recorded in Real Property Book 6057, Page 133, as corrected by instrument recorded in Real Property Book 6098, Page 909, and Real Property Book 6057, Page 153, as corrected by instrument recorded in Real Property Book 6098, Page 890; (5) to West Mobile Medical Holdings, LLC by instruments recorded in Real Property Book 6367, Page 247 and Real Property Book 6367, Page 243; (6) to Citrin & Rihner Enterprises, L.L.C. by instruments recorded in Real Property Book 6397, Page 38 and Real Property Book 6397, Page 42; (7) to Bender Clinics, LLC by instruments recorded in Land Records Book 7106, Page 1137 and Land Records Book 7106, Page 1140; (8) to Thomas Family Partnership, LLC, Glenn Nelson, LLC, and MWL Family Limited Partnership by instruments recorded in Land Records Book 7554, Pages 1929, 1940, and 1944; and (9) to Parkway Property Holdings, LLC by instrument recorded in Instrument No. 2022045069, along with any transfers thereof or amendments thereto.
7. Easement granted Alabama Power Company by Providence Hospital, dated September 2, 1997 and recorded in Real Property Book 4532, Page 1226.

8. Easement granted to Comcast of Alabama, Inc., dated April 25, 2012 and recorded in Land Records Book 7069, Page 1885.
9. Easements condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.
10. Permit granted to Alabama Power Company by J. A. Rushton, et al, dated November 6, 1949 and recorded in Deed Book 496, Page 191, as affected by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1074.
11. Terms, conditions, and provisions of that certain Indemnity and Hold Harmless Agreement with the City of Mobile, dated June 8, 1978 and recorded in Real Property Book 1880, Page 769. (Affects Parcel B Only)
12. Permit granted to Alabama Power Company by D. R. Coley, Jr. and wife, Helen E. Coley, dated May 28, 1953 and recorded in Deed Book 582, Page 569, as affected by Agreement dated December 4, 1995 and recorded in Real Property Book 4416, Page 1855; by Agreement dated June 18, 1997 and recorded in Real property Book 4532, Page 1243; and by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1055. (Affects Parcel B Only)
13. Permit granted to Alabama Power Company by James E. Taylor and Lillie Mae Taylor, dated March 22, 1956 and recorded in Deed Book 685, Page 58, as affected by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1076. (Affects Parcel B Only)



UNIVERSITY OF SOUTH ALABAMA

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT 2014-133**

PROPERTY ADDRESS:

Unimproved property on Providence Park Drive
in Mobile, AL 36608
No address assigned

Parcel Number: 02-28-04-20-3-000-008.041

APPRAISAL INFORMATION:

No Appraisal Issued
Mobile County Tax Assessor's Market Value: \$57,500

CONTRACTS RELATED TO THE PURCHASE:

Attached hereto

PURCHASE TERMS:

Cash Purchase

SOURCES OF FUNDS USED IN THE PURCHASE:

Unrestricted Funds

Inst. # 2023058934 Pages: 1 of 7 I certify this instrument filed on: 10/2/2023 10:42 AM
Doc: D Don Davis, Judge of Probate Mobile County, AL Rec: \$21.50 DeedTx: \$0.00 MinTx \$0.00
Clerk: BFRANKS ERecorded

180709 P7A

This instrument prepared by:
JONES WALKER LLP
Clay A. Lanham
11 North Water Street, Suite 1200
Mobile, Alabama 36602

After Recording Return To:
Surety Land Title, Inc.
5905 Airport Boulevard, Suite E
Mobile, Alabama 36608

Send Tax Notices To:
University of South Alabama
c/o USA Properties
775 N. University Blvd., Suite 150
Mobile, AL 36608

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

MOBILE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to **PROVIDENCE PARK, INC.**, an Alabama corporation (hereinafter, "**GRANTOR**"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate created by act of the Alabama Legislature, Ala. Code §§ 16-55-1, *et seq.* ("**GRANTEE**"), the following described real estate situated in Mobile County, Alabama, to-wit:

***SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF (the "Property")***

TOGETHER WITH all and singular the rights, tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property to said GRANTEE, its successors and assigns, forever.

THIS CONVEYANCE is made subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

And, except as to the matters, exceptions and easements herein set forth, GRANTOR hereby covenants with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seised of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as noted above, that GRANTOR has good right to sell and convey the Property, and GRANTOR does hereby WARRANT and will forever DEFEND the title to the Property unto GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his/her signature as the act of GRANTOR, this the 1st day of October, 2023.

PROVIDENCE PARK, INC.,
an Alabama corporation

By: [Signature]
Name: Todd S. Kennedy
Title: President

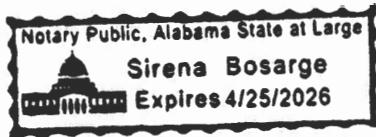
STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD S. KENNEDY, whose name as PRESIDENT of PROVIDENCE PARK, INC., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28TH day of September, 2023.

[Signature]
Notary Public
My Commission Expires: 4/25/26

[NOTARIAL SEAL]



Inst. # 2023058934, at 10/2/2023 10:42 AM, 4 of 7

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Providence Park, Inc.	University of South Alabama
6801 Airport Blvd.	c/o USA Properties
Mobile, AL 36685	775 N. University Blvd., Suite 150
	Mobile AL 36608

Property Address:	Unimproved property on Providence Park Drive in Mobile, AL 36608. No address assigned.
Tax Parcel ID:	02-28-04-20-3-000-008.041
Date of Sale: October 1, 2023	Date of this Deed: October 1, 2023
Assessor's Market Value:	\$57,500
The Actual Value can be verified in:	Assessor's Market Value

Inst. # 2023058934, at 10/2/2023 10:42 AM, 5 of 7

EXHIBIT A

Legal Description

That real property situated in the County of Mobile, State of Alabama, described as follows, to-wit:

Beginning at the North right of way line of Providence Park Drive South a distance of 218 feet East to the West line of Section 20, T4S, R2W, run North 125 feet to South bank of storm detention lake; thence run Northeasterly 290 feet, more or less, to a point; thence run Eastwardly 190 feet, more or less, to a point; thence run Northwesterly 120 feet, more or less, to a point; thence run Northwesterly 255 feet, more or less to a point; thence run Westerly 140 feet, more or less, to a point; thence run Southwesterly 140 feet, more or less, to a point; thence run Westerly 255 feet, more or less to the East right of way line of Cody Road; thence Southerly 425 feet; thence Southeasterly 40 feet; thence East along the North line of Providence Park Drive South 155 feet to the beginning.

LESS AND EXCEPT any portion of the subject property lying within the right of way of Cody Road, as evidenced by Right of Way Deed for Public Road granted to Mobile County, Alabama, a subdivision of and body corporate in the State of Alabama, by D. R. Coley, Jr. and Helen E. Coley, dated September 24, 1972 and recorded in Real Property Book 1174, Page 68; by Right of Way Deed for Public Road granted to Mobile County, Alabama, a subdivision of and body corporate in the State of Alabama, by Delocram, Inc., dated January 3, 1974 and recorded in Real Property Book 1312, Page 676; and by Resolution of the Board of Commissioners of the City of Mobile, Alabama adopted September 24, 1985 and recorded in Real Property Book 2828, Page 486.

EXHIBIT B**Title Exceptions**

1. Ad valorem taxes for the year 2024 which are not yet due and payable.
2. Rights of parties in possession under unrecorded written leases.
3. All interests in and to all oil, gas and other minerals in, on and/or under the Property and all rights in connection therewith, as have previously been reserved or conveyed.
4. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the Property.
5. Terms, conditions, and provisions of that certain Indemnity and Hold Harmless Agreement with the City of Mobile, dated June 8, 1978 and recorded in Real Property Book 1880, Page 769.
6. Permit granted to Alabama Power Company by D. R. Coley, Jr. and wife, Helen E. Coley, dated May 28, 1953 and recorded in Deed Book 582, Page 569, as affected by Agreement dated December 4, 1995 and recorded in Real Property Book 4416, Page 1855; by Agreement dated June 18, 1997 and recorded in Real Property Book 4532, Page 1243; and by Disclaimer dated May 17, 1994 and recorded in Real Property Book 5896, Page 1055.
7. Declaration of Restrictive Covenants and Easements dated June 20, 2022 and recorded in Instrument No. 2022045069, along with the rights of other parties in and to the use of said easements.
8. Rights, if any, of the United States, the State of Alabama, or the property owners abutting that certain lake located near the northeastern intersection of Cody Road and Providence Park Drive, the approximate boundaries of said lake being depicted on the plat of Providence Park MOB1 Subdivision, as recorded in Plat Book 136, Page 18, in and to the waters of said lake and in and to the bed thereof; along with boating and fishing rights, if any, of the property owners abutting the stream of water leading thereto or therefrom.
9. Easements condemned by the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, by proceedings in the Probate Court of Mobile County, Alabama, Case No. 48,552.
10. Terms, conditions, and provisions of that certain Indemnity and Hold Harmless Agreement with the City of Mobile dated September 6, 2005 and recorded in Real Property Book 5853, Page 1713.
11. Permit granted to Alabama Power Company by Gertrude F. Parker, a widow, dated April 5, 1946 and recorded in Deed Book 403, Page 609.

12. Terms, conditions, and provisions of that certain Surface Water Runoff / Storm Water Discharge and Use of Detention Area / Lake Easement Agreement by and among Thomas Family Partnership LLC, an Alabama limited liability company; Glenn Nelson LLC, an Alabama limited liability company; MWL Family Limited Partnership, an Alabama limited partnership; and Providence Hospital, an Alabama non-profit corporation, dated September 13, 2017 and recorded in Land Records Book 7554, Page 1933.



First American Title™

**ACCESS AND ENTRY
ENDORSEMENT**

Issued by

First American Title Insurance Company

Attached to Policy No.: 50179401-0010220e

File No.: 180709-PA

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from _____ (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Date: 10/02/2023

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

By: _____
Authorized Countersignature

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**



AUDIT COMMITTEE

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**

Audit Committee

March 14, 2024

1:30 p.m.

A meeting of the Audit Committee of the University of South Alabama (USA) Board of Trustees was duly convened by Mr. Ron Graham, Chair, on Thursday, March 14, 2024, at 1:30 p.m. in the Board Room of the Frederick P. Whiddon Administration Building. Meeting attendance was open to the public.

Members: Alexis Atkins, Tom Corcoran, Ron Graham, Ron Jenkins, Bill Lewis and Lenus Perkins were present.

Other Trustees: Chandra Brown Stewart, Luis Gonzalez, Arlene Mitchell, Jimmy Shumock, Steve Stokes and Jim Yance.

Administration & Guests: Owen Bailey, Jim Berscheidt, Joél Billingsley, Jo Bonner, Lynne Chronister, Kristin Dukes, Joel Erdmann, Monica Ezell, Charlie Guest, Buck Kelley, Andi Kent, Nick Lawkis, John Marymont, Mike Mitchell, Kristen Roberts, Donna Streeter (Faculty Senate), Margaret Sullivan, Peter Susman and Christina Wassenaar (Faculty Senate).

Following the attendance roll call, **Item 1**, Mr. Graham called on Ms. Roberts to discuss the KPMG audit reports for the fiscal year ended September 30, 2023, **Item 3**. Ms. Roberts stated that the final reports issued on December 20, 2023, were as presented by KPMG representatives during a Committee meeting held on December 7, 2023, and included the financial statements for the USA Health Care Authority and USA Research and Technology Corporation.

Ms. Roberts presented **Item 4**, the KPMG report on intercollegiate athletics for the year ended September 30, 2023. She explained that this report, required annually by the NCAA (National Collegiate Athletic Association), addressed compliance with agreed-upon procedures. She stated the report did not contain exceptions or findings.

Mr. Graham called on Mr. Susman for a report on the activities of the Office of Internal Audit (OIA), **Item 5**. Mr. Susman updated the Committee on the national search to fill the position of OIA director and on efforts by Warren Averett to complete a quality assessment on OIA operations in accordance with national standards.

Mr. Graham called for consideration of the minutes for the Committee meeting held on December 7, 2023, **Item 2**. On motion by Mr. Corcoran, seconded by Capt. Jenkins, the Committee voted unanimously to adopt the minutes.

There being no further business, the meeting was adjourned at 1:34 p.m.

Respectfully submitted:

William Ronald Graham, Chair

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**



**DEVELOPMENT, ENDOWMENT
AND INVESTMENTS COMMITTEE**

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**

Development, Endowment and Investments Committee

March 14, 2024

1:34 p.m.

A meeting of the Development, Endowment and Investments Committee of the University of South Alabama (USA) Board of Trustees was duly convened by Mr. Jim Yance, Chair, on Thursday, March 14, 2024, at 1:34 p.m. in the Board Room of the Frederick P. Whiddon Administration Building. Meeting attendance was open to the public.

Members: Chandra Brown Stewart, Luis Gonzalez, Jimmy Shumock, Steve Stokes and Jim Yance were present.

Members Absent: Scott Charlton and Mike Windom.

Other Trustees: Alexis Atkins, Tom Corcoran, Ron Graham, Ron Jenkins, Bill Lewis, Arlene Mitchell and Lenus Perkins.

Administration & Guests: Terry Albano, Owen Bailey, Jim Berscheidt, Joél Billingsley, Jo Bonner, Lynne Chronister, Kristin Dukes, Angela Dunn (Hancock Whitney Bank), Joel Erdmann, Monica Ezell, Charlie Guest, Jacob Hartl (Hancock Whitney Bank), Buck Kelley, Andi Kent, Nick Lawkis, John Marymont, Mike Mitchell, Kevin O’Neill (Hancock Whitney Bank), Norman Pitman, Kristen Roberts, Donna Streeter (Faculty Senate), Margaret Sullivan, Peter Susman and Christina Wassenaar (Faculty Senate).

Following the attendance roll call, **Item 6**, Mr. Yance called for consideration of the minutes for a meeting held on December 7, 2023, **Item 7**. On motion by Mr. Shumock, seconded by Ms. Brown Stewart, the committee voted unanimously to adopt the minutes.

Mr. Yance called for a report on endowment and investment performance, **Item 8**. Mr. Albano, together with Mr. Norman Pitman, investment consultant to the University, discussed endowment and investment results, as well as manager performance, for the first three months of fiscal year 2024, advising of a 7.09 percent return that generated investment earnings of close to \$12.9 million. Also detailed were performance results since the inception of the endowment.

Mr. Albano welcomed Ms. Angela Dunn and Mr. Jacob Hartl from Hancock Whitney Bank. Ms. Dunn greeted the Committee and introduced Mr. Kevin O’Neill, also representing Hancock Whitney Bank. Mr. Hartl and Mr. O’Neill shared insights on the structure and management of the University’s investment portfolio, as well as on market trends and projections.

Mr. Yance called on Ms. Sullivan for a report on the activities of the Division of Development and Alumni Relations, **Item 9**. Ms. Sullivan advised of just over \$23 million in new gifts and commitments recorded for fiscal year 2024. She also shared information on recent and upcoming

Development, Endowment and Investments Committee
March 14, 2024
Page 2

special events; the work proceeding in partnership with CCS Fundraising; and the *Make Way for USA* employee annual giving drive.

There being no further business, the meeting was adjourned at 1:56 p.m.

Respectfully submitted:

James A. Yance, Chair

University of South Alabama Endowment Investment Performance Review/Analysis

Fiscal Year 2024

USA Endowment Fund Performance Fiscal Year to Date

October 1, 2023 to March 31, 2024

- USA Endowment Fund is up 12.55% versus its blended benchmark of 14.68%. The USA Endowment Fund underperforms its blended benchmark by 2.13% fiscal year to date.

USA Endowment Manager Performance Fiscal Year to Date

October 1, 2023 to March 31, 2024

Individual Manager versus Benchmark performance:

- Commonfund is up 15.85% versus its benchmark return of 14.74%.
- Charles Schwab is up 14.72% versus its benchmark return of 17.41%.
- Gerber Taylor is up 6.88% versus its benchmark return of 7.30%.
- Gerber Taylor International is up 8.27% versus its benchmark return of 16.82%.
- Hancock Whitney is up 15.34% versus its benchmark return of 16.42%.
- JP Morgan is up 11.62% versus its benchmark return of 10.35%.
- USAFund (Student Investment Fund) is up 21.39% versus its benchmark return of 23.48%.

USA Endowment Annualized Fund Performance Since Inception

As of March 31, 2024

- USA Endowment Fund has an annualized return of approximately 5.80% since inception versus its blended benchmark return of approximately 4.86%. The USA Endowment Fund outperforms by 0.94% since inception.

USA Endowment Investment Earnings and Appreciation Since Inception

March 31, 2000 to March 31, 2024

- USA Endowment Fund Market Value at Inception (March 31, 2000): \$5.7 million.
- USA Endowment Fund Net Invested Capital as of March 31, 2024: \$58.4 million.
- USA Endowment Fund Market Value as of March 31, 2024: \$211.3 million.
- USA Endowment Fund Income and Appreciation since Inception: \$152.9 million.

RESOLUTION

COMMENDATION OF MR. ABRAHAM A. MITCHELL

WHEREAS, the University of South Alabama (“University”) celebrates its founding and 60 years of service and achievement in pursuit of excellence in education, research and health care with gratitude for its alumni, students, faculty, staff and friends whose creativity, dedication and generosity have fueled the progress of the University, ensuring its recognition as a leading comprehensive public university and affirming its commitment to serve as the *Flagship of the Gulf Coast*, and

WHEREAS, Mr. Abraham A. Mitchell has distinguished himself as an extraordinary friend and benefactor of the University, and his visionary philanthropy has promoted progress in the education, research, health care, and service missions of the University through diverse projects, including the Mitchell Center, the USA Mitchell Cancer Institute, the Mitchell-Moulton Scholarship Initiative, the Abraham A. Mitchell Field at Hancock Whitney Stadium and construction of a state-of-the-art performing arts center, for which Mr. Mitchell provided a lead gift, and

WHEREAS, the Mitchell College of Business has been immeasurably advanced through Mr. Mitchell’s philanthropy supporting its academic programs and facilities, the Joseph and Rebecca Mitchell Learning Resource Center and the Mitchell Scholars Program, and

WHEREAS, the Mitchell College of Business, having earned accreditation by the Association to Advance Collegiate Schools of Business – a distinction achieved by fewer than five percent of business schools, signifying the highest standards of business education – contributes to the economic vitality of the University and communities across the Gulf Coast and throughout the world, and

WHEREAS, Mr. Mitchell desires to empower the Mitchell College of Business to continue among leading collegiate business schools far into the future through the exceptional academic leadership of its deans, and

WHEREAS, Mr. Mitchell has extended his legacy of transformative philanthropy through a commitment of \$2.5 million to create the University’s first endowed deanship, the *Abraham A. Mitchell Endowed Deanship* in the Mitchell College of Business,

THEREFORE, BE IT RESOLVED, the Board of Trustees of the University of South Alabama hereby extends deepest gratitude to Mr. Abraham A. Mitchell on behalf of the students, faculty, staff, alumni, friends and neighbors who benefit from his wisdom and generosity.



UNIVERSITY OF SOUTH ALABAMA

MEMORANDUM

Office of Development and Alumni Relations

DATE: May 13, 2024

TO: President Jo Bonner

FROM: Margaret Sullivan

SUBJECT: Resolution of Commendation for Mr. Abraham A. Mitchell

As you are aware, Mr. Abraham A. Mitchell has recently committed \$2.5 million to establish the Abraham A. Mitchell Endowed Deanship in the Mitchell College of Business. This endowed fund will promote continued excellence in the College of Business far into the future as a perpetual resource for attracting and sustaining exceptional business faculty to lead the college.

The Mitchell Endowed Deanship is the first such endowment for the University, and we hope it will serve as inspiration for donors to establish such funds in our other colleges over time. Once again Mr. Mitchell's philanthropy breaks new ground and creates great opportunity for future impacts to strengthen our academic programs.

To recognize this latest generous commitment from Mr. Mitchell, I request your approval of the attached resolution of commendation by the Board of Trustees.

Margaret M. Sullivan

Jo Bonner

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**



**HEALTH AFFAIRS
COMMITTEE**

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**

Health Affairs Committee

March 14, 2024

2:06 p.m.

A meeting of the Health Affairs Committee of the University of South Alabama (USA) Board of Trustees was duly convened by Mr. Jimmy Shumock, Chair, on Thursday, March 14, 2024, at 2:06 p.m. in the Board Room of the Frederick P. Whiddon Administration Building. Meeting attendance was open to the public.

Members: Chandra Brown Stewart, Tom Corcoran, Jimmy Shumock, Steve Stokes and Jim Yance were present.

Members Absent: Scott Charlton and Steve Furr.

Other Trustees: Alexis Atkins, Luis Gonzalez, Ron Graham, Ron Jenkins, Bill Lewis, Arlene Mitchell and Lenus Perkins.

Administration & Guests: Owen Bailey, Jim Berscheidt, Joél Billingsley, Jo Bonner, Lynne Chronister, Kristin Dukes, Joel Erdmann, Monica Ezell, Charlie Guest, Buck Kelley, Todd Kennedy, Andi Kent, Nick Lawkis, John Marymont, Mike Mitchell, Kristen Roberts, Rachel Seaman, Josh Snow, Donna Streeter (Faculty Senate), Margaret Sullivan, Peter Susman and Christina Wassenaar (Faculty Senate).

Following the attendance roll call, **Item 10**, Mr. Shumock called for consideration of the minutes for a meeting held on December 7, 2023, **Item 11**. On motion by Mr. Corcoran, seconded by Mr. Yance, the Committee voted unanimously to adopt the minutes.

Mr. Shumock called on Mr. Bailey to present a resolution authorizing the USA Health Hospitals medical staff appointments and reappointments for November and December 2023 and January 2024, **Item 12**. (To view resolutions, policies and other documents authorized, refer to the minutes of the Board of Trustees meeting held on March 15, 2024.) On motion by Dr. Stokes, seconded by Mr. Yance, the Committee voted unanimously to recommend approval of the resolution by the Board of Trustees.

Mr. Bailey shared insight on **Item 13**, a resolution authorizing revisions to the USA Health Hospitals Medical Staff Bylaws and to associated documents, noting that many of the changes recommended were housekeeping in nature. On motion by Dr. Stokes, seconded by Mr. Corcoran, the Committee voted unanimously to recommend approval of the resolution by the Board of Trustees.

Mr. Shumock asked Dr. Marymont to introduce **Item 14**, a report on the activities of USA Health and the Whiddon College of Medicine (WCOM). Dr. Marymont called on Mr. Kelley to share de-

tails on the bid results for the WCOM building project. Mr. Kelley stated that B. L. Harbert International was selected as the contractor for tendering the lowest bid at approximately \$182 million. He added that contract administration was progressing and projected that construction would begin in about one month.

Mr. Bailey introduced and gave professional background on Mr. Todd Kennedy, Chief Executive Officer of USA Health Providence Hospital, and Mr. Josh Snow, who was recently appointed as Chief Executive Officer of USA Health University Hospital. Mr. Kennedy and Mr. Snow shared additional information about themselves, as well as remarks on the positive momentum taking place at USA Health.

Mr. Bailey introduced and provided professional background on USA alumna Dr. Rachel Seaman, whose roles he noted included Associate Professor of Internal Medicine – Education; Associate Chief Medical Officer; and Chief Quality Officer for Medicine. Dr. Seaman provided an overview on the comprehensive efforts of USA Health to strengthen quality and patient safety through data-driven performance improvement, thereby advancing the health system as a high-reliability provider. She stated this work earned USA Health distinction as one of eight healthcare organizations nationwide to receive Press Ganey’s *Serious Safety Event Rate Reduction Award*.

There being no further business, the meeting was adjourned at 2:30 p.m.

Respectfully submitted:

James H. Shumock, Chair



UNIVERSITY OF SOUTH ALABAMA

MEMORANDUM

USA Health

DATE: May 6, 2024

TO: Jo Bonner
President

FROM: Owen Bailey, Chief Executive Officer

A handwritten signature in blue ink, appearing to read 'Owen Bailey'.

SUBJECT: Board Meeting Documents

Attached for review and approval by the Health Affairs Committee and the Board of Trustees are:

Resolution – USA Health Hospitals Medical Staff Appointments and Reappointments for February, March and April 2024

- USA Health Hospitals Medical Staff Appointments and Reappointments Board of Trustees Report

OB/kh

Attachments

A handwritten signature in black ink, appearing to read 'Jo Bonner'.

**USA BOARD OF TRUSTEES REPORT
USA HEALTH HOSPITALS MEDICAL STAFF
APPOINTMENTS APPROVED IN FEBRUARY 2024, MARCH 2024, AND APRIL 2024**

The following is a listing of recommendations for approval of new appointments, reappointments and other status changes of physicians and APP staff professionals. These have been reviewed and are recommended by the Medical Executive Committees of the respective hospitals.

NAME	USA Health Children's & Women's Hospital			USA Health University Hospital			USA Health Ambulatory Care		
New Appointments:	Type/Status	Category	Department	Type/Status	Category	Department	Type/Status	Category	Department
Abohamad, Samar A., MD	N/A	N/A	N/A	Initial Appointment	Community Staff HCA	Internal Medicine	Initial Appointment	Community Staff HCA	Internal Medicine
Ahmed, Zan, MD	Initial Appointment	Active USA	Pathology	Initial Appointment	Active USA	Pathology	Initial Appointment	Active USA	Pathology
Amburgy, John W., MD	Initial Appointment	Active USA	Neurology	Initial Appointment	Active USA	Neurology	Initial Appointment	Active USA	Neurology
Amburgy, John W., MD	Initial Appointment	Active USA	Neurosurgery	Initial Appointment	Active USA	Neurosurgery	Initial Appointment	Active USA	Neurosurgery
Brewer, Cassandra, CRNP	Initial Appointment	APP USA	Ped. Emerg. Medicine	N/A	N/A	N/A	N/A	N/A	N/A
Brewer, Jeffrey L., MD	Initial Appointment	Active USA	Orthopaedics	Initial Appointment	Active USA	Orthopaedics	Initial Appointment	Active USA	Orthopaedics
Cook, James P., MD	Initial Appointment	Active	Radiology	Initial Appointment	Active	Radiology	N/A	N/A	N/A
Craig, Elizabeth A., DO	N/A	N/A	N/A	Initial Appointment	Active HCA/Jag	Internal Medicine	Initial Appointment	Active HCA/Jag	Internal Medicine
Daclani, Gul H., MD	Initial Appointment	Active USA	Pediatrics	Initial Appointment	Active USA	Pediatrics	Initial Appointment	Active USA	Pediatrics
Dela Cruz, Nestor E., MD	Initial Appointment	Active USA	Pathology	Initial Appointment	Active USA	Pathology	Initial Appointment	Active USA	Pathology
Delgado, Myrtle A., MD	Initial Appointment	Active USA	Pediatrics	N/A	N/A	N/A	Initial Appointment	Active USA	Pediatrics
Dumars, Karen L., MD	Initial Appointment	Active	Neurology	Initial Appointment	Active	Neurology	N/A	N/A	N/A
Fannin, John M., MD	Initial Appointment	Active USA	Anesthesiology	Initial Appointment	Active USA	Anesthesiology	N/A	N/A	N/A
Galitz, Michael S., MD	Initial Appointment	Active USA	Internal Medicine	Initial Appointment	Active USA	Internal Medicine	Initial Appointment	Active USA	Internal Medicine
Graves, Tiare, RN	Initial Appointment	APP	OB/GYN	Initial Appointment	APP	OB/GYN	N/A	N/A	N/A
Gundlach, Ronnie M., DO	Initial Appointment	Consulting	Radiology	Initial Appointment	Consulting	Radiology	N/A	N/A	N/A
Heidel, Gregory M., MD	N/A	N/A	N/A	Initial Appointment	Active USA	Emergency Medicine	N/A	N/A	N/A
Herring, Calvin W., MD	Initial Appointment	Consulting	Radiology	Initial Appointment	Consulting	Radiology	N/A	N/A	N/A
Holmes, Douglas K., MD	Initial Appointment	Active USA	Surgery	Initial Appointment	Active USA	Surgery	Initial Appointment	Active USA	Surgery
Hovater, Carrie J., CRNA	Initial Appointment	APP-Contract/Locums	Anesthesiology	Initial Appointment	APP-Contract/Locums	Anesthesiology	N/A	N/A	N/A
Hyatt, Matthew B., DO	Initial Appointment	Contract/Locums	Radiology	Initial Appointment	Contract/Locums	Radiology	N/A	N/A	N/A
Jacob, Roy G., MD	Initial Appointment	Consulting	Radiology	Initial Appointment	Consulting	Radiology	N/A	N/A	N/A
Jasti, Rahul, MD	Initial Appointment	Consulting	Radiology	Initial Appointment	Consulting	Radiology	N/A	N/A	N/A
Keinath, Kyle V., DO	Initial Appointment	Consulting	Radiology	Initial Appointment	Consulting	Radiology	N/A	N/A	N/A
McAndrews, Daniel J., MD	Initial Appointment	Active USA	Radiology	Initial Appointment	Active USA	Radiology	Initial Appointment	Active USA	Radiology
McCullough-Harris, Amber M., CRNP	Initial Appointment	APP Non-Privileged	Family Medicine	Initial Appointment	APP Non-Privileged	Family Medicine	N/A	N/A	N/A
McLeod, Scott H., MD	Initial Appointment	Active USA	Anesthesiology	Initial Appointment	Active USA	Anesthesiology	N/A	N/A	N/A
Middleton, Thomas W., MD	N/A	N/A	N/A	Initial Appointment	Active HCA/JAG	Internal Medicine	Initial Appointment	Active HCA/JAG	Internal Medicine
Neumann, Jr., Alfred M., MD	Initial Appointment	Active	Surgery	N/A	N/A	N/A	N/A	N/A	N/A
Perkins Hopgood, Allyson M., RN	Initial Appointment	APP USA	Neurosurgery	Initial Appointment	APP USA	Neurosurgery	Initial Appointment	APP USA	Neurosurgery
Pham, Tuan H., MD	Initial Appointment	Active USA	Surgery	Initial Appointment	Active USA	Surgery	Initial Appointment	Active USA	Surgery
Pickens-Taylor, Pamela L., CRNP	Initial Appointment	APP Non-Privileged	Family Medicine	Initial Appointment	APP Non-Privileged	Family Medicine	N/A	N/A	N/A
Poiroux, Sybil R., CRNP	Initial Appointment	APP USA	Pediatrics	N/A	N/A	N/A	Initial Appointment	APP	Pediatrics
Richard, John D., MD	Initial Appointment	Contract/Locums	OBGYN	Initial Appointment	Contract/Locums	OBGYN	N/A	N/A	N/A
Smith, Katherine T., CRNP	Initial Appointment	APP Non-Privileged	Internal Medicine	Initial Appointment	APP Non-Privileged	Internal Medicine	N/A	N/A	N/A
Smith, Laura S., MD	Initial Appointment	Active	Radiology	Initial Appointment	Active	Radiology	N/A	N/A	N/A
Sullivan, James L., CRNA	Initial Appointment	APP USA	Anesthesiology	Initial Appointment	APP USA	Anesthesiology	N/A	N/A	N/A
Taylor, Justin R., MD	Initial Appointment	Consulting	Radiology	Initial Appointment	Consulting	Radiology	N/A	N/A	N/A
Theriot, Emily K., CRNA	Initial Appointment	APP USA	Anesthesiology	Initial Appointment	APP USA	Anesthesiology	N/A	N/A	N/A
Thomas, Jennifer D., CRNA	Initial Appointment	APP Contract/Locums	Anesthesiology	Initial Appointment	APP Contract/Locums	Anesthesiology	N/A	N/A	N/A
Tong, Eugene, MD	Initial Appointment	Consulting	Radiology	Initial Appointment	Consulting	Radiology	N/A	N/A	N/A
Tucker, Sydney A., CRNP	Initial Appointment	APP Non-Privileged	Internal Medicine	Initial Appointment	APP Non-Privileged	Internal Medicine	N/A	N/A	N/A
NAME	USA Health Children's & Women's Hospital			USA Health University Hospital			USA Health Ambulatory Care		
Reappointments:	Type/Status	Category	Department	Type/Status	Category	Department	Type/Status	Category	Department
Al Jaber, Emad K., MD	Reappointment	Consulting USA	Internal Medicine	Reappointment	Active USA	Internal Medicine	Reappointment	Consulting USA/Active USA	Internal Medicine
Allen, Elizabeth M., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Anderson, Chasidy S., PA	Reappointment	APP USA	Pediatrics	N/A	N/A	N/A	Reappointment	APP USA	Pediatrics
Bailey, Gayle W., Scrub Tech	Reappointment	APP	Surgery	N/A	N/A	N/A	N/A	N/A	N/A
Beakley, Lindsey W., MD	Reappointment	Courtesy	Surgery	N/A	N/A	N/A	N/A	N/A	N/A
Blackmon, Ellen B., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Borcicky, David J., DPM	Reappointment	APP	Orthopaedics	Reappointment	APP	Orthopaedics	N/A	N/A	N/A
Boyd, Linda R., MD	N/A	N/A	N/A	Reappointment	Contract/Locums	Emergency Medicine	N/A	N/A	N/A
Brantley, Kaitlin O., CRNP	Reappointment	APP USA	Pediatrics	N/A	N/A	N/A	Reappointment	APP USA	Pediatrics
Bush-Coaxum, Sharon M., MD	Reappointment	Active	OBGYN	N/A	N/A	N/A	N/A	N/A	N/A
Cary, Barrett P., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Coleman II, James P., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Czarkowska, Hanna T., MD	Reappointment	Active USA	Neurology	Reappointment	Active USA	Neurology	Reappointment	Active USA	Neurology
Dabezies, Constance C., MD	Reappointment	Active USA	OBGYN	Reappointment	Coverage USA	OBGYN	Reappointment	Active USA/Coverage USA	OBGYN
Damrich, Michael E., MD	Reappointment	Courtesy USA	Surgery	Reappointment	Active USA	Surgery	Reappointment	Courtesy USA/Active USA	Surgery
Dees, Daniel D., MD	Reappointment	Consulting USA	Neurology	Reappointment	Active USA	Neurology	Reappointment	Consulting USA/Active USA	Neurology
DiPalma, Jack A., MD	Reappointment	Consulting USA	Internal Medicine	Reappointment	Active USA	Internal Medicine	Reappointment	Cons. USA/Active USA	Internal Medicine
Dubuc, Tammy E., PHARM D	Reappointment	APP Non-Privileged	Internal Medicine	Reappointment	APP Non-Privileged	Internal Medicine	N/A	N/A	N/A
Edwards, Jamira N., CRNP	Reappointment	APP USA	Pediatric Emerg. Medicine	Reappointment	APP USA	Emergency Medicine	N/A	N/A	N/A

**USA BOARD OF TRUSTEES REPORT
USA HEALTH HOSPITALS MEDICAL STAFF
APPOINTMENTS APPROVED IN FEBRUARY 2024, MARCH 2024, AND APRIL 2024**

NAME	USA Health Children's & Women's Hospital			USA Health University Hospital			USA Health Ambulatory Care		
	Type/Status	Category	Department	Type/Status	Category	Department	Type/Status	Category	Department
Reappointments: (Continued)									
Falkos, Sheryl A., MD	Reappointment	Active USA	Pediatrics	Reappointment	Active USA	Pediatrics	Reappointment	Active USA	Pediatrics
Fishel, Heather L., MD	Reappointment	Consulting USA	Internal Medicine	Reappointment	Active USA	Internal Medicine	Reappointment	Consulting USA/ Active USA	Internal Medicine
FitzHarris, Susie N., MD	Reappointment	Community Staff	Pediatrics	N/A	N/A	N/A	N/A	N/A	N/A
Francavilla, Michael L., MD	Reappointment	Active USA	Radiology	Reappointment	Active USA	Radiology	Reappointment	Active USA	Radiology
Garrett, Beverly A., CRNA	Reappointment	APP USA	Anesthesiology	Reappointment	APP USA	Anesthesiology	N/A	N/A	N/A
Garrett, Kellie S., CRNP	Reappointment	APP USA	Surgery	Reappointment	APP USA	Surgery	Reappointment	APP USA	Surgery
Goslings, Sophia M., MD	Reappointment	Active USA	Pediatrics	Reappointment	Active USA	Pediatrics	Reappointment	Active USA	Pediatrics
Grevenitis, Sonia S., MD	Reappointment	Consulting	Pediatrics	N/A	N/A	N/A	N/A	N/A	N/A
Gronewold, Brian M., PA	Reappointment	APP USA	Orthopaedics	Reappointment	APP USA	Orthopaedics	Reappointment	APP USA	Orthopaedics
Handwerger, Adam J., MD	Reappointment	Active	Orthopaedics	Reappointment	Courtesy	Orthopaedics	N/A	N/A	N/A
Hartin, Jr., Charles W., MD	Reappointment	Active USA	Surgery	Reappointment	Consulting USA	Surgery	Reappointment	Active USA/Consulting USA	Surgery
Hayes, Lorna S., CRNP	Reappointment	APP USA	OB/GYN	N/A	N/A	N/A	Reappointment	APP USA	OB/GYN
Hermecz, Brittany N., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Hibbard, Nina J., CRNP	Reappointment	APP HCA	Internal Medicine	Reappointment	APP HCA	Internal Medicine	Reappointment	APP HCA	Internal Medicine
Hude, Paul O., CRNA	N/A	N/A	N/A	Reappointment	APP USA	Anesthesiology	N/A	N/A	N/A
Hundley, Olivette T., MD	Reappointment	Active USA	Internal Medicine	Reappointment	Active USA	Internal Medicine	Reappointment	Active USA	Internal Medicine
Hundley, Olivette T., MD	Reappointment	Active USA	Pediatrics	Reappointment	Active USA	Pediatrics	Reappointment	Active USA	Pediatrics
Hunter, Whitney C., PA	Reappointment	APP USA	Urology	Reappointment	APP USA	Urology	Reappointment	APP USA	Urology
Jaudon, Danielle F., CRNP, DNP	N/A	N/A	N/A	Reappointment	APP USA	Surgery	Reappointment	APP USA	Surgery
Jensen, Jessica L., CRNP	Reappointment	APP USA	Internal Medicine	Reappointment	APP USA	Internal Medicine	Reappointment	APP USA	Internal Medicine
Jones, Marnita M., CRNP	Reappointment	APP USA	Anesthesiology	Reappointment	APP USA	Anesthesiology	N/A	N/A	N/A
Kappel, Margaret G., CRNP	Reappointment	APP Non-Privileged USA	Family Medicine	Reappointment	APP Non-Privileged USA	Family Medicine	Reappointment	APP Non-Privileged USA	Family Medicine
Kern, Ashley L., CRNP	Reappointment	APP USA	Neurosurgery	Reappointment	APP USA	Neurosurgery	Reappointment	APP USA	Neurosurgery
Koulianos, George T., MD	Reappointment	Consulting	OB/GYN	N/A	N/A	N/A	N/A	N/A	N/A
Krystosek, Luke A., MD	Reappointment	Consulting	Radiology	Reappointment	Consulting	Radiology	N/A	N/A	N/A
Lagasse, Grace A., MD	Reappointment	Active USA	Pediatric Emerg. Medicine	Reappointment	Active USA	Emergency Medicine	N/A	N/A	N/A
Loveless, Emily K., RN	Reappointment	APP	OB/GYN	Reappointment	APP	OB/GYN	N/A	N/A	N/A
Lozano, Kay D., MD	Reappointment	Consulting	Radiology	Initial Appointment	Consulting	Radiology	N/A	N/A	N/A
Lucas, Eric D., MD	N/A	N/A	N/A	Reappointment	Active USA	Emergency Medicine	N/A	N/A	N/A
Lundstrom, Trevor A., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Matthews, Daniel E., MD	Reappointment	Consulting	Orthopaedics	Reappointment	Active	Orthopaedics	N/A	N/A	N/A
McCarty, Melissa J., CRNA	Reappointment	APP USA	Anesthesiology	Reappointment	APP USA	Anesthesiology	N/A	N/A	N/A
McKay, Brianna D., PA	Reappointment	APP USA	Pediatrics	N/A	N/A	N/A	Reappointment	APP USA	Pediatrics
McKinley, Martha S., CRNP	N/A	N/A	N/A	Reappointment	APP HCA	Internal Medicine	Reappointment	APP HCA	Internal Medicine
McNeil, Megan L., MD	N/A	N/A	N/A	Reappointment	Contract/Locums	Emergency Medicine	N/A	N/A	N/A
Moreno, Cesar G., MD	N/A	N/A	N/A	Reappointment	Active USA	Internal Medicine	Reappointment	Active USA	Internal Medicine
Murph, Arielle B., CRNA	Reappointment	APP USA	Anesthesiology	Reappointment	APP USA	Anesthesiology	N/A	N/A	N/A
Murph, Tyler R., CRNA	Reappointment	APP USA	Anesthesiology	Reappointment	APP USA	Anesthesiology	N/A	N/A	N/A
Musselwhite, Christopher C., MD	Reappointment	Active USA	Pediatric Emerg. Medicine	Reappointment	Active USA	Emergency Medicine	N/A	N/A	N/A
Nader, Mathieu W., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Neal, Kathleen H., CRNA	Reappointment	APP USA	Anesthesiology	Reappointment	APP USA	Anesthesiology	N/A	N/A	N/A
Norris, Lindsay B., CRNP	N/A	N/A	N/A	Reappointment	APP USA	Internal Medicine	Reappointment	APP USA	Internal Medicine
Ochoa, Juan G., MD	Reappointment	Active USA	Neurology	Reappointment	Active USA	Neurology	Reappointment	Active USA	Neurology
Oliver, Robert P., MD	Reappointment	Contract/Locums	Radiology	Reappointment	Contract/Locums	Radiology	N/A	N/A	N/A
Owens, David C., MD	Reappointment	Consulting USA	Urology	Reappointment	Courtesy USA	Urology	Reappointment	Consulting USA/Courtesy USA	Urology
Pacheco, Antonio L., MD	Reappointment	Active USA	Pediatric Emerg. Medicine	Reappointment	Active USA	Emergency Medicine	N/A	N/A	N/A
Pfleger, Jenna M., MD	Reappointment	Active USA	Family Medicine	Reappointment	Active USA	Family Medicine	Reappointment	Active USA	Family Medicine
Plash, Walter B., MD	Reappointment	Active USA	Pediatric Emerg. Medicine	Reappointment	Active USA	Emergency Medicine	N/A	N/A	N/A
Ramsey, Jr., Timothy T., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Roberts, Price J., CRNA	Reappointment	APP USA	Anesthesiology	Reappointment	APP USA	Anesthesiology	N/A	N/A	N/A
Romani Jr., William R., MD	Reappointment	Active USA	Radiology	Reappointment	Active USA	Radiology	Reappointment	Active USA	Radiology
Roveda, Mary Kelly P., MD	Reappointment	Academic	Pathology	Reappointment	Academic	Pathology	N/A	N/A	N/A
Rozell, James M., MD	Reappointment	Consulting	Radiology	Reappointment	Consulting	Radiology	N/A	N/A	N/A
Ruff, Michael B., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Rutherford, Jill A., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
St. John, Jeffrey G., MD	N/A	N/A	N/A	Reappointment	Consulting	Surgery	N/A	N/A	N/A
Sandy, Arthur D., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Siddiqui, Abdul H., MD	Reappointment	Active USA	Pediatrics	N/A	N/A	N/A	Reappointment	Active USA	Pediatrics
Siegal, Stuart L., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Sindel, Campbell B., MD	N/A	N/A	N/A	Reappointment	Coverage	Internal Medicine	N/A	N/A	N/A
Smith, Lisa M., MD	Reappointment	Active USA	Radiology	Reappointment	Active USA	Radiology	Reappointment	Active USA	Radiology
Sollie, Rebecca S., MD	Reappointment	Active USA	Family Medicine	Reappointment	Active USA	Family Medicine	Reappointment	Active USA	Family Medicine
Sullivan, III, Edward A., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Thakur, Jai Deep D., MD	Reappointment	Active USA	Neurosurgery	Reappointment	Active USA	Neurosurgery	Reappointment	Active USA	Neurosurgery
Thomas, Robert H., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Thornton, David D., MD	Reappointment	Active USA	Radiology	Reappointment	Active USA	Radiology	Reappointment	Active USA	Radiology
Too, Onesmus K., CRNA	Reappointment	APP USA	Anesthesiology	Reappointment	APP USA	Anesthesiology	N/A	N/A	N/A
Vande Waa, John A., DO	Reappointment	Active USA	Internal Medicine	Reappointment	Active USA	Internal Medicine	Reappointment	Active USA	Internal Medicine
Varma, Jyotsna, MD	Reappointment	Active USA	Anesthesiology	Reappointment	Consulting USA	Anesthesiology	N/A	N/A	N/A
Vincent, Robert D., MD	Reappointment	Courtesy USA	Anesthesiology	Reappointment	Active USA	Anesthesiology	N/A	N/A	N/A
VonCannon, Lindsey L., MD	Reappointment	Community Staff	Pediatrics	N/A	N/A	N/A	N/A	N/A	N/A
Waggoner, Clinton R., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Wall, Mark B., MD	Reappointment	Active USA	Radiology	Reappointment	Active USA	Radiology	Reappointment	Active USA	Radiology

**USA BOARD OF TRUSTEES REPORT
USA HEALTH HOSPITALS MEDICAL STAFF
APPOINTMENTS APPROVED IN FEBRUARY 2024, MARCH 2024, AND APRIL 2024**

NAME	USA Health Children's & Women's Hospital			USA Health University Hospital			USA Health Ambulatory Care		
Reappointments: (Continued)	Type/Status	Category	Department	Type/Status	Category	Department	Type/Status	Category	Department
Walter, Jonathan W., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
Wang, Wenli, MD	N/A	N/A	N/A	Reappointment	Contract/Locums	Emergency Medicine	N/A	N/A	N/A
Wear, Shane A., MD	Reappointment	Active	Radiology	Reappointment	Active	Radiology	N/A	N/A	N/A
West, III, James L., MD	Reappointment	Consulting	Orthopaedics	Reappointment	Consulting	Orthopaedics	N/A	N/A	N/A
Younger, Austin R., MD	Reappointment	Consulting USA	Urology	Reappointment	Active USA	Urology	Reappointment	Consulting USA/Active USA	Urology

NAME	USA Health Children's & Women's Hospital			USA Health University Hospital			USA Health Ambulatory Care		
Change Requests:	Type/Status	Category	Department	Type/Status	Category	Department	Type/Status	Category	Department
Adams, Mason G., MD	Added Privileges	Active USA	Internal Medicine	N/A	N/A	N/A	Added Privileges	Active USA	Internal Medicine
Brown, Amberlyn N., PA	Added Registration Agreement	APP USA	OB/GYN	N/A	N/A	N/A	Added Additional Registration Agreement	APP USA	OB/GYN
Buschbach, Amanda Kelly, CRNP	N/A	N/A	N/A	Changed Last Name	APP USA	Internal Medicine	Changed Last Name	APP USA	Internal Medicine
Bush, Cheyne, Scrub Tech	Added Privileges	APP USA	Orthopaedics	Added Privileges	APP USA	Orthopaedics	Added Privileges	APP USA	Orthopaedics
Cornelius, Emily D., CRNP	Changed Collaborative Physician	APP USA	Surgery	Changed Collaborative Physician	APP USA	Surgery	Changed Collaborative Physician	APP USA	Surgery
Damrich, Michael, MD	Changed Staff Category	Active USA	Surgery	Changed Staff Category	Active USA	Surgery	Changed Staff Category	Active USA	Surgery
Daniels, Larkin J., MD	Changed Status	Community Staff	Surgery	Changed Status	Community Staff	Surgery	N/A	N/A	N/A
DeAndrade, Kevin B., MD	Deleted Privileges	Consulting	Internal Medicine	N/A	N/A	N/A	N/A	N/A	N/A
Edwards, Jamira, CRNP	Chg. Coll. Phy./Add Priv.	APP USA	Ped. Emerg. Medicine	Chg. Coll. Phy./Deleted Priv.	APP USA	Emergency Medicine	N/A	N/A	N/A
Foppe, Mark A., DO	N/A	N/A	N/A	Added Privileges	Contract/Temp. Phy.	Emergency Medicine	N/A	N/A	N/A
Gonzalez Rodriguez, Angel D., MD	Added Privileges	Active USA	Pediatrics	N/A	N/A	N/A	Added Privileges	Active USA	Pediatrics
Gronewold, Brian M., PA	Added Priv./Chg Coll. Physician	APP USA	Orthopaedics	Added Priv./Chg Coll. Physician	APP USA	Orthopaedics	Added Priv./Chg Coll. Physician	APP USA	Orthopaedics
Hunt, Karras R., CRNP	Changed Collaborating Physician	APP USA	Anesthesiology	Changed Collaborating Physician	APP USA	Anesthesiology	N/A	N/A	N/A
Johnson, Mikayla, PA	Chg. Coll. Phy./Dept./Added Priv.	APP USA	Internal Medicine	Chg. Coll. Phy./Dept./Added Priv.	APP USA	Internal Medicine	Chg. Coll. Phy./Dept./Added Priv.	APP USA	Internal Medicine
Jones, Marnita M., CRNP	Changed Collaborating Physician	APP USA	Anesthesiology	Changed Collaborating Physician	APP USA	Anesthesiology	N/A	N/A	N/A
Kyriazis, Dimitris, MD	Changed Staff Category	Active USA	Surgery	Changed Staff Category	Active USA	Surgery	Changed Staff Category	Active USA	Surgery
Lucas, Julie R., PA	Changed Coll. Phy. and Status	APP Non-Privileged	Family Medicine	Changed Coll. Phy. and Status	APP Non-Privileged	Family Medicine	N/A	N/A	N/A
Maltese, Carl, MD	Changed Staff Category	Courtesy USA	Surgery	Changed Staff Category	Active USA	Surgery	Changed Staff Category	Courtesy USA/Active USA	Surgery
Moss, Charlotte A., CRNP	Changed Collaborating Physician	APP USA	Pediatrics	N/A	N/A	N/A	Changed Collaborating Physician	APP USA	Pediatrics
Motykiewicz, Stacy, CRNP	N/A	N/A	N/A	Added Privileges	APP USA	Internal Medicine	Added Privileges	APP USA	Internal Medicine
Mueller, Luke M., DO	Deleted Privileges	Active USA	Internal Medicine	Deleted Privileges	Active USA	Internal Medicine	Deleted Privileges	Active USA	Internal Medicine
Nall, Molly, PA	Changed Status	APP USA	Surgery	Changed Status	APP USA	Surgery	Changed Status	APP USA	Surgery
Norris, Lindsay B., CRNP	N/A	N/A	N/A	Added Privileges	APP USA	Internal Medicine	Added Privileges	APP USA	Internal Medicine
Paragone, Christine M., PA	Changed Status	APP USA	Surgery	Changed Status	APP USA	Surgery	Changed Status	APP USA	Surgery
Petrosian, Robert, MD	N/A	N/A	N/A	Added Privileges	Active HCA/JAG	Internal Medicine	Added Privileges	Active HCA/JAG	Internal Medicine
Skipper, Caitlin E., CRNP	Changed Collaborating Physician	APP USA	Pediatrics	N/A	N/A	N/A	Changed Collaborating Physician	APP USA	Pediatrics
Smithgall, Ashley L., CRNP	Changed Collaborating Physician	APP USA	Pediatrics	N/A	N/A	N/A	Changed Collaborating Physician	APP USA	Pediatrics
Stuck, Nathanael C., PA	Added Privileges	APP USA	Neurosurgery	Added Privileges	APP USA	Neurosurgery	Added Privileges	APP USA	Neurosurgery
Tindle, Hope, CRNP	Chg. Dept./Add Priv./Deleted Priv.	APP USA	Ped. Emerg. Medicine	Deleted Privileges	APP USA	Orthopaedics	Chg. Dept./Added Priv./Deleted Priv.	APP USA	Ped. Emerg. Med/Ortho.
Walker, Kathy E., CRNP, DNP	Chg. Collab./Deleted Priv.	APP HCA	Internal Medicine	Chg. Collab./Deleted Priv.	APP HCA	Internal Medicine	Chg. Collab./Deleted Priv.	APP HCA	Internal Medicine
Wicker, Amber N., CRNP	Changed Collaborative Physician	APP USA	Orthopaedics	Changed Collaborative Physician	APP USA	Orthopaedics	Changed Collaborative Physician	APP USA	Orthopaedics

NAME	USA Health Children's & Women's Hospital			USA Health University Hospital			USA Health Ambulatory Care		
Resigned/Retired	Reason	Date	Department	Reason	Date	Department	Reason	Date	Department
Bell, Tatianna L., CRNP	N/A	N/A	N/A	Resigned	03/18/2024	Family Medicine	N/A	N/A	N/A
Conway, Deborah J., MD	Resigned	04/02/2024	Radiology	Resigned	04/02/2024	Radiology	N/A	N/A	N/A
Cotton, Laura L., RN	Resigned	02/29/2024	OB/GYN	Resigned	2/29/2024	OB/GYN	N/A	N/A	N/A
Fox, II, Stephen G., MD	Resigned	03/01/2024	Radiology	Resigned	03/01/2024	Radiology	N/A	N/A	N/A
Greenspon, Yosef Y., MD	Resigned	01/04/2024	Surgery	N/A	N/A	N/A	N/A	N/A	N/A
Ledbetter, Kate L., RN	Resigned	02/23/2024	Surgery	Resigned	02/23/2024	Surgery	Resigned	02/23/2024	Surgery
Lewis, Elizabeth E., CRNP	Deceased	03/22/2024	Urology	Deceased	03/22/2024	Urology	Deceased	03/22/2024	Urology
Lim, Lerma C., CRNA	Resigned	01/10/2024	Anesthesiology	Resigned	01/10/2024	Anesthesiology	N/A	N/A	N/A
McConnell, Sara A., DO	Resigned	03/26/2024	Internal Medicine/Pediatrics	Resigned	03/26/2024	Internal Medicine/Pediatrics	Resigned	03/26/2024	Internal Medicine/Pediatrics
Messer, Cynthia F., CNM	Resigned	02/29/2024	OB/GYN	N/A	N/A	N/A	Resigned	02/29/2024	OB/GYN
Moore, Allie O., CRNP	Resigned	01/11/2024	OB/GYN Eval. Center	N/A	N/A	N/A	N/A	N/A	N/A
Norris, Lindsay B., CRNP	N/A	N/A	N/A	Resigned	03/21/2024	Internal Medicine	Resigned	03/21/2024	Internal Medicine
Rodriguez, Jose R., MD	Resigned	01/04/2024	Surgery	Resigned	01/10/2024	Surgery	N/A	N/A	N/A
Rosenthal, III, Harry B., MD	Resigned	12/31/2023	Radiology	Resigned	12/31/2023	Radiology	N/A	N/A	N/A
Russ, Chondra N., CRNP	Resigned	03/04/2024	Ped. Emergency Med.	Resigned	3/4/2024	Emergency Medicine	N/A	N/A	N/A
Slauterbeck, James R., MD	Resigned	03/04/2024	Orthopaedics	Resigned	03/04/2024	Orthopaedics	Resigned	03/04/2024	Orthopaedics
Walker, Valerie A., CRNP	Resigned	02/09/2024	Ped. Emergency Med.	N/A	N/A	N/A	N/A	N/A	N/A
Warkus, Erica L., MD	Resigned	01/25/2024	Ped. Emerg. Medicine	Resigned	1/25/2024	Emergency Medicine	N/A	N/A	N/A
Weil, Ashley M., MD	Resigned	03/21/2024	Family Medicine	Resigned	03/21/2024	Family Medicine	N/A	N/A	N/A

NAME	USA Health Children's & Women's Hospital			USA Health University Hospital			USA Health Ambulatory Care		
Reinstatement:	Reason	Date	Department	Reason	Date	Department	Reason	Date	Department
Galliani, Carlos A., MD	Return from Medical Leave	02/12/2024	Pathology	Return from Medical Leave	02/12/2024	Pathology	Return from Medical Leave	02/12/2024	Pathology

MEMORANDUM

University of South Alabama Health Care Authority

DATE: June 5, 2024

TO: President Jo Bonner

FROM: Dr. Andrea Moore Kent, Secretary of the USA Health Care Authority



SUBJECT: Amended and Restated Articles of Incorporation and Bylaws of the USA Health Care Authority

The purpose of this memorandum is to request approval of (1) the Amended and Restated Articles of Incorporation of the University of South Alabama Health Care Authority attached as Exhibit A and (2) the Amended and Restated Bylaws of the University of South Alabama Health Care Authority attached as Exhibit B. (“Amendments”).

At its June 3, 2024 meeting, the Board of Directors of the University of South Alabama Health Care Authority (“USA HCA”) approved the Amendments (subject to the approval of the Board of Trustees) to (1) clarify that all decisions of the Board of Directors of the USA HCA will be subject to the approval of the President of the University of South Alabama, (2) to appoint Kristin Dukes as the agent for service of process for USA HCA, (3) to update the titles of the ex officio board members serving on the Board of Directors of USA HCA to conform to current titles, (4) to provide for unanimous consent to action without a meeting of the Board (subject to the approval of the President of the University of South Alabama) and (5) to conform signatory approval authority to the signatory authority delegated by the President of the University of South Alabama.

Request is hereby made by the Board of Directors of the USA HCA to present the Amendments attached as Exhibit A and Exhibit B to the University of South Alabama Board of Trustees for approval.



RESOLUTION

AMENDMED AND RESTATED ARTICLES OF INCORPORATION AND AMENDED AND RESTATED BYLAWS OF THE UNIVERSITY OF SOUTH ALABAMA HEALTH CARE AUTHORITY

WHEREAS, the University of South Alabama Health Care Authority (“Authority”) was formed on May 2, 2017, pursuant to the provisions of the University Authority Act of 2016, Ala. Code §16-17A-1, et seq., and the filing of the Articles of Incorporation dated May 2, 2017, with the Office of the Alabama Secretary of State and as recorded in the Probate Court of Mobile County, Alabama (“Articles”), and

WHEREAS, the Board of Directors of the Authority adopted the Bylaws of the University of South Alabama Health Care Authority dated May 2, 2017 (“Bylaws”), and

WHEREAS, any amendment to the Articles and Bylaws of the Authority requires the approval of the Board of Trustees of the University of South Alabama, and

WHEREAS, at its June 3, 2024, meeting, the Board of Directors of the Authority approved the amendment of the Articles and Bylaws (subject to the approval of the Board of Trustees) to (1) clarify that all decisions of the Board of Directors of the Authority will be subject to the approval of the President of the University of South Alabama, (2) to appoint Ms. Kristin Dukes as the agent for service of process for the Authority, (3) to update the titles of the ex officio board members serving on the Board of Directors of the Authority to conform to current titles, (4) to provide for unanimous consent to action without a meeting of the Board (subject to the approval of the President of the University of South Alabama) and (5) to conform signatory approval authority for the Authority to the signatory authority delegated by the President of the University of South Alabama,

THEREFORE, BE IT RESOLVED, the Board of Trustees of the University of South Alabama hereby authorizes the adoption of the Amended and Restated Articles of Incorporation of the Authority as shown in Exhibit A attached hereto, and

RESOLVED FURTHER, the Board of Trustees of the University of South Alabama hereby authorizes the adoption of the Amended and Restated Bylaws of the Authority as shown in Exhibit B attached hereto, and

RESOLVED FURTHER, that Dr. Andi Kent, Executive Vice President and Provost for the University of South Alabama, who also serves as the Secretary of the Authority, is hereby authorized (1) to execute the Articles and Bylaws, as amended, (2) to file the Articles with the Office of the Alabama Secretary of State, (3) to record the Articles in the Probate Court for Mobile County, Alabama and (4) to take any other action necessary or desirable to consummate amendments contemplated herein.

EXHIBIT A

AMENDED AND RESTATED ARTICLES OF INCORPORATION OF UNIVERSITY OF SOUTH ALABAMA HEALTH CARE AUTHORITY

For the purpose of forming a public corporation under and pursuant to the provisions of the University Authority Act of 2016, and any act amendatory thereof, supplementary thereto or substituted therefore (hereinafter referred to as the "Enabling Law"), the undersigned incorporator does hereby sign, verify and adopt these Amended and Restated Articles of Incorporation, and, upon the filing for record of these Amended and Restated Articles of Incorporation in the Office of the Judge of Probate of Mobile County, Alabama, the existence of a public corporation and University Authority under the name set forth in Article I hereof shall commence.

ARTICLE I.

The name of the public corporation is the "University of South Alabama Health Care Authority" (hereinafter referred to as the "University Authority"). Attached as Exhibit A and made a part hereof is a certificate by the Secretary of State of the State of Alabama stating that the name proposed for the University Authority is not identical to that of any other corporation organized under the laws of the State of Alabama or so nearly similar thereto as to lead to confusion or uncertainty.

ARTICLE II.

The University Authority shall have perpetual existence; provided, however, that the University Authority's existence may be terminated pursuant to the provisions of the Enabling Law and of these Amended and Restated Articles of Incorporation relevant to the dissolution of the University Authority.

ARTICLE III.

The name of the sponsoring university authorizing the incorporation of the University Authority is the University of South Alabama, a public body corporate of the State of Alabama ("USA"). On May 1, 2017, USA, by and through its governing body of the Board of Trustees, adopted a resolution approving and authorizing the Articles of Incorporation of the University Authority in accordance with the Enabling Law. On the ____ day of _____, 2024, USA, by and through its Board of Trustees, adopted a Resolution approving and authorizing this Amended and Restatement of the Articles of Incorporation of the University Authority.

ARTICLE IV.

The University Authority is organized pursuant to the provisions of the Enabling Law.

ARTICLE V.

The University Authority shall have and exercise all powers and authorities provided by the Enabling Law, for corporations organized thereunder, together with such additional powers and rights as are now or may hereafter be provide by law.

ARTICLE VI.

The location and mailing address of the initial registered office of the Corporation shall be 307 University Boulevard, AD 140, Mobile, Alabama 36688. The name of the registered agent of the University Authority at such address is Kristin D. Dukes, General Counsel for the University of South Alabama.

ARTICLE VII.

There shall be eleven (11) directors constituting the initial Board of Directors of the University Authority (hereinafter referred to as the "Board") whose terms of office and manner of appointment or election are as follows:

- a)** Of the initial eleven member board, five members will be ex-officio and will include the individuals occupying the following positions at the University of South Alabama: Chair *pro tempore* of the Board of Trustees, the Executive Vice President of the University of South Alabama, the Chief Financial Officer of the University of South Alabama, the Vice President for Medical Affairs, and the Chief Executive Officer of USA Health.
- b)** After the initial appointments to the board of directors, those appointed to the six director positions which are not in an ex officio capacity shall hold office for six-year terms. The appointment of those six positions to the initial board of directors will be made in two groups, with three directors appointed to a three-year term and three appointed to a full six-year term. If, at the expiration of any term of office of any director, a successor has not been appointed as provided herein, then the director whose term of office has expired shall continue to hold office until his or her successor is appointed.
- c)** The appointment to the board of directors will be made by the University of South Alabama Board of Trustees (hereinafter referred to as "Trustees"). The appointed membership of the Board of the University Authority will be inclusive and reflect the racial, gender, geographic, and economic diversity of the state.
- d)** Each director shall serve without compensation but may be reimbursed for expenses actually incurred by him or her in connection with the performance of his or her duties.
- e)** A director may be removed by the Trustees, with or without cause, at any time. Any vacancy in the board of directors created by the death, resignation, incapacity or removal of a director or by an increase in the number of directors shall be filled by appointments made by the Trustees at their next regular

meeting or earlier as determined necessary by the Executive Committee of the Trustees.

f) A majority of directors shall constitute a quorum for the transaction of business of the Board, and any meeting of the Board may be adjourned from time to time by a majority of the directors present. No vacancy in membership of the Board shall impair the right of a quorum to exercise all the powers and perform all the duties of the board.

g) Any director who is serving on the Board in an ex-officio capacity by virtue of his or her office shall be automatically deemed to have resigned his or her seat on the Board in the event such individual no longer serves in the position that entitled him or her to an ex-officio membership on the Board.

ARTICLE VIII.

The initial bylaws of the University Authority shall be adopted by the Board (subject to the approval of the President of the University of South Alabama) and approved by the Trustees. The power to alter, amend or repeal the bylaws or adopt new bylaws shall be vested in the Board; provided, that any amendment to the bylaws of the University Authority adopted by the Board shall not become effective until such amendment has been approved by a majority vote of a quorum of the Trustees of USA. The bylaws may contain any provisions for the regulation and conduct of the affairs of the University Authority and the Board not inconsistent with the Enabling Act or these Amended and Restated Articles of Incorporation.

ARTICLE IX.

Upon the dissolution of the University Authority and the winding up of its affairs, the Board shall, after paying or making provision for the payment of all liabilities and obligations of the University Authority, transfer all of its remaining assets to the University of South Alabama or to any affiliate organization of USA that is designated by its Board of Trustees. No assets or earnings of the University Authority shall be distributed to any officer or director of the University Authority or to any private individual.

ARTICLE X.

The name and address of the sole incorporator of the University Authority are as follows:

<u>Name</u>	<u>Address</u>
Kristin D. Dukes, Esq.	307 University Boulevard, North AD 140 Mobile, AL 36688

ARTICLE XI.

These Amended and Restated Articles of Incorporation may be amended from time to time by filing articles of amendment with the Secretary of State of the State of Alabama and in accordance with the terms and provisions of the Enabling Act, provided, that any amendment to these Amended and Restated Articles of Incorporation shall not be effective, and shall not be filed of public record, until such amendment has been approved by a majority vote of a quorum of the Trustees of the University of South Alabama. Notwithstanding the foregoing, no amendment shall be made to these Amended and Restated Articles of Incorporation which would in any way result in the operation of the University Authority for the private advantage or pecuniary profit of any director or member thereof or permit the operation of the University Authority for any purpose other than those allowed under the Enabling Act.

The undersigned, acting as the sole incorporator of the University of South Alabama Health Care Authority, executes these Amended and Restated Articles of Incorporation on this the ____ day of _____, 2024

Dr. Andrea Moore Kent, Secretary
Board of Directors
University of South Alabama Health Care Authority

STATE OF ALABAMA)
MOBILE COUNTY)

I the undersigned, a notary public in and for said County in said State, hereby certify that Dr. Andrea Moore Kent, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this, the ____ day of _____, 2024.

Notary Public
State of Alabama at Large
My Commission Expires:_____/_____/_____

EXHIBIT B
AMENDED AND RESTATED BYLAWS
OF
UNIVERSITY OF SOUTH ALABAMA HEALTH CARE AUTHORITY

ARTICLE I.

Offices

Section 1. Principal Office. The principal office of the University of South Alabama Health Care Authority (hereinafter called the "University Authority") shall be located at 307 University Boulevard, N., AD 170, Mobile, Alabama, 36688-0002, in the City of Mobile, Alabama (hereinafter called "the City").

Section 2. Other Offices. The University Authority may also have such other office or offices within or without the corporate limits of the City as the Board of Directors of the University Authority may determine or as its business may require.

ARTICLE II.

Powers and Conformity with Articles of Incorporation and Enabling Law

Section 1. Powers. The University Authority shall have such powers as are specified in its Articles of Incorporation, as may be amended from time to time, in conformity with the University Authority Act of 2016, and any act amendatory thereof, supplementary thereto or substituted therefor (hereinafter referred to as the "Enabling Law").

Section 2. Inconsistency with the Articles of Incorporation. No provision of these Bylaws may be inconsistent with the provisions of the University Authority's Articles of Incorporation or the Enabling Law. In the event of any inconsistency between the Bylaws and the Articles of Incorporation of the University Authority, the Enabling Law and Articles of Incorporation shall control.

ARTICLE III.

Board of Directors

Section 1. Creation and Duties of the Board In General. All corporate powers of the University Authority shall be exercised by or under the authority of, and the business affairs of the University Authority shall be managed under the discretion of, a Board of Directors (the "Board") subject to the approval of the President of the University of South Alabama. The number of members of the Board shall be eleven or as specified in the Articles of Incorporation.

Section 2. USA Health Providence Hospital. The Board of Directors of the University of South Alabama Health Care Authority shall be the governing body of USA Health Providence Hospital and shall have final approval of all appointments and reappointments and

conferring of clinical privileges to members of the medical staff subject to the hearing and appeal procedures set forth in the Medical Staff Bylaws and the General Rules and Regulations of the Medical Staff (hereinafter collectively referred to as the “Medical Staff Bylaws”). The provisions relating to appointment and reappointment and conferring of clinical privileges of the medical staff, as contained in the Medical Staff Bylaws and as applicable to the University of South Alabama Health Care Authority, are incorporated herein by reference.

Section 3. Election of Directors. The members of the Board (hereinafter called “Directors”) shall be selected in accordance with the provisions of the University Authority’s Articles of Incorporation (as it may at the time exist). Any vacancy in the membership of the Board shall be filled in accordance with the University Authority’s Articles of Incorporation.

Section 4. Terms of Directors. Each Director shall hold office for a term as established in the University Authority’s Articles of Incorporation.

Section 5. Resignation of Directors. Any Director may resign at any time upon written notice to the University Authority addressed to it at its principal office or to an office of the Board. Any resignation shall become effective at the time or upon the happening of the condition, if any, specified therein, or, if no such condition or time is specified, upon its receipt. Unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Removal of Directors. Any Director may be removed in accordance with the Articles of Incorporation.

Section 7. Vacancy Among Directors. Any vacancy in the Board shall be filled by appointments made by the Trustees of the University of South Alabama at their next regular meeting or earlier as determined necessary by the Executive Committee of the Trustees of the University of South Alabama.

Section 8. Place of Meetings; Telephonic or Video Conference Meetings. All meetings of the Board shall be held at the principal office of the University Authority or at such other place or places as the Directors may from time to time determine. The Board may meet by telephone, video conference, or similar communications equipment by which all directors participating in the meeting can hear each other. Participation in such a meeting shall constitute presence in person at such meeting.

Section 9. Regular and Special Meetings. Regular meetings of the Board shall be held quarterly at such time as the Board may determine in advance. A special meeting of the Board shall be held upon the call of either the President of the University Authority or a majority of the total number of Directors, and otherwise at such times as the Board may by resolution specify.

Section 10. Notice of Meetings. One day's notice of each special meeting shall be given to each Director, and, if required by law or by these bylaws, such notice shall also state the purpose for which such special meeting was called. The notice provided for in this section may be given in person or by any other reasonable means (including telephone or electronic mail). Attendance of a director at a meeting shall constitute a waiver of notice of such a meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

Section 11. Waiver of Notice. Whenever any notice is required to be given under the provisions of the University Authority's Articles of Incorporation, or of these bylaws, a waiver thereof in writing signed by the person entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice where such notice is permitted by state law. All such waivers shall be filed with the corporate records, or be made a part of the minutes of the relevant meeting.

Section 12. Quorum. A majority of Directors shall constitute a quorum for the transaction of business of the Board, and any meeting of the Board may be adjourned from time to time by a majority of the directors present. No vacancy in membership of the Board shall impair the right of a quorum to exercise all the powers and perform all the duties of the Board. Any regular meeting or special meeting of the Board may be continued in session by being adjourned at the end thereof to a specified time and place, and at any adjourned meeting may again be continued in session by adjournment thereof.

Section 13. Voting. Each Director shall be entitled to one vote at any meeting of the Board while in attendance. There shall be no voting by proxy.

Section 14. Business and Manner of Acting; Resolutions; Written Record. Any matter of business may be transacted at any meeting, except as otherwise required by law or these bylaws. Action approved by the majority of Directors present at any meeting at which a quorum is present shall be an act of the Board unless a greater portion is required by law or by the University Authority's Articles of Incorporation. At the request of any Director, the vote on any question before the Board shall be taken by yeas and nays and entered upon the record. All resolutions adopted by the Board shall constitute actions of the University Authority subject to the approval of the President of the University of South Alabama. All matters voted on by the Board of Directors will be subject to and require the approval of the President of the University of South Alabama. All proceedings of the Board shall be reduced to writing, shall be signed by the secretary of the University Authority and shall be recorded in permanent physical or electronic storage.

Section 15. Action by Consent. Any action required or permitted to be taken at any meeting of the board of directors may be taken without a meeting if a written consent to such action is signed (including signatures sent via facsimile or electronically) by all members of the board of directors and such written consent is filed with the minutes of its proceedings.

Section 16. Powers. All powers of the University Authority shall be exercised by the Board or pursuant to its authorization and subject to the approval of the President of the University of South Alabama. Except as otherwise provided by law, by the University Authority's Articles of Incorporation or by these bylaws, the Board shall exercise the powers of the University Authority, conduct its business affairs, and control its property. In addition to the powers and authorities by these bylaws expressly conferred upon it, the Board may exercise all such powers of the University Authority and do all such lawful acts and things as are not by statute, by the University Authority's Articles of Incorporation (as it may at the time exist) or by these bylaws denied to them.

Section 17. Compensation of Directors. Each director shall serve without compensation but may be reimbursed for expenses actually incurred by him or her in connection with the performance of his or her duties.

ARTICLE IV.

Section 1. Officer. The officers of the University Authority shall consist of a President, a Vice President, a Secretary, and a Treasurer and other officers and assistant officers as the Board deems necessary or desirable. The President and the Vice President of the University Authority shall be members of the Board, and said offices shall not be held by the same person. The Secretary and the Treasurer of the University Authority and any other officers of the University Authority need not be members of the Board of Directors, and said offices may (but need not) be held by the same person.

Section 2. Other Officers, etc. The Board may appoint such officers, employees and agents as it may deem necessary, who shall hold their offices for such terms and shall exercise such powers and perform such duties, at and for such compensation, as shall be determined from time to time by the Board. The Board may appoint a Chief Executive Officer to carry out the duties and responsibilities as set forth in these bylaws.

Section 3. Election of Officers and Terms of Office. The officers of the University Authority shall be elected by the Board. The term of office of each officer shall be a period of two (2) years after the expiration of the prior term, commencing on July 1, except (a) that any person elected as an officer to fill an unexpired term shall serve only until the expiration of the term of office of the officer whose place he or she filled, and (b) that if the term of any officer as a Director expires prior to the end of such two-year period or earlier date of expiration of his or her term of office as an officer, his or her term of office as an officer of the University Authority shall also expire on the date of expiration of his or her term as a Director. Any provision hereof to the contrary notwithstanding, if, at the expiration of the term of office of any officer, no successor thereto shall have been elected, then the officer whose term of office shall have expired shall continue to hold office until his or her successor shall be so elected. Any officer elected or appointed by the Board may, however, be removed at any time by the affirmative vote of a majority of the entire Board.

Section 4. Delegation of Powers and Duties. In case of the absence of any officer of the University Authority, or for any other reason that the Board may deem sufficient, the Board may delegate, for the time being, the powers and duties, or any of them, of such officer to any other officer, provided that a majority of the entire Board concurs therein.

Section 5. Resignation. Any officer may resign his or her office at any time by giving written notice thereof to the President of the University Authority. Such resignation, which may or may not be contingent upon formal acceptance, shall take effect on the date of receipt or at any later time specified in it. The vacancy will be filled by the Board for the unexpired portion of the term.

Section 6. Powers, Authorities and Duties of Officers. Subject to control of the Board, the several officers of the University Authority, in addition to the powers and authorities conferred and duties imposed upon them elsewhere in these bylaws, shall have and shall be charged with the powers, authorities and duties set forth in the following sections of this Article IV. The duties of the officers other than as outlined herein shall be prescribed by the Board or pursuant to its authorization.

Section 7. Duties of Officers. The duties of the President, Vice President, Secretary

and Treasurer shall be those as are customarily performed by such officers in nonprofit corporations, including, without limitation, the following:

a. President: The President shall be the principal corporate officer of the University Authority and shall preside at all meetings of the Board. He shall also perform all duties incident to the office of President and such other duties as may be prescribed by the Board from time to time

b. Vice President: The Vice President shall perform such duties as may be assigned to him or her by the Board or the President. In the absence of the President or in the event of his or her disability, inability, or refusal to act, the Vice-President shall perform the duties of the President with the full powers of, and subject to the restrictions upon, the President.

c. Secretary: The Secretary shall provide for the keeping of the minutes of all meetings of the Board and Board committees. He or she shall give or cause to be given appropriate notices in accordance with these bylaws or as required by law, and shall act as custodian of all corporate records and reports and of the corporate seal, assuring that it is affixed, when required by law, to documents executed on behalf of the University Authority. He or she shall perform all duties incident to the office and such other duties as may be assigned from time to time by the President of the Board.

d. Treasurer: The Treasurer shall keep or cause to be kept correct and accurate accounts of the properties and financial transactions of the University Authority. He shall perform all duties incident to the office and such other duties as may be assigned from time to time by the President. In addition, the Treasurer shall oversee the engagement by the University Authority of a firm or firms of certified public accountants to conduct an annual audit of the financial affairs of the University Authority in accordance with generally accepted accounting principles.

Section 8. Assistant Secretary and Assistant Treasurer. The Board may, in the event of extended absent or disability of either or both the Secretary and the Treasurer of the University Authority, appoint an assistant secretary or an assistant treasurer, respectively, to act in the position and to perform such other duties as may be assigned by the President.

Section 9. Appointment, Powers, Authorities and Duties of Chief Executive Officer:

a. The Board may select and appoint a Chief Executive Officer, who is hereby delegated (1) the responsibility for overall administrative management of the University Authority under the oversight and direction of the Board and (2) such authority as shall be necessary to effect such responsibility, subject to such policies as may from time to time be adopted by the Board or any committee to which the Board has delegated powers for such action, including but not limited to the following:

i. making reports to the Board on the overall activities of the University Authority, as well as appropriate federal, state, and local developments that affect operations, and take all reasonable steps to conform to all applicable laws and regulations;

ii. assisting the Board by annually preparing and updating a capital budget and preparing an operating budget showing expected receipts and expenditures, and supervise the business affairs of the University Authority to assure that funds are expended to the best possible advantage; and

iii. performing such other duties as the Board shall from time to time direct.

Section 10. Fidelity Bonds. In addition to complying with all other requirements set out in these bylaws in respect of any particular office, every officer, agent or employee of the University Authority who may receive, handle or disburse moneys for the account of the University Authority, or who may have any of the University Authority's property in his or her custody or control or be responsible for its safety or preservation, shall, at the direction of the Board or the Treasurer of the University Authority, give a bond, in such form and in such amount and with such sureties as the Board or the Treasurer may require and approve.

Section 11. Contracts, Deposits, Signatures on Checks, Bonds and Notes.

a. **Authority of employees of the University of South Alabama.** Notwithstanding anything herein to the contrary, any individual employed by the University of South Alabama who has authority to act for the University of South Alabama in a particular capacity has the same authority to act for the University Authority, so long as such actions are consistent with the Enabling Law.

b. **Execution of contracts.** All contracts of the University Authority may be entered into pursuant to the written delegation of signatory authority provided by the President of the University of South Alabama.

c. **Banking authority.** The President of the University of South Alabama and the Chief Financial Officer of the University of South Alabama may, on behalf of the Board: open and close bank, brokerage, custody, safekeeping, or other accounts in the name of the University Authority; sell, transfer, and endorse for sale or transfer any and all securities on behalf of the University Authority; buy securities for the account of the University Authority; order the transfer or delivery of securities on the University Authority to any other person; pledge collateral, securities, or other property in the name of the University Authority and to make withdrawals, substitutions and exchanges in connection therewith; and exercise any other rights related to securities, including signing for all releases, powers of attorney, and/or other documents in connection with securities of the University Authority.

d. **Deposits.** All funds of the University Authority shall be deposited to the credit of the University Authority in such depositories as the President of the University of South Alabama and the Chief Financial Officer of the University of South Alabama may approve on behalf of the Board.

e. **Signatures on checks, drafts, etc.** All checks, drafts, and other orders for the payment of money for authorized disbursement or transfer of funds shall be signed by the person or persons designated for that purpose by the President of the University of South Alabama and the Chief Financial Officer of the University of South Alabama acting for the Board. In no event shall any check, draft, or other order for payment of money be signed or countersigned in blank.

Anything in these bylaws to the contrary notwithstanding, the President of the University of South Alabama and the Chief Financial Officer of the University of South Alabama may authorize the establishment of a special or limited bank account or accounts for payroll, working fund or other special or limited purpose or purposes of the University Authority, and may authorize the withdrawal of such funds on the signature of authorized persons.

f. **Signature on bonds, notes, etc.** To be valid as against the University

Authority, all bonds, promissory notes, bills of exchange and other evidence of indebtedness, not including checks, drafts and other orders for the payment of money which are provided for in the preceding subsection (c) of this section, shall be signed in the name of the University Authority by the Secretary, and the President, or by such other officer or officers as may be authorized by the Board; provided, that such bonds, promissory notes, bills of exchange and other evidences of indebtedness may be executed with facsimile signatures of any such officer or offices when so permitted by applicable provisions of law.

g. **Satisfaction of Mortgages and Releases of Mortgaged Property.** The Treasurer, the Secretary or other officer or agent designated by the Board may enter a record satisfaction of any mortgage to the University Authority which has been paid and may enter credits of record as to any mortgage which has not been fully paid, and may release any part of the mortgaged property from the mortgage.

ARTICLE V.

BOARD COMMITTEES

Section 1. Executive Committee. The Executive Committee shall consist of the President, Vice President, Secretary and Treasurer of the University Authority, and the President of the University Authority shall serve as President of the Executive Committee. The Executive Committee shall have power to transact all regular business of the University Authority during the interim between the meetings of the Board, provided (a) that any action which it may take shall not conflict with the policies and express wishes of the Board, and (b) that it shall refer all matters of major importance to the Board. Should any matter of extreme emergency arise between the regular meetings of the Board, it shall be the duty of the Executive Committee to request the President to call a special meeting of the Board. The Executive Committee shall meet at the call of its President.

Section 2. Special Committees. The Board has other duties which may require the formation of ad hoc committees. Each such committee shall be appointed by the President of the University Authority and shall meet only as required to resolve the issue at hand. No such committee shall be required to record or keep minutes of its meetings; however, all recommendations made by it shall be submitted to the Board and shall be recorded in the appropriate minutes of meetings of the Board.

Section 3. Term. Each member of a special committee shall continue in such capacity until the next annual meeting of the Board or until such person's successor is appointed, unless the committee shall sooner be terminated by the Board.

Section 4. Resignation and Removal. Any member of a committee may resign at any time upon written notice to the University Authority addressed to it at its principal office or to its President or Secretary. The Board may remove any member of a committee from such office at any time with or without cause.

Section 5. Chairmen of Committees. The President shall appoint one member of each committee as chairman.

Section 6. Vacancies. Vacancies in the membership of any committee may be filled by appointments made in the same manner as is provided for in the case of original appointments.

Section 7. Rules of Governance. Each committee may adopt rules for its own governance not inconsistent with the Articles of Incorporation of the University Authority, these Bylaws or rules adopted by the Board.

Section 1. Quorum. A majority of the membership of any Committee shall constitute a quorum. No vacancy in membership of any Committee shall impair the right of a quorum to exercise all the powers and perform all the duties of the Committee.

ARTICLE VI.

INDEMNIFICATION

Section 1. Definition. For purposes of this Article VI, the term "officer" shall include the University Authority's officers, directors, trustees, and the members of any other governing body of the University Authority, and any reference herein to directors, officers, employees, or agents shall include former directors, trustees, officers, employees, and agents and their respective heirs, executors, and administrators.

Section 2. In General. To the extent allowed by law, the University Authority shall indemnify any officer of the University Authority who is or was a party to any proceeding by reason of the fact that the officer is or was such an officer or is or was serving at the request of the University Authority as a director, trustee, officer, employee, or agent of another corporation, partnership, joint venture, trust, employee benefit plan, or other profit or nonprofit enterprise against all liabilities and expenses incurred in the proceeding except such liabilities and expenses as are incurred because of the officer's willful misconduct or knowing violation of the criminal law. Unless a determination has been made that indemnification is not permissible, the University Authority shall make advances and reimbursements for expenses incurred by an officer of the University Authority in a proceeding upon receipt of an undertaking from the officer to repay the same if it is ultimately determined that the officer is not entitled to indemnification. Such undertaking shall be an unlimited, unsecured general obligation of the officer of the University Authority and shall be accepted without reference to the officer's ability to make repayment. The Board is hereby empowered to contract in advance to indemnify and advance the expenses of any officer of the University Authority.

Section 3. Additional Indemnification. The Board is hereby empowered to cause the University Authority to indemnify or contract in advance to indemnify any person not specified in Section 2 of this Article VI who was or is a party to any proceeding, by reason of the fact that such person is or was an employee or agent of the University Authority, or is or was serving at the request of the University Authority as a director, trustee, officer, employee, or agent of another corporation, partnership, joint venture, trust, employee benefit plan, or

other profit or nonprofit enterprise, to the same extent as if such person was specified as one to whom indemnification is granted in Section 2.

Section 4. Indemnification Insurance. The University Authority may purchase and maintain insurance to indemnify it against the whole or any portion of the liability assumed by it in accordance with this Article VI and may also procure insurance, in such amounts as the Board may determine, on behalf of any person who is or was a director, trustee, officer, employee, or agent of another corporation, partnership, joint venture, trust, employee benefit plan, or other profit or nonprofit enterprise, against any liability asserted against or incurred by such person in such capacity or arising from such person's status as such, whether or not the University Authority would have power to indemnify such person against such liability under the provisions of this Article VI.

Section 5. Legal Determinations. In the event of a change in the composition of a majority of the Board after the date of the alleged act or omission with respect to which indemnification is claimed, any determination as to indemnification and advancement of expenses with respect to any claim for indemnification made pursuant to Section 2 of this Article VI shall be made by special legal counsel agreed upon by the Board and the proposed indemnitee. If the Board and the proposed indemnitee are unable to agree upon such special legal counsel, the Board and the proposed indemnitee each shall select a nominee, and the nominees shall select such special legal counsel.

Section 6. Scope of Indemnification. The provisions of this Article VI shall be applicable to all actions, claims, suits, or proceedings commenced after the adoption hereof, whether arising from any action taken or failure to act before or after such adoption. No amendment, modification, or repeal of this Article VI shall diminish the rights provided hereby or diminish the right to indemnification with respect to any claim, issue, or matter in any then pending or subsequent proceeding that is based in any material respect on any alleged action or failure to act prior to such amendment, modification, or repeal.

ARTICLE VII. General Provisions

Section 1. Annual Report. Within a reasonable period of time after the close of each fiscal year, the Chief Executive Officer, if one has been appointed by the Board, shall submit to the Board an annual report or separate reports which shall include such information that the Board deems necessary in order to carry out its fiduciary oversight responsibility.

Section 2. Conflict of Interest. Any Director, officer, employee, or committee member having an interest in a contract or other transaction presented to the Board or a committee thereof for authorization, approval, or ratification shall make a prompt, full, and frank disclosure of his or her interest to the Board or committee prior to its acting on such contract or transaction. The body to which such disclosure is made shall thereupon determine, by majority vote, whether the disclosure shows that a conflict of interest exists or can reasonably be construed to exist. If a conflict of interest exists, such person shall not vote on, nor use his or her personal influence on, nor participate (other than to present factual information or to respond to questions) in the discussions or deliberations with respect to, such contract or transaction. Such person may not be

counted in determining the existence of a quorum at any meeting where the contract or transaction is under discussion or is being voted upon. The minutes of the meeting shall reflect the disclosure made, the vote thereon and, where applicable, the abstention from voting and participation, and whether a quorum was present. The foregoing shall not be interpreted to mean that a Director must not comply with provisions of state laws and accepted ethical standards and guidelines for determining conflict of interest.

Section 3. Fiscal Year. The fiscal year of the University Authority shall be October 1 through September 30.

Section 4. Corporate Seal. The corporate seal shall have inscribed thereon the name of the University Authority and the words "CORPORATE SEAL" and "ALABAMA."

Section 5. Procedure. The Board, Board committees, management committees, and any other committees may adopt rules of procedure which shall not be inconsistent with these bylaws.

Section 6. Construction of Terms and Headings. Words used in these bylaws shall be read as the masculine or feminine gender and as the singular or plural, as the context requires. The captions or headings in these bylaws are for convenience only and are not intended to limit or define the scope or effect of any provision of these bylaws.

Section 7. Annual Audit. The Treasurer shall oversee the engagement by the University Authority of a firm or firms of certified public accountants to conduct an annual audit of the financial affairs of the University Authority in accordance with generally accepted accounting principles. The Board shall submit all audits required herein to the University of South Alabama as promptly as practicable after the end of each fiscal year of the University Authority.

ARTICLE VIII.

Adoption of Bylaws; Amendment to Bylaws

The initial bylaws of the University Authority shall be adopted by the Board, and approved by the Trustees of the University of South Alabama. The power to alter, amend or repeal the bylaws or adopt new bylaws shall be vested in the Board; provided, that any amendment to the bylaws of the University Authority adopted by the Board shall not become effective until such amendment has been approved by a majority vote of a quorum of the Trustees of the University of South Alabama.

Effective as amended this the _____ Day of _____, _____.

Dr. Andrea Moore Kent, Secretary
Board of Directors
University of South Alabama Health Care
Authority

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**



**ACADEMIC EXCELLENCE
AND STUDENT SUCCESS COMMITTEE**

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**

Academic Excellence and Student Success Committee

**March 14, 2024
2:30 p.m.**

A meeting of the Academic Excellence and Student Success Committee of the University of South Alabama (USA) Board of Trustees was duly convened by Capt. Ron Jenkins on behalf of Judge Mike Windom, Chair, on Thursday, March 14, 2024, at 2:30 p.m. in the Board Room of the Frederick P. Whiddon Administration Building. Meeting attendance was open to the public.

Members: Luis Gonzalez, Ron Graham, Ron Jenkins, Bill Lewis and Lenus Perkins were present.

Members Absent: Scott Charlton, Steve Furr and Mike Windom.

Other Trustees: Alexis Atkins, Chandra Brown Stewart, Tom Corcoran, Arlene Mitchell, Jimmy Shumock, Steve Stokes and Jim Yance.

Administration & Guests: Owen Bailey, Jim Berscheidt, Joél Billingsley, Jo Bonner, Lynne Chronister, Nicole Carr, Patty Davis, Kristin Dukes, Joel Erdmann, Monica Ezell, Charlie Guest, Buck Kelley, Andi Kent, Nick Lawkis, John Marymont, Mike Mitchell, Nani Perez-Uribe, Catherine Preston, Kristen Roberts, Donna Streeter (Faculty Senate), Margaret Sullivan, Peter Susman, Maureen Van Devender, Christina Wassenaar (Faculty Senate) and Bret Webb.

Following the attendance roll call, **Item 15**, Capt. Jenkins called for consideration of the minutes for a meeting held on December 7, 2023, **Item 16**. On motion by Mr. Graham, seconded by Mr. Perkins, the Committee voted unanimously to adopt the minutes.

Capt. Jenkins called on Provost Kent, who presented a recommendation to approve a revised *Academic Excellence and Student Success Committee Charge*, **Item 17**. (To view resolutions, policies and other documents authorized, refer to the minutes of the Board of Trustees meeting held on March 15, 2024.) Dr. Kent explained that the charge required updating to reflect the Committee's new name, effected with the previous revision and approval of the *Bylaws of the Board of Trustees of the University of South Alabama*. On motion by Judge Lewis, seconded by Mr. Graham, the Committee voted unanimously to recommend approval of the revised document by the Board of Trustees.

Capt. Jenkins called upon Dr. Marymont to discuss **Item 18**, a resolution awarding tenure to a Whiddon College of Medicine faculty member. Dr. Marymont gave background on the candidate, whose application he noted was thoroughly vetted through a rigorous internal review. On motion by Mr. Perkins, seconded by Mr. Graham, the Committee voted unanimously to recommend approval of the resolution by the Board of Trustees.

Capt. Jenkins turned to Provost Kent for a report on the activities of the Division of Academic Affairs, **Item 19**. Provost Kent advised of the impending retirement of Ms. Chronister and transition of Dr. John Usher, College of Engineering Dean, to a faculty position in the coming months. She outlined their accomplishments and noted that national searches to fill their positions had begun.

Provost Kent reported that the fall-to-spring freshmen retention rate had risen to 92 percent – the second highest rate in the Institution’s history, and that the fall-to-spring sophomore retention rate was a record 74 percent. She attributed these strides and the national attention garnered to the diligent work of the Academic Advising and Transfer Services (AATS) team. She introduced Ms. Catherine Preston and Ms. Patty Davis, AATS Executive Director and Associate Director, respectively, presenting them with the *Advising Innovation Award* conferred by the National Academic Advising Association (NACADA) to AATS. She also introduced Ms. Nani Perez-Uribe, Transfer Coordinator, to whom she presented the National Institute for the Study of Transfer Students’ *Rising Star* award. She advised that Ms. Dallas Schmidt, AATS Coordinator, received NACADA’s *Outstanding Advisor in the Primary Advising Role* award, and she recognized Dr. Nicole Carr, Associate Vice President for Student Academic Success, for her leadership.

Provost Kent introduced Dr. Mitchell for a report on the activities of the Division of Student Affairs, **Item 20**. Dr. Mitchell presented information on *Jag Mart*, the University’s first cashierless convenience store that opened in Azalea Hall in late February. A video was shown featuring SouthPaw and Miss Pawla enjoying a visit to Jag Mart. Dr. Mitchell acknowledged that Jag Mart was the only facility of its type in Alabama.

Capt. Jenkins called on Dr. Billingsley for a report on the activities of the Division of Diversity and Community Engagement, **Item 21**. Dr. Billingsley discussed *Jag Den*, a new initiative that promotes opportunities for stakeholder groups to engage in welcoming and nurturing environments, thereby strengthening community on campus. She turned to Dr. Maureen Van Devender, Senior Instructor in the Department of Information Systems and Technology, who shared context on the senior capstone course. Students participating in the course introduced themselves and an overview on their team project – development of the technical infrastructure for Jag Den – was given.

Capt. Jenkins called on Ms. Chronister to present **Item 22**, a report on the activities of the Division of Research and Economic Development. Ms. Chronister introduced and shared professional background on Dr. Bret Webb, Professor in the Department of Civil, Coastal, and Environmental Engineering. Dr. Webb advised that his research focus was on hurricanes and the resilience of the natural environment and infrastructure. He explained USA’s *Project Sentinel* collaboration with the University of Florida and other partners that involved deployment of instrumentation on hurricane-impacted coastline from Texas to Maine to measure and record perishable data, such as for storm surge, wave activity, erosion and water quality, and streaming of real-time information to national agencies, weather and news outlets and mobile device apps to generate advancements

Academic Excellence and Student Success Committee
March 14, 2024
Page 3

in hurricane forecasting, readiness, communication, response and recovery, and improve preservation of life.

There being no further business, the meeting was adjourned at 2:58 p.m.

Respectfully submitted:

On behalf of:

Robert D. Jenkins III

Michael P. Windom, Chair

RESOLUTION

TENURE AND PROMOTION

WHEREAS, in accordance with University policy, faculty applications for tenure and promotion have been reviewed by the respective faculty peers, departmental chair and college dean, and by the Provost and Executive Vice President or the Vice President for Medical Affairs, and the President, and the following individuals are hereby recommended for tenure and/or promotion,

THEREFORE, BE IT RESOLVED, the University of South Alabama Board of Trustees approves and grants tenure and/or promotion to the individuals herein listed.

PAT CAPPS COVEY COLLEGE OF ALLIED HEALTH PROFESSIONS:

Tenure:

- Shawn M. Drake
- Ashley G. Flagge

Promotion to Associate Professor:

- Ashley Flagge

Promotion to Senior Instructor:

- Amanda Clifford

COLLEGE OF ARTS AND SCIENCES:

Tenure:

- Ronald Baker
- Jung Hwa Choi
- Arjun Dahal
- Brandi Kiel-Reese
- Kelly L. Urban
- Laura E. Vrana

Promotion to Associate Professor:

- Ronald Baker
- Jung Hwa Choi
- Arjun Dahal
- Kelly L. Urban
- Laura E. Vrana

Promotion to Senior Instructor:

- Jessica S. Owsley
- Lisa M. Roddy

Promotion to Professor:

- Heidi Lyn

MITCHELL COLLEGE OF BUSINESS:

Promotion to Senior Instructor:

- James A. Hunt
- David J. Smith
- Gholamreza Tashbin

SCHOOL OF COMPUTING:

Promotion to Senior Instructor:

- Ocllo P. Robinson

COLLEGE OF EDUCATION AND PROFESSIONAL STUDIES:

Tenure:

- Khaldoon Nusair

COLLEGE OF ENGINEERING:

Promotion to Professor:

- Jinhui J. Wang

WHIDDON COLLEGE OF MEDICINE:

Tenure:

- Amy R. Nelson

Promotion to Associate Professor:

- Emad Al Jaber
- Stephanie J. Anderson
- Andrew C. Bright
- Charles Caleb Butts
- Kalsang Dolma
- Osama R. Elkadi
- Phillip K. Henderson
- Phillip K. Henderson (Joint in Surgery)
- Amelia R. Hewes
- William A. Kilgo
- Kurt J. Knowles
- Raymond J. Langley
- Preethi R. Marri
- Amy R. Nelson

Promotion to Professor:

- Judy V. Blair Elortegui
- Haidee T. Custodio
- Jacek M. Polski
- Jeffrey S. Sosnowski

Promotion to Adjunct Professor:

- Allison Chung
- Elly Trepman

COLLEGE OF NURSING:

Tenure:

- Sara L. Davis

Promotion to Associate Professor:

- Sara L. Davis
- Kristen E. Pancione
- Rebecca Thomas



UNIVERSITY OF SOUTH ALABAMA

MEMORANDUM

Academic Affairs

DATE: May 20, 2024

TO: Jo Bonner, President

FROM: Andi M. Kent, Ph.D., Executive Vice President and Provost

Andi M. Kent

SUBJECT: Faculty Tenure and Promotion Recommendations, 2024

Recommend Awarding Tenure:

Ronald Baker – Marine and Environmental Sciences
Jung Hwa Choi – Communication
Arjun Dahal – Physics
Sara L. Davis – Maternal Child Health Nursing
Shawn M. Drake – Physical Therapy
Ashley G. Flagge – Speech Pathology and Audiology
Brandi Kiel-Reese – Marine and Environmental Sciences
Khaldoon Nusair – Hospitality and Tourism Management
Kelly L. Urban - History
Laura E. Vrana - English

Recommend Promotion to Senior Instructor:

Amanda M. Clifford – Emergency Medical Services
James A. Hunt – Management
Jessica S. Owsley – English
Ocllo P. Robinson – Information Systems and Technology
Lisa M. Roddy – English
David J. Smith - Management
Gholamreza Tashbin – Marketing and Quantitative Methods

Recommend Promotion to Associate Professor:


Ronald Baker – Marine and Environmental Sciences

Jung Hwa Choi – Communication
Arjun Dahal – Physics
Sara L. Davis – Maternal Child Health Nursing
Ashley G. Flagge – Speech Pathology and Audiology
Kristen E. Pancione – Community Mental Health Nursing
Rebecca Thomas – Maternal Child Health Nursing
Kelly L. Urban - History
Laura E. Vrana – English

Recommend Promotion to Full Professor:

Heidi Lyn – Psychology
Jinhui J. Wang – Electrical and Computer Engineering

All portfolios and recommendations with accompanying rationales are available for your review. Upon your final action, a resolution for the Board of Trustees will be forwarded.

Approved 

Disapproved _____

AMK/pbm



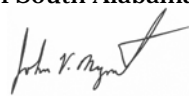
UNIVERSITY OF SOUTH ALABAMA

MEMORANDUM

VP Medical Affairs/Dean's Office/Frederick P. Whiddon College of Medicine

DATE: April 25, 2024

TO: Jo Bonner
President, University of South Alabama

FROM: Dr. John V. Marymont 
Vice-President for Medical Affairs and Dean, Whiddon College of Medicine

SUBJECT: Faculty Tenure and Promotion Recommendations, 2024

I recommend the awarding of tenure and promotion to Whiddon College of Medicine faculty as specified below. Information for each faculty member has been forwarded for your review. With your approval, I request presentation of the recommendations to the Board of Trustees at the June meeting.

Promotion to Professor:

- Judy V. Blair Elortegui, M.D.
- Haidee T. Custodio, M.D.
- Jacek M. Polski, M.D.
- Jeffrey S. Sosnowski, M.D., Ph.D.

Promotion to Associate Professor:

- | | |
|---|--|
| <ul style="list-style-type: none">• Emad Al Jaber, M.D.• Stephanie J. Anderson, M.D.• Andrew C. Bright, D.O.• Charles Caleb Butts, M.D.• Kalsang Dolma, M.D.• Osama R. Elkadi, M.D.• Phillip K. Henderson, D.O. | <ul style="list-style-type: none">• Phillip K. Henderson, D.O. (Joint in Surgery)• Amelia R. Hewes, M.D.• William A. Kilgo, M.D.• Kurt J. Knowles, M.D.• Raymond J. Langley, Ph.D.• Preethi R. Marri, M.D.• Amy R. Nelson, Ph.D. |
|---|--|

Promotion to Adjunct Professor:

- Allison Chung, Pharm.D.
- Elly Trepman, M.D.

Tenure:

- Amy R. Nelson, Ph.D.





UNIVERSITY OF SOUTH ALABAMA

MEMORANDUM

Academic Affairs

DATE: May 16, 2024

TO: Jo Bonner, President

FROM: Andrea M. Kent, Ph.D., Provost and Executive Vice President

SUBJECT: June 7, 2024 Board of Trustees Meeting Documents

A handwritten signature in blue ink that reads "Andrea M. Kent".

On May 16, 2024, the Budget Council voted to submit the proposed changes to the Academic Infrastructure and Technology fee and housing and dining rates for 2024-2025 for consideration by the Board of Trustees.

Attached is the resolution for the Academic Infrastructure and Technology fee and housing and dining rates for 2024-2025. With your approval, we will place this item on the agenda for the June 7, 2024 Board of Trustees meeting.

Attachment

A handwritten signature in black ink that reads "Jo Bonner".

RESOLUTION

ACADEMIC INFRASTRUCTURE AND TECHNOLOGY FEE AND HOUSING AND DINING RATES FOR 2024-2025

WHEREAS, the University of South Alabama (“University”) is committed to maintaining high-quality educational and student services programs at a competitive cost, and

WHEREAS, the University Strategic Priorities provide guidance and direction to faculty, staff, and administrators for future planning and continued growth and improvement of the University, and

WHEREAS, it is increasingly difficult to allocate sufficient financial resources to the University Strategic Priorities due to increasing operating costs and tuition and fees that are priced below peer public institutions in the state of Alabama, and

WHEREAS, the University has an Academic Infrastructure and Technology Fee that supports instruction and learning through strategic investments in academic and technological resources, and

WHEREAS, the University has determined that a change to this fee is necessary to support the University Strategic Priorities, and

WHEREAS, housing and dining services must account for increased operating and food costs and make facility improvements to enhance campus life for students,

THEREFORE, BE IT RESOLVED, the Board of Trustees of the University of South Alabama hereby authorizes changes to the Academic Infrastructure and Technology Fee and housing and dining rates for the 2024-2025 academic year, as set forth in the attached schedules.

UNIVERSITY OF SOUTH ALABAMA
Proposal to Change Academic Infrastructure and Technology Fee
Peer Public University Comparison - Tuition

Ranking - Current Tuition

Rank	Institution	Undergraduate		Graduate	
		2023-2024		2023-2024	
		Resident	Non-Resident	Resident	Non-Resident
1	Troy University	\$12,240	\$24,480	\$11,400	\$22,800
2	University of Montevallo	\$12,090	\$25,110	\$10,512	\$25,128
3	University of South Alabama	\$11,220	\$22,440	\$11,520	\$23,040
4	University of Alabama	\$11,100	\$32,400	\$11,100	\$32,400
5	University of Alabama at Birmingham	\$11,040	\$27,330	\$11,232	\$27,408
6	Auburn University at Montgomery	\$10,710	\$24,030	\$10,824	\$24,336
7	Auburn University	\$10,704	\$32,112	\$10,692	\$32,076
8	Jacksonville State University	\$10,290	\$20,580	\$10,128	\$16,464
9	University of North Alabama	\$10,200	\$20,400	\$11,880	\$23,760
10	University of Alabama in Huntsville	\$10,120	\$23,702	\$11,058	\$26,170
11	University of West Alabama	\$9,100	\$18,200	\$8,904	\$17,808
12	Alabama A&M University	\$8,610	\$17,220	\$10,128	\$20,160
13	Alabama State University	\$8,328	\$16,656	\$9,888	\$19,776
14	Athens State University	\$7,530	\$15,060	\$8,688	\$15,072
	Median	\$10,497	\$23,071	\$10,758	\$23,400

SOURCE: Alabama Commission on Higher Education Annual Tuition and Fee Schedule

NOTES:

- a. Institutions listed in descending order by Resident Undergraduate Tuition.
- b. Rankings assume no increase in tuition rates for other Universities.
- c. Tuition amounts are based on undergraduate load of 30 credit hours and graduate load of 24 credit hours, or a per term amount reported by the institution.

UNIVERSITY OF SOUTH ALABAMA
Proposal to Change Academic Infrastructure and Technology Fee
Peer Public University Comparison - Required Fees

Ranking - Current Required Fees

Rank	Institution	Undergraduate		Graduate	
		2023-2024		2023-2024	
		Resident	Non-Resident	Resident	Non-Resident
1	Alabama State University	\$2,920	\$2,920	\$2,920	\$2,920
2	Athens State University	\$2,310	\$2,310	\$1,848	\$1,848
3	Jacksonville State University	\$2,136	\$2,136	\$1,176	\$1,176
4	University of West Alabama	\$1,890	\$1,890	\$360	\$360
5	Auburn University	\$1,832	\$1,832	\$1,832	\$1,832
6	University of North Alabama	\$1,800	\$1,800	\$1,440	\$1,440
7	University of Alabama in Huntsville	\$1,758	\$1,758	\$1,054	\$1,054
8	University of Montevallo	\$1,618	\$1,618	\$1,404	\$1,404
9	Alabama A&M University	\$1,414	\$1,414	\$1,414	\$1,414
10	Auburn University at Montgomery	\$928	\$928	\$886	\$886
11	University of Alabama	\$800	\$800	\$640	\$640
12	University of South Alabama	\$400	\$400	\$400	\$400
13	Troy University	\$0	\$0	\$0	\$0
14	University of Alabama at Birmingham	\$0	\$0	\$0	\$0
Median		\$1,688	\$1,688	\$1,115	\$1,115

Ranking - Proposed Required Fees

Rank	Institution	Undergraduate		Graduate	
		Proposed 2024-2025		Proposed 2024-2025	
		Resident	Non-Resident	Resident	Non-Resident
1	Alabama State University	\$2,920	\$2,920	\$2,920	\$2,920
2	Athens State University	\$2,310	\$2,310	\$1,848	\$1,848
3	Jacksonville State University	\$2,136	\$2,136	\$1,176	\$1,176
4	University of West Alabama	\$1,890	\$1,890	\$360	\$360
5	Auburn University	\$1,832	\$1,832	\$1,832	\$1,832
6	University of North Alabama	\$1,800	\$1,800	\$1,440	\$1,440
7	University of Alabama in Huntsville	\$1,758	\$1,758	\$1,054	\$1,054
8	University of Montevallo	\$1,618	\$1,618	\$1,404	\$1,404
9	Alabama A&M University	\$1,414	\$1,414	\$1,414	\$1,414
10	Auburn University at Montgomery	\$928	\$928	\$886	\$886
11	University of South Alabama	\$840	\$840	\$720	\$720
12	University of Alabama	\$800	\$800	\$640	\$640
13	Troy University	\$0	\$0	\$0	\$0
14	University of Alabama at Birmingham	\$0	\$0	\$0	\$0
Median		\$1,688	\$1,688	\$1,115	\$1,115

SOURCE: Alabama Commission on Higher Education Annual Tuition and Fee Schedule

NOTES:

- a. Institutions listed in descending order by Resident Undergraduate Fees.
- b. Required Fees include all fixed sum charges that are required of all students. Other specific surcharges and fees may be required for certain programs.
- c. Rankings assume no increase in required fees for other Universities.
- d. Fee amounts are based on undergraduate load of 30 credit hours and graduate load of 24 credit hours or a per term amount reported by the institution.

UNIVERSITY OF SOUTH ALABAMA
Proposal to Change Academic Infrastructure and Technology Fee
Peer Public University Comparison - Tuition Plus Required Fees

Ranking - Current Tuition and Required Fees

Rank	Institution	Undergraduate		Graduate	
		2023-2024		2023-2024	
		Resident	Non-Resident	Resident	Non-Resident
1	University of Montevallo	\$13,708	\$26,728	\$11,916	\$26,532
2	Auburn University	\$12,536	\$33,944	\$12,524	\$33,908
3	Jacksonville State University	\$12,426	\$22,716	\$11,304	\$17,640
4	Troy University	\$12,240	\$24,480	\$11,400	\$22,800
5	University of North Alabama	\$12,000	\$22,200	\$13,320	\$25,200
6	University of Alabama	\$11,900	\$33,200	\$11,740	\$33,040
7	University of Alabama in Huntsville	\$11,878	\$25,460	\$12,112	\$27,224
8	Auburn University at Montgomery	\$11,638	\$24,958	\$11,710	\$25,222
9	University of South Alabama	\$11,620	\$22,840	\$11,920	\$23,440
10	Alabama State University	\$11,248	\$19,576	\$12,808	\$22,696
11	University of Alabama at Birmingham	\$11,040	\$27,330	\$11,232	\$27,408
12	University of West Alabama	\$10,990	\$20,090	\$9,264	\$18,168
13	Alabama A&M University	\$10,024	\$18,634	\$11,542	\$21,574
14	Athens State University	\$9,840	\$17,370	\$10,536	\$16,920
Median		\$11,758	\$23,660	\$11,725	\$24,320

Ranking - Proposed Tuition and Required Fees

Rank	Institution	Undergraduate		Graduate	
		Proposed 2024-2025		Proposed 2024-2025	
		Resident	Non-Resident	Resident	Non-Resident
1	University of Montevallo	\$13,708	\$26,728	\$11,916	\$26,532
2	Auburn University	\$12,536	\$33,944	\$12,524	\$33,908
3	Jacksonville State University	\$12,426	\$22,716	\$11,304	\$17,640
4	Troy University	\$12,240	\$24,480	\$11,400	\$22,800
5	University of South Alabama	\$12,060	\$23,280	\$12,240	\$23,760
6	University of North Alabama	\$12,000	\$22,200	\$13,320	\$25,200
7	University of Alabama	\$11,900	\$33,200	\$11,740	\$33,040
8	University of Alabama in Huntsville	\$11,878	\$25,460	\$12,112	\$27,224
9	Auburn University at Montgomery	\$11,638	\$24,958	\$11,710	\$25,222
10	Alabama State University	\$11,248	\$19,576	\$12,808	\$22,696
11	University of Alabama at Birmingham	\$11,040	\$27,330	\$11,232	\$27,408
12	University of West Alabama	\$10,990	\$20,090	\$9,264	\$18,168
13	Alabama A&M University	\$10,024	\$18,634	\$11,542	\$21,574
14	Athens State University	\$9,840	\$17,370	\$10,536	\$16,920
Median		\$11,889	\$23,880	\$11,725	\$24,480

SOURCE: Alabama Commission on Higher Education Annual Tuition and Fee Schedule

NOTES:

- a. Institutions listed in descending order by Resident Undergraduate Tuition and Fees.
- b. Tuition amounts are based on undergraduate load of 30 credit hours and graduate load of 24 credit hours, or a per term amount reported by the institution. Required Fees include all fixed sum charges that are required of all students. Other specific surcharges and fees may be required for certain programs.
- c. Rankings assume no increase in tuition rates or required fees for other Universities.
- d. Proposed 2024-2025 Tuition and Required Fees for the University of South Alabama includes the current tuition rate and the proposed Academic Infrastructure and Technology Fee increase.

UNIVERSITY OF SOUTH ALABAMA
Proposal to Change Academic Infrastructure and Technology Fee

Undergraduate

Current

FT/PT Status	Per Semester
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1-11 hours	\$120
12+ hours	\$200

Proposed

Per Credit Hour	\$35
Maximum (12 hours)	\$420

Graduate

Current

FT/PT Status	Per Semester
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1-5 hours	\$120
6+ hours	\$200

Proposed

Per Credit Hour	\$60
Maximum (6 hours)	\$360




UNIVERSITY OF SOUTH ALABAMA

MEMORANDUM

Auxiliary Services

DATE: April 11, 2024

TO: Dr. Mike Mitchell

FROM: Dr. Chris Cleveland 

SUBJECT: Housing & Dining Rate Increase for 2024-2025

Housing maintained 98% annualized occupancy during the 2023-2024 academic year and continues to see both continuing and new student interest increase for the second consecutive year.

Continuing increases in operating expenses are anticipated in Housing in the upcoming year with contract labor and materials costs continuing to rise. More than \$2 million dollars of housing facilities improvements will be completed prior to August 2024. Major improvements include a full renovation of three (3) small group houses along with various minor facilities improvement projects throughout.

While increases in food and labor costs over the past 12 months have continued, there is evidence that the rapid increase seen in previous years is slowing. An increase in the board rate is requested to assist in offsetting the increased food and operating expenses in dining services. The U.S. Bureau of Labor Statistics CPI summary report on March 12, 2024 indicates food cost rose 4.5 % over the last 12 months with food cost anticipated to continue to remain elevated over the next year. Additionally, nearly \$2 million dollars has been invested this fiscal year in dining renovations with the opening of Miss Pawla's Grill, JagMart, and the main dining hall renovation which will begin in early May.

The recommended rate structure for 2024-2025 is attached and an average rate increase of 3.8% for room and 2.6% for board is proposed. The last rate increase for summer meal plans was in 2023. An average increase of 3.4% is requested for board rates in summer 2025.

Despite the proposed increase, South would continue to remain very competitive within the state of Alabama and the Gulf Coast region. I have attached the rate proposal and comparison for your review. Please let me know if you would like additional information regarding this proposal.



UNIVERSITY OF SOUTH ALABAMA

MEMORANDUM

Housing

DATE: April 12, 2024

TO: Dr. Chris Cleveland

FROM: Dr. Jeremy Sheffield

A handwritten signature in black ink that reads "Jeremy Sheffield".

SUBJECT: Proposed Housing Rate Increase for Academic Year 2024-2025

Housing has maintained a 98% annualized occupancy rate for the 2023-2024 academic year, which includes approximately forty-five (45) bed spaces added through room conversions and an additional eighty-one (81) bed spaces master leased at Central House on Stadium Apartments.

For the upcoming 2024-2025 Academic Year, housing applications for returning upperclass students have increased approximately 24% year over year, and applications for incoming first-year students and new transfers have increased by 8% year over year.

Operating expenses are expected to increase in the upcoming year. More than \$2 million of facility improvements, including major renovations to three sorority houses, are planned for summer 2024. We continue to endeavor to increase reserves for future improvements.

The recommended rate structure for 2024-2025 is attached, and an average rate increase of 3.81% is proposed. With the proposed increase, USA would continue to remain very competitive within the state of Alabama and the Gulf Coast region. I have attached a comparison of peer institutions for your review.

Please let me know if you would like additional information regarding this proposal.

2024-2025 Proposed Semester Meal Plan Rates

Meal Plan Type Fall 2024 & Spring 2025	2023-2024 Current Rate	2024-2025 Proposed Rate	Difference
All Access Pass*	\$2,175	\$2,075	(\$100)
All Access Pass with \$175 Bonus Bucks	\$2,175	\$2,250	\$75
All Access Pass with \$300 Bonus Bucks	\$2,300	\$2,400	\$100
All Access Pass with \$450 Bonus Bucks	\$2,450	\$2,550	\$100
10 Meals Per Week with \$500 Bonus Bucks	\$2,175	\$2,250	\$75
7 Meals Per Week with \$100 Bonus Bucks	\$1,250	\$1,300	\$50
\$1400 Bonus Bucks	\$1,400	\$1,400	\$0

**Default freshmen meal plan*

Meal Plan Type Summer 2025	2023-2024 Current Rate	2024-2025 Proposed Rate	Difference
All Access Pass with \$210 Bonus Bucks	\$1,180	\$12,20	\$40
15 Meals Per Week with \$140 Bonus Bucks	\$980	\$1,010	\$30
7 Meals Per Week with \$50 Bonus Bucks	\$550	\$570	\$20

2024 - 2025 Proposed Semester Room Rates

Residence Hall		2023-2024 Current Rate	2024-2025 Proposed Rate	Difference
BETA / GAMMA	Apartment for 4	\$2,240	\$2,340	\$100
	Apartment for 2 / Private Apartment	\$3,270	\$3,380	\$110
	Studio Apartment for 2	\$2,960	\$3,060	\$100
	Suite for 1 / Large Private Room	\$3,010	\$3,110	\$100
	Suite for 2	\$2,240	\$2,340	\$100
DELTA	Room for 2	\$2,240	\$2,340	\$100
	Large Room for 2	\$2,240	\$2,340	\$100
	Private Room	\$2,900	\$3,000	\$100
	Large Private Room	\$3,010	\$3,110	\$100
	Room for 2 w/ kitchenette	\$2,690	\$2,820	\$130
	Private Room w/ kitchenette	\$2,960	\$3,110	\$150
STOKES HALL	Suite for 1 / Private Room	\$3,250	\$3,350	\$100
EPSILON	Room for 2	\$2,900	\$3,000	\$100
AZALEA HALL	Room for 2	\$2,900	\$3,000	\$100
CAMELLIA HALL	Room for 2	\$2,900	\$3,000	\$100

Residential Meal Plan Comparison

USA (2023-2024)

Freshmen/Sophomore	\$2,175 - \$2,450
Junior/Senior/Graduate	\$1,250 - \$2,450

USA (2024-2025) *Proposed average increase of meal plans -2.6%*

Freshmen/Sophomore	\$2,075 - \$2,550
Junior/Senior/Graduate	\$1,300 - \$2,550

Auburn University (2024-2025)

All first-time freshmen regardless of housing status	\$1,500*
Upperclass	\$1005

*5 weekly meal plan swipes vs unlimited swipes

University of Alabama (2024-2025)

Freshmen	\$2,308
Upperclass	\$1,513 - \$2,308

University of Alabama at Birmingham (2023-2024)

Freshmen	\$2,310 - \$2,370
Upperclass	\$540 - \$2,370

Troy University (2024-2025)

Residential regardless of classification	\$2,059 - \$2,135
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Housing Comparison Semester Rates

USA (2023-2024)

Two person suite	\$2,240 - \$2,900
Private room/suite	\$2,900 - \$3,250
Two person apartment	\$2,960 - \$3,270
Four person apartment	\$2,240

USA (2024-2025) *Proposed average increase -3.81%*

Two person suite	\$2,340 - \$3,000
Private room/suite	\$3,000 - \$3,350
Two person apartment	\$3,060 - \$3,380
Four person apartment	\$2,340

Auburn University (2024-2025)

Two person suite	\$3,460 - \$4,080
Private room/suite	\$4,330 - \$5,020
Two person apartment	\$5,540 - \$6,570
Private apartment	\$5,540 - \$6,680

University of Alabama (2024-2025)*

Two person suite	\$4,450
Private room/suite	\$4,850
Private apartment/suite	\$5,250 - \$5,650
Four person apartment/suite	\$4,850 - \$5,250

*projected rates are online but not approved by BoT as of 4/11/24

University of Alabama at Birmingham (2023-2024)*

Freshmen two person suite	\$3,780
Upperclassmen two bedroom unit	\$4,790
Upperclassmen four bedroom unit	\$4,070

*2024-2025 rates not available as of 4/11/24

Troy University (2024-2025)

Two person suite	\$2,325 - \$3,205
Private room	\$2,530 - \$3,675
Two person apartment style unit	\$3,375 - \$3,545



UNIVERSITY OF SOUTH ALABAMA

MEMORANDUM

Vice President for Student Affairs

DATE: August 1, 2024

TO: Alabama Commission on Higher Education

FROM: Dr. Michael Mitchell 

SUBJECT: Speech, Expressive Activities, and Use of University Space, Facilities, and Grounds Policy and Report, 2023-2024

Alabama Code § 16-68-1, *et seq.*, pertaining to free speech on the campuses of higher education institutions requires that the University of South Alabama Board of Trustees to prepare an annual report detailing the course of action implemented by the University to ensure compliance with the law. The Board of Trustees of the University of South Alabama has authorized me to prepare this annual report on its behalf and submit the same to the Alabama Commission on Higher Education, so that it can notify the Governor and the Legislature of the University's compliance with the law.

The following chart details the date and description of any policy violations during the period of August 1, 2023, through July 31, 2024. The chart also details the administrative action/discipline related to each violation:

Date of Policy Violation	Description of Policy Violation	Administrative Action/ Disciplinary Action Taken
	No reported violations during this reporting period.	

The University of South Alabama had no substantial difficulties, controversies, or successes in maintaining a posture of administrative and institutional neutrality during the time-period addressed by this report.

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**



**BUDGET AND FINANCE
COMMITTEE**

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**

Budget and Finance Committee

March 14, 2024

1:59 p.m.

A meeting of the Budget and Finance Committee of the University of South Alabama (USA) Board of Trustees was duly convened by Mr. Tom Corcoran, Chair, on Thursday, March 14, 2024, at 1:59 p.m. in the Board Room of the Frederick P. Whiddon Administration Building. Meeting attendance was open to the public.

Members: Alexis Atkins, Chandra Brown Stewart, Tom Corcoran, Ron Graham, Lenus Perkins, Jimmy Shumock and Steve Stokes were present.

Other Trustees: Luis Gonzalez, Ron Jenkins, Bill Lewis, Arlene Mitchell and Jim Yance.

Administration & Guests: Owen Bailey, Jim Berscheidt, Joél Billingsley, Jo Bonner, Lynne Chronister, Kristin Dukes, Joel Erdmann, Monica Ezell, Eddie Greene, Charlie Guest, Buck Kelley, Andi Kent, Nick Lawkis, John Marymont, Mike Mitchell, Kristen Roberts, Donna Streeter (Faculty Senate), Margaret Sullivan, Peter Susman and Christina Wassenaar (Faculty Senate).

Following the attendance roll call, **Item 23**, Mr. Corcoran called for consideration of the minutes for a meeting held on December 7, 2023, **Item 24**. On motion by Ms. Atkins, seconded by Dr. Stokes, the Committee voted unanimously to adopt the minutes.

Mr. Corcoran called on Ms. Roberts to discuss the quarterly financial statements for the three months ended December 31, 2023, **Item 25**. Ms. Roberts advised that University assets and liabilities for the first quarter of fiscal year 2024 totaled approximately \$2.88 billion and \$1.5 billion, respectively. She said that the University's net position, totaling close to \$500 million, increased by almost \$31 million in contrast to the increase in net position of approximately \$46 million reported for the same period in fiscal year 2023.

Ms. Roberts discussed the particulars of **Item 26**, a resolution authorizing the issuance of long-term taxable and nontaxable University Facilities Revenue Bonds – Series 2024-A and -B bonds if possible, in order to refinance the short-term bank loan with JPMorgan Chase Bank, secured for the acquisition of Providence Hospital in 2023. (To view resolutions, policies and other documents authorized, refer to the minutes of the Board of Trustees meeting held on March 15, 2024.) Ms. Roberts noted that the resolution provided flexibility to proceed with a transaction when interest rates were advantageous. On motion by Mr. Shumock, seconded by Mr. Yance, the Committee voted unanimously to recommend approval of the resolution by the Board of Trustees.

Mr. Corcoran called on Mr. Kelley for a report on University facilities, **Item 27**. Mr. Kelley introduced Mr. Eddie Green, Director of Central Utilities, who presented charts demonstrating significant increases and volatility in electricity, natural gas and domestic water rates in recent years in relation with decreases in utilities usage occurring over the same period, made possible by infrastructure improvements, changes in process operations management and other influences. Mr. Kelley credited Mr. Greene for his diligent efforts on behalf of the University.

There being no further business, the meeting was adjourned at 2:06 p.m.

Respectfully submitted:

E. Thomas Corcoran, Chair

UNIVERSITY OF SOUTH ALABAMA
(A Component Unit of the State of Alabama)

Basic Financial Statements

Six Months Ended March 31, 2024 and 2023

(Unaudited)

UNIVERSITY OF SOUTH ALABAMA
(A Component Unit of the State of Alabama)
Basic Financial Statements
Six Months Ended March 31, 2024 and 2023

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UNIVERSITY OF SOUTH ALABAMA
(A Component Unit of the State of Alabama)
Management's Discussion and Analysis (Unaudited)
March 31, 2024 and 2023

Introduction

The following discussion presents an overview of the financial position and financial activities of the University of South Alabama (the University), including the University of South Alabama Health System (USA Health), a division of the University, at March 31, 2024 and 2023, and for the six months then ended. This discussion has been prepared by University management and should be read in conjunction with the financial statements and notes thereto, which follow.

The basic financial statements of the University consist of the University and its component units. The financial position and results of operations of the component units either are blended with the University's financial position and results of operations or are discretely presented. The treatment of each component unit is governed by pronouncements issued by the Governmental Accounting Standards Board (GASB). As more fully described in note 1 to the basic financial statements, the University of South Alabama Professional Liability Trust Fund, the University of South Alabama General Liability Trust Fund, USA HealthCare Management, LLC, Jaguar Realty, LLC, and various billing entities are reported as blended component units. The University of South Alabama Foundation, the USA Research and Technology Corporation, and the University of South Alabama Health Care Authority are discretely presented.

Financial Highlights

At March 31, 2024 and 2023, the University had total assets and deferred outflows of \$2,152,847,000 and \$1,845,418,000, respectively; total liabilities and deferred inflows of \$1,610,381,000 and \$1,422,778,000, respectively; and net position of \$542,466,000 and \$422,640,000, respectively.

The University has experienced a significant growth in its healthcare operations over the past several years incurring increases in net patient service revenues of \$60,102,000, or 15%, between 2023 and 2024 and \$48,633,000, or 14%, between 2022 and 2023.

An overview of each statement is presented herein along with financial analysis of the transactions impacting each statement. Where appropriate, comparative financial information is presented to assist in the understanding of this analysis.

Analysis of Financial Position and Results of Operations

Statement of Net Position

The statement of net position presents the assets, deferred outflows, liabilities, deferred inflows, and net position of the University at March 31, 2024 and 2023. Net position is displayed in three parts: net investment in capital assets, restricted, and unrestricted. Restricted net position may be either expendable or nonexpendable and is the net position that is restricted by law or external donors. Unrestricted net position is generally designated by management for specific purposes and is available for use by the University to meet current expenses for any purpose. The statement of net position, along with all of the University's basic financial statements, is prepared under the economic resources measurement focus and the accrual basis of accounting, whereby revenues are recognized when earned and expenses are recognized when incurred by the University, regardless of when cash is exchanged.

UNIVERSITY OF SOUTH ALABAMA
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Management's Discussion and Analysis (Unaudited)
March 31, 2024 and 2023

The condensed schedules of net position at March 31, 2024, 2023, and 2022 follow (in thousands):

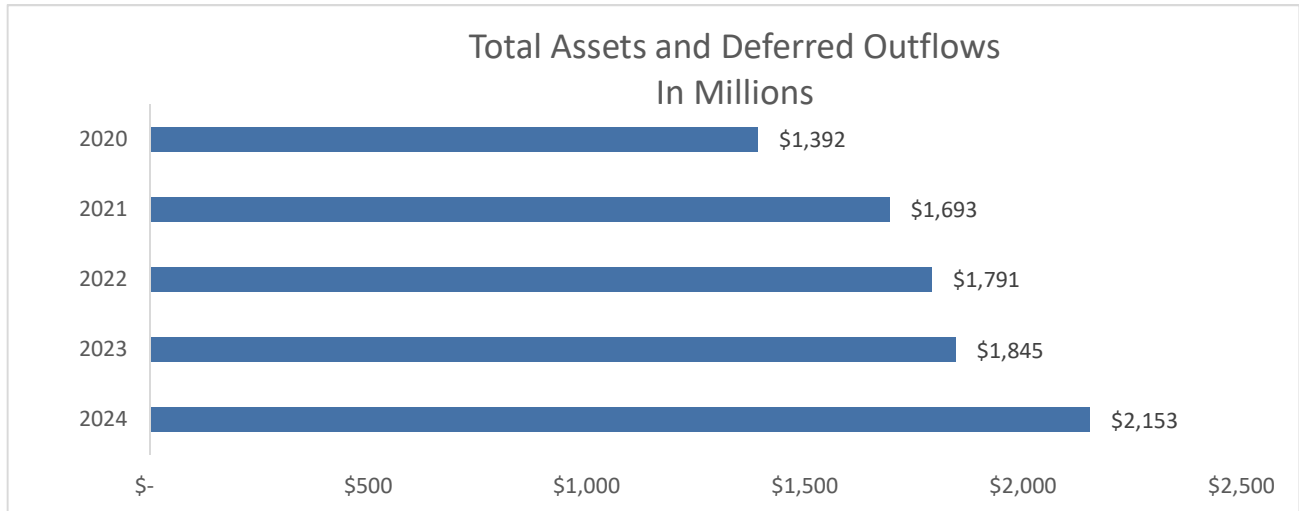
Condensed Schedules of Net Position

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Assets:			
Current	\$ 386,508	311,836	343,426
Capital assets, net	1,010,838	867,610	847,510
Other noncurrent	494,815	423,268	374,281
Total assets	<u>1,892,161</u>	<u>1,602,714</u>	<u>1,565,217</u>
Deferred outflows	<u>260,686</u>	<u>242,704</u>	<u>226,058</u>
Total assets and deferred outflows	<u><u>2,152,847</u></u>	<u><u>1,845,418</u></u>	<u><u>1,791,275</u></u>
Liabilities:			
Current	\$ 279,207	160,866	167,794
Noncurrent	937,396	952,102	940,372
Total liabilities	<u>1,216,603</u>	<u>1,112,968</u>	<u>1,108,166</u>
Deferred inflows	<u>393,778</u>	<u>309,810</u>	<u>289,688</u>
Total liabilities and deferred inflows	<u><u>\$ 1,610,381</u></u>	<u><u>1,422,778</u></u>	<u><u>1,397,854</u></u>
Net position:			
Net investment in capital assets	\$ 451,338	386,303	416,707
Restricted, nonexpendable	81,449	76,516	71,584
Restricted, expendable	109,884	87,655	104,323
Unrestricted deficit	<u>(100,205)</u>	<u>(127,834)</u>	<u>(199,193)</u>
Total net position	<u><u>\$ 542,466</u></u>	<u><u>422,640</u></u>	<u><u>393,421</u></u>

Assets included in the statement of net position are classified as current or noncurrent. Current assets consist primarily of cash and cash equivalents, investments, and patient receivables, net of allowance for doubtful accounts. Of these amounts, cash and cash equivalents, investments, and patient receivables, net comprise approximately 44%, 23%, and 19%, respectively, of current assets at March 31, 2024. Noncurrent assets consist primarily of restricted investments, capital assets, and lease receivables. The increase in total assets and deferred outflows is primarily attributed to capital assets purchased from Ascension Providence and an increase in investment value.

UNIVERSITY OF SOUTH ALABAMA
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March 31, 2024 and 2023

Total assets and deferred outflows of the University as of March 31 is as follows:



Net position represents the residual interest in the University's assets and deferred outflows after liabilities and deferred inflows are deducted. Net position is classified into one of four categories:

Net investment in capital assets represents the University's capital assets less accumulated depreciation and outstanding principal balances of the debt attributable to the acquisition, construction, or improvement of those assets.

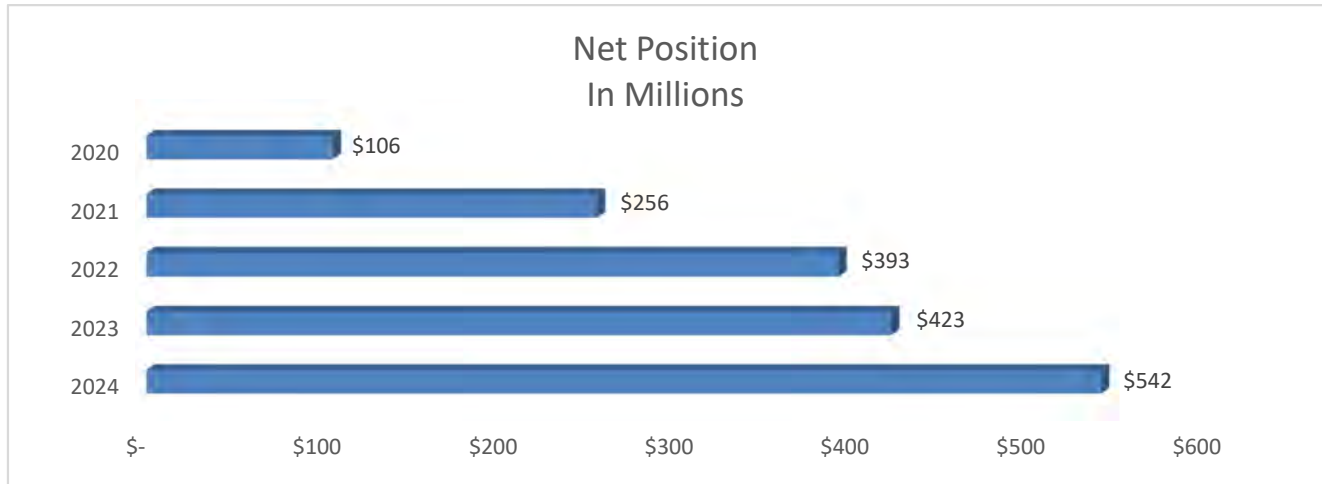
Restricted nonexpendable net position consists primarily of the University's permanent endowment funds. In accordance with the policies of the University and donor agreements, the earnings from these funds may be expended, but the corpus may not be expended and must remain intact with the University in perpetuity.

Restricted expendable net position is subject to externally imposed restrictions governing their use. The funds are restricted primarily for debt service, capital projects, student loans, and scholarship purposes.

Unrestricted deficit of net position represents amounts not invested in capital assets or not subject to externally imposed stipulations. Even though these funds are not legally restricted, the majority of the University's unrestricted net position has been internally designated for various projects, all supporting the mission of the University. Unrestricted net position includes funds for various academic and research programs, auxiliary operations (including student housing and dining services), student programs, capital projects, and general operations. Also included in unrestricted net position at March 31, 2024 and 2023 is the impact of the net pension liability recorded pursuant to the requirements of GASB Statement No. 68 and the impact of the net OPEB liability recorded pursuant to the requirements of GASB Statement No. 75.

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Net position of the University as of March 31 is as follows:



All categories of restricted net position collectively increased by approximately \$27,162,000 between March 31, 2024 and 2023, primarily due to market increases on investments. Unrestricted deficit increased from \$(127,834,000) to \$(100,205,000) between March 31, 2024 and 2023. A summary of unrestricted net position (deficit) at March 31, 2024, 2023, and 2022 is summarized as follows (in thousands):

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Unrestricted deficit related to net pension liability	\$ (299,641)	(375,984)	(271,729)
Unrestricted deficit related to net OPEB liability	(166,955)	(53,421)	(229,496)
Unrestricted net position related to other activity	366,391	301,571	302,032
Unrestricted net position (deficit)	<u>\$ (100,205)</u>	<u>(127,834)</u>	<u>(199,193)</u>

Statement of Revenues, Expenses, and Changes in Net Position

Changes in total University net position are based on the activity presented in the statement of revenues, expenses, and changes in net position. The purpose of this statement is to present the changes in net position resulting from operating and nonoperating revenues earned by the University, and operating and nonoperating expenses incurred by the University, as well as any other revenues, expenses, gains, and losses earned or incurred by the University.

Generally, operating revenues have the characteristics of exchange transactions and are received or accrued for providing goods and services to the various customers and constituencies of the University. These include patient service revenues (net of provision for bad debts), tuition and fees (net of scholarship allowances), most noncapital grants and contracts, revenues from auxiliary activities, and sales and services of educational activities (primarily athletic activities). Operating expenses are those expenses paid or incurred to acquire or produce the goods and services provided in return for the operating revenues and to carry out the mission of the University.

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Nonoperating revenues have the characteristics of nonexchange transactions because, generally, no goods or services are provided. Such transactions include investment income, state appropriations, gifts, and other contributions. State appropriations are required by GASB to be classified as nonoperating revenues. Nonoperating expenses are those expenses required in the operation and administration of the University, but not directly incurred to acquire or produce the goods and services provided in return for operating revenues. Such nonoperating expenses include interest on the University's indebtedness, losses related to the disposition of capital assets, transfers to affiliates to fund operations, and transfers to intergovernmental agencies related to medical expenditures.

The condensed schedules of revenues, expenses, and changes in net position for the six months ended March 31, 2024, 2023, and 2022 follow (in thousands):

Condensed Schedules of Revenues, Expenses, and Changes in Net Position

	2024	2023	2022
Operating revenues:			
Tuition and fees, net	\$ 74,941	72,047	73,803
Patient service revenues, net	448,947	388,845	340,212
Federal, state, and private grants and contracts	28,191	25,114	20,374
Other	47,153	39,451	40,989
	599,232	525,457	475,378
Operating expenses:			
Salaries and benefits	356,281	312,027	273,547
Supplies and other services	231,073	219,915	187,487
Other	68,752	51,188	42,691
	656,106	583,130	503,725
Operating loss	(56,874)	(57,673)	(28,347)
Nonoperating revenues and expenses:			
State appropriations	75,187	70,370	64,548
Net investment income	46,795	30,549	(5,692)
Other, net	(31,564)	(5,925)	5,409
Net nonoperating revenues	90,418	94,994	64,265
Income before capital appropriations, capital contributions and grants, and additions to endowment	33,544	37,321	35,918

UNIVERSITY OF SOUTH ALABAMA
(A Component Unit of the State of Alabama)
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March 31, 2024 and 2023

Condensed Schedules of Revenues, Expenses, and Changes in Net Position

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Capital appropriations, contributions and grants, and additions to endowment	\$ 15,683	24,131	18,544
Increase in net position	49,227	61,452	54,462
Beginning net position	493,239	361,188	338,959
Cumulative effect of change in account principle	—	—	(7,064)
Beginning balance, as adjusted	493,239	361,188	331,895
Ending net position	\$ 542,466	422,640	386,357

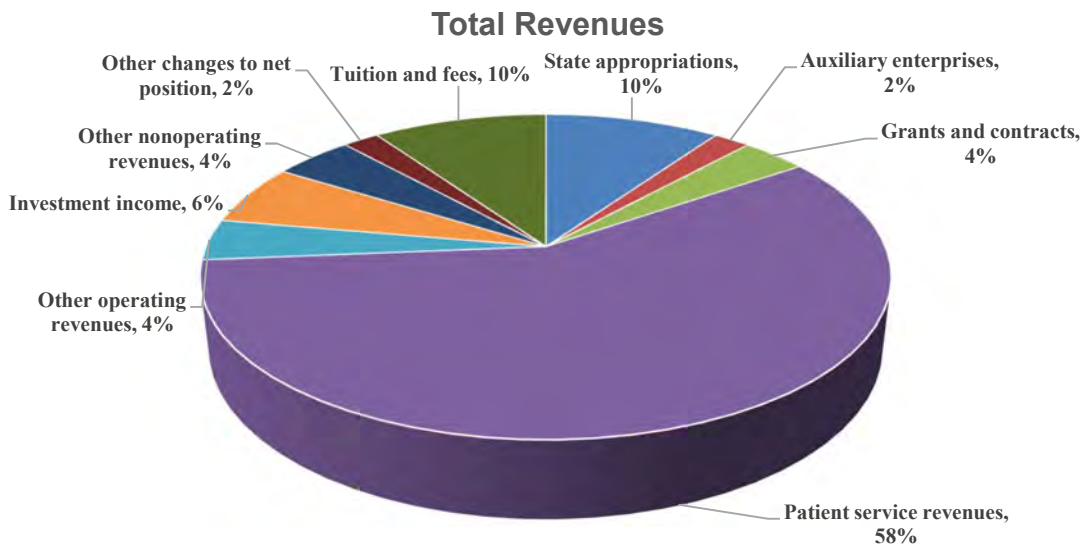
In 2022, the University adopted the provisions of GASB Statement No. 87, *Leases*, which establishes a single model for lease accounting, whereby certain leases that were previously classified as operating leases are now reported on the statement of net position. GASB Statement No. 87 required the University to record right-of-use assets and the corresponding current and noncurrent portions of lease liabilities for noncancelable, long-term contracts related to use of tangible property under which the University is the lessee. In addition, GASB Statement No. 87 required the University to record the current and noncurrent portions of lease receivables and the corresponding deferred inflow of resources for noncancelable, long-term contracts related to use of tangible property under which the University is the lessor. The adoption of the provisions of GASB Statement No. 87 resulted in a restatement of beginning unrestricted net position at October 1, 2021 by decreasing unrestricted net position \$7,064,000.

In 2023, the University adopted the provisions of GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, which requires subscription-based information technology arrangements (SBITA) be recorded as both an intangible asset and a corresponding subscription liability, provides capitalization criteria for outlays related to non-subscription payments, and requires note disclosures for SBITAs. This adoption resulted in increased right-of-use assets and the related lease and subscription obligations at the beginning of the fiscal year, in the amount of \$25,081,000, which is represented in capital assets, net on the statement of net position. Upon analysis of the facts and circumstances at the time of adoption, the impact on beginning net position was deemed immaterial by management, and therefore, no prior-period adjustment was necessary.

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March 31, 2024 and 2023

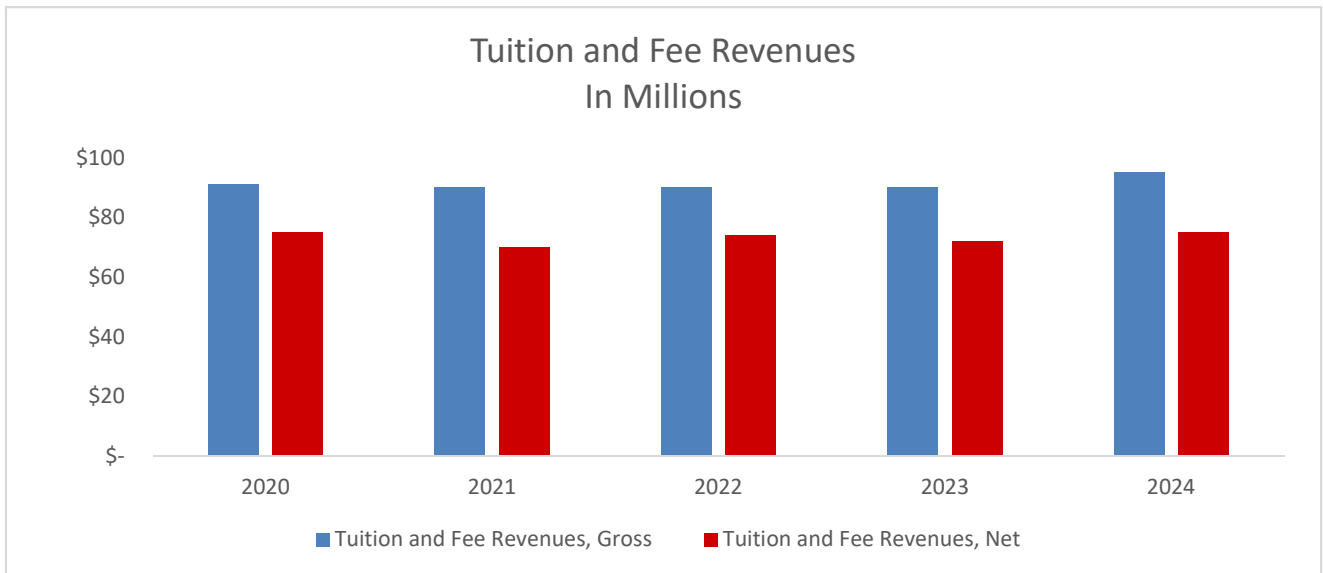
For both the six months ended March 31, 2024 and 2023, approximately 58% of total revenues of the University were related to net patient service revenues. Excluding patient service revenues, the largest component of total University revenues were state appropriations in 2024, which represented approximately 10%, and tuition and fees charged to students in 2023, which represented approximately 11%. In 2024, tuition and fees represented approximately 10% of total University revenues, and in 2023 state appropriations represented approximately 10%, while grants and contracts (federal, state, and private) represented approximately 4% in both 2024 and 2023.

A summary of University revenues for the six months ended March 31, 2024 is presented as follows:



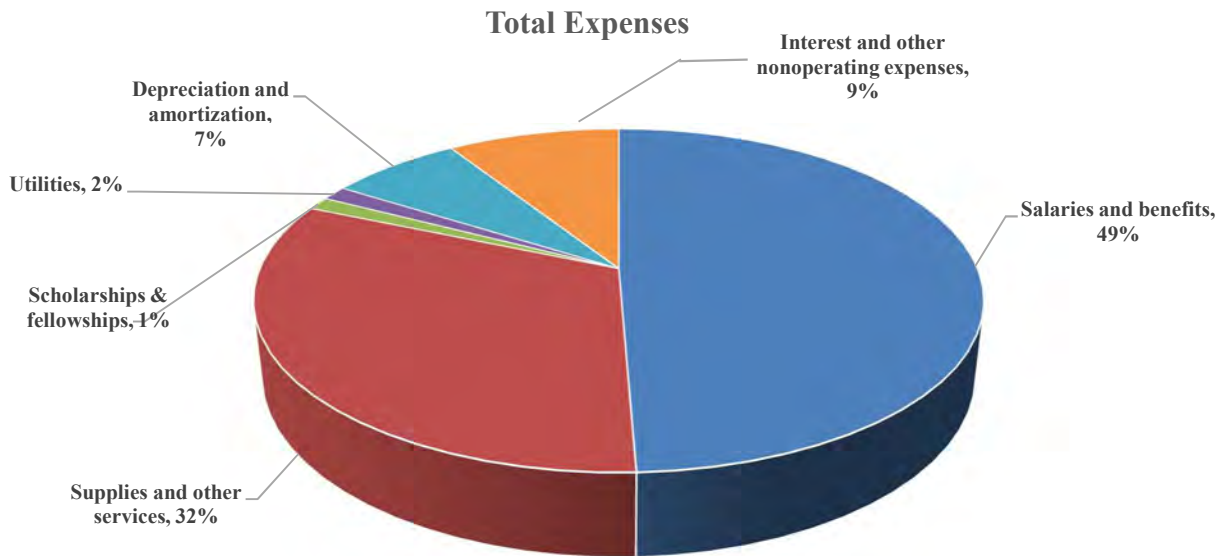
UNIVERSITY OF SOUTH ALABAMA
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Tuition revenues have generally remained steady in recent years. After experiencing several years of declining enrollment, the University had increased enrollment in the fall of 2022 and the fall of 2023. Enrollment increased approximately 2% between Fall 2022 and Fall 2023. Tuition and fees, gross and net of scholarship allowances, for the six months ended March 31 are presented as follows:



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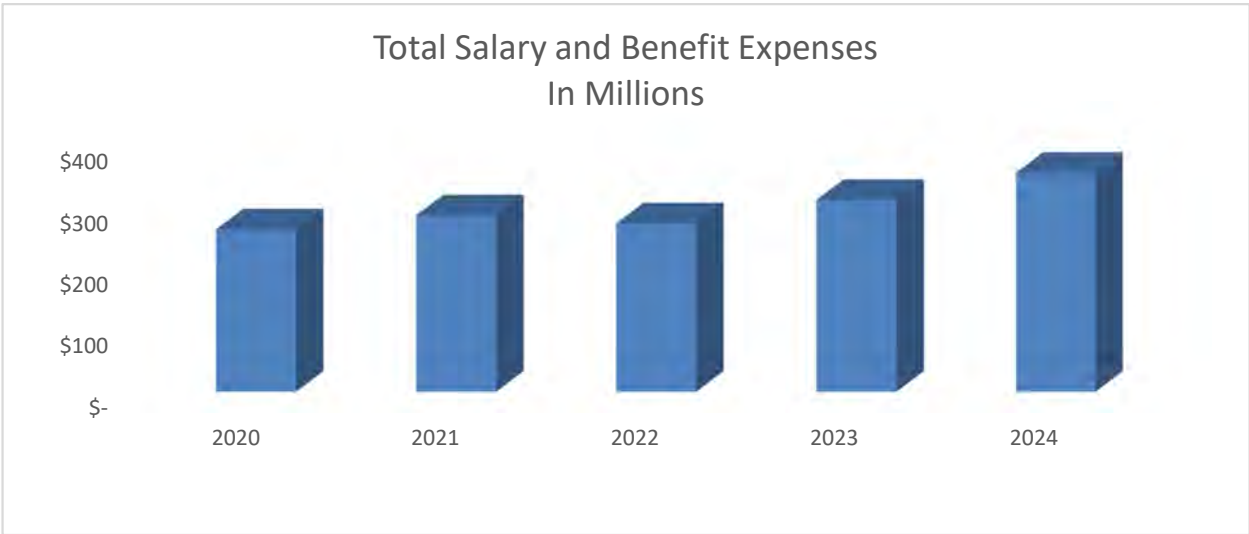
University expenses are presented using their natural expense classifications. A summary of University expenses for the six months ended March 31, 2024 is presented as follows:



Functional classifications represent expenses categorized based on the function within the University. Such University functions include instruction, research, public service, academic support, student services, institutional support, operation and maintenance of plant, and scholarships. Expenses related to auxiliary enterprise activities, USA Health, and depreciation and amortization are presented separately. Functional expense information is presented in note 18 to the basic financial statements.

UNIVERSITY OF SOUTH ALABAMA
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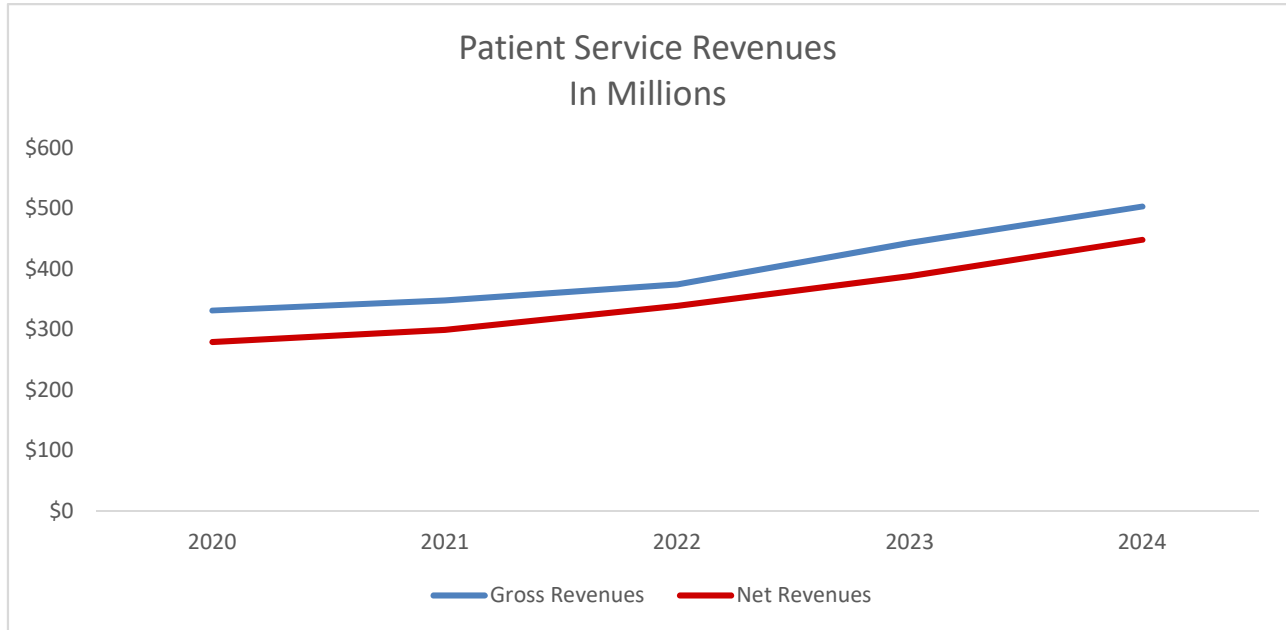
For the six months ended March 31, 2024 and 2023, approximately 49% and 51% of the University's total expenses were salaries and benefits.



For the six months ended March 31, 2024 and 2023, the University reported an operating loss of approximately \$56,874,000 and \$57,673,000. The operating loss is offset by state appropriations, which, as mentioned earlier, are reported as nonoperating revenues. After considering all nonoperating revenues and expenses, including capital appropriations, capital contributions and grants, and additions to the endowment, the total increase in net position was approximately \$49,227,000 and \$61,452,000 for the six months ended March 31, 2024 and 2023.

UNIVERSITY OF SOUTH ALABAMA
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USA Health represents a significant portion of total University revenues. Operating patient service revenues, gross and net, for the six months ended March 31 are presented as follows:



Statement of Cash Flows

The statement of cash flows presents information related to cash flows of the University. The statement presents cash flows by category: operating activities, noncapital financing activities, capital and related financing activities, and investing activities. The net cash provided to, or used in, the University is presented by category.

Capital Assets and Debt Administration

Total capital asset additions for the University were approximately \$149,247,000 for the six months ended March 31, 2024. Significant construction projects that remain in progress as of March 31, 2024 include the Science Laboratory building renovation, new Central Energy Plant, the demolition of Alpha Hall South and East, utilities improvements in preparation for the new College of Medicine Building, Education and Outreach building renovation, and Dining Hall renovation. Major projects completed and placed into service in fiscal year 2024 include the campus storm shelter and 3D printer lab. Major projects completed and placed into service in fiscal year 2023 include Gamma 0-4 HVAC upgrade, Greek housing renovations, outdoor pool repairs, quantum cell service, Football Fieldhouse roof repairs, and the North Drive utilities project. At March 31, 2024, the University had outstanding commitments of approximately \$30,928,000 for various capital projects. Additional information regarding the University's capital assets is included in note 5.

On March 5, 2021, the Financial Conduct Authority announced that the final publication date for US London Interbank Offered Rate (LIBOR) was June 30, 2023. Loans maturing after the end of LIBOR were reviewed to determine if appropriate language, referred to as fallback language, was used to provide for the replacement of

UNIVERSITY OF SOUTH ALABAMA
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LIBOR with an alternative index. The Alternative Reference Rates Committee (ARRC) has recommended the Secured Overnight Financing Rate (SOFR) as an alternative to replace LIBOR. As recommended by the ARRC, all rate and fee settings for affected facilities maturing after the end of LIBOR have been replaced with a SOFR-based index.

In April 2023, the University of South Alabama Health Care Authority (HCA), a component of the University, entered into an agreement with Gulf Coast Health System to acquire an acute care hospital, its ancillary-related healthcare delivery businesses, and related facilities effective October 1, 2023. This acquisition is referred to as Ascension Providence. In April 2023, the University delivered up to \$80,000,000 University Facilities Revenue Bond (Draw-Down Loan), Series 2023-A, and up to \$20,000,000 Taxable University Facilities Revenue Bond (Draw-Down Loan), Series 2023-B. The bond proceeds, along with internal contributions from the University, financed this acquisition. The draw down facility allows the University, from time to time through April 15, 2025, to request funds from the 2023-A totaling up to \$80,000,000 (2023-A Advances) and from the 2023-B totaling up to \$20,000,000 (2023-B Advances). The principal balance, which will be paid with proceeds from a long-term bond issuance, will be due on April 19, 2025. At March 31, 2024, the outstanding principal for 2023-A is \$67,020,000 and 2023-B is \$16,635,000.

On October 1, 2023, HCA acquired an acute care hospital, its ancillary-related healthcare delivery businesses, and related facilities. The acquisition was made by the University on behalf of HCA, and all assets were signed over to the University at the time of acquisition. HCA entered into a 31 year lease with the University for the healthcare assets and facilities acquired in the acquisition in exchange for quarterly rental payments equal to the principal and interest incurred on the debt service related to the acquisition. This lease is accounted for in accordance with Statement No. 87, *Leases*, and is reflected in net capital assets and current and noncurrent lease obligations on the statement of net position. See notes 5, 6, 7, and 9 for additional information.

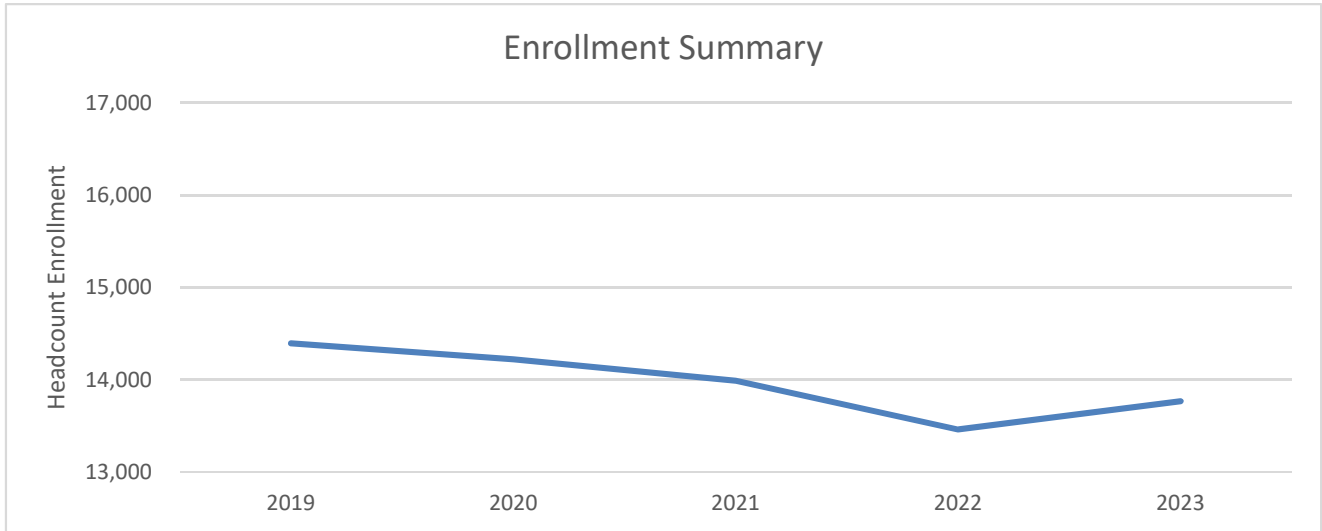
The University's credit rating is A1 (Negative) as rated by Moody's Investors Service and A+ (Stable) as rated by Standard and Poor's Global Ratings. Moody's Investors Services revised the University's outlook to negative from stable and affirmed its A1 issuer and revenue bond ratings in July 2023. Standard and Poor's Global Ratings affirmed the University's current rating in February 2023. Additional information regarding the University's debt is included in note 8.

Economic Outlook

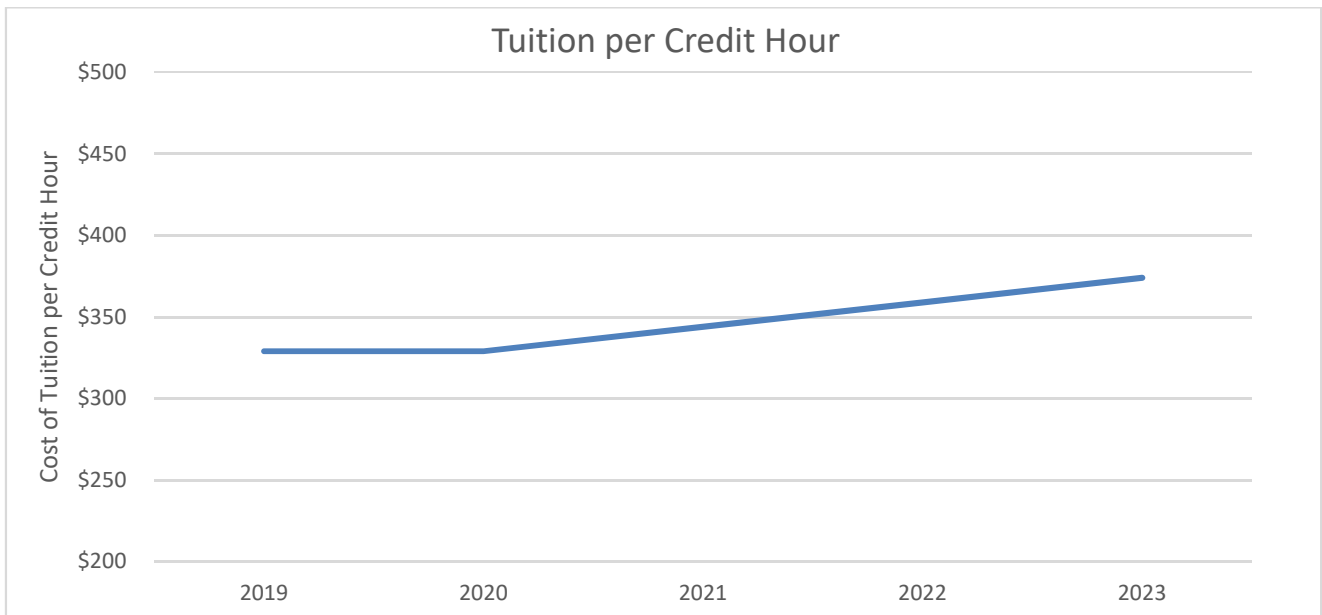
While tuition and fee rates per credit hour have increased over the past five years, there have been declines in enrollment from 2019 through 2022. After experiencing several years of declining enrollment, the University had

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increased enrollment of 2% between Fall 2022 and Fall 2023, due primarily to increased freshman enrollment. The enrollment trend for the University between 2019 and 2023 is as follows:



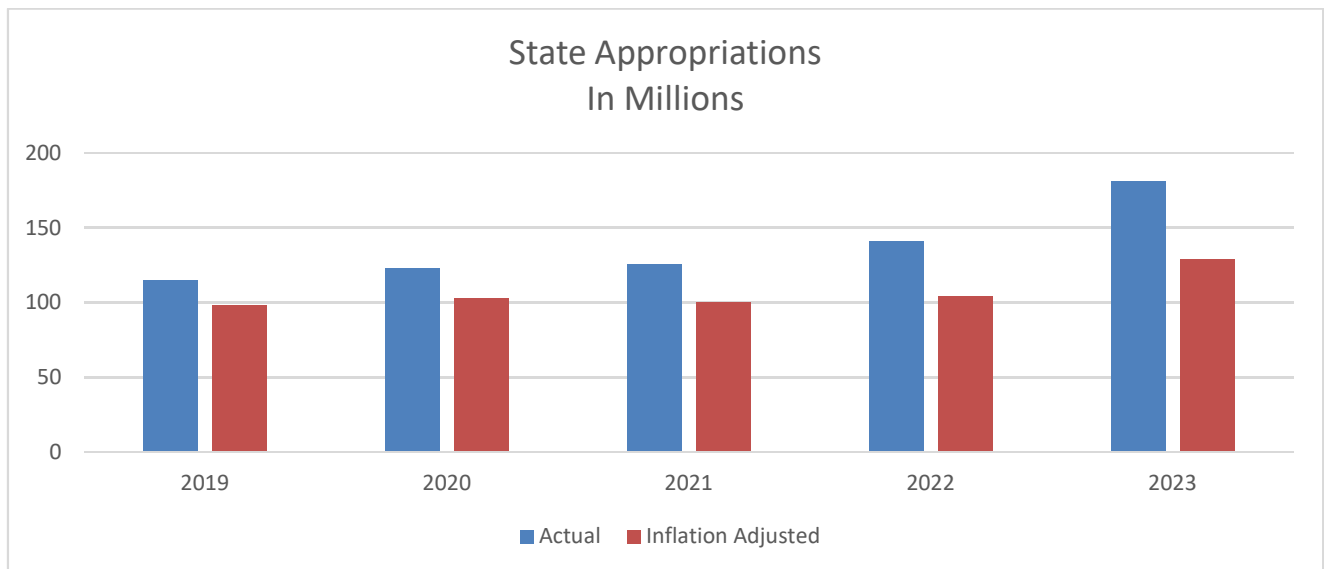
During the same period, in-state tuition per credit hour for in-person classes has increased by approximately 9%. Similar increases have been experienced in out-of-state tuition and College of Medicine tuition. Web tuition has decreased slightly during that period. The trend of in-state tuition per credit hour between 2019 and 2023 is as follows:



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A state appropriation in the amount of approximately \$150,375,000 and \$140,714,000 was authorized for the years ended September 31, 2024 and 2023, respectively. Additional appropriations of approximately \$40,463,000 were received in fiscal year 2023 for capital project improvements and equipment. While no announcement has been made, the University is aware that reductions in fiscal year 2024 appropriations are possible.

The five-year trend of state appropriations for the University is as follows:



In addition to state appropriations, the University is subject to declines in general economic and political conditions in the United States and, specifically, the State of Alabama. Weakening of the economy, as well as changes in federal and state funding policies, could potentially have a negative impact on the University's enrollment, extramural funding, endowment performance, and healthcare operations.

During the second fiscal quarter of 2020, the United States was thrust into the midst of a pandemic health crisis related to the spread of COVID-19 (the Crisis). The University returned to normal operations for the Fall 2021 semester, and USA Health operations have returned to a normal level with minimum impact on the finances of USA Health.

The University has taken all necessary steps to ensure that the University takes full advantage of the Coronavirus Aid, Relief, and Economic Security Act of 2020 (the CARES Act). As of March 31, 2024, the University (including USA Health) has been awarded \$107,384,000 in CARES Act and other funding from federal and state sources for COVID-19 relief. Of this amount, \$1,928,000 and \$0 was awarded in the six months ended March 31, 2024 and 2023. Of the \$107,384,000 total funds awarded, \$1,564,000 and \$5,319,000 has been recognized as nonoperating revenue in the statements of revenues, expenses, and changes in net position for the six months ended March 31, 2024 and 2023 .

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Requests for Information

These basic financial statements are designed to provide a general overview of the University of South Alabama and its component units' financial activities and to demonstrate the University's accountability. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Kristen Roberts; Chief Financial Officer; University of South Alabama Administration Building Suite 353, Mobile, Alabama 36688. These basic financial statements can be obtained from our website at <https://www.southalabama.edu/departments/financialaffairs/businessoffice/statements.html>.

UNIVERSITY OF SOUTH ALABAMA
(A Component Unit of the State of Alabama)

Statement of Net Position

March 31, 2024 and 2023

(In thousands)

	2024	2023
Current assets:		
Cash and cash equivalents	\$ 169,243	166,564
Investments	88,098	39,819
Patient receivables (net of allowance for doubtful accounts of \$95,930 in 2024 and \$134,204 in 2023)	72,743	56,715
Accounts receivable, other	35,293	28,194
Notes receivable, net	1,415	1,421
Prepaid expenses, inventories, and other	17,323	18,417
Lease receivable, current portion	2,393	706
Total current assets	386,508	311,836
Noncurrent assets:		
Restricted cash and cash equivalents	12,226	28,747
Restricted investments	293,730	274,932
Investments	68,222	90,092
Other noncurrent assets and accounts receivable	41,173	28,182
Lease receivable, less current portion	79,464	1,315
Capital assets, net	1,010,838	867,610
Total noncurrent assets	1,505,653	1,290,878
Total assets	1,892,161	1,602,714
Deferred outflows		
	260,686	242,704
Total assets and deferred outflows	2,152,847	1,845,418
Current liabilities:		
Accounts payable and accrued liabilities	90,901	67,604
Unrecognized revenues	56,881	56,312
Deposits	3,424	3,485
Current portion of other long-term liabilities	4,062	4,937
Current portion lease and subscription obligations	22,503	8,628
Current portion of long-term debt	101,436	19,900
Total current liabilities	279,207	160,866
Noncurrent liabilities:		
Long-term debt, less current portion	397,595	420,239
Lease and subscription obligations, less current portion	35,630	20,400
Other long-term liabilities, less current portion	75,653	82,148
Net pension liability	349,710	375,894
Net other postemployment benefits liability	78,808	53,421
Total noncurrent liabilities	937,396	952,102
Total liabilities	1,216,603	1,112,968
Deferred inflows		
	393,778	309,810
Total liabilities and deferred inflows	1,610,381	1,422,778
Net position:		
Net investment in capital assets	451,338	386,303
Restricted, nonexpendable:		
Scholarships	47,654	43,186
Other	33,795	33,330
Restricted, expendable:		
Scholarships	37,333	28,567
Other	72,551	59,088
Unrestricted deficit	(100,205)	(127,834)
Total net position	\$ 542,466	422,640

See accompanying notes to basic financial statements.

UNIVERSITY OF SOUTH ALABAMA
(A Component Unit of the State of Alabama)

Statement of Revenues, Expenses, and Changes in Net Position

Six months ended March 31, 2024 and 2023

(In thousands)

	2024	2023
Operating revenues:		
Tuition and fees (net of scholarship allowances of \$19,639 in 2024 and \$17,949 in 2023)	\$ 74,941	72,047
Patient service revenues (net of provision for bad debts of \$55,033 in 2024 and \$54,687 in 2023)	448,947	388,845
Federal grants and contracts	15,498	11,110
State grants and contracts	4,438	6,811
Private grants and contracts	8,255	7,193
Auxiliary enterprises (net of scholarship allowances of \$607 in 2024 and \$555 in 2023)	15,686	13,534
Other operating revenues	31,467	25,917
Total operating revenues	599,232	525,457
Operating expenses:		
Salaries and benefits	356,281	312,027
Supplies and other services	231,073	219,915
Scholarships and fellowships	8,843	7,464
Utilities	9,756	9,133
Depreciation and amortization	50,153	34,591
Total operating expenses	656,106	583,130
Operating loss	(56,874)	(57,673)
Nonoperating revenues (expenses):		
State appropriations	75,187	70,370
Net investment income	46,795	30,549
Interest expense	(10,600)	(9,167)
Other nonoperating revenues	34,083	22,700
Other nonoperating expenses	(55,047)	(19,458)
Net nonoperating revenues	90,418	94,994
Income before capital appropriations, capital contributions and grants, and additions to endowment	33,544	37,321
Other changes in net position		
Capital appropriations	7,160	4,697
Capital contributions and grants	4,506	13,679
Additions to endowment	4,017	5,755
Total other changes in net position	15,683	24,131
Increase in net position	49,227	61,452
Net position:		
Beginning of year	493,239	361,188
End of year	\$ 542,466	422,640

See accompanying notes to basic financial statements.

UNIVERSITY OF SOUTH ALABAMA
(A Component Unit of the State of Alabama)

Statement of Cash Flows

Six months ended March 31, 2024 and 2023

(In thousands)

	2024	2023
Cash flows from operating activities:		
Receipts related to tuition and fees	\$ 54,363	53,731
Receipts from and on behalf of patients and third-party payers	425,889	356,020
Receipts from grants and contracts	32,802	24,749
Receipts related to auxiliary enterprises	13,496	11,837
Payments to suppliers and vendors	(244,283)	(215,124)
Payments to employees and related benefits	(378,218)	(348,835)
Payments for scholarships and fellowships	(8,843)	(7,463)
Other operating receipts (expenses)	(56,136)	40,952
Net cash used in operating activities	(160,930)	(84,133)
Cash flows from noncapital financing activities:		
State appropriations	75,207	70,390
Endowment gifts	4,017	5,755
Agency funds received	1,514	1,551
Agency funds disbursed	(655)	(1,286)
Student loan program disbursements	(58,364)	(54,258)
Student loan program receipts	58,237	54,269
Other nonoperating revenues	113,635	30,669
Other nonoperating expenses	(54,358)	(25,543)
Net cash provided by noncapital financing activities	139,233	81,547
Cash flows from capital and related financing activities:		
Capital contributions and grants	4,506	13,679
Purchases of capital assets	(116,011)	(30,620)
Proceeds from sales of capital assets	89	59
Principal payments on capital debt	(30,224)	(16,748)
Interest payments on capital debt	(15,896)	(6,125)
Net cash used in capital and related financing activities	(157,536)	(39,755)
Cash flows from investing activities:		
Interest and dividends on investments	17,450	6,638
Purchases of investments	(36,179)	(33,623)
Proceeds from sales of investments	21,461	16,036
Net cash (used in) provided by investing activities	2,732	(10,949)
Net decrease in cash and cash equivalents	(176,501)	(53,290)
Cash and cash equivalents (unrestricted and restricted):		
Beginning of year	357,970	248,601
End of year	\$ 181,469	195,311

UNIVERSITY OF SOUTH ALABAMA
(A Component Unit of the State of Alabama)

Statement of Cash Flows

Six months ended March 31, 2024 and 2023

(In thousands)

	2024	2023
Reconciliation of operating loss to net cash used in operating activities:		
Operating loss	\$ (56,874)	(57,673)
Adjustments to reconcile operating loss to net cash used in operating activities:		
Depreciation and amortization	50,153	34,591
Changes in assets and liabilities, net:		
Student receivables	1,312	(9,466)
Net patient receivables	(24,393)	(6,107)
Grants and contracts receivables	3,874	1,504
Other receivables	(105,218)	(1,301)
Prepaid expenses, inventories, and other	(893)	(1,373)
Accounts payable and accrued liabilities	(5,116)	(31,125)
Unrecognized revenues	(23,775)	(13,183)
Net cash used in operating activities	\$ (160,930)	(84,133)
Reconciliation of cash and cash equivalents to the statement of net position:		
Cash and cash equivalents classified as current assets	\$ 169,243	166,564
Restricted cash and cash equivalents classified as noncurrent assets	12,226	28,747
Total cash and cash equivalents	\$ 181,469	195,311
Noncash investing, noncapital financing, and capital and related financing transactions:		
Net increase in fair value of investments recognized as a component of investment gains	\$ 35,444	4,308
Payments on behalf of the University by the Alabama Public School and College Authority reducing purchases of capital assets	7,160	4,697
Addition of lease and subscription obligations	18,025	2,064
Increase in accounts payable related to capital assets	4,377	1,666
Loss on disposals of capital assets	(86)	(115)
Decrease in lease receivable related to interest income	158	44

See accompanying notes to basic financial statements.

UNIVERSITY OF SOUTH ALABAMA FOUNDATION
 (Discretely Presented Component Unit of the University of South Alabama)

Consolidated Statement of Financial Position

December 31, 2023 and 2022

(In thousands)

	2023	2022
Assets		
Cash and cash equivalents	\$ 1,492	1,933
Investments:		
Equity securities	231,711	194,699
Timber and mineral properties	176,902	173,980
Real estate	7,152	9,018
Other	5,814	5,809
Other assets	637	655
Total assets	\$ 423,708	386,094
Liabilities and Net Assets		
Liabilities:		
Other liabilities	\$ 585	511
Total liabilities	585	511
Net assets:		
Without donor restrictions	60,248	61,143
With donor restrictions	362,875	324,440
Total net assets	423,123	385,583
Total liabilities and net assets	\$ 423,708	386,094

See accompanying notes to basic financial statements.

UNIVERSITY OF SOUTH ALABAMA FOUNDATION
(Discretely Presented Component Unit of the University of South Alabama)

Consolidated Statement of Activities and Changes in Net Assets

Six months ended December 31, 2023

(In thousands)

	Without donor restrictions	With donor restrictions	Total
Revenues, gains, losses, and other support:			
Net realized and unrealized gains on investments	\$ 2,327	14,491	16,818
Rents, royalties, and timber sales	2,261	43	2,304
Interest and dividends	774	798	1,572
Gifts	—	7	7
Other income	3	—	3
Required match of donor contributions	(4)	4	—
Interfund interest	(447)	447	—
Net assets released from program restrictions	6,494	(6,494)	—
Total revenues, gains, losses, and other support	11,408	9,296	20,704
Expenditures:			
Program services:			
Faculty support	1,698	—	1,698
Scholarships	580	—	580
Other academic programs	6,938	—	6,938
Total program service expenditures	9,216	—	9,216
Management and general	1,562	—	1,562
Other investment expense	500	—	500
Depletion and depreciation expense	2,072	—	2,072
Total expenditures	13,350	—	13,350
Change in net assets	(1,942)	9,296	7,354
Net assets – beginning of year	62,190	353,579	415,769
Net assets – end of year	\$ 60,248	362,875	423,123

See accompanying notes to basic financial statements.

UNIVERSITY OF SOUTH ALABAMA FOUNDATION
(Discretely Presented Component Unit of the University of South Alabama)

Consolidated Statement of Activities and Changes in Net Assets

Six months ended December 31, 2022

(In thousands)

	Without donor restrictions	With donor restrictions	Total
Revenues, gains, losses, and other support:			
Net realized and unrealized gains on investments	\$ 954	3,284	4,238
Rents, royalties, and timber sales	2,547	67	2,614
Interest and dividends	610	913	1,523
Gifts	—	35	35
Required match of donor contributions	(4)	4	—
Interfund interest	(312)	312	—
Other income	2	—	2
Net assets released from program restrictions	6,097	(6,097)	—
Total revenues, gains, losses, and other support	9,894	(1,482)	8,412
Expenditures:			
Program services:			
Faculty support	1,460	—	1,460
Scholarships	590	—	590
Other academic programs	4,589	—	4,589
Total program service expenditures	6,639	—	6,639
Management and general	1,400	—	1,400
Other investment expense	542	—	542
Depletion and depreciation expense	2,846	—	2,846
Total expenditures	11,427	—	11,427
Change in net assets	(1,533)	(1,482)	(3,015)
Net assets – beginning of year	62,676	325,922	388,598
Net assets – end of year	\$ 61,143	324,440	385,583

See accompanying notes to basic financial statements.

USA RESEARCH AND TECHNOLOGY CORPORATION
(Discretely Presented Component Unit of the University of South Alabama)

Statement of Net Position

March 31, 2024 and 2023

(In thousands)

	2024	2023
Assets:		
Current assets:		
Cash and cash equivalents	\$ 1,744	1,958
Lease receivable, current portion (net of allowance for doubtful accounts of \$124 in 2024 and \$53 in 2023)	2,265	2,833
Prepaid expenses and other current assets	59	55
Accrued interest receivable	58	51
Total current assets	4,126	4,897
Noncurrent assets:		
Capital assets, net	17,990	18,619
Lease receivable, less current portion	12,302	8,887
Total noncurrent assets	30,292	27,506
Deferred outflows	534	684
Total assets and deferred outflows	34,952	33,087
Liabilities:		
Current liabilities:		
Deposits, other current liabilities, and accrued expenses	179	167
Unrecognized rent revenue	283	338
Notes payable, current portion	1,041	1,207
Total current liabilities	1,503	1,712
Noncurrent liabilities:		
Notes payable, less current portion	16,442	17,483
Total noncurrent liabilities	16,442	17,483
Deferred inflows	14,099	11,346
Total liabilities and deferred inflows	\$ 32,044	30,541
Net position:		
Net investment in capital assets	\$ 918	423
Unrestricted	1,990	2,123
Total net position	\$ 2,908	2,546

See accompanying notes to basic financial statements.

USA RESEARCH AND TECHNOLOGY CORPORATION
(Discretely Presented Component Unit of the University of South Alabama)

Statement of Revenues, Expenses, and Changes in Net Position

Six months ended March 31, 2024 and 2023

(In thousands)

	2024	2023
Operating revenues	\$ 1,908	2,205
Operating expenses:		
Building management and operating expenses	631	587
Depreciation and amortization	688	651
Legal and administrative fees	233	240
Insurance	43	35
Total operating expenses	1,595	1,513
Operating income	313	692
Nonoperating revenues (expenses):		
Interest expense	(415)	(442)
Interest income	44	31
Other	214	193
Net nonoperating expenses	(157)	(218)
Increase in net position	156	474
Net position:		
Beginning of year	2,752	2,072
End of year	\$ 2,908	2,546

See accompanying notes to basic financial statements.

UNIVERSITY OF SOUTH ALABAMA HEALTH CARE AUTHORITY
(A Component Unit of the University of South Alabama)

Statement of Net Position

March 31, 2024 and 2023

(In thousands)

	<u>2024</u>	<u>2023</u>
Current assets:		
Cash and cash equivalents	\$ 2,362	4,931
Restricted cash and cash equivalents	558	—
Patient receivables (net of allowance for doubtful accounts of approximately \$20,647 in 2024 and \$2,384 in 2023)	67,786	2,943
Accounts receivable, other	8,319	369
Notes receivable, net	706	696
Inventories	814	84
Lease receivable, current portion	763	309
Other current assets	501	520
Total current assets	<u>81,809</u>	<u>9,852</u>
Noncurrent assets:		
Capital assets, net	120,279	43,862
Investments	453	458
Lease receivable, less current portion	3,831	2,915
Total noncurrent assets	<u>124,563</u>	<u>47,235</u>
Total assets	<u>\$ 206,372</u>	<u>57,087</u>
Current liabilities:		
Accounts payable and accrued liabilities	\$ 32,075	6,328
Accrued salaries and wages	7,992	2,046
Deferred revenue	20	—
Lease and subscription obligations, current portion	2,471	1,086
Long-term debt, current portion	176	139
Total current liabilities	<u>42,734</u>	<u>9,599</u>
Noncurrent liabilities:		
Lease and subscription obligations, less current portion	81,849	3,183
Long-term debt, less current portion	21,578	21,754
Total noncurrent liabilities	<u>103,427</u>	<u>24,937</u>
Deferred inflows	<u>4,506</u>	<u>3,180</u>
Total liabilities and deferred inflows	<u>\$ 150,667</u>	<u>37,716</u>
Net position:		
Net investment in capital assets	\$ 14,203	17,522
Restricted	558	—
Unrestricted	40,944	1,849
Total net position	<u>\$ 55,705</u>	<u>19,371</u>

See accompanying notes to basic financial statements.

UNIVERSITY OF SOUTH ALABAMA HEALTH CARE AUTHORITY
(A Component Unit of the University of South Alabama)

Statement of Revenues, Expenses, and Changes in Net Position

Six months ended March 31, 2024 and 2023

(In thousands)

	2024	2023
Operating revenues:		
Patient service revenues (net of provision for bad debts of \$19,570 in 2024 and \$644 in 2023)	\$ 151,682	23,144
Other operating revenues	19,269	5,576
Total operating revenues	170,951	28,720
Operating expenses:		
Salaries and benefits	81,281	24,660
Building and equipment expenses	7,362	2,812
Medical and surgical supplies	42,585	2,305
Other expenses	46,960	11,788
Depreciation and amortization	3,704	2,228
Total operating expenses	181,892	43,793
Operating loss	(10,941)	(15,073)
Nonoperating revenues (expenses):		
Investment income	97	71
Support from University of South Alabama	54,724	19,100
Interest expense	(2,606)	(533)
Total nonoperating revenues, net	52,215	18,638
Increase in net position	41,274	3,565
Net position at beginning of period	14,431	15,806
Net position at end of period	\$ 55,705	19,371

See accompanying notes to basic financial statements.

UNIVERSITY OF SOUTH ALABAMA
(A Component Unit of the State of Alabama)
Notes to Basic Financial Statements (Unaudited)
March 31, 2024 and 2023

(1) Summary of Significant Accounting Policies

(a) Reporting Entity

On May 3, 1963, the Governor of Alabama signed enabling legislation creating the University of South Alabama (the University). The accompanying basic financial statements present the financial position and activities of the University, which is a component unit of the State of Alabama.

The financial reporting entity, as defined by Governmental Accounting Standards Board (GASB) Statement No. 14, *The Financial Reporting Entity*, and amended by GASB Statement No. 39, *Determining Whether Certain Organizations Are Component Units*, GASB Statement No. 61, *The Financial Reporting Entity: Omnibus*, and GASB Statement No. 80, *Blending Requirements for Certain Component Units*, consists of the primary government and all of its component units. Component units are legally separate organizations for which the primary government is financially accountable. In addition, the primary government may determine, through exercise of management's professional judgment, that the inclusion of an organization that does not meet the financial accountability criteria is necessary in order to prevent the reporting entity's financial statements from being misleading. In such instances, that organization is included as a component unit. Accordingly, the basic financial statements include the accounts of the University, as the primary government, and the accounts of the entities discussed below as component units.

GASB Statement No. 61 amended GASB Statements No. 14 and No. 39 and provides criteria for determining whether certain organizations should be reported as component units based on the nature and significance of their relationship with the primary government. Such criteria include the appointment of a voting majority of the board of the organization, the ability to impose the will of the primary government on the organization, and the financial benefits/burden between the primary government and the potential component unit. The statement also clarifies reporting and disclosure requirements for those organizations. Based on these criteria as of March 31, 2024, the University reports University of South Alabama Foundation (USA Foundation), USA Research and Technology Corporation (the Corporation), and University of South Alabama Health Care Authority (HCA) as discretely presented component units. Each of these entities issue separate audited financial statements, which can be obtained by contacting Kristen Roberts, Chief Financial Officer, University of South Alabama Administration Building, Suite 353, Mobile, Alabama 36688.

The University is also affiliated with the South Alabama Medical Science Foundation (SAMSF), Gulf Coast TotalCare (Gulf Coast), the University of South Alabama Foundation for Research and Commercialization (FRAC), Jaguar Athletic Fund (JAF), and the USA Presidential 1963 Fund. These entities are considered component units of the University under the provisions of GASB Statement Nos. 14, 39, 61, and 80. However, these entities are not presented in the accompanying basic financial statements as the University does not consider them significant enough to warrant inclusion in the University's reporting entity.

UNIVERSITY OF SOUTH ALABAMA

(A Component Unit of the State of Alabama)

Notes to Basic Financial Statements (Unaudited)

March 31, 2024 and 2023

GASB requires the University, as the primary government, to include in its basic financial statements, as a blended component unit, organizations that, even though they are legally separate entities, meet certain requirements. Based on these requirements, the University reports the Professional Liability Trust Fund (PLTF); General Liability Trust Fund (GLTF); USA HealthCare Management, LLC; Jaguar Realty, LLC; USA Health Physician Billing Services, LLC; USA Health Hospital Billing Services, LLC; USA Health Anesthesia Billing Services, LLC; USA Health Reference Lab Billing Services, LLC; USA Health MCI Business Services, LLC; USA Health Children's and Women's Provider Based Clinics, LLC; and USA Health Community Providers, LLC as blended component units. All significant transactions between the University and its blended component units have been eliminated.

In October 2023, through the acquisition of Ascension Providence, the University attained joint ownership of South Coast Real Estate Venture, LLC, HighProv, LLC, Providence Home Medical Services, LLC, Providence Compass Urgent Care, LLLP, and Providence Medical Network IPA, LLC. The University is still evaluating these joint ventures for proper financial presentation.

(b) Professional Liability and General Liability Trust Funds

The medical malpractice liability of the University is maintained and managed in its separate PLTF in which the University, HCM, SAMSF, and HCA are the only participants. In accordance with the bylaws of the PLTF, the president of the University is responsible for appointing members of the PLTF policy committee. Additionally, the general liability of the University, HCM, SAMSF, the Corporation, and HCA is maintained and managed in its GLTF for which the University is responsible. The PLTF and GLTF are separate legal entities, which are governed by the University Board of Trustees through the University president. As such, PLTF and GLTF are reported as blended component units (see note 19 for further discussion of, and disclosure for, these entities).

(c) USA HealthCare Management, LLC

In June 2010, the University's Board of Trustees approved the formation of USA HealthCare Management, LLC (HCM). HCM was organized for the purpose of managing and operating on behalf of, and as agent for, payroll activities related to the healthcare clinical enterprise of the University. The University is the sole member of HCM. HCM commenced operations in October 2010 and is reported as a blended component unit (see note 19 for further discussion of, and disclosure for, this entity).

(d) USA Health Billing Limited Liability Companies

Over the last few years, the University formed the USA Health Physician Billing Services, LLC; USA Health Hospital Billing Services, LLC; USA Health Anesthesia Billing Services, LLC; USA Health Reference Lab Billing Services, LLC; USA Health MCI Business Services, LLC; USA Health Children's and Women's Provider Based Clinics, LLC; and USA Health Community Providers, LLC as limited liability companies, whereby the University is the sole member. These companies were created to assist with the complex patient and insurance billing of USA Health, a division of the University that includes two hospitals, a free-standing emergency department, a cancer treatment center, and various health clinics. Based on GASB requirements, the University, as the primary government, includes these limited liability companies as blended component units. All significant transactions between the University and its blended component units have been eliminated.

UNIVERSITY OF SOUTH ALABAMA
(A Component Unit of the State of Alabama)
Notes to Basic Financial Statements (Unaudited)
March 31, 2024 and 2023

(e) *University of South Alabama Health Care Authority,*

In May 2017, the University's Board of Trustees approved the formation of HCA. HCA is a public corporation created under and pursuant to the provisions of the State of Alabama University Authority Act of 2016. HCA employs physicians and staff of certain physician practice groups as determined appropriate by the University. HCA presents its financial statements in accordance with GASB.

HCA is the sole member of the following companies: Mobile Heart USA, LLC; USA Health HCA Industrial Medicine Clinic, LLC; USA Health Daphne Family Practice, LLC; USA Health IPA, LLC; USA Mobile County ASC, LLC; USA Health HCA Providence Hospital, LLC; and USA Health Providence Retail Pharmacy, LLC. Based on the criteria listed above, GASB requires HCA, as the primary government, to include each of these limited liability companies as blended component units. All significant transactions among HCA and its blended component units have been eliminated.

HCA holds a 51% equity interest in USA BC ASC Holdco, LLC, a limited liability company formed in 2020, and Surgery Center Holdings, Inc. owns the remaining 49%. USA BC ASC Holdco, LLC. owns 51% of USA Baldwin County ASC, LLC and the remaining 49% is owned by an unrelated third party. HCA's capital account balance is presented on the statement of net position as an investment.

During fiscal year 2022, HCA obtained equity interest in a multimember limited liability company, USA Fairhope Physician Investors, LLC (FPI). FPI was initially considered as a component unit under the provisions of GASB Statement Nos. 14 and 61. Amendment 1 to the initial agreement was executed during fiscal year 2023, removing HCA's control of the entity and ability to impose its will on the entity. The change resulted in HCA's relationship with FPI shifting from a component unit to an investment in a joint venture. HCA's capital account balance is presented on the March 31, 2024 and 2023 statement of net position as a noncurrent investment.

Since inception, HCA's operations have been partially funded by the University, with total support amounting to \$54,724,000 during the six months ended March 31, 2024 and \$19,100,000 during the six months ended March 31, 2023. This support is reported in nonoperating expenses on the University's statement of revenues, expenses, and changes in net position. Due to the significance of the relationship between the University and HCA, HCA is considered a component unit of the University. The accompanying statement of net position and statement of revenues, expenses, and changes in net position for HCA as of and for the six months ended March 31, 2024 and 2023 are discretely presented.

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(f) *University of South Alabama Foundation*

USA Foundation is a not-for-profit corporation that was organized for the purpose of promoting education, scientific research, and charitable purposes, and to assist in developing and advancing the University in furthering, improving, and expanding its properties, services, facilities, and activities. Because of the significance of the relationship between the University and USA Foundation, USA Foundation is considered a component unit of the University. The Board of Directors of USA Foundation is not appointed or controlled by the University. The University receives distributions from USA Foundation primarily for scholarship, faculty, and other support. Total distributions received or accrued by the University for the six months ended March 31, 2024 and 2023 were \$7,343,000 and \$6,501,000, respectively, and are included primarily in other nonoperating revenues and capital contributions and grants in the University's statement of revenues, expenses, and changes in net position. Additionally, in fiscal year 2023, USA Foundation donated a 63-acre parcel of land on Dauphin Island, Alabama, which has an estimated value of approximately \$1,000,000. This land donation is included in capital assets, net on the statement of net position and the gift revenue is in nonoperating revenues on the statement of revenues, expenses, and changes in net position for the University. USA Foundation presents its financial statements in accordance with standards issued by the Financial Accounting Standards Board (FASB). USA Foundation is reported in separate financial statements because of the difference in the financial reporting framework since USA Foundation follows FASB rather than GASB. USA Foundation has a June 30 fiscal year-end, which differs from the University's September 30 fiscal year-end. In accordance with GASB Statement No. 14 and GASB Statement No. 61, the University has included USA Foundation's statements for the six months ended December 31, 2023 and 2022 in the University's financial statements as of March 31, 2024 and 2023. The accompanying consolidated statement of financial position and consolidated statement of activities and changes in net assets for USA Foundation as of and for the six months ended December 31, 2023 and 2022 are discretely presented.

(g) *USA Research and Technology Corporation*

In June 2002, the University's Board of Trustees approved the formation of the Corporation. The Corporation is a not-for-profit corporation that exists for the purpose of furthering the educational and scientific mission of the University by developing, attracting, and retaining technology and research industries in Alabama that will provide professional and career opportunities to the University's students and faculty. Due to the significance of the relationship between the University and the Corporation, the Corporation is considered a component unit of the University. The Corporation presents its financial statements in accordance with GASB. The accompanying statement of net position and statement of revenues, expenses, and changes in net position for the Corporation as of and for the six months ended March 31, 2024 and 2023 are discretely presented.

(h) *Measurement Focus and Basis of Accounting*

For financial reporting purposes, the University is considered a special purpose governmental agency engaged only in business-type activities, as defined by GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis for State and Local Governments*, as amended by GASB Statement No. 35, *Basic Financial Statements and Management's Discussion and Analysis for Public Colleges and Universities*. Accordingly, the University's basic financial statements

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have been presented using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned, and expenses are recorded when an obligation has been incurred.

(i) Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires that management make estimates and assumptions affecting the reported amounts of assets and liabilities, revenues, and expenses, as well as disclosure of contingent assets and liabilities. Actual results could differ from those estimates.

In particular, laws and regulations governing the Medicare and Medicaid programs are extremely complex and subject to interpretation. As a result, there is at least a reasonable possibility that recorded estimates related to these programs could change by a material amount in the near term.

(j) Cash and Cash Equivalents (including restricted amounts)

Cash and cash equivalents are defined as petty cash, demand accounts, certificates of deposit, and any short-term investments that take on the character of cash. These investments have maturities of less than three months at the time of purchase and include repurchase agreements and money market accounts. Restricted cash and cash equivalents share the same definitions and maturities of unrestricted cash and cash equivalents but are designated by external parties for specified purposes such as collateral requirements, designated gifts, or bond proceeds.

(k) Investments and Investment Income

The University reports the fair value of investments using the three-level hierarchy established under GASB Statement No. 72, *Fair Value Measurement and Application*. The fair value of alternative investments (low-volatility, multistrategy funds of funds) and certain private equity partnerships do not have readily ascertainable market values and the University values these investments in accordance with valuations provided by the general partners or fund managers of the underlying partnerships or companies, typically based on net asset value (NAV) of the partnership or commingled vehicle. Because some of these investments are not readily marketable, the estimated fair value is subject to uncertainty and, therefore, may differ from the fair value that would have been used had a ready market for the investment existed. Investments received by gift are recorded at fair value at the date of receipt. Changes in the fair value of investments are reported in net investment income.

(l) Derivatives

The University has adopted the provisions of GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*. GASB Statement No. 53 establishes a framework for accounting and financial reporting related to derivative instruments, requiring the fair value of derivatives to be recognized in the basic financial statements. At March 31, 2024, the University had one hedging derivative instrument in the form of an interest rate swap in effect. In accordance with hedge accounting, the change in fair values of the interest rate swap is reported as a change in deferred inflows and outflows and the fair value of the interest rate swap is recognized in other long-term

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liabilities and deferred inflows and outflows on the statement of net position since the interest rate swap is deemed effective.

(m) Deferred Outflows and Inflows of Resources

Deferred outflows of resources consist of employer contributions to the Teacher's Retirement System of Alabama and the Public Education Employees Health Insurance Plan subsequent to the plan's measurement dates, changes in proportion and differences between employer contributions and proportionate share of contributions related to the OPEB plan, changes in actuarial and other assumptions related to the pension plan, changes in the fair value of the interest rate swap, and the loss on the defeasement of certain bond amounts.

Deferred inflows of resources consist of the proportionate share of the differences between expected and actual experience related to the pension plan, net difference between projected and actual earnings on pension and OPEB plan investments, changes of assumptions in the OPEB plan, changes in proportion and differences between employer contributions and proportionate share of contributions in pension and OPEB plans, changes in the fair value of the interest rate swap, gain on the refunding of certain bond amounts, and the value of contractual rights to lease revenue in future reporting periods.

(n) Bond Premiums, Discounts, and Loss on Extinguishment Costs

Bond premiums, discounts, and loss on extinguishment costs associated with the issuance of certain bond series are capitalized and amortized over the life of the respective bond series on a straight-line basis.

(o) Accounts Receivable

Patient receivables primarily result from hospital and ambulatory patient service revenues. Accounts receivable, other includes amounts due from students, the federal government, state and local governments, or private sources in connection with reimbursement of allowable expenditures made pursuant to the University's grants and contracts. Accounts and patient receivables are recorded net of estimated uncollectible amounts.

(p) Lease Receivable

Lease receivable and current portion thereof on the statement of net position represents the University's contractual right to receive cash in exchange for the right to use an asset for a specific amount of time. Lease receivables are recognized at the commencement date based on the present value of lease payments to be received over the lease term discounted using an appropriate incremental borrowing rate. The commencement date is either when the lessee takes possession of the asset or, in the case of real estate leases, when the landlord makes the building or office space available for use. The value of an option to extend or terminate a lease is reflected to the extent it is reasonably certain the lessee will exercise that option. Interest revenue is recognized as a component of the lease payments received and is included in other nonoperating revenues on the statement of revenues, expenses, and changes in net position.

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(q) Inventories

The University's inventories primarily consist of medical supplies and pharmaceuticals. Medical supplies and pharmaceuticals are stated at the lower of cost (first-in, first-out method) or market.

(r) Capital Assets

Capital assets are recorded at cost, if purchased, or, if donated, at fair value at the date of donation. Depreciation is provided over the estimated useful life of each class of depreciable assets using the straight-line method. Major renewals and renovations are capitalized. Costs for repairs and maintenance are expensed when incurred. When assets are retired or otherwise disposed of, the cost and related accumulated depreciation are removed from the accounts and the gain or loss, if any, is included in nonoperating revenues (expenses) in the statement of revenues, expenses, and changes in net position.

All capital assets other than land are depreciated using the following asset lives:

Buildings, infrastructure, and certain building components	40 to 100 years
Fixed equipment	10 to 20 years
Land improvements	8 to 20 years
Library materials	10 years
Other equipment	4 to 15 years

Certain buildings are componentized for depreciation purposes.

Lease and subscriptions are included in capital assets as right-of-use assets on the statement of net position. Right-of-use assets represent the University's right to use an underlying asset for the specified term and are comprised of leased equipment, buildings, office space, and subscription-based information technology arrangements. Lease and subscription right-of-use assets are recognized at the commencement date based on the present value of the payments over the agreement term discounted using the lessor interest rate or an appropriate incremental borrowing rate. The commencement date is either when the University takes possession of the asset or when the asset becomes available for use. Amortization of right-of-use assets is recognized on a straight-line basis over the agreement term or useful life of the asset, whichever is shorter.

The University evaluates impairment in accordance with GASB Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*. For the six months ended March 31, 2024 and 2023, no impairments were identified.

(s) Unrecognized Revenues

Student tuition, fees, and dormitory rentals are billed in advance and initially recorded as a component of unrecognized revenues in the statement of net position and, then recognized in revenue over the applicable portion of each school term.

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(t) Cost Sharing Multiple-Employer Pension Plan

Employees of the University are covered by a cost sharing multiple-employer defined benefit pension plan (the Plan) administered by the Teachers' Retirement System of Alabama (TRS). The TRS financial statements are prepared using the economic resources measurement focus and accrual basis of accounting. Contributions are recognized as revenues when earned, pursuant to Plan requirements. Benefits and refunds are recognized as expenses when due and payable in accordance with the terms of the Plan. Expenses are recognized when the corresponding liability is incurred, regardless of when the payment is made. Investments are reported at fair value. Financial statements are prepared in accordance with requirements of the GASB. Under these requirements, the Plan is considered a component unit of the State of Alabama and is included in the State's Annual Comprehensive Financial Report.

(u) Postemployment Benefits Other Than Pensions (OPEB)

Employees of the University are covered by a cost sharing multiple-employer other postemployment benefit plan administered by the Alabama Retired Education Employees Health Care Trust (Trust). The Trust's financial statements are prepared using the economic resources measurement focus and accrual basis of accounting. This includes for purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Trust, and additions to/deductions from the Trust's fiduciary net position. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions are recognized when due pursuant to plan requirements. Benefits are recognized when due and payable in accordance with the terms of the Plan. In accordance with GASB, the Trust is considered a component unit of the State of Alabama and is included in the State's Annual Comprehensive Financial Report.

(v) Classification of Net Position

The University's net position is classified as follows:

Net investment in capital assets reflects the University's total investment in capital assets, net of outstanding debt obligations related to those capital assets. To the extent debt has been incurred but not yet expended for capital assets, such debt is excluded from the calculation of net investment in capital assets.

Restricted, nonexpendable net position consists of endowment and similar type funds for which donors or other outside sources have stipulated, as a condition of the gift instrument, that the principal is to be maintained inviolate and in perpetuity, and invested for the purpose of producing present and future income, which may either be expended or added to principal.

Restricted, expendable net position includes resources that the University is legally or contractually obligated to spend in accordance with restrictions imposed by external parties.

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Unrestricted net position represents resources derived from student tuition and fees, state appropriations, patient service revenues, sales and services of educational activities, and auxiliary enterprises. Auxiliary enterprises are substantially self-supporting activities that provide services for students, faculty, and staff. While unrestricted net position may be designated for specific purposes by action of management or the Board of Trustees, they are available for use at the discretion of the governing board to meet current expenses for any purpose.

When an expense is incurred that can be paid using either restricted or unrestricted resources, the University addresses each situation on a case-by-case basis prior to determining the resources to be used to satisfy the obligation.

(w) *Scholarship Allowances and Student Financial Aid*

Student tuition and fees, and certain other revenues from students, are reported net of scholarship discounts and allowances in the statement of revenues, expenses, and changes in net position. Scholarship discounts and allowances are the difference between the stated charge for goods and services provided by the University and the amount paid by students and/or third parties making payments on the students' behalf. Certain governmental grants, such as Pell grants, and other federal, state, or nongovernmental programs are recorded as either operating or nonoperating revenues in the University's basic financial statements based on their classification as either an exchange or a nonexchange transaction. To the extent that revenues from such programs satisfy tuition and fees and certain other student charges, the University has recorded a scholarship discount and allowance.

(x) *Donor-Restricted Endowments*

The University is subject to the "Uniform Prudent Management of Institutional Funds Act" (UPMIFA) of the Code of Alabama. This law allows the University, unless otherwise restricted by the donor, to spend net appreciation, realized and unrealized, of the endowment assets. The law also allows the University to appropriate for expenditure or accumulate to an endowment fund such amounts as the University determines to be prudent for the purposes for which the endowment fund was established. The University's endowment spending policy provides that 4.5% of the five-year invested net asset moving average value (inclusive of net realized and unrealized gains and losses), as measured at September 30, is available annually for spending. The University's policy is to retain the endowment net interest and dividend income and net realized and unrealized appreciation with the endowment after distributions allowed by the spending policy have been made. These amounts, unless otherwise directed by the donor, are included in restricted expendable net position.

(y) *Classification of Revenues*

The University has classified its revenues as either operating or nonoperating revenues.

Operating revenues include activities that have the characteristics of exchange transactions such as student tuition and fees, net of scholarship discounts and allowances; patient service revenues, net of provision for bad debts; most federal, state, and local grants and contracts; sales and services of auxiliary enterprises, net of scholarship allowances; and lease revenue.

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Nonoperating revenues include activities that have the characteristics of nonexchange transactions, such as state appropriations, investment income, and gifts and contributions.

(z) Gifts and Pledges

Pledges of financial support from organizations and individuals representing an unconditional promise to give are recognized in the basic financial statements once all eligibility requirements, including time requirements, have been met. In the absence of such a promise, revenue is recognized when the gift is received. Endowment pledges generally do not meet eligibility requirements, as defined by GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*, and are not recorded as assets until the related gift has been received. Unconditional promises that are expected to be collected in future years are recorded at the present value of the estimated future cash flows.

(aa) Grants and Contracts

The University has been awarded grants and contracts for which funds have not been received or expenditures made for the purpose specified in the award. These awards have not been reflected in the basic financial statements but represent commitments of sponsors to provide funds for specific research or training projects. For grants that have allowable cost provisions, the revenue will be recognized as the related expenditures are made. For grants with work completion requirements, the revenue is recognized as the work is completed. For grants without either of the above requirements, the revenue is recognized as it is received.

(bb) Patient Service Revenues

Patient service revenues are reported at estimated net realizable amounts due from patients, third-party payers, and others for healthcare services rendered, including estimated retroactive revenue adjustments due to future audits, reviews, and investigations. Retroactive adjustments are considered in the recognition of revenue on an estimated basis in the period the related services are rendered and such amounts are adjusted in future periods, as adjustments become known or as years are no longer subject to such audits, reviews, and investigations.

(cc) Compensated Absences

The University accrues annual leave for employees as incurred at rates based upon length of service and job classification.

(dd) Recently Adopted Accounting Pronouncements

In 2023, the University adopted the provisions of GASB Statement No. 91, *Conduit Debt Obligations*. The objective of this statement is to clarify the definition of conduit debt obligations, establish that conduit debt is not a liability of the issuer, establish standards for reporting additional commitments and voluntary commitments extended by issuer, and improve note disclosures. There was no significant impact to the financial statements as a result of adoption.

In addition, the University adopted GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, which requires subscription-based information technology arrangements (SBITA) be recorded as both a right-of-use asset and a corresponding subscription liability, provides

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capitalization criteria for outlays related to non-subscription payments, and requires note disclosures for SBITA. This adoption resulted in increased right-of-use assets and related subscription liabilities at the beginning of the fiscal year, in the amount of \$25,081,000, which is represented in capital assets, net on the statement of net position. Upon analysis of the facts and circumstances at the time of adoption, the effect on prior period net position was immaterial.

In fiscal year 2024, the University adopted the provisions of GASB Statement No. 99, *Omnibus 2022*, related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement No. 53. The objective of this statement is to establish accounting and reporting requirements for exchange and exchange-like financial guarantees, other derivative instruments that do not meet the definition of investment derivative instruments nor hedging derivative instruments, and termination of hedge accounting. There was no significant impact to the University in the adoption of this pronouncement.

In addition, the University adopted GASB Statement No. 100, *Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62*, which requires changes in accounting principles and error corrections be reported retroactively by restating prior periods, changes to or within the financial reporting entity to be reported by adjusting beginning balances of the current period and changes in accounting estimates be reported prospectively by recognizing the change in the current period. This statement also provides guidance on the presentation of required supplementary information and supplementary information affected by a change in accounting principle or error correction. There was no significant impact to the University in the adoption of this pronouncement.

(2) Income Taxes

The University is classified as both a governmental entity under the laws of the State of Alabama and as a tax-exempt entity under Section 501(a) of the Internal Revenue Code as an organization described in Section 501(c)(3). Consistent with these designations, no provision for income taxes has been made in the accompanying basic financial statements.

In addition, the University's discretely presented component units, except for HCA, are tax-exempt entities under Section 501(a) of the Internal Revenue Code as organizations described in Section 501(c)(3). The income of HCA is excluded from federal and state income taxation pursuant to the provisions of Section 115(1) of the Internal Revenue Code. Consistent with these designations, no provision for income taxes has been made in the accompanying discretely presented component unit financial statements.

(3) Cash and Cash Equivalents

Pursuant to the Security for Alabama Funds Enhancement Act, funds on deposit may be placed in an institution designated as a qualified public depository (QPD) by the State of Alabama. QPD institutions pledge securities to a statewide collateral pool administered by the State Treasurer's office. Such financial institutions contribute to this collateral pool in amounts proportionate to the total amount of public fund deposits at their respective institutions. The securities are held at the Federal Reserve Bank and are designated for the State of Alabama. Additional collateral was not required for University funds on deposit with QPD institutions. At September 30, 2023 and 2022, the net public deposits subject to collateral

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requirements for all institutions participating in the pool totaled approximately \$17.6 billion and \$16.8 billion. The University had cash and cash equivalents, including restricted cash and cash equivalents, in the pool of \$181,469,000 and \$195,311,000 at March 31, 2024 and 2023, respectively.

At March 31, 2024, restricted cash and cash equivalents consist of \$1,484,000 related to cash included in the PLTF and GLTF to pay insurance liability claims, \$8,234,000 related to restricted donations related to certain capital projects, \$1,014,000 related to endowment funds, and \$1,494,000 related to collateral requirements of the interest rate swaps.

At March 31, 2023, restricted cash and cash equivalents consist of \$3,835,000 related to cash included in the PLTF and GLTF to pay insurance liability claims, \$15,791,000 of unspent proceeds from the issuance of University bonds for capital purchases as outlined in the bond indenture, \$8,153,000 related to restricted donations related to certain capital projects, \$968,000 related to endowment funds.

(4) Investments

(a) University of South Alabama

The investments of the University are invested pursuant to the University of South Alabama “Nonendowment Cash Pool Investment Policies,” the “Endowment Fund Investment Policy,” and the “Derivatives Policy” (collectively referred to as the University Investment Policies) as adopted by the Board of Trustees. The purpose of the nonendowment cash pool investment policy is to provide guidelines by which commingled funds not otherwise needed to meet daily operational cash flows can be invested to earn a maximum return, yet still maintain sufficient liquidity to meet fluctuations in the inflows and outflows of University operational funds. Further, endowment fund investment policies exist to provide earnings to fund specific projects of the endowment fund while preserving principal. The University Investment Policies require that management apply the “prudent person” standard in the context of managing its investment portfolio.

The investments of the blended component units of the University are invested pursuant to the separate investment policy shared by the PLTF and GLTF (the Trust Fund Investment Policy). The objectives of the Trust Fund Investment Policy are to provide a source of funds to pay general and professional liability claims and to achieve long-term capital growth to help defray future funding requirements. Additionally, certain investments of the University’s component units, both blended and discretely presented, are subject to UPMIFA as well as any requirements placed on them by contract or donor agreements.

Certain investments, primarily related to the University’s endowment assets, are pooled. The University uses this pool to manage its investments and distribute investment income to individual endowment funds.

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Investments and restricted investments of the University, by type, at fair value at March 31, 2024 and 2023 (in thousands) are as follows:

	2024	2023
Commingled equity funds	\$ 128,423	104,595
Commingled fixed income funds	50,365	50,246
Managed income alternative investments	39,121	38,897
Marketable debt securities	13,344	15,945
Marketable equity securities	62,820	58,424
Private credit alternative fixed income investments	7,370	4,656
Private equity alternative investments	21,039	18,602
Private real estate	500	-
Private REIT alternative real estate investments	5,197	5,719
Real estate	8,479	8,479
U.S. federal agency notes	96,700	90,681
U.S. treasury securities (low-volatility, multistrategy funds of funds)	16,692	8,599
	\$ 450,050	404,843

At March 31, 2024 and 2023, restricted investments consist of endowment funds, funds held in the PLTF and GLTF to pay insurance liability claims, and funds related to collateral requirements of the interest rate swaps.

At March 31, 2024 and 2023, \$40,916,000 and \$29,106,000, respectively, of cumulative increase in fair value of investments of donor-restricted endowments was recognized and is included in restricted expendable net position in the accompanying statement of net position.

The University invests in several private equity and private credit funds. At March 31, 2024 and 2023, the University had outstanding capital commitments to those funds of \$25,660,000 and \$20,341,000.

(i) *Credit Risk and Concentration of Credit Risk*

Nonendowment Cash Pool Investment Policy

The University Investment Policies limit investment in corporate bonds to securities with a minimum "A" rating, at the time of purchase, by both Moody's and Standard and Poor's. Investments in corporate paper are limited to issuers with a minimum quality rating of P-1 by Moody's, A-1 by Standard and Poor's, or F-1 by Fitch.

Additionally, the University Investment Policies require that not more than 10% of the cash, cash equivalents, and investments of the University be invested in the obligations of a single private corporation and not more than 35% of the cash, cash equivalents, and investments of the University be invested in the obligations of a single government agency.

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Endowment Fund Investment Policy

The University Investment Policies limit investment in fixed income securities to securities with a minimum “BAA” rating, at the time of purchase, by both Moody’s and Standard and Poor’s. Money Market Funds selected shall contain securities whose credit rating at the absolute minimum would be rated investment grade by Standard and Poor’s and/or Moody’s. Investment in fixed income securities within the fixed income portfolio shall be restricted to only investment grade bonds rated “BAA” or higher. Any investment in below investment grade bonds shall be considered an equity or fixed income alternative investment.

Additionally, the University Investment Policies require that not more than 5% of the Endowment Fund assets of the University be allocated to an individual investment manager and no more than 25% of the Endowment Fund assets be allocated to a “Funds of Funds” or multimanager fund.

The University’s exposure to credit risk and concentration of credit risk at March 31, 2024 and 2023 is as follows:

	2024	
	Credit rating	Percentage of total investments
Blackrock Credit Strategies Income Fund	Various	0.3%
Common Fund Bond Fund	Various	3.8%
Federal Farm Credit Banks Funding Corporation	AAA	3.3%
Federal Home Loan Banks	AAA	10.5%
Federal Home Loan Mortgage Corporation	AAA	6.8%
Federal National Mortgage Association	AAA	0.9%
Marketable debt securities	Various	3.0%
PIMCO Pooled Bond Fund	Various	7.1%
U.S. Treasury securities	AAA	3.7%

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	2023	
	Credit rating	Percentage of total investments
Blackrock Credit Strategies Income Fund	Various	0.2 %
Common Fund Bond Fund	Various	4.6
Federal Farm Credit Banks Funding Corporation	AAA	2.9
Federal Home Loan Banks	AAA	11.7
Federal Home Loan Mortgage Corporation	AAA	6.8
Federal National Mortgage Association	AAA	1.0
Marketable debt securities	Various	3.9
PIMCO Pooled Bond Fund	Various	7.6
U.S. Treasury securities	AAA	2.1

(ii) *Interest Rate Risk*

At March 31, 2024 and 2023, the maturity dates of the University's fixed income investments are as follows (in thousands):

		2024				
		Years to maturity				
	Fair value	Less than 1	1-5	6-10	More than 10	
U.S. Treasury securities	\$ 16,692	1,503	10,241	4,653	295	
U.S. federal agency notes	96,700	48,457	42,162	181	5,900	
Marketable debt securities	13,344	4,508	7,454	1,382	—	
Commingled fixed income funds	50,365	—	28,540	4,744	17,081	
	\$ 177,101	54,468	88,397	10,960	23,276	

		2023				
		Years to maturity				
	Fair value	Less than 1	1-5	6-10	More than 10	
U.S. Treasury securities	\$ 8,599	874	4,187	3,538	—	
U.S. federal agency notes	90,681	15	84,438	186	6,042	
Marketable debt securities	15,945	4,666	6,391	4,693	195	
Commingled fixed income funds	50,246	—	27,624	4,157	18,465	
	\$ 165,471	5,555	122,640	12,574	24,702	

Commingled fixed income funds are classified based on the weighted average maturity of the individual investment instruments within each fund.

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The University's Investment Policies do not specifically address the length to maturity on investments that the University must follow; however, they do require that the maturity range of investments be consistent with the liquidity requirements of the University.

(iii) *Custodial Credit Risk*

Custodial credit risk is the risk that, in the event of a failure of the counterparty to a transaction, an organization will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The University's investments are held by third-party institutions in the name of the University. The University's Investment Policies do not specifically address custodial credit risk.

(iv) *Mortgage-Backed Securities*

The University, from time to time, invests in mortgage-backed securities such as the Federal Home Loan Mortgage Corporation (FHLMC), the Federal National Mortgage Association (FNMA), and other government sponsored enterprises of the United States government. The University invests in these securities to increase the yield and return on its investment portfolio given the available alternative investment opportunities.

(v) *Fair Value Measurement*

Fair value measurements represent the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The University measures and records its investments using fair value measurement guidelines established by GASB Statement No. 72. These guidelines prioritize the inputs of valuation techniques used to measure fair value are as follows:

- Level 1: Quoted prices for identical investments in active markets
- Level 2: Observable inputs other than quoted market prices
- Level 3: Unobservable inputs.

The level in the fair value hierarchy that determines the classification of an asset or liability depends on the lowest-level input that is significant to the fair value measurement. Observable inputs are derived from quoted market prices for assets or liabilities traded on an active market where there is sufficient activity to determine a readily determinable market price. Investments that are not traded on an active exchange and do not have a quoted market price are classified as unobservable inputs. The University's assets that have unobservable inputs consist of the investment in real estate, with fair value based on an independent third-party appraisal performed by qualified appraisers specializing in real estate investments, and of investments in private capital, with fair value determined by the investment managers and primarily utilizes management assumptions and best estimates after considering internal and external factors. Other assets included in the University's investment portfolio with unobservable inputs are the shares or units in certain partnerships or other commingled funds that do not have readily determinable fair values. For these funds, fair value is estimated using the NAV reported by the investment managers as a practical expedient to fair value. Such investments have not been categorized within the fair value

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hierarchy. The fair value amounts presented in this table are intended to permit reconciliation of the fair value hierarchy to the amounts presented in the statement of net position.

The following tables summarize the fair value measurements for all investment assets and liabilities carried at fair value at March 31, 2024 and 2023 (in thousands):

Description	Asset fair value measurements at March 31, 2024			
	Level 1	Level 2	Level 3	Total
U.S. treasury securities	\$ 16,692			16,692
U.S. federal agency notes		96,700		96,700
Commingled equity funds	126,048	2,375		128,423
Commingled fixed income funds	46,205	4,160		50,365
Marketable equity securities	62,820			62,820
Marketable debt securities	13,344			13,344
Private credit alternative fixed income	7,370			7,370
Private equity alternative investments			18,929	18,929
Private real estate			500	500
Private REIT alternative real estate investments	5,197			5,197
Real estate			8,479	8,479
Total investments at fair value	\$ 277,676	103,235	27,908	408,819
Investments measured at NAV:				
Private equity funds				2,110
Managed income alternative investments (low-volatility, multistrategy funds of funds)				39,121
Total investments			\$ 450,050	

Description	Liability fair value measurements at March 31, 2024			
	Level 1	Level 2	Level 3	Total
Interest rate exchange agreements	\$ —	13,848	—	13,848

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Description	Asset fair value measurements at March 31, 2023			
	Level 1	Level 2	Level 3	Total
U.S. treasury securities	\$ 8,599	-	-	8,599
U.S. federal agency notes	-	90,681	-	90,681
Commingled equity funds	102,216	2,379	-	104,595
Commingled fixed income funds	46,616	3,630	-	50,246
Marketable equity securities	58,424	-	-	58,424
Marketable debt securities	15,945	-	-	15,945
Private credit alternative fixed income	4,656	-	-	4,656
Private equity alternative investments	-	-	16,460	16,460
Private REIT alternative real estate investments	5,719	-	-	5,719
Real estate	-	-	8,479	8,479
Total investments at fair value	<u>\$ 242,175</u>	<u>96,690</u>	<u>24,939</u>	363,804
Investments measured at NAV:				
Private equity funds				2,142
Managed income alternative investments (low-volatility, multistrategy funds of funds)				<u>38,897</u>
Total investments			<u>\$ 404,843</u>	

Description	Liability fair value measurements at March 31, 2023			
	Level 1	Level 2	Level 3	Total
Interest rate exchange agreements	\$ 117	18,758	—	18,875

A roll-forward schedule for Level 3 financial instruments for the six months ended March 31, 2024 and 2023 is as follows (in thousands):

	<u>2024</u>	<u>2023</u>
Beginning balance	\$ 25,533	\$ 16,379
Purchases	2,298	8,430
Net realized/unrealized gains	327	278
Sales	<u>(250)</u>	<u>(148)</u>
Ending balance	<u>\$ 27,908</u>	<u>\$ 24,939</u>

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HCA holds a 2.5% equity interest in USA Fairhope Physician Investors, LLC (FPI), a multimember limited liability company that was formed to invest in the entity that developed and is now leasing an ambulatory surgical center. HCA's capital account balance in FPI is considered an investment in a joint venture, pursuant to GASB Statements Nos. 14 and 61. A distribution in the amount of approximately \$5,000 was received in January 2024 reducing HCA's capital account balance presented on the statement of net position as an investment from \$15,000 to \$10,000 for the six months ended March 31, 2024.

HCA holds a 51% equity interest in USA BC ASC Holdco, LLC (USA BC ASC Holdco), a multimember limited liability company formed to invest in USA Baldwin County ASC, LLC (USA BC ASC), a limited liability company formed to develop, own, and operate the Ambulatory Surgery Center on the Mapp Campus. For the six months ended March 31, 2024, HCA's capital account balance is \$443,000 and is presented on the statement of net position as an investment. HCA has received no distributions or allocations of gains or losses to date and there is no financial activity reported for USA BC ASC Holdco or USA BC ASC.

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(5) Capital Assets

(a) University of South Alabama

A summary of the University's capital asset activity for the six months ended March 31, 2024 is as follows (in thousands):

	2024				Ending balance
	Beginning balance	Additions	Transfers	Reductions	
Capital assets not being depreciated or amortized:					
Land and other	\$ 32,402			—	32,402
Construction in progress	93,769	31,857	(55)	—	125,571
Valuation in progress, Providence	—	89,310		—	89,310
	<u>126,171</u>	<u>121,167</u>	<u>(55)</u>	<u>—</u>	<u>247,283</u>
Capital assets being depreciated or amortized:					
Land improvements	76,842	—	—	—	76,842
Buildings, fixed equipment, and infrastructure	1,049,483	199	(180)	(182)	1,049,320
Other equipment	242,077	4,055	235	(4,390)	241,977
Library materials	97,346	5			97,351
Right-of-use assets	80,146	23,821		(7,712)	96,255
	<u>1,545,894</u>	<u>28,080</u>	<u>55</u>	<u>(12,284)</u>	<u>1,561,745</u>
Less accumulated depreciation and amortization for:					
Land improvements	(37,622)	(1,955)			(39,577)
Buildings, fixed equipment, and infrastructure	(425,862)	(19,106)	119	142	(444,707)
Other equipment	(190,405)	(14,629)	(119)	4,346	(200,807)
Library materials	(75,683)	(2,112)			(77,795)
Right-of-use assets	(27,820)	(12,349)		4,865	(35,304)
	<u>(757,392)</u>	<u>(50,151)</u>	<u>—</u>	<u>9,353</u>	<u>(798,190)</u>
Capital assets being depreciated, net	<u>788,502</u>	<u>(22,071)</u>	<u>55</u>	<u>(2,931)</u>	<u>763,555</u>
Capital assets, net	<u>\$ 914,673</u>	<u>99,096</u>	<u>—</u>	<u>(2,931)</u>	<u>1,010,838</u>

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A summary of the University's capital asset activity for the six months ended March 31, 2023 is as follows (in thousands):

	2023				
	Adjusted beginning balance	Additions	Transfers	Reductions	Ending balance
Capital assets not being depreciated or amortized:					
Land and other	\$ 32,261	98	—	—	32,359
Construction in progress	68,240	15,197	(15,374)	—	68,063
	<u>100,501</u>	<u>15,295</u>	<u>(15,374)</u>	<u>—</u>	<u>100,422</u>
Capital assets being depreciated or amortized:					
Land improvements	76,801	8,511	—	—	85,312
Buildings, fixed equipment, and infrastructure	1,013,480	580	14,742	(65)	1,028,737
Other equipment	235,963	3,984	632	(3,798)	236,781
Library materials	92,340	—	—	—	92,340
Right-of-use assets	40,234	2,029	—	(1,571)	40,692
	<u>1,458,818</u>	<u>15,104</u>	<u>15,374</u>	<u>(5,434)</u>	<u>1,483,862</u>
Less accumulated depreciation and amortization for:					
Land improvements	(34,155)	(1,892)	—	—	(36,047)
Buildings, fixed equipment, and infrastructure	(397,002)	(15,446)	—	59	(412,389)
Other equipment	(176,004)	(9,871)	—	3,689	(182,186)
Library materials	(71,812)	(2,016)	—	—	(73,828)
Right-of-use assets	(8,360)	(5,435)	—	1,571	(12,224)
	<u>(687,333)</u>	<u>(34,660)</u>	<u>—</u>	<u>5,319</u>	<u>(716,674)</u>
Capital assets being depreciated, net	<u>771,485</u>	<u>(19,556)</u>	<u>15,374</u>	<u>(115)</u>	<u>767,188</u>
Capital assets, net	<u>\$ 871,986</u>	<u>(4,261)</u>	<u>—</u>	<u>(115)</u>	<u>867,610</u>

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A summary of the University's net right-of-use assets, which are included in capital assets on the statement of net position, activity categorized by classification for the six months ended March 31, 2024 and 2023 are as follows (in thousands):

	<u>2024</u>	<u>2023</u>
Right-of-use assets:		
Automobile	\$ 15	15
Buildings	8,946	7,956
Equipment	32,971	26,801
Office space	10,658	5,920
Software	43,665	—
	<u>96,255</u>	<u>40,692</u>
Less accumulated amortization for right-of-use assets:		
Automobile	(15)	(9)
Buildings	(3,312)	(1,886)
Equipment	(13,243)	(8,656)
Office space	(3,412)	(1,673)
Software	(15,322)	—
	<u>(35,304)</u>	<u>(12,224)</u>
Right-of-use assets, net	<u>\$ 60,951</u>	<u>28,468</u>

Depreciation and amortization of capital assets for the six months ended March 31, 2024 and 2023 was \$50,151,000 and \$34,660,000, respectively, for the University. In addition, the University amortized bond costs of issuance for total depreciation and amortization of \$50,153,000 and \$34,951,000 for the six months ended March 31, 2024 and 2023.

The University purchased Ascension Providence, on behalf of HCA, from Gulf Coast Health System on October 1, 2023. For the six months ended March 31, 2024, the University had capital asset additions of \$89,310,000 related to the acquisition. The University has contracted with an independent certified public accounting firm to appraise the acquired asset. Upon completion, the assets will be transferred to the appropriate capital asset category.

At March 31, 2024 and 2023, the University had commitments of approximately \$30,928,000 and \$29,850,000 related to various construction projects.

For the six months ended March 31, 2024 and 2023, the University received \$7,160,000 and \$4,697,000 in capital grants from the Alabama Public School and College Authority (APSCA) for the site preparation and construction of the new College of Medicine facility.

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(b) USA Research and Technology Corporation

Changes in capital assets for the six months ended March 31, 2024 and 2023 are as follows (in thousands):

	2024				Ending balance
	Beginning balance	Additions	Transfers	Reductions	
Capital assets not being depreciated or amortized:					
Land	\$ 223	—	—	—	223
Construction in progress	114	—	(87)	(1)	26
	<u>337</u>	<u>—</u>	<u>(87)</u>	<u>(1)</u>	<u>249</u>
Capital assets being depreciated or amortized:					
Land improvements	1,985	—	—	—	1,985
Buildings	28,788	49	—	—	28,837
Tenant improvements	2,717	432	84	—	3,233
Other equipment	408	3	3	—	414
Computer software	56	—	—	—	56
Lease commissions	406	51	—	—	457
Right-of-use assets	3	—	—	—	3
	<u>34,363</u>	<u>535</u>	<u>87</u>	<u>—</u>	<u>34,985</u>
Less accumulated depreciation or amortization for:					
Land improvements	(1,783)	(47)	—	—	(1,830)
Buildings	(12,511)	(395)	—	—	(12,906)
Tenant improvements	(1,600)	(198)	—	—	(1,798)
Other equipment	(362)	(5)	—	—	(367)
Computer software	(24)	(8)	—	—	(32)
Lease commissions	(275)	(35)	—	—	(310)
Right-of-use assets	(1)	—	—	—	(1)
	<u>(16,556)</u>	<u>(688)</u>	<u>—</u>	<u>—</u>	<u>(17,244)</u>
Capital assets being depreciated or amortized, net	<u>17,807</u>	<u>(153)</u>	<u>87</u>	<u>—</u>	<u>17,741</u>
Capital assets, net	<u>\$ 18,144</u>	<u>(153)</u>	<u>—</u>	<u>(1)</u>	<u>17,990</u>

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	2023				Ending balance
	Beginning balance	Additions	Transfers	Reductions	
Capital assets not being depreciated or amortized:					
Land	\$ 223	—	—	—	223
Construction in progress	20	—	—	—	20
	<u>243</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>243</u>
Capital assets being depreciated or amortized:					
Land improvements	1,985	—	—	—	1,985
Buildings	28,642	92	—	—	28,734
Tenant improvements	2,653	98	—	—	2,751
Other equipment	390	—	—	—	390
Computer software	41	—	—	—	41
Lease commissions	362	46	—	—	408
Right-of-use assets	—	—	—	—	—
	<u>34,073</u>	<u>236</u>	<u>—</u>	<u>—</u>	<u>34,309</u>
Less accumulated depreciation or amortization for:					
Land improvements	(1,689)	(47)	—	—	(1,736)
Buildings	(11,732)	(389)	—	—	(12,121)
Tenant improvements	(1,283)	(170)	—	—	(1,453)
Other equipment	(356)	(7)	—	—	(363)
Computer software	(11)	(5)	—	—	(16)
Lease commissions	(211)	(33)	—	—	(244)
Right-of-use assets	—	—	—	—	—
	<u>(15,282)</u>	<u>(651)</u>	<u>—</u>	<u>—</u>	<u>(15,933)</u>
Capital assets being depreciated or amortized, net	<u>18,791</u>	<u>(415)</u>	<u>—</u>	<u>—</u>	<u>18,376</u>
Capital assets, net	<u>\$ 19,034</u>	<u>(415)</u>	<u>—</u>	<u>—</u>	<u>18,619</u>

Depreciation and amortization expense totaled \$688,000 and \$651,000 for the six months ended March 31, 2024 and 2023.

Construction projects that remain in progress at March 31, 2024 include improvements to heating, ventilation, and air conditioning systems in Buildings I, II, and III. At March 31, 2024, the Corporation had outstanding commitments of approximately \$14,000.

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The Corporation's net right-of-use assets ending balance categorized by classification for the six months ended March 31, 2024 and 2023 are as follows (in thousands):

	2024	2023
Right-of-use assets:		
Software subscriptions	\$ 3	—
	3	—
Less accumulated amortization for right-of-use assets:		
Software subscriptions	(1)	—
	(1)	—
Right-of-use assets, net	\$ 2	—

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(c) Health Care Authority

A summary of HCA's capital assets activity for the six months ended March 31, 2024 is as follows (in thousands):

	Adjusted Beginning balance	Additions	Transfers	Reductions	Ending balance
Capital assets not being depreciated:					
Construction in progress	\$ 556	99	(7)	(547)	101
Works of art	1	—	—	—	1
	<u>557</u>	<u>99</u>	<u>(7)</u>	<u>(547)</u>	<u>102</u>
Capital assets being depreciated:					
Buildings	33,054	—	—	(4)	33,050
Leasehold improvements	5,333	11	—	—	5,344
Equipment	4,266	—	7	—	4,273
Computer software	139	—	—	—	139
Right-of-use assets	13,741	75,584	—	(149)	89,176
	<u>56,533</u>	<u>75,595</u>	<u>7</u>	<u>(153)</u>	<u>131,982</u>
Less accumulated depreciation for:					
Buildings	(1,045)	(624)	—	—	(1,669)
Leasehold improvements	(582)	(273)	—	—	(855)
Equipment	(2,323)	(245)	—	—	(2,568)
Computer software	(78)	(16)	—	—	(94)
Right-of-use assets	(4,155)	(2,546)	—	82	(6,619)
	<u>(8,183)</u>	<u>(3,704)</u>	<u>—</u>	<u>82</u>	<u>(11,805)</u>
Capital assets being depreciated, net	<u>48,350</u>	<u>71,891</u>	<u>7</u>	<u>(71)</u>	<u>120,177</u>
Capital assets, net	<u>\$ 48,907</u>	<u>71,990</u>	<u>—</u>	<u>(618)</u>	<u>120,279</u>

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A summary of HCA's net right-of-use assets, which are included in capital assets on the statement of net position, categorized by classification for the six months ended March 31, 2024 follows (in thousands):

Right-of-use assets:	
Buildings	\$ 87,279
Equipment	1,874
Software	23
	89,176
Less accumulated amortization for right-of-use assets:	
Buildings	(6,284)
Equipment	(327)
Software	(8)
	(6,619)
Right-of-use assets, net	\$ 82,557

Depreciation and amortization of capital assets for the six months ended March 31, 2024 were approximately \$3,704,000.

HCA entered into a lease agreement with the University for the hospital facilities and related equipment acquired in the Ascension Providence acquisition. The lease is for 31 years with quarterly rental payments equal to the principal and interest incurred on the debt service related to the acquisition. This lease is accounted for in accordance with GASB 87, *Leases*, and is reflected in net capital assets and current and noncurrent lease obligations on the statement of net position.

HCA's outstanding commitments totaled approximately \$2,000 as of March 31, 2024 and were related to Daphne Family Practice clinic renovations.

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(6) Noncurrent Liabilities

(a) University of South Alabama

A summary of the University's noncurrent liability activity for the six months ended March 31, 2024 is as follows (in thousands):

	Adjusted beginning balance	Additions	Reductions	Ending balance	Less amounts due within one year	Noncurrent liabilities
Long-term debt:						
Bonds payable	\$ 518,201	—	(19,881)	498,320	101,281	397,039
Notes payable from direct borrowings	797	—	(86)	711	155	556
Lease and subscription obligations	51,347	18,025	(11,239)	58,133	22,503	35,630
Total long-term debt	570,345	18,025	(31,206)	557,164	123,939	433,225
Other noncurrent liabilities:						
Net pension liability	375,894	—	(26,184)	349,710	—	349,710
Net OPEB liability	53,421	25,387	—	78,808	—	78,808
Other long-term liabilities	70,397	17,748	(8,430)	79,715	4,062	75,653
Total other noncurrent liabilities	499,712	43,135	(34,614)	508,233	4,062	504,171
Total noncurrent liabilities	\$ 1,070,057	61,160	(65,820)	1,065,397	128,001	937,396

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A summary of the University's noncurrent liability activity for the six months ended March 31, 2023 is as follows (in thousands):

	Adjusted beginning balance	Additions	Reductions	Ending balance	Less amounts due within one year	Noncurrent liabilities
Long-term debt:						
Bonds payable	\$ 458,916	—	(19,026)	439,890	19,651	420,239
Notes payable from direct borrowings	618	—	(369)	249	249	—
Lease and subscription obligations	31,964	2,064	(5,000)	29,028	8,628	20,400
Total long-term debt	491,498	2,064	(24,395)	469,167	28,528	440,639
Other noncurrent liabilities:						
Net pension liability	237,578	138,316	—	375,894	—	375,894
Net OPEB liability	205,378	—	(151,957)	53,421	—	53,421
Other long-term liabilities	81,662	10,510	(5,087)	87,085	4,937	82,148
Total other noncurrent liabilities	524,618	148,826	(157,044)	516,400	4,937	511,463
Total noncurrent liabilities	\$ 1,016,116	150,890	(181,439)	985,567	33,465	952,102

Other long-term liabilities primarily consist of self-insurance liabilities, liabilities related to compensated absences, and the fair value of derivatives. Amounts due within one year are included in current portion of other long-term liabilities.

In 2018, the University converted a line of credit into a term loan for a period of five years, with monthly payments of \$63,000 and interest accruing at the fixed rate of 3.85% per annum. The amount outstanding at March 31, 2023 was \$249,000, and is reported as long-term debt (and current portion thereof) in the statement of net position. This loan was paid in full in July 2023.

In August 2023, the University entered into a three-year direct borrowing finance purchase agreement for the purchase of medical equipment. The purchase agreement for the equipment was for \$46,000, with a down payment of \$5,000 and thirty-six monthly payments of \$1,000. After thirty-six monthly payments of \$1,000, the equipment will become property of the University. The amount outstanding at March 31, 2024 is \$35,000, and is reported as long-term debt (and current portion thereof) in the statement of net position.

In September 2023, the University entered into a five-year direct borrowing finance purchase agreement for the purchase of software and equipment. The full amount of the purchase agreement is \$756,000, with monthly payments in the amount of \$14,000 through June 1, 2028. At the end of the scheduled payments, the equipment and software will become property of the University. The amount outstanding at March 31, 2024 is \$676,000, and is reported as long-term debt (and current portion thereof) in the statement of net position.

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Lease and Subscription Obligations

The University determines whether an arrangement is a lease at inception by evaluating whether the contract conveys the right to use an identified asset and whether the University obtains substantially all of the economic benefits from and has the right to control the asset. Any lease or software subscription identified is recorded as a right-of-use asset under capital assets and lease and subscription obligations. Lease and subscription right-of-use assets and related obligations are recognized at the commencement date based on the present value of the payments over the agreement term discounted using an appropriate incremental borrowing rate. Amortization of right-of-use assets is recognized on a straight-line basis over the specified term or useful life of the asset, whichever is shorter. Interest expense is recognized as a component of the lease or subscription payment and recorded as such in the statement of revenues, expenses, and changes in net position. The difference in methodology between the amortization of the right-of-use asset and the reduction in liability balance related to principal payments will result in a difference between the net right-of-use asset and related lease and subscription obligations.

The University leases various automobiles, buildings, equipment, office space, and software subscriptions under leases expiring at various dates through 2038. Aggregate future minimum lease and subscription payments under noncancelable agreements as of March 31, 2024, by fiscal year, are as follows (in thousands):

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 11,831	1,269	13,100
2025	18,804	1,989	20,793
2026	10,013	1,222	11,235
2027	6,819	778	7,597
2028	5,645	458	6,103
2029 – 2033	4,998	361	5,359
2034 – 2038	23	3	26
Lease and subscription obligations \$	<u>58,133</u>	<u>6,080</u>	<u>64,213</u>

These amounts are included in lease and subscription obligations and the current portion thereof in the accompanying statement of net position.

The University has commitments under leases and subscriptions for which the lease term has not commenced in the amount of \$13,219,000 as of March 31, 2024.

The University leases space from the Corporation and HCA. See additional details in the following sections.

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(b) USA Research and Technology Corporation

Changes in noncurrent liabilities for the six months ended March 31, 2024 and 2023 are as follows (in thousands):

March 31, 2024						
	Beginning balance	Additions	Reductions	Ending balance	Less amounts due within one year	Noncurrent liabilities
Notes payable	\$ 17,989	—	(506)	17,483	1,041	16,442

March 31, 2023						
	Beginning balance	Additions	Reductions	Ending balance	Less amounts due within one year	Noncurrent liabilities
Notes payable	\$ 19,379	—	(689)	18,690	1,207	17,483

(i) Notes Payable

Notes payable from direct borrowings consisted of the following at March 31, 2024 and 2023 (in thousands):

2024	
PNC Bank promissory note, 4.38%, payable through 2028	\$ 10,476
Hancock Whitney promissory note, 3.08%, payable through 2031	7,007
	\$ 17,483
2023	
PNC Bank promissory note, 4.38%, payable through 2028	\$ 10,994
Hancock Whitney promissory note, 3.08%, payable through 2031	7,491
University of South Alabama promissory note, 3%, payable through 2023	205
	\$ 18,690

The promissory note payable to PNC Bank has a 10-year term and amortization is based on a 10-year term. The promissory note payable is secured by an interest in tenant leases for Buildings II and III and an interest in income received from rental of Buildings II and III. The Corporation

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agreed to not transfer or encumber the buildings or its leasehold interest in the real estate on which the buildings stand.

The promissory note payable to Hancock Whitney Bank has a 10-year term and is secured by an interest in rental leases and an interest in income received from rental of Building I. The Corporation agreed to not transfer or encumber the buildings or its leasehold interest in the real estate on which the buildings stand.

In connection with the PNC note and the Hancock Whitney note, the University entered into an agreement with both lenders providing that for any year in which the Corporation's debt service coverage ratio is less than 1 to 1, the University will pay the Corporation rent equal to the amount necessary to bring the ratio to 1 to 1. The debt service coverage ratio is calculated by dividing the sum of unrestricted cash and cash equivalents at the beginning of the year (reduced by current year capital asset additions) and current year change in net position (determined without depreciation, amortization, and interest expenses) by current year debt service. As of September 30, 2023, the Corporation's debt service coverage ratio was 2.07 to 1.

The Corporation's outstanding notes from direct borrowings with PNC Bank and Hancock Whitney Bank contain a provision that, in the event of default, PNC Bank or Hancock Whitney Bank may take any or all of the following actions: (a) declare the loan due and payable, (b) declare the note in default, and (c) exercise any other remedies or rights which it has under any instrument executed in connection with the loan. Prior to any of these actions, however, PNC Bank and Hancock Whitney Bank will give the Corporation 30 days to cure the default.

(ii) Debt Service on Long-Term Obligations

At March 31, 2024, total future debt service by year is as follows (in thousands):

	Debt service on notes payable		
	Principal	Interest	Total
2024	\$ 516	333	849
2025	1,061	637	1,698
2026	1,101	597	1,698
2027	1,144	554	1,698
2028	9,028	424	9,452
2029-2031	4,633	286	4,919
Total	\$ 17,483	2,831	20,314

(iii) Derivative Transaction

The Corporation was a party to a derivative with Wells Fargo Bank, N.A., the counterparty (successor to Wachovia Bank, N.A., the original counterparty). The derivative was a "receive variable, pay fixed" interest rate swap entered into in connection with the promissory note to Wells Fargo Bank, N.A.

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The swap was terminated on June 20, 2018 as part of a transaction refunding the Wells Fargo loan with the proceeds of a loan from PNC Bank. The fee paid by the Corporation to Wells Fargo to terminate the swap was \$1,478,000. Pursuant to GASB Statement No. 65, the fee is reported in deferred outflows on the statement of net position and amortized to interest expense according to the percentage of annual interest paid on the loan from PNC Bank to the total interest to be paid on that loan over the 118 months that were remaining on the Wells Fargo loan when the swap was terminated. As of March 31, 2024, and 2023, the unamortized balance in deferred outflows was \$534,000 and \$684,000, respectively.

(c) Health Care Authority

A summary of HCA's noncurrent liability activity for the six months ended March 31, 2024 is as follows (in thousands):

	<u>Adjusted Beginning balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending balance</u>	<u>Less amounts due within one year</u>	<u>Noncurrent liabilities</u>
Long-term debt	\$ 21,834	—	(80)	21,754	176	21,578
Lease and subscription obligations	10,063	75,584	(1,327)	84,320	2,471	81,849
Total noncurrent liabilities	<u>\$ 31,897</u>	<u>75,584</u>	<u>(1,407)</u>	<u>106,074</u>	<u>2,647</u>	<u>103,427</u>

Long-Term Debt

HCA entered into an agreement with Family Medical Investments, LLC to construct a medical office building on the Mapp Campus. Construction began in 2021 and was completed in October 2022. The agreement commenced upon construction completion for an initial 15-year period plus two options to extend for consecutive 5-year terms. HCA began making monthly payments at a 4.79% interest rate in October 2022 to Family Medical Investments, LLC. The total balance of principal payments outstanding at March 31, 2024 is \$21,754,000. Upon conclusion of the agreement term, HCA will obtain ownership of the building.

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At March 31, 2024 future debt service for long-term debt by fiscal year is as follows (in thousands):

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 81	520	601
2025	195	1,034	1,229
2026	236	1,024	1,260
2027	280	1,011	1,291
2028	326	997	1,323
2029-2033	2,448	4,683	7,131
2034-2038	4,163	3,905	8,068
2039-2043	6,479	2,649	9,128
2044-2047	7,546	790	8,336
Total	<u>\$ 21,754</u>	<u>16,613</u>	<u>38,367</u>

Lease and Subscription Obligations

HCA determines whether an arrangement is a lease at inception by evaluating whether the contract conveys the right to use an identified asset and whether HCA obtains substantially all of the economic benefits from and has the right to control the asset. Any lease or software subscription identified is recorded as a right-of-use asset under capital assets with a related lease and subscription obligation. Right-of-use assets and related obligations are recognized at the commencement date based on the present value of lease payments over the lease term discounted using an appropriate incremental borrowing rate. Amortization of right-of-use assets is recognized on a straight-line basis over the lease term or useful life of the asset, whichever is shorter. Interest expense is recognized as a component of the lease payment and recorded as such in the statement of revenues, expenses, and changes in net position. The difference in methodology between the amortization of the right-of-use asset and the reduction in liability balance related to principal payments will result in a difference between the net right-of-use asset and related lease and subscription liability.

HCA has entered into agreements to lease various buildings and equipment and to utilize various software subscriptions under lease and subscription obligations expiring at various dates through 2032.

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Aggregate future minimum lease payments under noncancelable agreements as of March 31, 2024, by fiscal year, are as follows (in thousands):

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 1,248	2,053	3,301
2025	76,205	2,829	79,034
2026	1,984	242	2,226
2027	1,989	160	2,149
2028	971	97	1,068
2029–2032	1,923	100	2,023
	<u>\$ 84,320</u>	<u>5,481</u>	<u>89,801</u>

These amounts are included in lease and subscription obligations and current portion thereof in the accompanying statement of net position.

HCA has \$4,500,000 in known lease or subscription commitments as of March 31, 2024 related to USA Health Providence Hospital for which the term has not yet commenced.

Other Noncurrent Liabilities

Other noncurrent liabilities consist of liabilities related to long-term vacation accruals. This liability is only accrued at fiscal year-end and the amounts due within one year are included in current portion of other long-term liabilities.

(7) Deferred Outflows and Inflows

(a) University of South Alabama

Deferred outflows of resources are consumption of net assets that are applicable to a future reporting period. In 2016, the University issued its Series 2016 Bond. The proceeds from this series were used to partially defease the Series 2008 Bonds resulting in a loss of the difference between the acquisition price of the new debt and the net carrying amount of the old debt. In accordance with GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, this loss was recorded as a deferred outflow and is being amortized over the remaining life of the Series 2016 Bonds. Additionally, in accordance with GASB Statements Nos. 68 and 75, changes in assumptions, changes in the proportion of total net liabilities relative to other plan participants, differences between employer contributions and the proportionate share of contributions, and employer contribution subsequent to the measurement date of the net pension liability but prior to the end of the fiscal year are presented as a deferred outflow of resources.

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The components of deferred outflows of resources as of March 31, 2024 and 2023 are summarized below (in thousands):

	2024	2023
Loss on refunding of 2016 bonds	\$ 4,917	5,304
Pension	86,436	122,755
OPEB	169,333	114,645
	\$ 260,686	242,704

Deferred inflows of resources are net asset acquisitions that are applicable to a future reporting period. In 2016, the University issued its 2016-B, C, and Bonds. In accordance with GASB Statement Nos. 63 and 65, the proceeds from these series refunded the remaining outstanding 2006 bonds and the resulting gain is being amortized over the remaining life of the Series 2016-B, C, and D Bonds as a deferred inflow of resources. Additionally, the University is a party to two derivatives in which the change in fair value is reported as a deferred outflow. Additionally, in accordance with GASB Statement Nos. 68 and 75, the difference between the expected and actual experience and the net difference between projected and actual earnings on investments are presented as a deferred inflow of resources. Finally, in accordance with GASB Statement No. 87, the deferred inflow of resources attributable to leases is recognized on a straight-line basis over the respective lease terms.

The components of deferred inflows of resources as of March 31, 2024 and 2023 are summarized below (in thousands):

	2024	2023
Gain on refunding of 2016 Series B, C & D bonds	\$ 2,875	3,102
Interest rate swaps	16,508	14,791
Pension	36,367	29,230
OPEB	257,480	260,679
Leases	80,548	2,008
	\$ 393,778	309,810

(b) Health Care Authority

HCA's deferred inflows of resources for the six months ended March 31, 2024 and 2023 were attributable to leases and totaled \$4,506,000 and \$3,180,000, respectively. In accordance with GASB Statement No. 87, the deferred inflow of resources attributable to leases is recognized on a straight-line basis over the respective lease terms. HCA had no deferred outflows of resources to record for the six months ended March 31, 2024 and 2023.

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(8) Bonds Payable

Bonds payable consisted of the following at March 31, 2024 and 2023 (in thousands):

	<u>2024</u>	<u>2023</u>
University Facilities Revenue Capital Improvement Bonds, Series 2013-A, 2.83% payable through August 2033	\$ 18,218	19,776
University Facilities Revenue Capital Improvement Bonds, Series 2013-B, 2.83% payable through August 2033	4,555	4,944
University Facilities Revenue Capital Improvement Bonds, Series 2013-C, 2.78% payable through August 2028	3,799	4,499
University Facilities Revenue Refunding Bonds, Series 2014-A, variable rate payable at 68% of SOFR compounded in arrears plus 0.11448%, plus 0.73%, payable through March 2024	—	8,455
University Facilities Revenue Capital Improvement Bonds, Series 2015, 2.47% payable through August 2030	2,625	3,000
University Facilities Revenue Refunding Bonds, Series 2016-A, 3.00% to 5.00% payable through November 2037	67,985	71,300
University Facilities Revenue Refunding Bonds, Series 2016-B, variable rate payable at 79% of one month compounded SOFR, plus 0.72% payable through December 2036, pursuant to the right of the holder to cause all principal to be due after December 1, 2026	20,000	20,000
University Facilities Revenue Refunding Bonds, Series 2016-C, variable rate payable at 79% of one month compounded SOFR, plus 77% payable through December 2036,		
University Facilities Revenue Refunding Bonds, Series 2016-D, variable rate payable at 79% of one month compounded SOFR, plus .83%.	35,000	35,000
pursuant to the right of the holder to cause all principal to be due after December 1, 2026	45,000	45,000
University Facilities Revenue Bonds, Series 2017, 2.00% to 5.00%, payable through October 2037	29,365	30,880
University Facilities Revenue Bonds, Series 2019-A, 5.00%, payable through April 2049	47,750	47,750
University Facilities Revenue Bonds, Series 2019-B, 3.09% to 4.10%, payable through April 2033	13,255	14,615
University Facilities Revenue Bonds, Series 2019-C, 1.87%, payable through April 1, 2030	11,150	12,874
University Facilities Revenue Bonds, Series 2020, 4%, payable through April 1, 2040	32,935	34,035
University Facilities Revenue Bonds, Series 2021, 4%, payable through April 1, 2041	36,655	38,045
University Facilities Revenue Bonds, Series 2021-B 1.398%, payable through August 1, 2032	12,829	14,128
University Facilities Revenue Bonds, Series 2023-A variable rate payable at 80% adjusted term SOFR plus 0.80%, or, upon determination of taxability, 1.00% payable through April 18, 2025	67,020	—
University Facilities Revenue Bonds, Series 2023-B variable rate payable at adjusted term SOFR plus 1.00% payable through April 18, 2025	16,635	—
	<u>464,776</u>	<u>404,301</u>
Plus unamortized premium	34,788	36,942
Less unamortized debt extinguishment costs	(1,244)	(1,353)
	<u>\$ 498,320</u>	<u>439,890</u>

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Substantially all student tuition and fee and auxiliary revenues secure University bonds. Additionally, security for all bonds includes USA Health Children's and Women's Hospital revenues in an amount not exceeding \$10,000,000. The Series 2013-A, 2013-B, and 2013-C Bonds began maturing in August 2014 and are redeemable beginning in June 2023. The Series 2014-A Bonds began maturing in March 2015 and were paid in full in March 2024. The Series 2015 Bonds began maturing in August 2015 and were redeemable beginning in June 2020. The Series 2016-A Bonds began maturing in November 2018 and are redeemable beginning in November 2026. The Series 2016-B, C, and D Bonds will begin maturing in December 2024 and became redeemable as of December 2017. The Series 2017 Bonds began maturing in October 2017 and are redeemable beginning in October 2027. The Series 2019-A Bonds will begin maturing in April 2033. The Series 2019-B Bonds began maturing in April 2021. Both Series 2019-A and 2019-B are both redeemable beginning in April 2029. The Series 2019-C Bonds began maturing in April 2020 and are not subject to redemption at the option of the University. Series 2020 Bonds began maturing in April 2021 and are redeemable beginning April 2030. Series 2021 Bonds began maturing in April 2022 and are redeemable beginning April 2041. The Series 2021-B Bonds began maturing in August 2022 and are not subject to redemption. The Series 2023-A and 2023-B will mature in April 2025 and were redeemable beginning April 2023.

In September 2016, the University issued its University Facilities Revenue Refunding Bonds, Series 2016- A, with a face value of \$85,605,000. The proceeds from the Series 2016-A Bonds were used to partially defease the Series 2008 Bonds. The funds were deposited into escrow trust funds to provide for the subsequent repayment of the Series 2008 Bonds when they were called in December 2018. Neither the assets of the escrow trust account nor the defeased indebtedness is included in the accompanying statement of net position. The loss on the defeasement of the Series 2008 Bonds of \$7,859,000 was recorded as a deferred outflow and is being amortized over the remaining life of the Series 2016-A Bonds. The balance of the related deferred outflow totaled \$4,917,000 at March 31, 2024. The principal outstanding on all defeased bonds is \$67,985,000 at March 31, 2024.

In December 2016, the University issued its University Facilities Revenue Refunding Bonds, Series 2016-B, C, and, with a face value totaling \$100,000,000. The proceeds refunded the remaining outstanding Series 2006 Bonds. The gain on the refunding of the Series 2006 Bonds of \$4,539,000 was recorded as a deferred inflow and is being amortized over the remaining life of the Series 2016-B, C, and Bonds. The balance of the related net deferred inflow at March 31, 2024 totaled \$2,875,000.

In September 2021, the terms for the outstanding bonds of the University designated "Series 2016-B," "Series 2016-C," and "Series 2016-D" (together, the Original 2016 Bonds), each of which bore interest at a variable rate based on a one-month LIBOR base index, were revised to address, among other things, the cessation of LIBOR. Specifically, the University issued bonds designated "Amended and Restated Series 2016-B," "Amended and Restated Series 2016-C," and "Amended and Restated Series 2016-D" (together, the Amended and Restated 2016 Bonds) in exchange for the Original 2016 Bonds. Each of the Amended and Restated 2016 Bonds provide that, upon the cessation of LIBOR as a base index for purposes of ISDA-based defined rates, the base index for such bond (the Replacement Index) would equal a benchmark replacement and any applicable spread adjustment that would apply for derivatives transactions referencing the ISDA Definitions. In addition, for each Amended and Restated 2016 Bond, the

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earliest date (the Put Date) on which the holder could elect to cause all scheduled principal thereunder to become due and payable was extended by approximately five years as compared to the first Put Date for the Original 2016 Bond exchanged therefor.

On March 5, 2021, the Financial Conduct Authority (FCA) announced the final publication date for US LIBOR was June 30, 2023. The Alternative Reference Rates Committee (ARRC) has recommended the Secured Overnight Financing Rate (SOFR) as an alternative to replace LIBOR.

In April 2023, the University issued University Facilities Revenue Bond (Draw-Down Loan) 2023-A, which can be drawn up to \$80,000,000, and University Facilities Revenue Bond (Draw-Down Loan) 2023-B, which can be drawn upon up to \$20,000,000. An initial draw of \$485,000 was made on 2023-A at the inception of the bond. On September 27, 2023, an additional draw was made from 2023-A and 2023-B in the amounts of \$66,535,000 and \$16,635,000, respectively. The monies from both 2023-A and 2023-B can be drawn down at any time through and including April 14, 2025. The principal outstanding at March 31, 2024 for 2023-A is \$67,020,000 and the balance for 2023-B is \$16,635,000. These amounts are reported as current portion of long-term debt in the statement of net position. At March 31, 2024, the undrawn portion of 2023-A and 2023-B was \$12,980,000 and \$3,365,000, respectively.

All bond funds are restricted for capital purposes as outlined in the bond indentures. The University is subject to arbitrage restrictions on its bonded indebtedness prescribed by the U.S. Internal Revenue Service. As such, amounts are accrued as needed in the University's basic financial statements for any expected arbitrage liabilities. At March 31, 2024 and 2023, no amounts were due or recorded in the financial statements.

A summary of the University's short-term borrowing activity for the six months ended March 31, 2024 follows (in thousands):

	March 31, 2024			
	Beginning balance	Additions	Reductions	Ending balance
Short-term debt:				
Bonds payable	\$ 83,655	—	—	83,655

The University is subject to restrictive covenants related to its bonds payable.

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Debt Service on Long-Term Obligations

Total debt service (which includes bonds and notes payable) by fiscal year is as follows at March 31, 2024 (in thousands):

	Debt service on notes and bonds				
	Bonds		Notes payable from direct borrowing		
	Principal	Interest	Principal	Interest	Total
2024	\$ 88,088	7,481	76	16	95,661
2025	21,289	12,962	158	26	34,435
2026	22,190	12,343	166	19	34,718
2027	23,095	11,701	159	11	34,966
2028	24,115	10,994	152	4	35,265
2029–2033	122,024	43,250	—	—	165,274
2034–2038	116,415	22,302	—	—	138,717
2039–2043	28,485	8,160	—	—	36,645
2044–2048	15,890	3,130	—	—	19,020
2049–2053	3,185	159	—	—	3,344
Subtotal	464,776	\$ 132,482	711	76	598,045
Plus (less):					
Unamortized bond premium	34,788		—		
Unamortized debt extinguishment costs	(1,244)		—		
Total	\$ 498,320		711		

(9) Lease Receivables

(a) University of South Alabama

The University leases land, buildings, and suites to various lessees expiring at various dates through 2073. For the six months ended March 31, 2024, the University recognized a total of \$1,183,000 of inflows of resources from leases, of which \$1,025,000 was recognized as lease revenue as other operating revenue and interest of \$158,000 was recognized as a component of investment income in the statement of revenues, expenses, and changes in net position.

For the six months ended March 31, 2023, the University recognized a total of \$422,000 of inflows of resources from leases, of which \$378,000 was recognized as lease revenue as other operating revenue and interest of \$44,000 was recognized as a component of investment income in the statement of revenues, expenses, and changes in net position.

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The following table provides future minimum lease revenue by fiscal year that is included in the measurement of the lease receivable (in thousands):

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 1,213	2,016	3,229
2025	76,081	2,762	78,843
2026	1,368	177	1,545
2027	1,004	124	1,128
2028	719	83	802
2029–2033	1,454	90	1,544
2034–2038	1	4	5
2039–2043	2	3	5
2044–2048	2	3	5
2049–2053	2	3	5
2054–2058	3	2	5
2059–2063	3	2	5
2064–2068	4	1	5
2069–2073	1	—	1
Lease receivable	<u>\$ 81,857</u>	<u>5,270</u>	<u>87,127</u>

(b) USA Research and Technology Corporation

The Corporation leases land, buildings, and suites to various lessees under financing leases and short term leases expiring at various dates through 2057. In Building I, space is leased under five lease agreements. The first lease has a 5-year term expiring in October 2028, with two 5-year renewal options. The second lease had a 1-year initial term, which was amended to include an additional 2-year term expiring in December 2025 with no renewal options. The third lease has a 5-year initial term expiring in August 2024 with one 5-year renewal option. The fourth and fifth lease both have 5-year terms and no renewal options with the fourth lease expiring in April 2024 and the fifth lease in July 2024.

Space in Buildings II and III is leased to the University and various other tenants. The leases have remaining terms varying from month-to-month to ten years.

Under leases for Buildings I, II, and III, the Corporation must pay all operating expenses of the buildings, including utilities, janitorial, maintenance, and insurance. Tenants will reimburse the Corporation for such expenses only as the total expenses for a year increase over the total expenses for the base year of the lease (which generally is the first calendar year of the lease term). For the six months ended March 31, 2024 and 2023, the Corporation reported no operating expense reimbursement income.

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Space under lease to the University was 80,092 and 78,123 square feet at March 31, 2024 and 2023, respectively.

The Corporation owns a building located on the premises of the USA Health, which is leased to a single tenant. The Corporation paid for construction of the building shell and land improvements while the tenant paid for the cost of finishing the building's interior. The lease had a 10-year initial term, which was initially set to expire in March 2020, with three 5-year renewal options. The lease was renewed for an additional 10 years, expiring in March 2030, with three 5-year renewal options. Under the lease, the tenant must also pay for utilities, taxes, insurance, and interior repairs and maintenance. The Corporation is responsible for repairs and maintenance to the exterior and HVAC system.

The Corporation, as lessor, had three ground leases in place at March 31, 2024. One lease is for a 40-year initial term expiring in October 2046 with two renewal options—the first for 20 years and the second for 15 years. The second lease is for a 30-year initial term expiring in October 2036 with four 5-year renewal options. The third lease has a 38.5-year initial term expiring in September 2046 with two renewal options—the first for 20 years and the second for 15 years.

The terms and conditions of each lease agreement vary by tenant with some including early termination options. Of the existing lease agreements, three have early termination options. One tenant in Building I and two tenants in Building II have options to terminate their lease agreement early if notice is given within the stated timeframe and all, if any, monetary obligations have been met.

In December 2022, a tenant in Building I exercised an early termination option that required payment of the unamortized portion of tenant improvement costs incurred by the Corporation. This payment totaled \$164,000 and was recognized as a component of rental income and is recorded as operating revenues in the statement of revenues, expenses, and changes in net position.

For the six months ended March 31, 2024 and 2023, the Corporation recognized a total of \$1,834,000 and \$2,032,000, of inflows of resources from financing leases, of which \$1,632,000 and \$1,839,000, was recognized as lease revenue and \$202,000 and \$193,000, was recognized as interest income in other nonoperating revenues.

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The following table provides future minimum lease revenue by fiscal year that is included in the measurement of the lease receivable (in thousands):

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 1,395	216	1,611
2025	1,720	382	2,102
2026	1,658	329	1,987
2027	1,489	281	1,770
2028	1,508	235	1,743
2029–2033	2,709	763	3,472
2034–2038	1,181	548	1,729
2039–2043	1,497	343	1,840
2044–2048	1,142	104	1,246
2049–2053	137	31	168
2054–2058	131	9	140
	<u>14,567</u>	<u>3,241</u>	<u>17,808</u>
Lease receivable	\$ <u>14,567</u>	<u>3,241</u>	<u>17,808</u>

(c) Health Care Authority

Leases as a lessor are included in the lease receivable and current portion thereof on the statement of net position.

Lease receivables represent HCA's contractual right to receive cash in exchange for the right to use an asset for a specific amount of time. HCA subleases buildings, suites, and land under leases expiring at various dates through 2073. For the six months ended March 31, 2024, HCA recognized a total of \$462,000 of inflows of resources from leases, of which \$367,000 was recognized as lease revenue and \$95,000 was recognized as interest income. Lease revenue is included within other operating revenues and interest income is included within investment income on the statement of revenues, expenses, and changes in net position.

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The following table provides future minimum lease revenue by fiscal year that is included in the measurement of the lease receivable (in thousands):

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 388	103	491
2025	754	176	930
2026	811	140	951
2027	865	102	967
2028	788	63	851
2029-2033	482	143	625
2034-2038	27	112	139
2039-2043	34	105	139
2044-2048	42	97	139
2049-2053	53	87	140
2054-2058	66	74	140
2059-2063	82	57	139
2064-2068	102	37	139
2069-2073	100	12	112
	<u>\$ 4,594</u>	<u>1,308</u>	<u>5,902</u>

(10) Derivative Transactions – Interest Rate Swaps

The University was a party to two derivatives with Wells Fargo Bank, the counterparty, until March of 2024, when one of the two derivatives, the 2014 swap, was terminated. The income associated with the derivatives is a component of investment income and the corresponding expense is a component of interest expense. The terms of the derivatives require the University to post collateral when certain criteria are met. Such amounts as of March 31, 2024 and 2023 totaled \$16,163,000 and \$21,240,000, which is included in restricted cash and investments on the statement of net position.

The 2014 swap terminated in March 2024, when the Series 2014-A Bond matured. The notional amount of the 2014 swap at all times matched the outstanding principal amount of the related bond. Under the swap, the University paid the counterparty a fixed semiannual payment based on an annual rate of 4.9753%. Prior to the cessation of LIBOR, the University received, on a monthly basis, a variable payment of 68% of the one-month LIBOR. In connection with the cessation of LIBOR, the University is adhering to the ISDA Fallback protocols, which means that, as of the cessation of LIBOR on June 30, 2023, the University received payments calculated at 68% of SOFR compounded in arrears + 0.11448%, plus 0.25%. Conversely, the 2014-A Bonds bore interest at 68% of One Month Term SOFR + 0.11448%, plus 0.73%.

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The 2016 swap will terminate in December 2036, when the Amended and Restated 2016 Bonds reach their final scheduled maturity. The notional amount of the swap will at all times match the outstanding principal amount of the related bonds. Under the swap, the University pays the counterparty a fixed semiannual payment based on an annual rate of 5%. Prior to the cessation of LIBOR, the University received, on a monthly basis, a variable payment of 68% of the one-month LIBOR. In connection with the cessation of LIBOR, the University is adhering to the ISDA Fallback protocols, which means that, as of the cessation of LIBOR on June 30, 2023, the University receives on a monthly basis a variable payment of 68% of SOFR Compounded in arrears + 0.11448%, plus 0.25%. Conversely, the Amended and Restated 2016 Bonds bear interest at 79% of one month compounded SOFR plus 72 basis points (as respects the Amended and Restated 2016-B Bond), 77 basis points (as respects the Amended and Restated 2016-C Bond), and 83 basis points (as respects the Amended and Restated 2016-D Bond).

Fair value: The 2014 swap terminated in March 2024. At its inception, it had a negative fair value of approximately \$9,138,000. This amount, net of any amortization and adjustments to fair market value, was reported as a borrowing arising from the 2014 swap as other long-term liabilities in the amount of \$117,000 in the statement of net position at March 31, 2023. The change in the fair value of the swap of \$177,000, during the six months ended March 31, 2023, was reported as a change in both deferred inflow and contra liability (other long-term liabilities) in the statement of net position since the interest rate swap was a hedging derivative instrument. Net deferred inflows of resources for the 2014 interest rate swap totaled \$797,000 at March 31, 2023.

The 2016 swap had a negative fair value of approximately \$48,530,000 at its inception. This amount, net of any amortization and adjustments to fair value, is reported as a borrowing arising from the 2016 swap as other long-term liabilities in the amount of \$13,848,000 and \$18,758,000, in the statement of net position at March 31, 2024 and 2023. The change in the fair value of the swap of \$1,282,000 and \$982,000 during the six months ended March 31, 2024 and 2023, is reported as a change in both deferred inflow and contra liability (other long-term liabilities) in the statement of net position at March 31, 2024 and 2023, since the interest rate swap is a hedging derivative instrument. Net deferred inflows of resources for the 2016 swap totaled \$16,508,000 and \$13,994,000 at March 31, 2024 and 2023.

The fair values of the interest rate swaps are estimated using the zero-coupon method. This method calculates the future net settlement payments required by the swap, assuming the current forward rates implied by the yield curve correctly anticipate future spot interest rates. These payments are then discounted using the spot rates implied by the current yield curve for hypothetical zero-coupon bonds due on the date of each future net settlement.

Risks Associated with these Transactions

Interest rate risk: As the SOFR rate decreases, the net payments on the swaps increase. This, however, is mitigated by the fact that a decline in the SOFR rate will also result in a decrease of the University's interest payments on the related bonds. The University's 2014-A Bonds and the Amended and Restated 2016-BCD Bonds have been synthetically fixed through the use of their respective swaps. Therefore, the University does not face interest rate risk related to these transactions.

Credit risk: As of March 31, 2024 and 2023, the University was not exposed to credit risk on the interest rate swaps because the swaps had a negative fair value. However, if interest rates change and the fair

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value of the derivatives become positive, the University would have a gross exposure to credit risk in the amount of the derivative's fair value. The counterparty was rated Aa2 by Moody's Investor Services and A+ by Standard & Poor's Ratings Services as of March 31, 2024.

Termination risk: The University may be required to terminate the 2016 swap based on certain standard default and termination events, such as failure to make payments, breach of agreements, and bankruptcy. As of the current date, no events of termination have occurred.

Derivative payments and hedged debt: As interest rates fluctuate, variable rate debt interest and net derivative payments will fluctuate. The 2016 swap hedges the 2016-BCD variable rate bonds making them synthetically fixed. Using interest rates as of March 31, 2024, we forecast the following debt service requirements.

Debt service requirements for the Amended and Restated 2016-BCD bonds and the 2016 swap payments, by fiscal year, are as follows (in thousands):

	Variable rate note		Interest rate swap, net	Total
	Principal	Interest		
2024	\$ —	1,378	1,393	2,771
2025	5,600	2,440	2,937	10,977
2026	5,885	2,210	2,849	10,944
2027–2031	34,285	8,551	11,363	54,199
2032–2036	44,025	3,863	5,246	53,134
2037–2040	10,205	64	205	10,474
Total	\$ 100,000	18,506	23,993	142,499

(11) Patient Service Revenues

USA Health has agreements with governmental and other third-party payers that provide for reimbursement at amounts different from their established rates. Contractual adjustments under third-party reimbursement programs represent the difference between USA Health's billings at established rates for services and amounts reimbursed by third-party payers.

A summary of the basis of reimbursement with major third-party payers follows:

Medicare – Substantially all acute care services rendered to Medicare program beneficiaries are paid at prospectively determined rates. These rates vary according to patient classification systems that are based on clinical, diagnostic, and other factors. Additionally, USA Health is reimbursed for both direct and indirect medical education costs (as defined), principally based on per-resident prospective payment amounts and certain adjustments to prospective rate-per-discharge operating reimbursement payments. USA Health is generally paid for certain retroactively determined items at tentative rates, with final settlement determined after submission of annual cost reports by USA Health and audits by the Medicare fiscal intermediary.

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USA Health University Hospital's Medicare cost reports have been audited by the Medicare fiscal intermediary through September 30, 2020.

USA Health Children's & Women's Hospital's Medicare cost reports have been audited by the Medicare fiscal intermediary through September 30, 2020.

Revenues from the Medicare program accounted for approximately 14% of USA Health's patient service revenues for the year ended September 30, 2023.

Blue Cross Blue Shield – Inpatient services rendered to Blue Cross subscribers are paid at a contractually determined per diem rate based upon Medicare Severity Diagnosis Related Groups. Outpatient services are reimbursed under a contractually determined reimbursement methodology based on Blue Cross Enhanced Ambulatory Patient Groups.

Revenues from the Blue Cross program accounted for approximately 29% of USA Health's patient service revenues for the year ended September 30, 2023.

Medicaid – Inpatient services rendered to Medicaid program beneficiaries are reimbursed at all-inclusive prospectively determined per diem rates. Outpatient services are reimbursed based on an established fee schedule.

USA Health qualifies as a Medicaid essential provider and, therefore, also receives supplemental payments based on formulas established by the Alabama Medicaid Agency. There can be no certainty that USA Health will continue to qualify for future participation in this program or that the program will not ultimately be discontinued or materially modified. For the year ended September 30, 2023, the University received supplemental payments from this program in the amount of \$87,279,000.

Revenues from the Medicaid program accounted for approximately 25% of USA Health's patient service revenues for the year ended September 30, 2023.

Other – USA Health has entered into payment agreements with certain commercial insurance carriers, health maintenance organizations, and preferred provider organizations. The basis for payments to USA Health under these agreements includes discounts from established charges and prospectively determined daily and case rates.

The composition of patient service revenues for the six months ended March 31, 2024 and 2023 follows (in thousands):

	2024	2023
Gross patient service revenues	\$ 1,117,525	1,028,345
Less:		
Provision for contractual and other adjustments	(613,545)	(584,813)
Provision for bad debts	(55,033)	(54,687)
	<u>\$ 448,947</u>	<u>388,845</u>

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(12) Defined-Benefit Cost-Sharing Pension Plan

Employees of the University are covered by a cost-sharing, multiple-employer defined-benefit pension plan administered by the TRS.

(a) Plan Description

The TRS was established in September 1939, under the provisions of Act 419 of the Legislature of 1939 for the purpose of providing retirement allowances and other specified benefits for qualified persons employed by State-supported educational institutions. The responsibility for the general administration and operation of the TRS is vested in its Board of Control. The TRS Board of Control consists of 15 trustees. The Plan is administered by the Retirement Systems of Alabama (RSA). Title 16-Chapter 25 of the Code of Alabama grants the authority to establish and amend the benefit terms to the TRS Board of Control. The Plan issues a publicly available financial report that can be obtained at www.rsa-al.gov.

(b) Benefits Provided

State law establishes retirement benefits as well as death and disability benefits and any ad hoc increase in postretirement benefits for the TRS. Benefits for TRS members vest after ten years of creditable service. Tier 1 TRS members who retire after age 60 with 10 years or more of creditable service or with twenty-five years of services (regardless of age) are entitled to an annual retirement benefit, payable monthly for life. Service and disability retirement benefits are based on a guaranteed minimum or formula method, with the member receiving payment under the method that yields the higher monthly benefit. Under the formula method, members of the TRS are allowed 2.0125% of their average final compensation (highest three of the last ten years) for each year of service.

Act 377 of the Legislature of 2012 established a new tier of benefits (Tier 2) for members hired on or after January 1, 2013. Tier 2 TRS members are eligible for retirement after 30 years of creditable service and are entitled to an annual retirement benefit, with a 2% reduction for each year under 62, payable monthly for life. Service and disability retirement benefits are based on a guaranteed minimum or formula method, with the member receiving payment under the method that yields the highest monthly benefit. Under the formula method, Tier 2 members of the TRS are allowed 1.65% of their average final compensation (highest five of the last ten years) for each year of service. Members are eligible for disability retirement if they have ten years of credible service, are currently in service, and determined by the RSA Medical Board to be permanently incapacitated from further performance of duty. Preretirement death benefits are calculated and paid to the beneficiary based on the member's age, service credit, employment status, and eligibility for retirement.

(c) Contributions

Covered members of the TRS contributed 5% of earnable compensation to the TRS as required by statute until September 30, 2011. From October 1, 2011 to September 30, 2012, covered members of the TRS were required by statute to contribute 7.25% of earnable compensation. Effective October 1, 2012, covered Tier 1 members of the TRS are required by statute to contribute 7.50% of earnable compensation.

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Tier 2 covered members of the TRS contribute 6.2% of earnable compensation to the TRS as required by statute.

Participating employers' contractually required contribution rates are 12.59% of annual pay for Tier 1 members and 11.57% of annual pay for Tier 2 members. These required contribution rates are a percentage of annual payroll, actuarially determined as an amount that, when combined with member contributions, is expected to finance the costs of benefits earned by members during the year, with an additional amount to finance any unfunded accrued liability. Total employer contributions to the pension plan from the University for fiscal year 2024 will be updated when available.

(d) Pension Liabilities, Pension Expenses, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

At March 31, 2024 and 2023, the University reported a liability of \$349,710,000 and \$375,894,000 for its proportionate share of the collective net pension liability. At March 31, 2024, the collective net pension liability was measured as of September 30, 2023 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of September 30, 2022. The University's proportion of the collective net pension liability is based on the employer's shares of contributions to the pension plan relative to the total employer contributions of all participating TRS employers. At the measurement date of September 30, 2023, the University's proportion of contributions to the pension plan was 2.191463%, which was a decrease of 0.227295% from its proportion measured as of September 30, 2022 of 2.418758%.

For the six months ended March 31, 2024 and 2023, the University recognized pension expense of approximately \$38,714,000 and \$33,657,000, respectively, which is included in salaries and benefits on the statement of revenues, expenses, and changes in net position.

At March, 31, 2024 and 2023, the University reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources (in thousands):

	2024	
	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ 31,269	4,721
Changes of assumptions	9,838	—
Net difference between projected and actual earnings on pension plan investments	23,984	—
Changes in proportion and differences between employer contributions and proportionate share of contributions	—	31,646
Employer contributions subsequent to measurement date	*	—
	<u>\$ *</u>	<u>36,367</u>

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	2023	
	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ 8,263	9,122
Changes of assumptions	17,057	—
Net difference between projected and actual earnings on pension plan investments	75,430	—
Changes in proportion and differences between employer contributions and proportionate share of contributions	—	20,108
Employer contributions subsequent to measurement date	*	—
	\$ *	29,230

At September 30, 2023, approximately \$21,345,000 reported as deferred outflows of resources related to pensions resulting from University contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows (in thousands):

Year ending September 30:	
2025	\$ 8,173
2026	5,391
2027	20,324
2028	(5,164)
	\$ 28,724

(e) Actuarial Assumptions

The total pension liability as of March 31, 2024 and 2023 was determined by an actuarial valuation as of September 30, 2022 and 2021, using the following actuarial assumptions, applied to all periods included in the measurement:

	2024	2023
Inflation	2.50 %	2.50 %
Investment rate of return*	7.45 %	7.45 %
Projected salary increases**	3.25–5.00%	3.25–5.00%

* Net of pension plan investment expense, including inflation

** Includes inflation

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The actuarial assumptions used in the September 30, 2022 valuation were based on the results of an actuarial experience study for the period from October 1, 2015 through September 30, 2020, and a discount rate of 7.45%. Mortality rates for TRS were based on the Pub-2010 Teacher Below Median tables adjusted for males (108% ages < 63, 96% ages > 67; phasing down 63–67) and for females (112% ages < 69, 98% > age 74, phasing down 69–74), projected generationally using scale MP-2020 adjusted by 66-2/3% beginning with year 2019.

The long-term expected rate of return on pension plan investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and best estimates of geometric real rates of return for each major asset class are as follows:

	2024	
	Target allocation	Long-term expected rate of return*
Fixed income	15.0 %	2.8 %
U.S. large stocks	32.0	8.0
U.S. mid stocks	9.0	10.0
U.S. small stocks	4.0	11.0
International developed market stocks	12.0	9.5
International emerging market stocks	3.0	11.0
Alternatives	10.0	9.0
Real estate	10.0	6.5
Cash equivalents	5.0	1.5
	100.0 %	

* Includes assumed rate of inflation of 2.00%

(f) Discount Rate

The discount rate used to measure the total pension liability as of March 31, 2024 and 2023 was 7.45%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that the employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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(g) Sensitivity of the University's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following table presents the University's proportionate share of the net pension liability calculated using the discount rate of 7.45%, as well as what the University's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.45%) or one percentage point higher (8.45%) than the current rate (in thousands):

	March 31, 2024		
	1% Decrease (6.45)%	Current rate (7.45)%	1% Increase (8.45)%
University's proportionate share of collective net pension liability	\$ 456,856	349,710	259,593

	March 31, 2023		
	1% Decrease (6.45)%	Current rate (7.45)%	1% Increase (8.45)%
University's proportionate share of collective net pension liability	\$ 486,391	375,894	282,821

(h) Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued RSA Annual Comprehensive Financial Report for the fiscal year ended September 30, 2023 as well as prior-year reports. The supporting actuarial information is included in the GASB Statement No. 68 Report for the TRS prepared as of September 30, 2023. The auditors' report dated January 16, 2024 on the total pension liability, total deferred outflows of resources, total deferred inflows of resources, and total pension expense for the sum of all participating entities as of September 30, 2023 along with supporting schedules is also available. The additional financial and actuarial information is available at www.rsa-al.gov.

(13) Other Employee Benefits

(a) Other Pension Plans

Certain employees of the University also participate in a defined-contribution pension plan. The defined-contribution pension plan covers certain academic and administrative employees, and participation by eligible employees is optional. The plan is administered by the University and the plan assets are held in annuity contracts and custodial accounts. The annuity contracts are with, and the custodial account assets are invested through investment options offered by, Teachers Insurance and Annuity Association – College Retirement Equities Fund (TIAA-CREF). Under this plan, contributions by eligible employees are matched equally by the University up to a maximum of 3% of current annual

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pay. The University contributed \$162,000 and \$178,000 representing 135 and 156 employees for the six months ended March 31, 2024 and 2023.

All employees of HCM working at least half-time are eligible to participate in a defined-contribution pension plan. The plan is administered by HCM and the plan assets are held in annuity contracts and custodial accounts. The annuity contracts are with, and the custodial account assets are invested through investment options offered by TIAA-CREF. Under this plan, contributions by eligible employees are matched equally by HCM up to a maximum of 5% of current annual pay. HCM contributed \$7,311,000 and \$4,507,000 representing 3,902 and 2,442 employees participating in this plan for the six months ended March 31, 2024 and 2023. University employees as of September 30, 2010, who later transfer to HCM, are immediately vested in the plan. All other employees do not vest until they have held employment with HCM for 36 months; at which time, they become 100% vested in the plan.

Effective April 1, 2022, HCM adopted a deferred compensation retirement plan. All nonstudent employees are eligible to defer receipt of a portion of their salary until a later date. The plan is administered by HCM and the plan assets are held in annuity contracts and custodial accounts. The annuity contracts are with, and the custodial account assets are invested through investment options offered by, TIAA-CREF. Under this plan, contributions by eligible employees are not matched by HCM. During the six months ended March 31, 2024, 121 employees participated in this plan. All eligible employees are fully vested in their accounts under this plan immediately upon contributing.

(b) *Compensated Absences*

Regular University employees accumulate vacation and sick leave and hospital and clinical employees accumulate paid time off. These are subject to maximum limitations, at varying rates depending upon their employee classification and length of service. Upon separation of employment, employees who were hired before January 1, 2012 are paid all unused accrued vacation at their regular rate of pay up to a maximum of two times their annual accumulation rate. Employees hired after January 1, 2012 are not eligible for payment of unused accrued vacation or PTO hours upon separation of employment. Employees acquired through the Providence purchase were able to transfer their current PTO balances to the University. This transferred PTO is eligible for payout. The accompanying statement of net position includes accruals for vacation pay and paid time off of approximately \$11,265,000 and \$11,807,000 at March 31, 2024 and 2023, respectively. The accrual is included in other long-term liabilities (and current portion thereof) in the accompanying financial statements. No accrual is recognized for sick leave benefits since no terminal cash benefit is available to employees for accumulated sick leave.

(14) Other Postemployment Benefit Plans

Retirees of the University are covered by the Public Education Employees Health Insurance Plan (PEEHIP), which is a cost-sharing, multiple-employer defined-benefit OPEB plan administered by the TRS.

(a) *Plan Description*

The Alabama Retiree Health Care Funding Act of 2007 authorized and directed the Public Education Employees Health Insurance Board (Board) to create an irrevocable trust to fund postemployment healthcare benefits to retirees participating in PEEHIP. Active and retiree health insurance benefits are

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paid through the PEEHIP. The PEEHIP was established in 1983 pursuant to the provisions of the Code of Alabama 1975, Title 16, Chapter 25A to provide a uniform plan of health insurance for active and retired employees of state and local educational institutions and to fund benefits related to the plan. The responsibility for the general administration and operation of the PEEHIP is vested in its Board, which consists of 15 trustees. Title 16-Chapter 25 of the Code of Alabama grants the authority to establish and amend the benefit terms to the PEEHIP Board. GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, requires the reporting of the participating employers' share of net OPEB liability and the OPEB expense in the financial statements as well as enhanced financial statements note disclosures.

(b) Benefits Provided

PEEHIP offers a basic hospital medical plan to active members and non-Medicare eligible retirees. Active employees and non-Medicare eligible retirees who do not have Medicare eligible dependents can enroll in a health maintenance organization (HMO). In addition to or in lieu of the basic hospital medical plan or HMO, the PEEHIP offers four optional plans: Hospital Indemnity, Cancer, Dental, and Vision. Also, PEEHIP members (only active and non-Medicare eligible) may elect the Supplemental Plan as their hospital medical coverage instead of the PEEHIP Hospital Medical Plan. This Supplemental Plan provides secondary benefits to the member's primary plan provided by another employer.

Effective January 1, 2020, Medicare eligible members and Medicare eligible dependents covered on a retiree contract were enrolled in the Humana Group Medicare Advantage plan for PEEHIP retirees. Effective January 1, 2023, United Health Care (UHC) Group replaced the Humana contract. The Medicare Advantage Prescription Drug Plan (MAPDP) is fully insured by UHC, and members are able to have all of their Medicare Part A, Part B, and Part D (prescription drug coverage) in one convenient plan. With the UHC plan for PEEHIP, retirees can continue to see their same providers with no interruption and see any doctor who accepts Medicare on a national basis. Retirees have the same benefits in and out-of-network, and there is no additional retiree cost share if a retiree uses an out-of-network provider and no balance billing from the provider.

(c) Contributions

The employer contribution to the health insurance premium is set forth by the Board annually.

Total employer contributions to the OPEB plan from the University were \$6,382,000 and \$5,859,000 for the year ended September 30, 2023 and 2022, respectively. Contributions for fiscal year 2024 will be updated when available.*

(d) OPEB Liabilities, OPEB Expenses, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB

At March 31, 2024 and 2023, the University reported a liability of \$78,808,000 and \$82,148,000, for its proportionate share of the net OPEB liability. At March 31, 2024, the net OPEB liability was measured as of September 30, 2023, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of September 30, 2022. The University's proportion of the net OPEB liability was based on a projection of the University's long-term share of contributions to the

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OPEB plan relative to the projected contributions of all participating employers, actuarially determined. At the measurement date of September 30, 2023, the University's proportion of contributions to the OPEB plan was 4.099978%, which was an increase of 1.034118% from its proportion measured as of September 30, 2022 of 3.065860%.

For the six months ended March 31, 2024 and 2023, the University recognized OPEB contra-expense of approximately \$(25,596,000) and \$(25,190,000), which is included in salaries and benefits on the statement of revenues, expenses, and changes in net position.

At March 31, 2024 and 2023, the University reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources (in thousands):

	2024	
	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ 1,541	124,356
Changes of assumptions	66,393	77,962
Net difference between projected and actual earnings on OPEB plan investments	2,692	—
Changes in proportion and differences between employer contributions and proportionate share of contributions	92,326	55,162
Employer contributions subsequent to the measurement date	*	—
	<u>\$ *</u>	<u>257,480</u>
	2023	
	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ 2,450	108,013
Changes of assumptions	43,332	77,758
Net difference between projected and actual earnings on OPEB plan investments	6,718	—
Changes in proportion and differences between employer contributions and proportionate share of contributions	56,285	74,908
Employer contributions subsequent to the measurement date	*	—
	<u>\$ *</u>	<u>260,679</u>

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At September 30, 2023, approximately \$6,382,000 reported as deferred outflows of resources related to OPEB resulting from University contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ending September 30, 2024. Contributions subsequent to measurement date for fiscal year 2024 will be available later this year.*

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB income (expense) as follows (in thousands):

Year ending September 30:	
2025	\$ (36,405)
2026	(5,121)
2027	(11,317)
2028	(29,845)
2029	(14,895)
Thereafter	<u>3,054</u>
	<u>\$ (94,529)</u>

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(e) Actuarial Assumptions

The total OPEB liability as of March 31, 2024 and 2023 was determined by an actuarial valuation performed as of September 30, 2022, using the following actuarial assumptions, applied to all periods included in the measurement:

	<u>2024</u>	<u>2023</u>
Inflation	2.50 %	2.50 %
Projected salary increases*	3.25-5.00 %	3.25-5.00 %
Long-term investment rate of return**	7.00 %	7.00 %
Municipal bond index rate at the measurement date	4.53 %	4.40 %
Municipal bond index rate at prior measurement date	4.40 %	2.29 %
Projected year for fiduciary net position to be depleted	N/A	N/A
Single equivalent interest rate at the measurement date	7.00 %	7.00 %
Single equivalent interest rate at prior measurement date	7.00 %	3.97 %
Healthcare cost trend rate		
Pre-Medicare eligible	7.00 %	6.50 %
Medicare eligible	***	***
Ultimate trend rate		
Pre-Medicare eligible	4.50 %	4.50 %
Medicare eligible	4.50 %	4.50 %
Year of ultimate trend rate		
Pre-Medicare eligible	2033	2031
Medicare eligible	2033	2027
Optional plans trend rate	2.00 %	2.00 %

* Includes 2.75% wage inflation

** Compounded annually, net of investment expense, and includes inflation

*** Initial Medicare claims are set based on scheduled increases through plan year 2025.

Mortality rates were based on the Pub-2010 Teacher Below Median tables adjusted for males (108% ages < 63, 96% ages > 67; phasing down 63–67) and for females (112% ages < 69, 98% > age 74, phasing down 69–74), projected generationally using scale MP-2020 adjusted by 66–2/3% beginning with year 2019.

The decremental assumptions used in the valuation were selected based on the actuarial experience study prepared as of September 30, 2020, submitted to and adopted by the TRS on September 13, 2021. The remaining actuarial assumptions (e.g., initial per capita costs, healthcare cost trends, rate of plan participation, rates of plan election, etc.) of the total OPEB liability were based on the September 30, 2022 valuation.

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The target asset allocation and best estimates of expected geometric real rates of return for each major asset class are summarized in the following table:

	2024	
	Target allocation	Long-term expected real rate of return*
Fixed income	30 %	4.40 %
U.S. large stocks	38	8.00
U.S. mid stocks	8	10.00
U.S. small stocks	4	11.00
International developed market stocks	15	9.50
Cash	5	1.50
	100 %	

* Geometric mean, includes 2.50% inflation

(f) Discount Rate

The discount rate used to measure the total OPEB liability at March 31, 2024 and 2023 was 7.00%. The projection of cash flows used to determine the discount rate assumed that plan contributions will be made at the current contribution rates. Each year, the State specifies the monthly employer rate that participating employers must contribute for each active employee, which is currently \$800 per non-university active member. 11.051% of the employer contributions were used to assist in funding retiree benefit payments in fiscal year 2023, and 15.257% of the employer contributions were used to assist in funding retiree benefit payments in 2022. It is assumed that the 11.051% will increase or decrease at the same rate as expected benefit payments for the closed group until reaching an employer rate of 20.000%, at which point, based on budget projections, the monthly employer rate will increase to \$940 starting in 2027 and with inflation at 2.5% starting in 2028. The long-term expected rate of return on OPEB plan investments will be determined based on the allocation by the asset class and by the mean and variance of real returns. The discount rate determination will use a municipal bond rate to the extent the trust is projected to run out of money before all benefits are paid. Therefore, the projected future benefit payments for all current plan members were projected through 2121.

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(g) Sensitivity of the University's Proportionate Share of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates and Discount Rates

The following table presents the University's proportionate share of the net OPEB liability calculated using the healthcare cost trend rate of 4.50%, as well as what the net OPEB liability would be if calculated using one percentage point lower 3.50% or one percentage point higher 5.50% than the current rate (in thousands):

	March 31, 2024		
	1% Decrease (3.50)%	Current rate (4.50)%	1% Increase (5.50)%
University's proportionate share of collective net OPEB liability	\$ 59,735	78,808	101,965

	March 31, 2023		
	1% Decrease (3.50)%	Current rate (4.50)%	1% Increase (5.50)%
University's proportionate share of collective net OPEB liability	\$ 40,509	53,421	69,256

The following table presents the University's proportionate share of the net OPEB liability calculated using the discount rate of 7.00%, as well as what the net OPEB liability would be if calculated using one percentage point lower 6.00% or one percentage point higher 8.00% than the current rate (in thousands):

	March 31, 2024		
	1% Decrease (6.00)%	Current rate (7.00)%	1% Increase (8.00)%
University's proportionate share of collective net OPEB liability	\$ 97,288	78,808	63,079

	March 31, 2023		
	1% Decrease (6.00)%	Current rate (7.00)%	1% Increase (8.00)%
University's proportionate share of collective net OPEB liability	\$ 66,047	53,421	42,822

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(h) OPEB Plan Fiduciary Net Position

Detailed information about the OPEB plan's fiduciary net position is available in the Alabama Retired Education Employees' Health Care Trust's financial statements for the fiscal year ended September 30, 2023 and 2022. The supporting actuarial information is included in the GASB Statement No. 75 Report for PEEHIP prepared as of September 30, 2023 and 2022. Additional financial and actuarial information is available at www.rsa-al.gov.

(15) Risk Management

The University, HCM, SAMSF, and HCA participate in the PLTF; and the University, HCM, SAMSF, the Corporation, and HCA participate in the GLTF. An independent trustee administers both funds. These trust funds are revocable and use contributions by the University and HCA, together with earnings thereon, to pay liabilities arising from the performance of its employees, trustees, and other individuals acting on behalf of the University. Any risk related to the payment of claims is the responsibility of the PLTF and GLTF. If the trust funds are ever terminated, appropriate provision for payment of related claims will be made and any remaining balance may be distributed to the participating entities in proportion to contributions made.

As discussed in note 1, the PLTF and GLTF are blended component units of the University and, as such, are included in the financial statements of the University for the six months ended March 31, 2024 and 2023. Claims and expenses are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Those losses include an estimate of claims that have been incurred but not reported and the future costs of handling claims. These liabilities are generally based on actuarial valuations and are reported at their present value.

The University, HCM, and HCA each participate in a separate self-insured health plan administered by unaffiliated entities. Administrative fees paid by the University for such services were approximately \$1,018,000 for the six months ended March 31, 2024. Contributions by the University and its employees, together with earnings thereon, are used to pay liabilities arising from healthcare claims. It is the opinion of University administration that plan assets are sufficient to meet future plan obligations.

The changes in the total self-insurance liabilities for the six months ended March 31, 2024 and 2023 for the PLTF, GLTF, and health plan are summarized as follows (in thousands):

	<u>2023</u>	<u>2022</u>
Balance, beginning of year	\$ 46,186	50,015
Liabilities incurred and other additions	62,532	23,145
Claims, administrative fees paid, and other reductions	<u>(46,613)</u>	<u>(19,303)</u>
Balance, end of year	<u>\$ 62,105</u>	<u>53,857</u>

These amounts are included in other long-term liabilities and in accounts payable and accrued liabilities in the accompanying statement of net position.

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(16) Other Related Parties and Related-Party Transactions

During the six months ended March 31, 2024 and 2023, the University had certain related-party transactions with affiliates as described below.

South Alabama Medical Science Foundation (SAMSF) is a not-for-profit corporation that exists for the purpose of promoting education and research at the University. SAMSF had total assets of \$12,161,000 and \$11,312,000, net assets of \$12,139,000 and \$11,312,000, and total revenues of \$522,000 and \$839,000, for the six months ended March 31, 2024 and 2023, respectively. During the six months ended March 31, 2024 and 2023, SAMSF made contributions in the amount of \$51,000 and \$269,000, respectively, to support clinical trials and research at the University. Contributions from SAMSF are presented as private grants and contract revenues on the statement of revenues, expenses, and changes in net position for the University.

Jaguar Athletic Fund (JAF) is a not-for-profit corporation that was organized for the purpose of providing support for the athletic programs and student-athletes at the University. For the six months ended March 31, 2024 and 2023, JAF had total assets of \$1,812,000 and \$2,160,000, net assets of \$1,811,000 and 2,160,000, and total revenues of \$958,000 and \$1,264,000. JAF did not make any contributions to the University for the six months ended March 31, 2024 or 2023.

Gulf Coast TotalCare (Gulf Coast) is an Alabama not-for-profit corporation created for the purpose of operating a community-led network to coordinate the healthcare of Medicaid patients in Southwest Alabama. For the six months ended March 31, 2024 and 2023, Gulf Coast had total assets of \$1,538,000 and \$1,497,000, net assets of \$498,000 and \$448,000, and total revenues of \$4,214,000 and \$4,351,000, respectively. For the six months ended March 31, 2024 and 2023, HCM (a blended component unit of the University) charged six months ended March 31, 2024 and 2023 Gulf Coast a management fee of \$461,000 and \$522,000, respectively, to cover management and administrative expenses for Gulf Coast operations. For the six months ended March 31, 2023, HCM transferred \$350,000 to Gulf Coast due to increased expenses related to COVID-19. The management fee and transfer are presented as other operating revenue and supplies and services, respectively, on the statement of revenues, expenses, and changes in net position for the University.

The University of South Alabama Foundation for Research and Commercialization (FRAC) is an Alabama not-for-profit corporation created for the purpose of promoting and advancing the University's educational, research, and service missions. For the six months ended March 31, 2024 and 2023, FRAC had total assets of \$51,000 and \$55,000, net assets of \$51,000 and \$55,000, and total revenues of \$9,000 and \$5,000, respectively. FRAC has royalty sharing agreements in place with the University and inventors in which each party receives a designated percentage of licensing income generated from intellectual property. For the six months ended March 31, 2024, FRAC distributed \$3,000 to the University.

USA Presidential 1963 Fund is an Alabama not-for-profit corporation created for promoting charitable, scientific, literary, or educational initiatives that benefit and support of the University. This not-for-profit corporation had no financial activity for the six months ended March 31, 2024 or 2023.

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(17) Commitments and Contingencies

(a) Grants and Contracts

At March 31, 2024, the University had been awarded approximately \$146,920,000 in grants and contracts for which resources had not been received and for which reimbursable expenditures had not been made for the purposes specified. These awards, which represent commitments of sponsors to provide funds for research or training projects, have not been reflected in the accompanying basic financial statements, as the eligibility requirements of the awards have not been met. Advances, if any, are included in unrecognized revenues and include amounts received from grant and contract sponsors that have not been expended under the terms of the agreements and, therefore, have not yet been included in revenues in the accompanying basic financial statements. Federal awards are subject to audit by federal agencies. The University's management believes any potential adjustment from such audits will not be material.

(b) Litigation

Various claims have been filed against the University alleging discriminatory employment practices and other matters. University administration and legal counsel are of the opinion the resolution of these matters will not have a material effect on the financial position or the statement of revenues, expenses, and changes in net position of the University.

(c) Rent Supplement Agreements

The University has entered into two irrevocable rent supplement agreements with the Corporation and a financial institution. The agreements require that, in the event the Corporation fails to maintain a debt service coverage ratio of one to one with respect to all of its outstanding indebtedness, the University will pay to the Corporation any and all rent amounts necessary to cause the Corporation's net operating income to be equal to the Corporation's annual debt service obligations (see note 6). As of September 30, 2023, no amounts were payable pursuant to these agreements.

(d) USA Research and Technology Corporation Leases

The University has commitments under lease receivables with the Corporation. Space under lease to the University was 80,092 and 78,123 square feet at March 31, 2024 and 2023, respectively. See note 9 for additional details.

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(18) Functional Expense Information

Operating expenses by functional classification for the six months ended March 31, 2024 are as follows (in thousands).

	2024
Instruction	\$ 60,686
Research	17,965
Public service	6,628
Academic support	17,174
Student services	23,444
Institutional support	4,182
Operation and maintenance of plant	3,514
Scholarships	8,519
USA Health	453,677
Auxiliary enterprises	10,164
Depreciation and amortization	50,153
	\$ 656,106

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(19) Blended Component Units

As more fully described in note 1, HCM, PLTF, and GLTF are reported as blended component units. Required combining financial information of the aggregate blended component units as of and for the six months ended March 31, 2024 and 2023 as follows (in thousands):

	<u>2024</u>	<u>2023</u>
Current assets	\$ 15,594	14,196
Noncurrent assets	<u>63,552</u>	<u>59,183</u>
Total assets	<u>79,146</u>	<u>73,379</u>
Current liabilities	23,419	16,596
Noncurrent liabilities	<u>50,063</u>	<u>52,031</u>
Total liabilities	<u>73,482</u>	<u>68,627</u>
Net position	<u>\$ 5,664</u>	<u>4,752</u>
Operating revenues	\$ 238,968	194,204
Operating expenses	<u>(246,087)</u>	<u>(199,356)</u>
Operating loss	(7,119)	(5,152)
Nonoperating revenues	<u>7,667</u>	<u>5,377</u>
Change in net position	<u>\$ 548</u>	<u>225</u>

(20) Recently Issued Accounting Pronouncements

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*, which is effective for fiscal years beginning after December 15, 2023. The objective of this statement is to update measurement guidance and recognition requirements for compensated absences in addition to amending previously required disclosures.

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures*, which is effective for fiscal years beginning after June 15, 2024. The objective of this statement is to establish reporting requirements for certain concentrations and constraints that may negatively impact operations or the ability to meet outstanding obligations.

The effect of the implementation of GASB Statement Nos. 101 and 102 on the University has not yet been determined.

(21) COVID-19 Pandemic

COVID-19, a respiratory disease caused by a novel strain of the coronavirus, has spread around the world, including the State of Alabama. The Centers for Disease Control confirmed the spread of the disease to the United States in February 2020 and the World Health Organization declared the COVID-19 outbreak a pandemic in March 2020.

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The CARES Act was signed into law on March 27, 2020 and was designed to provide economic relief to Higher Education Institutions and other entities for a number of situations including the provision of direct financial support for students in need, reimbursement for the costs incurred as a result of moving instruction online, to provide relief funds for healthcare providers for purposes of covering costs incurred and lost revenues due to the pandemic. Through March 31, 2024 the University (including USA Health) has been awarded \$107,384,000 in CARES Act, and other funding from federal and state sources for COVID-19 relief. Of this amount, \$1,928,000 and \$0 was awarded in the six months ended March 31, 2024 and 2023. Of the \$107,384,000 total funds awarded, \$1,564,000 and \$5,319,000 has been received and recognized as nonoperating revenue in the statements of revenues, expenses, and changes in net position for the six months ended March 31, 2024 and 2023, respectively.



UNIVERSITY OF SOUTH ALABAMA

MEMORANDUM

Finance and Administration

DATE: June 4, 2024

TO: President Jo Bonner

FROM: Kristen Roberts *Kristen Roberts*

SUBJECT: Parameters Resolution to Terminate 2006 Swaption and Refund Series 2016-B, C, and D Bonds

Attached is a resolution outlining parameters for consideration by the Board of Trustees regarding the termination of the University's 2006 Swaption and refunding of the University's Series 2016-B, C, and D Bonds (known as the "2016-BCD Bonds").

The resolution proposes terminating the 2006 Swaption if one or both of the following conditions are met:

- (1) the University would be entitled to a Termination Receipt from Wells Fargo, or
- (2) there are estimated present value savings between the Refunding Bonds debt service and the estimated debt service on the 2016-BCD Bonds (as calculated by the Financial Advisor).

Should the University determine to proceed with terminating the 2006 Swaption, the resolution proposes refinancing the 2016-BCD Bonds in accordance with the following plan of finance.

- (i) The Refunding Bonds shall bear interest at a fixed rate, payable semiannually.
- (ii) The initial aggregate principal amount of the Refunding Bonds, plus premium, if any, shall not exceed \$102,500,000.
- (iii) No maturity of the Refunding Bonds may bear interest at a rate exceeding 5.75%.
- (iv) The true interest cost on the Refunding Bonds may not exceed 5.75%.
- (v) The Refunding Bonds shall have a final maturity not later than December 1, 2036 and shall have a weighted average maturity of not longer than 10 years.
- (vi) The Refunding Bonds shall be issued and delivered by not later than December 31, 2025.
- (vii) the Financial Advisor has certified to the University that the Estimated Present Value Savings will be achieved respecting the Refunding Bonds anticipated to be issued.

With your consent, this item will be presented to the Board of Trustees for discussion and approval.
Further, I recommend the adoption of the resolution by the Board of Trustees.

Attachment

A handwritten signature in black ink, appearing to read "J. Bonner". The signature is written in a cursive style with a large initial "J" and "B".

**A RESOLUTION AUTHORIZING THE TERMINATION OF
2006 SWAPTION TRANSACTION
AND
ISSUANCE OF UNIVERSITY FACILITIES REVENUE BONDS
TO REFINANCE CERTAIN BONDS OF THE UNIVERSITY**

BE IT RESOLVED by the Board of Trustees (herein called the "Board") of the **UNIVERSITY OF SOUTH ALABAMA** (herein called the "University") as follows:

Section 1. (a) Findings. The Board has determined and hereby finds and declares as follows:

(1) the University heretofore issued its \$100,000,000 University Tuition Revenue Refunding and Capital Improvement Bonds, Series 2006, dated December 1, 2006 (herein called the "Series 2006 Bonds"), which Series 2006 Bonds bore interest at fixed rates; and

(2) in 2008, the University determined to realize certain amounts in connection with future redemptions of the Series 2006 Bonds through a "swaption for a forward synthetic refunding" transaction with Wells Fargo National Association (formerly known as "Wachovia Bank, National Association") (herein called "Wells Fargo") by entering into an ISDA Master Agreement, a Schedule to the Master Agreement, an ISDA Credit Support Annex, and Swaption Transaction Confirmation #1832563, each dated January 2, 2008, with Wells Fargo (collectively herein called the "2006 Swaption Transaction"); and

(3) under the terms of the 2006 Swaption Transaction, Wells Fargo exercised its option to require the University, starting in 2016, to pay Wells Fargo scheduled amounts at a fixed rate of interest based on the outstanding principal amount of debt evidenced by the Series 2006 Bonds in exchange for variable rate payments (based on the same outstanding principal amount) received from Wells Fargo; and

(4) in order to effectuate the intent and terms of the 2006 Swaption Transaction, in 2016 the University refinanced the fixed-rate Series 2006 Bonds by issuing three series of variable rate bonds, which were subsequently amended and restated in 2021 and currently consist of the University's (i) \$20,000,000 Amended and Restated University Facilities Revenue Refunding Bond, Series 2016-B, dated September 23, 2021 (herein called the "Series 2016-B Bond"), (ii) \$35,000,000 Amended and Restated University Facilities Revenue Refunding Bond, Series 2016-C, dated September 23, 2021 (herein called the "Series 2016-C Bond"), and (iii) \$45,000,000 Amended and Restated University Facilities Revenue Refunding Bond, Series 2016-D, dated September 23, 2021 (herein called the "Series 2016-D Bond" and, together with the 2016-B Bond and the 2016-C Bond, herein called the "2016 Bonds"); and

(5) per the 2006 Swaption Transaction documents the University may at any time, elect to terminate the 2006 Swaption Transaction, in which case the University could be entitled to receive a payment from Wells Fargo (herein called a "Termination Receipt") or the University could be required to make a payment to Wells Fargo (herein called a "Termination Payment") based upon interest rate and other factors in effect at the time of such termination; and

(6) PFM Financial Advisors, LLC, financial advisor to the University (herein called the "Financial Advisor"), has advised the University that given current market conditions it may be financially advantageous between now and December 31, 2025 (herein called the "Applicable Period") for the University to terminate the 2006 Swaption Transaction, and the Board has determined, in light of its regular meeting schedule, that it is in the best interest of the University that the President of the University and the Chief Financial Officer of the University, or either of them, be authorized to terminate the 2006 Swaption Transaction if certain financial results are achieved as a result of such termination as more particularly set forth herein and hereinafter defined as the "2006 Swaption Termination Requirements"; and

(7) if the University determines to proceed with terminating the 2006 Swaption Transaction it will be necessary that it refinance the 2016 Bonds with one or more series of University Facilities Revenue Bonds, Series 2024-C or, if issued on or after January 1, 2025, University Facilities Revenue Bonds, Series 2025 (herein called the "Refunding Bonds"), secured by and payable from Pledged Revenues (as defined in the Indenture hereinafter described) on parity of lien with the University's bonds described in Section 1(B)(5) hereof; and

(8) the Refunding Bonds shall be issued under that certain University Facilities Revenue Trust Indenture dated as of February 15, 1996, as supplemented and amended (herein called the "Indenture"), between the University and The Bank of New Mellon Trust Company, N.A, as successor Trustee (herein called the "Trustee"), and in addition to paying the costs of refinancing the 2016 Bonds proceeds of the Refunding Bonds may be used to pay (i) the costs and expenses of issuing the Refunding Bonds, (ii) the premium for a municipal bond insurance policy (herein called a "Bond Insurance Policy"), if obtained, respecting some or all of the maturities of the Refunding Bonds, and (iii) such other costs as shall be necessary and advised by the Financial Advisor in connection with the issuance and sale of the Refunding Bonds.

(b) Refunding Bonds to be Issued as an Additional Bonds Under the Indenture; Special Findings Under Section 8.2(b) of the Indenture. The Refunding Bonds shall be issued as additional parity bonds under Article VIII of the Indenture. In accordance with the provisions of Section 8.2(b) of the Indenture, the Board hereby finds and declares as follows:

- (1) the University is not now in default under the Indenture, and no such default is imminent.
- (2) the Refunding Bonds shall be designated "Series 2024-C" or, if issued after January 1, 2025, "Series 2025".
- (3) the persons to whom the Refunding Bonds are to be delivered are the Underwriters, all as set forth and described in Section 6 hereof.
- (4) the Refunding Bonds are to be issued by sale in accordance with and at the sale price determined by the manner of sale set forth in Section 6 hereof.
- (5) pursuant to the provisions of the Indenture, the University has issued and sold, and currently has outstanding, its:
 - (i) \$32,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-A, dated June 28, 2013 (herein called the "Series 2013-A Bond"),
 - (ii) \$8,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-B, dated June 28, 2013 (herein called the "Series 2013-B Bond"),
 - (iii) \$10,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-C, dated June 28, 2013 (herein called the "Series 2013-C Bond"),
 - (iv) \$6,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2015, dated June 15, 2015 (herein called the "Series 2015 Bond"),
 - (v) \$85,605,000 original principal amount University Facilities Revenue Refunding Bonds, Series 2016, dated September 14, 2016 (herein called the "Series 2016-A Bonds"),
 - (vi) \$38,105,000 original principal amount University Facilities Revenue Bonds, Series 2017, dated June 15, 2017 (herein called the "Series 2017 Bonds"),

(vii) \$47,750,000 original principal amount University Facilities Revenue Bonds, Series 2019-A, dated February 7, 2019 (herein called the "Series 2019-A Bonds"),

(viii) \$18,440,000 original principal amount Taxable University Facilities Revenue Bonds, Series 2019-B, dated February 7, 2019 (herein called the "Series 2019-B Bonds"),

(ix) \$19,086,000 original principal amount University Facilities Revenue Bond, Series 2019-C, dated December 12, 2019 (herein called the "Series 2019-C Bond"),

(x) \$37,005,000 original principal amount University Facilities Revenue Bond, Series 2020, dated March 10, 2020 (herein called the "Series 2020 Bonds"),

(xi) \$40,555,000 University Facilities Revenue Bonds, Series 2021, dated March 10, 2021 (herein called the "Series 2021-A Bonds"),

(xii) \$15,387,000 University Facilities Revenue Bonds, Series 2021-B, dated July 8, 2021 (herein called the "Series 2021-B Bonds"),

(xiii) \$20,000,000 original principal amount Amended and Restated University Facilities Revenue Refunding Bond, Series 2016-B, dated September 23, 2021 (herein called the "Amended and Restated Series 2016-B Bond"),

(xiv) \$35,000,000 original principal amount Amended and Restated University Facilities Revenue Refunding Bond, Series 2016-C, dated September 23, 2021 (herein called the "Amended and Restated Series 2016-C Bond"),

(xv) \$45,000,000 original principal amount Amended and Restated University Facilities Revenue Refunding Bond, Series 2016-D, dated September 23, 2021 (herein called the "Amended and Restated Series 2016-D Bond"),

(xvi) up to \$80,000,000 University Facilities Revenue Bond (Draw Down Loan), Series 2023-A, as amended (herein called the "Series 2023-A Bond"), and

(xvii) up to \$20,000,000 Taxable University Facilities Revenue Bond (Draw Down Loan), Series 2023-B, as amended (herein called the "Series 2023-B Bond").

(6) The only bonds outstanding under the Indenture at the time of adoption of this resolution and expected to be outstanding at the time of issuance of the Refunding Bonds (which shall result in the defeasance and payment of the 2016 Bonds) are the Series 2013-A Bond, the Series 2013-B Bond, the Series 2013-C Bond, the Series 2015 Bond, Series 2016-A Bonds, the Series 2017 Bonds, Series 2019-A Bonds, Series 2019-B Bonds, the Series 2019-C Bond, Series 2020 Bonds, Series 2021-A Bonds, the Series 2021-B Bond, the Series 2023-A Bond (or, alternatively, such University Facility Revenue Bonds as may have been issued to refinance the Series 2023-A Bond under the authority of the resolution adopted by the Board on March 15, 2024), and the Series 2023-B Bond (or, alternatively, such University Facility Revenue Bonds, as may have been issued to refinance the Series 2023-B Bond under the authority of the resolution adopted by the Board on March 15, 2024).

(7) The Refunding Bonds are being issued for the purposes described in Section 1(a)(8) hereof.

The Trustee is hereby requested to authenticate and deliver the Refunding Bonds, upon payment of the purchase price for the Refunding Bonds as directed by the Underwriters specified in Section 6 hereof.

Section 2. Authorization to Terminate 2006 Swaption Transaction; Authorization of the Refunding Bonds. (a) the Board hereby authorizes and directs the President of the University (herein called the "President") to execute such documents, agreements and instruments by and on behalf of the University as may be necessary or desirable in order to terminate the 2006 Swaption Transaction should at any time during the Applicable Period the President determine that such termination would be in the best interest of the University; provided, the President has received a certificate from the Chief Financial Officer of the University (herein called the "Chief Financial Officer") that, based upon a written certification from the Financial Advisor (herein called the "Financial Advisor Certificate"), which Financial Advisor Certificate shall be attached to the certificate from the Chief Financial Officer, if the 2006 Swaption Transaction were terminated on the date specified in the Financial Advisor Certificate:

(1) the University would be entitled to a Termination Receipt from Wells Fargo, or

(2) the estimated present value difference between the Refunding Bonds debt service and the estimated debt service on the 2016 Bonds (calculated by the Financial Advisor as if the 2016 Bonds were paid and retired in accordance with their schedule annual maturities of principal with no put rights related thereto being exercised by the holder of the 2016 Bonds and assuming an effective interest rate equal to the swap rate plus the respective fixed number of basis points paid to the

holder of the 2016 Bonds) and using a discount rate equal to the bond yield of the Refunding Bonds and adjusted to reflect either the Termination Receipt or Termination Payment (herein called the "Estimated Present Value Savings").

(b) For the purposes specified in Section 1(a) of this resolution, and provided the University shall have determined to proceed with terminating the 2006 Swaption Transaction, the Board does hereby authorize the refinancing of the 2016 Bonds and, to enable such refinancing, the Board does hereby authorize and approve the issuance by the University its University Facilities Revenue Bonds, designated Series 2024-C, if issued prior to January 1, 2025, and designated Series 2025 if issued after January 1, 2025, dated their date of initial issuance (herein called the "Refunding Bonds"), under such terms, conditions and provisions to be set out in the Supplemental Indenture hereinafter defined, which terms, conditions and provisions shall be determined in accordance with the following plan of finance (herein called the "Plan of Finance"):

(i) The Refunding Bonds shall bear interest at a fixed rate, payable semiannually.

(ii) The initial aggregate principal amount of the Refunding Bonds, plus premium, if any, shall not exceed \$102,500,000.

(iii) No maturity of the Refunding Bonds may bear interest at a rate exceeding 5.75%.

(iv) The true interest cost on the Refunding Bonds (taking into account any original issue discount or original issue premium) may not exceed 5.75%.

(v) The Refunding Bonds shall have a final maturity not later than December 1, 2036, years from their date of issuance, and shall have a weighted average maturity of not longer than 10 years.

(vi) The Refunding Bonds shall be issued and delivered by not later than December 31, 2025.

(vii) the Financial Advisor has certified to the University that the Estimated Present Value Savings will be achieved respecting the Refunding Bonds anticipated to be issued.

Section 3. Source of Payment of the Refunding Bonds. The principal of and the interest on the Refunding Bonds shall be payable from Pledged Revenues as defined in the Indenture. The Refunding Bonds shall not represent or constitute obligations of any nature whatsoever of the State of Alabama (herein called the "State"), and shall not be payable out of moneys appropriated to the University by the State. The agreements, covenants and representations contained in this resolution, in the Refunding Bonds and in the Indenture do not and shall never constitute or give rise to any personal or pecuniary liability or charge against the general credit of the University, and in the event of a breach of any such agreement, covenant or representation, no

personal or pecuniary liability or charge payable directly or indirectly from the general revenues of the University shall arise therefrom. Neither the Refunding Bonds nor the pledge or any agreement contained in the Indenture or in this resolution shall be or constitute an obligation of any nature whatsoever of the State, and neither the Refunding Bonds nor any obligations arising from the aforesaid pledge or agreements shall be payable out of any moneys appropriated to the University by the State. Nothing contained in this section shall, however, relieve the University from the observance and performance of the several covenants and agreements on its part herein contained and contained in the Indenture.

Section 4. Refunding Bonds Payable at Par. All remittances of principal of and interest on the Refunding Bonds to the holders thereof shall be made at par without any deduction or exchange or other cost, fees or expenses. The bank at which the Refunding Bonds shall at any time be payable shall be considered by acceptance of its duties under the Indenture to have agreed that it will make or cause to be made remittances of principal of and interest on the Refunding Bonds, out of the moneys provided for that purpose, in bankable funds at par without any deduction for exchange or other cost, fees or expenses. The University will pay to such bank all reasonable charges made and expenses incurred by it in making such remittances in bankable funds at par.

Section 5. Authorization of Supplemental Indenture. In connection with the issuance of the Refunding Bonds, the Board does hereby authorize and direct the President and the Chief Financial Officer, or either of them, to execute and deliver, for and in the name and behalf of the University, to The Bank of New York Mellon Trust Company, N.A., as trustee (herein called the "Trustee"), a Supplemental University Facilities Trust Indenture dated the date of the Refunding Bonds in substantially the form presented to the meeting at which this resolution is adopted and attached as Exhibit I to the minutes of said meeting (which form is hereby adopted in all respects as if set out in full in this resolution), updated to reflect the final pricing terms of, and the final number of series of, the Refunding Bonds as reflected in the Certificate of Compliance (hereinafter defined) and as also herein permitted and, further, to contain provisions required by the provider of any Bond Insurance Policy if bond insurance is to be procured by the University for some or all of the Refunding Bonds, and does hereby authorize and direct the Secretary of the Board, the Vice Chair of the Board and the Chair Pro Tempore of the Board to affix to the Supplemental Indenture the corporate seal of the University and to attest the same. The Supplemental Indenture is supplemental to that certain University Facilities Revenue Trust Indenture between the University and the Trustee dated as of February 15, 1996, as heretofore supplemented and amended (together with the Supplemental Indenture, herein called "Indenture").

Section 6. Sale of the Refunding Bonds. (a) The Refunding Bonds shall be sold to a syndicate of underwriters that includes one or all of: JPMorgan Securities LLC, Raymond James & Associates, Inc., Truist Securities, Inc., and Piper Sandler & Co., as well as such other underwriters as may be determined by the President or Chief Financial Officer to be included in such syndicate (those underwriters to be in the syndicate collectively herein called the "Underwriters"), as underwriters for the Refunding Bonds.

(b) The Board does hereby authorize the President and the Chief Financial Officer, or either of them, to execute and deliver, for and in the name and behalf of the University, a Bond

Purchase Agreement with the Underwriters, either in the form required by the Underwriters and approved by the President and the Chief Financial Officer, or either of them, or in the form presented to the meeting at which this resolution is adopted and attached as Exhibit II to the minutes of said meeting (which such form of Bond Purchase Agreement is hereby adopted in all respects as if set out in full in this resolution), containing or updated to contain the final pricing terms of the Refunding Bonds as reflected in the Certificate of Compliance and as also herein permitted (the bond purchase agreement used in connection with the Refunding Bonds herein called the "Bond Purchase Agreement").

(c) The Refunding Bonds shall bear such date or dates, shall mature at such times and in such manner, shall bear such rate or rates of interest, shall be payable at such place or places, shall be in such denominations, shall be in such number of series, shall bear such numbers, and shall be in such form and contain such provisions as shall be set out in the Bond Purchase Agreement and in the Supplemental Indenture herein authorized.

(d) The President and the Chief Financial Officer, or either of them, are hereby authorized and directed to cause the University to obtain a Bond Insurance Policy for some or all of the maturities of the Refunding Bonds if such officer or the Financial Advisor determines, at or around the sale of the Refunding Bonds, that the estimated present value of the premium of such policy will be less than the present value of the estimated or expected interest savings on the Refunding Bonds insured by, and as a result of, such policy.

Section 7. Preliminary Official Statement; Official Statement. (a) The Board does hereby authorize the President and the Chief Financial Officer, or either of them, to cause to be finalized and circulated by the Underwriters a Preliminary Official Statement respecting the Refunding Bonds, the form of which is attached hereto as Exhibit III, with such modifications to reflect (i) material information concerning the University and its operations as of the time the said document is to be circulated for consideration by prospective investors in the Refunding Bonds, (ii) preliminary principal amounts and relevant preliminary pricing information for the Refunding Bonds, (iii) information respecting a Bond Insurance Policy and the provider thereof if bond insurance is procured by the University for some or all of the maturities of the Refunding Bonds, and (iv) such other material information concerning the Refunding Bonds, all as such officers, either independently or upon consultation with the Underwriters, bond counsel to the University and/or the Financial Advisor, shall determine necessary or desirable for inclusion in the Preliminary Official Statement (herein called the "Preliminary Official Statement"). Alternatively, the Board does hereby authorize the preliminary official statement approved under the resolution of the Board adopted on March 15, 2024 (herein called the "March 2024 Resolution"), to be revised to reflect the proposed sale and delivery of the Refunding Bonds and the refinancing of the 2016 Bonds, and under the same offering documents, as the bonds described in the March 2024 Resolution are to be sold by the University.

(b) The President and the Chief Financial Officer, or either of them, are hereby authorized to cause the Preliminary Official Statement to be "deemed final" as of its date within the meaning of Rule 15c2-12(b)(1) promulgated by the U.S. Securities Exchange Commission (herein called the "Rule") and thereafter circulated to prospective investors in the Refunding

Bonds.

(c) If the Refunding Bonds are sold through, then the Board does hereby authorize and direct the President and the Chief Financial officer, or either of them, to execute, for and in the name and behalf of the University, an Official Statement with respect to the Refunding Bonds dated the date of sale of the Refunding Bonds, in substantially the form of the Preliminary Official Statement circulated to prospective investors in the Refunding Bonds in connection with the sale of the Refunding Bonds, with such changes as shall be necessary to conform to the provisions of this resolution to reflect the final pricing terms of the Refunding Bonds, to include information respecting a Bond Insurance Policy and the provider thereof if bond insurance is procured by the University for some or all of the maturities of the Refunding Bonds (if not included in the Preliminary Official Statement circulated by the Underwriters prior to sale of the Refunding Bonds), to reflect the other terms approved in accordance with the provisions of this resolution, and to reflect such other changes as shall be approved by the President and the Chief Financial Officer, or either of them, and acceptable to the Underwriters. The Board does hereby declare that the Official Statement so executed by the President or the Chief Financial Officer shall be the Official Statement of the University with respect to the Refunding Bonds.

Section 8. Authorization of Continuing Disclosure Agreement. The President and the Chief Financial Officer, or either of them, are hereby authorized and directed to execute and deliver, on behalf of the University, a Continuing Disclosure Agreement for the benefit of the beneficial owners of the Refunding Bonds, in substantially the form presented to the meeting at which this resolution is adopted (which form shall be attached as Exhibit IV to the minutes of said meeting and which is hereby adopted in all respects as if set out in full in this resolution) and with such changes thereto as shall be approved by the President and the Chief Financial Officer, or either of them. The said Continuing Disclosure Agreement is to be entered into contemporaneously with the issuance of the Refunding Bonds in order to assist the Underwriters of the Refunding Bonds in complying with the Rule. The rights of enforcement of the said Continuing Disclosure Agreement shall be as provided therein, and in no event shall a default by the University thereunder constitute a default hereunder or under the Indenture.

Section 9. Execution and Delivery of the Refunding Bonds. The Board does hereby authorize the President and the Chief Financial Officer, or either of them, to execute the Refunding Bonds, in the name and on behalf of the University, by manually signing each said bond, and does hereby authorize the Secretary of the Board, the Vice Chair of the Board and the Chair Pro Tempore of the Board, or any of them, to cause the corporate seal of the University to be imprinted or impressed on each of the Refunding Bonds and to attest the same by signing the Refunding Bonds, and the President and the Chief Financial Officer (or either of them) are hereby authorized and directed to deliver the Refunding Bonds, subsequent to their execution as provided herein and in the Indenture, to the Trustee under the Indenture, and to direct the Trustee to authenticate all the Refunding Bonds and to deliver them to the Underwriters.

Section 10. Designated Officials. Each of the President and the Chief Financial Officer is herein designated a “Designated Officer” for purposes of this resolution. Each of the Chair Pro Tempore, Vice Chair, and Chairman of the Budget and Finance Committee is hereby designated

as a "Designated Board Member" for purposes of this resolution.

Any Designated Board Member, together with any Designated Officer, are hereby authorized to approve the remaining details of the Plan of Finance. When the details of the Plan of Finance have been approved by a Designated Board Member and a Designated Officer, the designees shall execute, in the name and on behalf of the Board and the University, respectively, a certificate evidencing such approval (herein called the "Certificate of Compliance") in substantially the form set forth on Exhibit V hereto, and shall file a copy of such certificate with the Secretary of the Board, and such certificate shall be maintained in the records of the Board by the Secretary of the Board. The Certificate of Compliance may be executed in counterparts.

Section 11. Application of Proceeds; Call of Series 2016 Bonds for Redemption. (a) The entire proceeds derived by the University from the sale of the Refunding Bonds, less and except the underwriter's discount to be retained by the Underwriters and the premium for any Bond Insurance Policy, if any, obtained for the Refunding Bonds to be wired directly by the Underwriters to the provider thereof, shall be paid to the Trustee under the Indenture, which is thereupon authorized and directed to apply and disburse such moneys for the purposes herein described and as shall be specified in Section 1.6 of the Supplemental Indenture once updated to reflect the terms of the Certificate of Compliance, or as otherwise directed pursuant to a written order from the President or the Chief Financial Officer.

(b) The Board does hereby elect to redeem and pay, and does hereby call for redemption and payment, on such date as shall be designated by a Designated Officer that is at least ten (10) days following issuance of the Refunding Bonds (herein called the "2016 Bonds Redemption Date"), all of the 2016 Bonds at and for a redemption price equal to 100% of the principal amount of the 2016 Bonds outstanding plus accrued interest thereon to the 2016 Bonds Redemption Date. The President and the Chief Financial Officer, or either of them, are hereby authorized and directed to deliver such notices, directives or other instruments as shall be necessary or desirable in connection with the redemption and defeasance of the 2016 Bonds. Proceeds to redeem and retire the 2016 Bonds may be deposited into such fund or account under the Indenture as shall be identified by the University, remitted directly to the holders of the 2016 Bonds, or deposited into a special account established under an escrow trust agreement between the University and the Trustee (containing terms approved by the President or the Chief Financial Officer, on behalf of the University) for the defeasance and retirement of the 2016 Bonds, all as shall be determined by the President or the Chief Financial Officer acting on the advice of the Financial Advisor and Bond Counsel to the University.

Section 12. Severability. The various provisions of this resolution are hereby declared to be severable. In the event any provision hereof shall be held invalid by a court of competent jurisdiction, such invalidity shall not affect any other portion of this resolution.

Section 13. General Authorization. (a) The President, the Chief Financial Officer, the Secretary of the Board, the Vice Chair of the Board and the Chair Pro Tempore of the Board, or any of them, are hereby authorized and directed to execute such further agreements, certifications, instruments or other documents, containing such terms as such officer shall approve (subject to

the limitations described in this resolution and the Certificate of Compliance executed and filed as provided in Section 10 hereof), and to take such other actions as any of them may deem appropriate or necessary, for the consummation of the transactions covered by this resolution and to the end that (i) the 2006 Swaption Transaction is terminated, and (ii) the Refunding Bonds may be executed, issued and delivered and the 2016 Bonds redeemed and retired. The Secretary of the Board, the Vice Chair of the Board and the Chair Pro Tempore of the Board, or any of them, are hereby authorized and directed to affix the official seal of the Board to such instruments and to attest the same.

(b) The Board does hereby authorize the engagement of such advisors or other professionals as shall be necessary or desirable in connection with the termination of the in order to terminate the 2006 Swaption Transaction, including, without limitation, such professionals as shall be necessary in order for the University to comply with its derivatives policies or procedures.

EXHIBIT I
FORM OF SUPPLEMENTAL INDENTURE

**TWENTY-[SECOND]/[THIRD] SUPPLEMENTAL UNIVERSITY FACILITIES
REVENUE TRUST INDENTURE**

between

UNIVERSITY OF SOUTH ALABAMA

and

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.

Dated _____, 20[24]/[25]

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[EXHIBIT A - Specimen Municipal Bond Insurance Policy]

TWENTY-[SECOND]/[THIRD] SUPPLEMENTAL UNIVERSITY FACILITIES REVENUE TRUST INDENTURE between the **UNIVERSITY OF SOUTH ALABAMA**, public body corporate under the laws of Alabama (herein called the "University"), and **THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.** (as successor Trustee to AmSouth Bank of Alabama and being herein called the "Trustee"), a national banking association in its capacity as Trustee under the University Facilities Revenue Trust Indenture dated as of February 15, 1996, as heretofore supplemented and amended (herein called the "Indenture").

RECITALS

The University makes the following findings as a basis for the undertakings herein contained:

(a) Pursuant to the provisions of the Indenture, the University has issued and sold, and currently has outstanding under the Indenture, its:

(i) \$32,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-A, dated June 28, 2013 (the "Series 2013-A Bond"),

(ii) \$8,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-B, dated June 28, 2013 (the "Series 2013-B Bond"),

(iii) \$10,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-C, dated June 28, 2013 (the "Series 2013-C Bond"),

(iv) \$41,245,000 original principal amount University Facilities Revenue Refunding Bond, Series 2014-A, dated March 14, 2014 (the "Series 2014-A Bond"),

(v) \$6,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2015, dated June 15, 2015 (the "Series 2015 Bond"),

(vi) \$85,605,000 original principal amount University Facilities Revenue Refunding Bonds, Series 2016, dated September 14, 2016 (the "Series 2016-A Bonds"),

(vii) \$38,105,000 original principal amount University Facilities Revenue Bonds, Series 2017, dated June 15, 2017 (the "Series 2017 Bonds"),

(viii) \$47,750,000 original principal amount University Facilities Revenue Bonds, Series 2019-A, dated February 7, 2019 (the "Series 2019-A Bonds"),

(ix) \$18,440,000 original principal amount Taxable University Facilities Revenue Bonds, Series 2019-B, dated February 7, 2019 (the "Series 2019-B Bonds"),

(x) \$19,086,000 original principal amount University Facilities Revenue Bond, Series 2019-C, dated December 12, 2019 (the "Series 2019-C Bond"),

(xi) \$37,005,000 original principal amount University Facilities Revenue Bond, Series 2020, dated March 10, 2020 (the "Series 2020 Bonds"),

(xii) \$40,555,000 University Facilities Revenue Bonds, Series 2021, dated March 10, 2021 (the "Series 2021-A Bonds"),

(xiii) \$15,387,000 University Facilities Revenue Bonds, Series 2021-B, dated July 8, 2021 (the "Series 2021-B Bonds"),

(xiv) \$_____ University Facilities Revenue Bonds, Series 2024-A (the "Series 2024-A Bond"), and

(xviii) \$_____ Taxable University Facilities Revenue Bonds, Series 2024-B (the "Series 2024-B Bonds" and, together with the Series 2024-A Bonds, the "Series 2024 Bonds").

(b) In Article VIII of the Indenture, the University has reserved the right to issue Additional Bonds, secured by a pledge of the Pledged Revenues on a parity with all Additional Bonds outstanding under the Indenture, including the Series 2013-A Bond, the Series 2013-B Bond, the Series 2013-C Bond, the Series 2015 Bond, Series 2016-A Bonds, the Series 2017 Bonds, Series 2019-A Bonds, Series 2019-B Bonds, the Series 2019-C Bond, Series 2020 Bonds, Series 2021-A Bonds, the Series 2021-B Bond, and the Series 2024 Bonds (collectively, the "Outstanding Bonds"), and with such Additional Bonds as shall hereafter be issued upon compliance with the applicable provisions of said Article VIII.

(c) The University has determined it is necessary, wise and in the best interest of the University and the public to (i) redeem and retire certain obligations of the University designated "Amended and Restated Refunding Bond, Series 2016-B," "Amended and Restated Refunding Bond, Series 2016-C," and "Amended and Restated Refunding Bond, Series 2016-D," (collectively, the "Refunded Bonds"), and (ii) pay certain issuance costs with the issuance of Additional Bonds. The University has duly adopted a resolution authorizing the issuance of such Additional Bonds, and this Supplemental University Facilities Revenue Trust Indenture is executed in order to specify the details with respect to such Additional Bonds.

(d) This Supplemental University Facilities Revenue Trust Indenture is being executed to provide for the issuance of the Series 2024-C Bonds (hereinafter referred to) as Additional Bonds under the Indenture.

Additional Definitions

The following definitions are in addition to those contained in the Indenture:

"**Authorized University Officer**" means the President of the University, the Chief Financial Officer of the University, or such other officer of the University as either of the foregoing officers shall have designated in writing to serve as an Authorized University Officer hereunder.

"**Escrow Trust Agreement**" mean an agreement between the University and the Trustee dated the date of the Series 2024-C Bonds for the deposit, investment and application of proceeds of the Series 2024-C Bonds for redemption of the Series 2023-A Bond and/or the Series 2023-B Bond.

["**Insurance Policy**" means the municipal bond insurance policy issued by the Insurer guaranteeing the scheduled payment of principal of and interest on the Insured Series 2024-C Bonds as provided therein, the specimen policy being set forth on Exhibit A hereto.]

["**Insured Series 2024-C Bonds**" means those of the Series 2024-C Bonds maturing on _____ 1, in the years _____ through _____, inclusive.

["**Insurer**" means [_____] , or any successor thereto or assignee thereof.]

"**Interest Payment Date**" means, with respect to the Series 2024-C Bonds, each _____ 1 and _____ 1, commencing _____ 1, 202__.

"**Record Date**" as used in the Indenture shall be, with respect to the Series 2024-C Bonds, the _____ 15 and _____ 15 immediately preceding each Interest Payment Date.

"**Series [2024-C] Bonds**" means the University Facilities Revenue Bonds, Series [2024-C] authorized to be issued in the aggregate principal amount of \$_____ and dated their original date of issuance.

**NOW, THEREFORE, THIS TWENTY-[SECOND]/[THIRD] SUPPLEMENTAL
UNIVERSITY FACILITIES REVENUE TRUST INDENTURE**

WITNESSETH:

It is hereby agreed among the University, the Trustee and its successors in trust under the Indenture and the holders at any time of the Series 2024-C Bonds hereinafter referred to and the Outstanding Bonds each with each of the others, as follows:

**ARTICLE I
SERIES 2024-C BONDS**

Section 1.1 Authorization and Description of the Series 2024-C Bonds. (a) There is hereby authorized to be issued by the University under the Indenture a series of Bonds entitled "University Facilities Revenue Bonds, Series 2024-C", dated _____, 202__, which shall be issued in the aggregate principal amount of \$_____. The Series 2024-C Bonds shall mature and become payable on _____ 1 in the years and amounts shown below. Interest shall be payable on _____ 1, 202__, and on each Interest Payment Date thereafter, and the Series 2024-C Bonds shall

bear interest at the per annum rates set forth below, computed on the basis of a 360-day year of twelve consecutive 30-day months:

Maturity (_____1)	Principal Amount	Interest Rate
------------------------------------	-----------------------------------	--------------------------------

(b) The Series 2024-C Bonds shall be issued in denominations of \$5,000 or any multiple thereof. The Series 2024-C Bonds shall be initially issued in the Authorized Denominations and registered in the names of the Holders as shall be designated by the underwriters for the Series 2024-C Bonds.

Section 1.2 Optional Redemption Provisions. Those of the Series 2024-C Bonds having stated maturities on _____, and thereafter, shall be subject to redemption prior to their respective maturities, at the option of the University, in whole or in part (but, if in part, in multiples of \$5,000 with those of the maturities to be redeemed to be selected by the University at its discretion, and if less than all the Series 2024-C Bonds having the same maturity are to be redeemed, those to be redeemed to be selected by the Trustee by lot), on _____, and on any date thereafter, at and for a redemption price for each Series 2024-C Bond redeemed equal to the par or face amount thereof plus accrued interest thereon to the date fixed for redemption.

Section 1.3 Payments into Bond Fund; Method of Payment.

(a) The University will pay into the Bond Fund created in the Indenture, in addition to all other payments required to be paid therein, an amount sufficient to pay the principal of and interest on the Series 2024-C Bonds when due. The principal of the Series 2024-C Bonds shall be payable at maturity at the designated office of the Trustee in the City of Jacksonville, Florida.

Interest on the Series 2024-C Bonds shall be payable by check or draft mailed or otherwise delivered by the Trustee to the respective Holders thereof at their addresses as they appear on the registry books of the Trustee pertaining to the registration of the Series 2024-C Bonds. The principal and the interest on the Series 2024-C Bonds shall be payable only upon maturity and only upon surrender of such Series 2024-C Bonds to the Trustee. All installments of principal of and interest on each Series 2024-C Bond shall bear interest after the respective maturities of such principal and interest until paid or until moneys sufficient for payment thereof shall have been deposited for that purpose with the Trustee, whichever first occurs, at the rate of interest borne by such Series 2024-C Bond. The Trustee may establish one or more accounts within the Bond Fund for the Series 2024-C Bond.

(b) **Issued in Book-Entry Form.** The Series 2024-C Bonds shall be initially issued in book-entry only form, registered in the name of Cede & Co., the nominee of The Depository Trust Company, New York, NY ("DTC") as further described in Article II hereof. So long as the said book-entry only system remains in effect, the provisions of this Supplemental Indenture, including the provisions governing the registration and exchange of Series 2024-C Bonds, places and manner of payment of Series 2024-C Bonds, and requirements for presentment of Series 2024-C Bonds shall be subject to the standard procedures of DTC.

Section 1.4 Form of Series 2024-C Bonds. The form of Series 2024-C Bonds and the Trustee's Authentication Certificate applicable thereto shall be in substantially the following form:

Unless this certificate is presented by an authorized representative of The Depository Trust Company ("DTC"), to the University or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of DTC or the DTC Nominee (as defined in the Indenture referenced in this certificate), as the case maybe, or in such other name as is requested by an authorized representative of DTC (and any payment is made to DTC or the DTC Nominee or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, DTC or the DTC Nominee, as the case may be, has an interest herein.

**UNITED STATES OF AMERICA
STATE OF ALABAMA
UNIVERSITY OF SOUTH ALABAMA
University Facilities Revenue Bonds
Series 2024-C**

Interest Rate

Maturity Date

CUSIP Number

Subject to the provisions as herein stated

For value received, **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate under the laws of the State of Alabama (herein called the "University"), will pay, solely from the sources hereinafter referred to, to **CEDE & CO.**, or registered assigns, the principal sum of

_____ **DOLLARS**

on the date specified above, with interest thereon from the date hereof until the maturity hereof at the per annum rate of interest specified above, payable on _____ 1, 20__, and semiannually thereafter on each _____ 1 and _____ 1 until and at the maturity hereof. Interest shall be computed on the basis of a 360-day year with 12 months of 30 days each. The principal of this bond is payable only upon presentation and surrender of this bond at the designated corporate trust office of The Bank of New York Mellon Trust Company, N.A., in the City of Jacksonville, Florida, or its successor as trustee under the Indenture hereinafter referred to. Interest on this bond is payable by check or draft mailed by the Trustee on the interest payment date to the registered holder hereof and at the address shown on the registry books of the Trustee pertaining to the Series 2024-C Bonds as of the close of business on the _____ 15 or _____ 15, as the case may be, next preceding the date of payment of such interest.

Interest payments that are due with respect to this bond and that are made by check or draft shall be deemed timely made if such check or draft is mailed by the Trustee on or before the due date of such interest. Both the principal of and the interest on this bond shall bear interest after their respective maturities until paid or until moneys sufficient for payment thereof have been deposited with the Trustee at the per annum rate stated above. The Indenture provides that all payments by the University or the Trustee to the person in whose name a Bond is registered shall to the extent thereof fully discharge and satisfy all liability for the same. Any transferee of this bond takes it subject to all payments of principal and interest in fact made with respect hereto.

This bond is one of a duly authorized issue of bonds (herein called the "Series 2024-C Bonds") issuable in series without express limit as to principal amount under a Trust Indenture dated as of February 15, 1996, as heretofore supplemented and amended and as further supplemented and amended by a Twenty-[Second]/[Third] Supplemental University Facilities Revenue Trust Indenture dated the date of the Series 2024-C Bonds (the said Trust Indenture, as so supplemented and amended, being herein called the "Indenture"), between the University and The Bank of New York Mellon Trust Company, N.A., as trustee (herein called the "Trustee"). The principal of and the interest on the Series 2024-C Bonds are payable solely out of and are secured by a lien upon and pledge of (a) certain fees from students levied by the University, (b) the gross revenues derived from certain auxiliary enterprises services furnished by the University, including food services, housing, college stores, dining, concessions and other similar services, as such revenues are shown as a separate item on the audited financial statements of the University, (c) additional fees and revenues, if any, that may be subjected to the lien of the Indenture pursuant to a Supplemental Indenture, and (d) an amount not exceeding \$10,000,000 in any fiscal year of the University of the gross revenues derived from that certain hospital facility owned and operated by the University and known as USA Children's and Women's Hospital (herein called the "Pledged Revenues"), and shall not be payable from any other funds or revenues, on a parity of lien with (I) the University's (a) \$25,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2012-A, dated January 4, 2012, (b) \$32,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-A, dated June 28,

2013, (c) \$8,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-B, dated June 28, 2013, (d) \$10,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-C, dated June 28, 2013, (e) \$41,245,000 original principal amount University Facilities Revenue Refunding Bond, Series 2014-A, dated March 14, 2014, (f) \$6,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2015, dated June 15, 2015, (g) \$85,605,000 original principal amount University Facilities Revenue Refunding Bonds, Series 2016, dated September 14, 2016, (h) \$38,105,000 original principal amount University Facilities Revenue Bonds, Series 2017, dated June 15, 2017, (i) \$47,750,000 original principal amount University Facilities Revenue Bonds, Series 2019-A, dated February 7, 2019, (j) \$18,440,000 original principal amount Taxable University Facilities Revenue Bonds, Series 2019-B, dated February 7, 2019, (k) \$19,086,000 original principal amount University Facilities Revenue Bond, Series 2019-C, dated December 12, 2019, (l) \$37,005,000 original principal amount University Facilities Revenue Bond, Series 2020, dated March 10, 2020, (m) \$40,555,000 University Facilities Revenue Bonds, Series 2021, dated March 10, 2021, (n) \$15,387,000 University Facilities Revenue Bond, Series 2021-B, dated July 8, 2021, (o) \$_____ original principal amount University Facilities Revenue Refunding Bonds, Series 2024-A, dated their date of issuance, and (p) \$_____ original principal amount Taxable University Facilities Revenue Refunding Bonds, Series 2024-B, dated their date of issuance, and (II) any Additional Bonds hereafter issued pursuant to Article VIII of the Indenture.

Reference is hereby made to the Indenture for a description of the nature and extent of the security afforded thereby, the rights and duties of the University and the Trustee with respect thereto, the rights of the holders of the Series 2024-C Bonds and the terms and conditions on which additional series of Bonds may be issued. The Indenture provides, inter alia, (a) that in the event of default by the University in the manner and for the time therein provided, the Trustee may declare the principal of and the interest accrued on this bond immediately due and payable, whereupon the same shall become immediately due and payable, and the Trustee shall be entitled to pursue the remedies provided in the Indenture, (b) that the holder of this bond shall have no right to enforce the provisions of the Indenture except as provided therein and then only for the equal and pro rata benefit of the holders of all the Bonds, and (c) that if this bond shall not be presented for payment when due (whether by maturity or otherwise) and if funds sufficient for such payment shall have been made available to the Trustee therefore, all liability of the University to the holder of such bond and all rights of such holder against the University under such bond or under the Indenture shall cease and terminate and that the sole right of such holder shall thereafter be against the said funds so made available, which the Trustee is required to set aside and hold, subject to any applicable escheat or other similar law, for the benefit of such holder. The Indenture also provides that the University and the Trustee, with the written consent of the holders of not less than a majority in aggregate principal amount of the Bonds then outstanding under the Indenture, may at any time and from time to time amend the Indenture or any indenture supplemental thereto, provided that no such amendment shall (1) without the consent of the holder of each Bond affected, reduce the principal of or the rate of interest on any Bond, or (2) without the consent of the holders of all the Bonds then outstanding under the Indenture, extend the maturity of any installment of principal or interest on any of the Bonds, make any change in the schedule of required sinking fund or other similar payments with respect to any series of the Bonds, create a lien or charge on the Pledged Revenues ranking prior to or (except in connection with the issuance of additional parity bonds under the Indenture) on a parity with the lien or charge thereon

contained in the Indenture, effect a preference or priority of any Bond over any other Bond or reduce the aggregate principal amount of Bonds the holders of which are required to consent to any such amendment.

The series of Bonds of which this is one is designated Series 2024-C, and is authorized to be issued in the aggregate principal amount of \$_____.

Those of the Series 2024-C Bonds having a stated maturity on _____, and on any date thereafter, shall be subject to redemption and payment by the University, at the option of the University, as a whole or in part on _____, and on any date thereafter (but if redeemed in part, (i) of such maturity or maturities as the University shall designate, and if less than all the Series 2024-C Bonds of a single maturity are to be redeemed, those to be redeemed to be selected by the Trustee by lot, and (ii) only in installments of \$5,000 or any integral multiple thereof), at and for a redemption price equal to the par or face amount thereof plus accrued interest to the date fixed for redemption.

The Series 2024-C Bonds are not general obligations of the University, and the covenants and representations herein contained or contained in the Indenture do not and shall never constitute a personal or pecuniary liability or charge against the general credit of the University. The Series 2024-C Bonds are not obligations or debts of the State of Alabama nor are the faith and credit of said state pledged for payment thereof, and neither the principal of nor interest on said bonds is payable out of any moneys provided for or appropriated to the University by the State of Alabama.

It is hereby certified that all conditions, actions and things required by the Constitution and laws of Alabama to exist, be performed and happen precedent to or in the issuance of this bond do exist, have been performed and have happened in due and legal form.

The Series 2024-C Bonds are issuable only as fully registered bonds in the denomination of \$5,000 or any integral multiple thereof. Provision is made in the Indenture for the exchange of Bonds for a like aggregate principal amount of Bonds of the same maturity and interest rate and in an authorized denomination, all as may be requested by the holder surrendering the Bond or Bonds to be so exchanged and upon the terms and conditions specified in the Indenture.

This bond is transferable by the registered holder hereof in person, or by duly authorized attorney, only on the registry books of the Trustee pertaining to the Bonds and only upon surrender of this bond to the Trustee for cancellation, and upon any such transfer a new Bond of like tenor herewith will be issued to the transferee in exchange therefore, all as more particularly provided in the Indenture. Each holder, by receiving and accepting this bond, shall consent and agree and shall be estopped to deny that, insofar as the University and the Trustee are concerned, this bond may be transferred only in accordance with the provisions of the Indenture. The Trustee shall not be required so to transfer or exchange this bond during the period of fifteen days next preceding any interest payment date with respect thereto.

Execution by the Trustee of its authentication certificate hereon is essential to the validity hereof and is conclusive of the due issue hereof under the Indenture.

IN WITNESS WHEREOF, the University has caused this bond to be executed in its name and behalf with the signature of its President, has caused a facsimile of its corporate seal to be

hereunto imprinted, has caused this bond to be attested by the signature of the Secretary of its Board of Trustees, and has caused this bond to be dated _____.

UNIVERSITY OF SOUTH ALABAMA

By: _____
President

[SEAL]

Attest:

Secretary
of the Board of Trustees

Form of Trustee’s Authentication Certificate

Date of Authentication and Registration:

The within bond is one of those described in the within-mentioned Trust Indenture.

**THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A., Trustee**

By: _____
Its Authorized Officer

Form of Assignment

For value received, the undersigned hereby sell(s), assign(s) and transfer(s) unto _____ the within bond and hereby irrevocably constitute(s) and appoint(s) _____ attorney, with full power of substitution in the premises, to transfer this bond on the books of the within-mentioned Trustee.

DATED this ____ day of _____, ____.

NOTE: The signature on this assignment must correspond with the name of the registered owner as it appears on the face of the within bond in every particular, without alteration, enlargement or change whatsoever.

Signature guaranteed:

(Bank, Broker or Firm)*

By _____

(Authorized Officer)

Its Medallion Number: _____

* Signature(s) must be guaranteed by an eligible guarantor institution which is a member of a recognized signature guarantee program, i.e., Securities Transfer Agents Medallion Program (STAMP), Stock Exchanges Medallion Program (SEMP), or New York Stock Exchange Medallion Signature Program (MSP).

[Statement Regarding Municipal Bond Insurance Policy]

Section 1.5 Execution and Delivery of the Series 2024-C Bonds. The Series 2024-C Bonds shall be forthwith executed and delivered to the Trustee and shall be authenticated and delivered by the Trustee from time to time upon receipt by the Trustee of an order signed on behalf of the University by its President, requesting such authentication and delivery and designating the person or persons to receive the same or any part thereof.

Section 1.6 Application of Proceeds from Sale of Series 2024-C Bonds. (a) The entire proceeds derived by the University from the sale of the Series 2024-C Bonds (less the underwriting discount of \$_____ to be retained by the Underwriters, [and less the sum of \$_____ to be paid directly by the Underwriters to the Insurer for the premium for the Insurance Policy referable to the Insured Series 2024-C Bonds]) shall be paid to the Trustee and promptly thereafter applied by the Trustee for the following purposes and in the following order:

(i) the sum of \$_____ from proceeds of the Series 2024-C Bonds shall be remitted and deposited, as directed in writing by an Authorized University Officer, into a special fund or account held by the Trustee (whether under the Indenture or established under an Escrow Trust Agreement), or otherwise, for redemption and payment of the Refunded Bonds.

(ii) the balance (\$[_____]) shall be deposited by the Trustee into a special clearing account (the "Cost of Issuance Account"), which the University hereby authorizes the Trustee to create and establish, and applied by the Trustee for payment of those costs of issuing the Series 2024-C Bonds identified in a written directive from an Authorized University Officer to the Trustee on the date of issuance of the Series 2024-C Bonds, with any funds remaining in said clearing account following the date of issuance of the Series 2024-C Bonds to be remitted by the Trustee to the University pursuant to written instructions from an Authorized University Officer.

(b) The President of the University and the Chief Financial Officer of the University are each hereby authorized to establish such funds or accounts with the Trustee, and to enter such agreements with the Trustee (including one or more Escrow Agreements), as shall be necessary for the Trustee to hold and invest proceeds of the Series 2024-C Bonds pending application thereof for redemption and payment of the Series 2023-A Bond [and the Series 2023-B Bond] on the date called for redemption.

ARTICLE II BOOK-ENTRY ONLY SYSTEM

The Series 2024-C Bonds will be issued as fully-registered bonds in the name of Cede & Co., as nominee of DTC, as registered owner of the Series 2024-C Bonds. Purchasers of such Series 2024-C Bonds will not receive physical delivery of Series 2024-C Bond certificates. For purposes of this Supplemental Indenture, so long as all of the Series 2024-C Bonds are in the custody of DTC, references to Series 2024-C Bondholders or Owners shall mean DTC or its nominee.

DTC will act as securities depository for the Series 2024-C Bonds. The Series 2024-C Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 2024-C Bond will be issued for each maturity of the Series 2024-C Bonds, in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 7A of the Securities Exchange Act of 1934. DTC holds and

provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Series 2024-C Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2024-C Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2024-C Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2024-C Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 2024-C Bonds, except in the event that use of the book-entry system for the Series 2024-C Bonds is discontinued.

To facilitate subsequent transfers, all Series 2024-C Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2024-C Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2024-C Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2024-C Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2024-C Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2024-C Bonds, such as redemptions, tenders, defaults,

and proposed amendments to the Series 2024-C Bond documents. For example, Beneficial Owners of Series 2024-C Bonds may wish to ascertain that the nominee holding the Series 2024-C Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2024-C Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2024-C Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Series 2024-C Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2024-C Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the University or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Series 2024-C Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the University, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the University or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

NEITHER THE UNIVERSITY NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO SUCH PARTICIPANTS, OR TO THE PERSONS FOR WHOM THEY ACT AS NOMINEES WITH RESPECT TO THE SERIES 2024-C BONDS, OR TO ANY BENEFICIAL OWNER IN RESPECT OF THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT, THE PAYMENT BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY AMOUNT IN RESPECT OF THE PRINCIPAL OR REDEMPTION PRICE OF OR INTEREST ON THE SERIES 2024-C BONDS, ANY NOTICE WHICH IS PERMITTED OR REQUIRED TO BE GIVEN TO SERIES 2024-C BONDHOLDERS UNDER THE TWENTY-[SECOND]/[THIRD] SUPPLEMENTAL INDENTURE, THE SELECTION BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY PERSON TO RECEIVE PAYMENT IN THE EVENT OF PARTIAL REDEMPTION OF THE SERIES 2024-C BONDS WITH RESPECT TO LESS THAN ALL OF THE SERIES 2024-C BONDS, OR ANY OTHER ACTION TAKEN BY DTC AS REGISTERED SERIES 2024-C BONDHOLDER.

For every transfer and exchange of the Series 2024-C Bonds, the Beneficial Owner may be charged a sum sufficient to cover any tax, fee or other governmental charge that may be imposed in relation thereto, and any reasonable fees and expenses of the Trustee and the costs incurred in preparing Series 2024-C Bond certificates.

DTC may discontinue providing its services as securities depository with respect to the Series 2024-C Bonds at any time by giving reasonable notice to the University. In the event of the discontinuance of the book-entry system for the Series 2024-C Bonds, Series 2024-C Bond certificates will be printed and delivered and the following provisions of the Indenture will apply: (i) principal of the Series 2024-C Bonds will be payable upon surrender of the Series 2024-C Bonds at the designated office of the Trustee; (ii) Series 2024-C Bonds may be transferred or exchanged for other Series 2024-C Bonds of authorized denominations as set forth in the next succeeding two paragraphs; and (iii) Series 2024-C Bonds will be issued in denominations as described in the front portion of the Official Statement under "THE SERIES 2024-C BONDS".

In the event of the discontinuance of the use of the system of book-entry-only transfers through DTC (or a successor depository), Series 2024-C Bond certificates will be printed and delivered to DTC.

The information in this article concerning DTC and DTC's book-entry system has been obtained from sources that the University believes to be reliable, but the University takes no responsibility for the accuracy thereof.

ARTICLE III [CERTAIN PROVISIONS REGARDING THE INSURER]

Section 3.1 Applicability of this Article. [Notwithstanding anything to the contrary contained in the Indenture, so long as the Insurance Policy remains in full force and effect and the Insurer is not then in payment default under the Insurance Policy, the provisions of this Article 3 shall apply for the benefit of the Insurer; provided that to the extent that the Insurer has made any payment of principal of or interest on the Insured Series 2024-C Bonds, it shall retain its rights of subrogation hereunder and under the Insurance Policy.]

Section 3.2 [Requirements of the Insurer.]

ARTICLE IV MISCELLANEOUS

Section 4.1 Concerning the Code. (a) General. The University recognizes that the Code imposes certain conditions to the exemption from federal income taxation of interest income on the Series 2024-C Bonds. The University agrees that it will continually comply with all requirements imposed by the Code as a condition to the exemption from federal income taxation of the interest income on the Series 2024-C Bonds. With respect to any question arising under this Section 5.1, the University may rely upon an opinion of nationally recognized bond counsel acceptable to it.

(b) **Series 2024-C Bonds not to be "Private Activity Bonds"**. The University will not apply the proceeds of the Series 2024-C Bonds in any manner that would cause the Series 2024-C Bonds to be "private activity bonds" within the meaning of Section 141(a) of the Code.

(c) **Concerning the Arbitrage Provisions of the Code**. The University agrees that it will comply with all provisions of the Code necessary to preclude the Series 2024-C Bonds from being considered "arbitrage bonds" within the meaning of Section 148 of the Code.

(d) **Provisions Respecting Registration of Series 2024-C Bonds to Comply with Provisions of Code**. The University and the Trustee recognize that the provisions of the Code require that the Series 2024-C Bonds be in "registered form" and that, in general, the Series 2024-C Bonds must be registered as to both principal and interest and any transfer of the Series 2024-C Bonds must be effected only by the surrender of the old bond and either by the reissuance of the old bond to a new Holder or the issuance of a new bond to a new Holder. The Trustee may conclusively rely upon an opinion of nationally recognized bond counsel with respect to any question which may arise pertaining to the transfer, exchange or reissuance of the Series 2024-C Bonds.

Section 4.2 Confirmation of Indenture. All the terms, covenants and conditions of the Indenture, as supplemented hereby, are hereby in all respects ratified and confirmed, and the Indenture as so supplemented shall continue in full force and effect.

Section 4.3 Confirmation of Pledges. The provisions of the Indenture, wherein the Pledged Revenues are pledged for payment of all Bonds issued under the Indenture, are hereby ratified and confirmed.

Section 4.4 Construction of Supplemental Indenture. No provisions of this Supplemental Indenture shall be construed to limit or restrict, either expressly or impliedly, the obligations of the University contained in the Indenture or the powers of the Trustee thereunder, nor shall the provisions of this Supplemental Indenture be construed in any manner inconsistent with the provisions of the Indenture or in any manner that would adversely affect the interest of the Holders of any Series 2024-C Bonds.

Section 4.5 Severability. In the event that any provision hereof shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 4.6 No Broker Confirmations. The University agrees that broker confirmations of investments in connection with the Series 2024-C Bonds are not required to be issued by the Trustee for each month in which a monthly statement is rendered or made available by the Trustee.

Section 4.7 Electronic Communications. The Trustee shall have the right to accept and act upon directions or instructions given by the University and delivered using Electronic Means (defined below); provided, however, that the University shall provide to the Trustee an incumbency certificate listing Authorized Officers with the authority to provide such directions or instructions (each an "Authorized Officer") and containing specimen signatures of such

Authorized Officers, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. If the University elects to give the Trustee directions or instructions using Electronic Means and the Trustee in its discretion elects to act upon such directions or instructions, the Trustees' understanding of such directions or instructions shall be deemed controlling. The University understands and agrees that the Trustee cannot determine the identity of the actual sender of such directions or instructions and that the Trustee shall conclusively presume that directions or instructions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The University shall be responsible for ensuring that only Authorized Officers transmit such directions or instructions to the Trustee and that all Authorized Officers treat applicable user and authorization codes, passwords and/or authentication keys as confidential and with extreme care. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such directions or instructions notwithstanding such directions or instructions conflict or are inconsistent with a subsequent written direction or written instruction. The University agrees: (i) to assume all risks arising out of the use of Electronic Means to submit directions or instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized directions or instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting directions or instructions to the Trustee and that there may be more secure methods of transmitting directions or instructions; (iii) that the security procedures (if any) to be followed in connection with its transmission of directions or instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures. "Electronic Means" shall mean the following communications methods: e-mail, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys, or another method or system specified by the Trustee as available for use in connection with its services hereunder.

[Signature page follows]

IN WITNESS WHEREOF, the University and the Trustee have each caused this Supplemental Indenture to be executed in its name and behalf by an authorized officer thereof, the University has caused its corporate seal to be hereunto affixed, and the University and the Trustee have caused this Supplemental Indenture to be dated _____, 202__.

UNIVERSITY OF SOUTH ALABAMA

By: _____
President

[SEAL]

Attest:

Secretary
Board of Trustees

**THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A., as Trustee**

By: _____

Its: _____

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, _____ a Notary Public in and for said county in said state, hereby certify that Joe Bonner, whose name as the President of the **UNIVERSITY OF SOUTH ALABAMA**, a public body corporate under the laws of Alabama, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said public corporation.

GIVEN under my hand and official seal of office, this ____ day of _____, 202_.

[NOTARIAL SEAL]

Notary Public

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, _____, a Notary Public in and for said county in said state, hereby certify that Stuart Statham, whose name as Vice President of **THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.**, in its capacity as Trustee under that certain Trust Indenture dated as of February 15, 1996, between it and the University of South Alabama, as supplemented, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said bank, in its capacity as trustee as aforesaid.

GIVEN under my hand and official seal of office, this ____ day of _____, 202_.

[NOTARIAL SEAL]

Notary Public

EXHIBIT A

Specimen Municipal Bond Insurance Policy

EXHIBIT II
FORM OF BOND PURCHASE AGREEMENT

UNIVERSITY OF SOUTH ALABAMA
BOND PURCHASE AGREEMENT

\$ _____
University Facilities Revenue Bonds
Series [2024-C]¹

_____, 202__

University of South Alabama
Mobile, Alabama

Ladies and Gentlemen:

[_____] (the “Representative”), for itself and on behalf of the firms listed on Exhibit A attached hereto (collectively, the “Underwriters”), offers to enter into the following agreement (this “Bond Purchase Agreement”) with University of South Alabama (the “University”), which upon the University’s acceptance of this offer, will be binding upon the Underwriters and upon the University. This offer is made subject to the University’s acceptance on or before 2:00 p.m., Mobile, Alabama time, on _____, 202__, and if not so accepted, will be subject to withdrawal by the Representative upon notice to the University at any time prior to the acceptance hereof by the University.

1. **Purchase and Sale.** (a) Upon the terms and conditions and upon the basis of the representations and agreements set forth herein, the Underwriters hereby agree to purchase from the University for offering to the public and the University hereby agrees to sell and deliver to the Underwriters for such purpose, all of the University’s \$ _____ University Facilities Revenue Bonds, [Series 2024-C] the (“Series [2024-C] Bonds”). The Series [2024-C] Bonds shall be dated their date of initial delivery and shall be issued in such principal amounts, mature on such dates, bear such rates of interest and be subject to redemption as set forth in Exhibit B attached hereto. Interest on the Series [2024-C] Bonds shall be payable on [_____] 1 and [_____] 1 in each year to maturity or earlier redemption, commencing [_____] 1, 202__.

(b) The Series [2024-C] Bonds shall be paid for by the Underwriters by wire transfer on the Closing Date (as hereinafter defined) at the purchase price of \$ _____ (which takes into account [net] original issue [premium]/[discount] of \$ _____ and an Underwriters’ discount of \$ _____), and the Taxable Bonds shall be paid for by the Underwriters by wire transfer on the Closing Date at a purchase price of \$ _____ (which takes into account an Underwriters’ discount of \$ _____).

¹ This form assumes issuance of the bonds in 2024 and the series designation being “Series 2024-C”. If the bonds are issued at another time then the series designation may change.

(c) The Series [2024-C] Bonds shall be issued pursuant to the Constitution and the laws of the State of Alabama, and pursuant to the provisions of a University Facilities Revenue Trust Indenture, dated as of February 15, 1996, between the University and The Bank of New York Mellon Trust Company, N.A., as trustee (the “Trustee”), as previously supplemented and as further supplemented by a Twenty-[Second]/[Third] Supplemental University Facilities Revenue Trust Indenture to be dated the date of the Series [2024-C] Bonds (as so supplemented, the “Indenture”). The Series [2024-C] Bonds are being issued for the purposes of (i) redeeming and retiring certain obligations of the University designated “Series 2016-B”, “2016-C”, and “Series 2016-C”;; (ii) paying the costs and expenses of issuing the Series [2024-C] Bonds; [and (iii) paying the premium for a financial guaranty insurance policy with respect to certain of the Series [2024-C] Bonds]. The Series [2024-C] Bonds are limited obligations of the University, payable solely from, and secured by a pledge of, the “Pledged Revenues,” as more fully described in the Preliminary Official Statement described below.

2. **Offering.** Subject to the terms and conditions set forth herein, the Underwriters agree to make a public offering of the Series [2024-C] Bonds at the initial offering prices or yields and subject to the redemption terms set forth in Exhibit B, attached hereto prior to 1:00 p.m. on the Closing Date; provided, however, the Underwriters reserve the right to change such initial offering prices or yields as the Underwriters shall deem necessary in connection with the marketing of the Series [2024-C] Bonds and to offer and sell the Series [2024-C] Bonds to certain dealers (including dealers depositing the Series [2024-C] Bonds into investment trusts) and others at prices lower than the initial offering prices or higher yields than set forth on the inside cover page of the Official Statement (as hereinafter defined).

It shall be a condition of the University’s obligation to sell and deliver the Series [2024-C] Bonds to the Underwriters, and the obligation of the Underwriters to purchase and accept delivery of the Series [2024-C] Bonds, that the entire aggregate initial principal amount of the Series [2024-C] Bonds shall be sold and delivered by the University and accepted and paid for by the Underwriters on the Closing Date on the terms herein provided unless otherwise agreed to by the University by formal official action and by the Representative in writing.

3. **Official Statement and Other Documents.** The University hereby ratifies the use and distribution of the Preliminary Official Statement with respect to the Series [2024-C] Bonds, dated _____, 202__ (the “Preliminary Official Statement”), and certifies that the Preliminary Official Statement, as of its date, was deemed final by the University for purposes of Rule 15c2-12 (“Rule 15c2-12”) of the Securities and Exchange Commission (the “SEC”), except for the omission of certain information permitted by Rule 15c2-12.

The final Official Statement with respect to the Series [2024-C] Bonds (the “Official Statement”) shall be provided for distribution, at the expense of the University, in such quantity as may be requested by the Underwriters no later than the earlier of (i) seven (7) business days after the date of this Bond Purchase Agreement or (ii) one (1) business day prior to the Closing Date, in order to permit the Underwriters to comply with Rule 15c2-12, and the applicable rules of the Municipal

Securities Rulemaking Board (the "MSRB"), with respect to distribution of the Official Statement. The University shall prepare the Official Statement, including any amendments thereto, in word-searchable PDF format as described in the MSRB's Rule G-32 and shall provide the electronic copy of the word-searchable PDF format of the Official Statement to the Underwriters no later than one (1) business day prior to the Closing Date to enable the Underwriters to comply with MSRB Rule G-32.

The Representative agrees to file the Official Statement with the MSRB as required by the applicable SEC or MSRB Rule. The filing with the MSRB shall be in accordance with the procedures of the Electronic Municipal Market Access System ("EMMA").

The Underwriters agree that they will not confirm the sale of any Series [2024-C] Bonds unless a final written confirmation of the sale is accompanied or preceded by the delivery of a copy of the Official Statement, either directly or by notice that it is available through EMMA.

In order to assist the Underwriters in complying with Rule 15c2-12, the University has covenanted for the benefit of the owners of the Series [2024-C] Bonds to provide certain financial and operating information on an annual basis and to provide notices of the occurrence of certain events within ten (10) business days of their occurrence, all pursuant to a Continuing Disclosure Agreement, dated the date of the Series [2024-C] Bonds (the "Continuing Disclosure Agreement").

4. **Representations and Agreements.** The University hereby represents and agrees as follows:

(a) The University is duly created and existing under the constitution and laws of the State of Alabama.

(b) Except for the statements and information contained under the captions ["BOND INSURANCE,"] "RATINGS," "FINANCIAL ADVISOR" and "UNDERWRITING" and in Appendix D – DTC PROCEDURES (collectively, the "Excluded Sections"), the statements and information contained in the Preliminary Official Statement, as of its date and as of the date hereof, and in the Official Statement, as of the date hereof and as of the Closing Date, were and will be true and correct in all material respects and did not and will not contain any misstatement of any material fact and did not and will not omit any statement and information that is necessary to make the statements and information contained therein not misleading in any material respect.

(c) The University has full legal right, power and authority to: (i) enter into this Bond Purchase Agreement, (ii) execute and deliver the Twenty-[Second]/[Third] Supplemental University Facilities Revenue Trust Indenture, the Continuing Disclosure Agreement, the Tax Certificate and Agreement (as hereinafter defined) and such other documents as shall be contemplated hereby and thereby for execution by the University (collectively, the "University Documents"), (iii) sell, issue and deliver the Series [2024-C] Bonds to the Underwriters as provided herein, (iv) carry out and consummate the obligations

and transactions contemplated by this Bond Purchase Agreement, the University Documents and the Official Statement, and on the Closing Date will be in compliance with the obligations on its part in connection with the issuance of the Series [2024-C] Bonds contained in the Indenture, the University Documents, the Series [2024/2025] Bonds and this Bond Purchase Agreement, and (v) apply the proceeds of the Series [2024-C] Bonds for the purposes contemplated by the University Documents, including for the payment or reimbursement of incidental expenses in connection with the marketing, issuance and deliver of the Series [2024-C] Bonds to the extent required by Section 8 of this Agreement and in compliance with applicable law.

(d) The resolution of the Board of Trustees of the University authorizing the issuance and sale of the Series [2024/2025] Bonds (the “Authorizing Resolution”), a copy of which has been furnished to the Representative, was duly adopted on March 15, 2024, has not been amended or rescinded and remains in full force and effect on the date hereof.

(e) The University is not now, and will not on the Closing Date be, in breach of or in default under any law, judgement, decree, order, regulation, agreement, indenture, mortgage, lease, sublease or other instrument to which it is a party or by which it is bound, and no event has occurred or is continuing that, with the passage of time or the giving of notice, or both, would constitute a default or an event of default thereunder, except in either case for such breaches, defaults, or potential defaults or events of default, if any, which individually or in the aggregate would have no material adverse effect on the performance by the University under this Bond Purchase Agreement, the Indenture, the University Documents or the Series [2024-C] Bonds.

(f) The financial statements included as Appendix A to the Preliminary Official Statement and the Official Statement present fairly, in all material respects, the financial position and results of operations of the University.

(g) When delivered to and paid for by the Underwriters on the Closing Date in accordance with the provisions of this Bond Purchase Agreement, the Series [2024/2025] Bonds will have been duly authorized, executed, issued and delivered and will constitute valid and limited obligations of the University, payable from Pledged Revenues.

(h) The University has neither encumbered nor made a prior pledge of the Pledged Revenues other than to the holders of the Bonds heretofore issued under the terms of the Indenture.

(i) The adoption of the Authorizing Resolution and the authorization, execution and delivery of this Bond Purchase Agreement, the University Documents and compliance with the provisions hereof and thereof, and issuance of the Series [2024/2025] Bonds, will not conflict with, or constitute a breach of or default under, any law, administrative regulation, consent decree or resolution.

(j) On the Closing Date, the University will be in compliance in all respects with the covenants and agreements contained in the Indenture.

(k) All approvals, consents, authorizations and orders of any governmental authority or agency having jurisdiction in any matter which would constitute a condition precedent to the issuance of the Series [2024-C] Bonds, the performance by the University of its obligations hereunder and under the Indenture and the distribution of the Preliminary Official Statement and the execution, delivery and distribution of the Official Statement have been obtained and are in full force and effect, except for such approvals, consents and orders as may be required under the Blue Sky or securities law of any state in connection with the offering and sale of the Series [2024-C] Bonds or in connection with the registration of the Series [2024/2025] Bonds under the federal securities laws.

(l) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body pending with respect to which service or notice on the University has been perfected or given or, to the best knowledge of the University, threatened against or affecting the University, which would (i) restrain or enjoin the issuance or delivery of the Series [2024/2025] Bonds or the collection of Pledged Revenues, (ii) in any way contest or affect any authority for the issuance of the Series [2024/2025] Bonds or the validity, due authorization and execution of the Series [2024/2025] Bonds, the University Documents or this Bond Purchase Agreement, (iii) limit, enjoin or prevent the University from paying the debt service on the Series [2024/2025] Bonds as and when due, or from applying the proceeds of the Series [2024-C] Bonds for the purposes contemplated by the University Documents, including the payment or reimbursement of expenses as required by Section 8 of this Agreement, or (iv) in any way contest the corporate existence or powers of the University;

(m) During the period from the date hereof to and including a date which is 25 days following “the end of the underwriting period” (as hereinafter defined) for the Series [2024/2025] Bonds:

(1) the University will not adopt any amendment of or supplement to the Official Statement to which, after having been furnished with a copy, the Underwriter shall reasonably object in writing, unless the University has obtained an opinion of counsel stating that such amendment or supplement is necessary in order to make the Official Statement as then supplemented or amended, not contain any untrue statement of a material fact or not omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading at the time that they are delivered to a purchaser of a Series [2024/2025] Bond;

(2) if any event relating to or affecting the University or the Series [2024-C] Bonds shall occur which would or might cause the information contained in the Official Statement, as then supplemented or amended, to contain any untrue

statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, the University shall so notify the Representative, and, if as a result of which it is necessary in the opinion of the University or counsel to the Underwriters to amend or supplement the Official Statement in order to make the Official Statement not misleading, the University shall forthwith prepare and furnish to the Underwriters (at the expense of the University) a reasonable number of copies of an amendment of or supplement to the Official Statement (in form and substance satisfactory to the Underwriters and the University) which will amend or supplement the Official Statement so that such Official Statement, as amended or supplemented, will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein not misleading in any material respect;

(3) for the purpose of this section, the University will furnish to the Underwriters through the end of the underwriting period such information to confirm the truth, accuracy and completeness of the statements and information contained in the Official Statement as the Underwriters may from time to time reasonably request. The “end of the underwriting period” for purposes of Rule 15c2-12 shall mean the Closing Date unless the Representative notifies the University in writing, on or prior to the Closing Date, that the Closing Date will not be the “end of the underwriting period.” In the event such notice is given in writing by the Representative to the University, the “end of the underwriting period” for the Series [2024/2025] Bonds as used in this Bond Purchase Agreement shall mean the earlier to occur of (i) 65 days after the Closing Date or (ii) the date on which the Underwriters no longer have any of the Series [2024-C] Bonds for sale to the public.

(n) The University shall cooperate with the Underwriters and their counsel in any endeavor to qualify the Series [2024-C] Bonds for offering and sale under the securities laws of such jurisdictions of the United States of America as the Underwriters may request and to continue such qualifications in effect as long as may be required for the distribution of the Series [2024-C] Bonds; provided, however, the University shall not be required to consent to service of process in any such jurisdiction.

(o) The University will enter into the Continuing Disclosure Agreement. Except as described in the Preliminary Official Statement and the Official Statement, the University has not failed during the previous five years to comply in all material respects with any previous undertakings in a written continuing disclosure contract or agreement under Rule 15c2-12.

5. **Closing.** At 9:00 a.m., local time, on _____, 202__, or at such time on such earlier or later date as shall be agreed upon by the University and the Representative (the “Closing Date”), the activities relating to the execution and delivery of certain documents and the delivery of the certificates, opinions and other instruments as described in Section 6(e) hereof shall occur at the offices of the University, 307 University Boulevard, Administrative Building, Mobile, Alabama, or such other location as shall be mutually agreed upon by the University and the Representative. Such simultaneous execution and delivery of such documents, certificates, opinions and other instruments are herein referred to as the “Closing.” On the Closing Date:

(a) The University shall deliver to the Underwriters (i) the Series [2024-C] Bonds, duly authorized, executed and authenticated, and (ii) the other instruments and documents required to be delivered to the Underwriters pursuant to Section 6 hereof.

(b) The purchase price for the Series [2024-C] Bonds shall be paid to the University by wire transfer or by such other method as may be agreeable to the University and the Underwriters.

6. **Underwriters’ Closing Conditions.** The Underwriters have entered into this Bond Purchase Agreement in reliance upon the representations of the University herein contained and the performance by the University of its obligations hereunder, both as of the date hereof and as of the Closing Date. The obligations of the Underwriters under this Bond Purchase Agreement are and shall be subject to the following conditions:

(a) The representations and agreements of the University contained herein shall be true and correct and complied with as of the date hereof and as of the Closing Date.

(b) At the time of the Closing, the Indenture shall be in full force and effect in accordance with its terms and shall not have been amended, modified or supplemented, and the Official Statement shall not have been supplemented or amended, except to the extent that such amendments have been agreed to by the Underwriters.

(c) At the time of the Closing, all official action of the University relating to this Bond Purchase Agreement, the Indenture and the Series [2024-C] Bonds, and all other documents contemplated hereby and thereby, shall be in full force and effect in accordance with their respective terms and shall not have been amended, modified or supplemented in any material respect, except in each case as may have been agreed to by the Representative.

(d) At any time on or prior to the Closing Date, the Representative shall have the right to cancel the agreement contained herein to purchase the Series [2024-C] Bonds by notifying the University in writing of their intention to do so if between the date hereof and the Closing Date:

(i) legislation shall have been enacted by the Congress of the United States, or recommended to the Congress for passage by the President of the United States, or favorably reported for passage to either House of Congress by any Committee of such House, or passed by either House of Congress, or a decision shall have been rendered by a court of the United States or the United States Tax Court, or a ruling shall have been made or a regulation shall have been proposed or made by the Treasury Department of the United States or the Internal Revenue Service, with respect to the federal taxation of interest received on obligations of the general character of the Series [2024-C] Bonds; or

(ii) legislation shall be enacted or any action shall be taken by the Congress of the United States or shall have been favorably reported out of committee or be pending in committee, or shall have been recommended to the Congress for passage by the President of the United States or a member of the President's Cabinet, or a decision by a court of the United States shall be rendered or any action shall be taken by the United States Securities and Exchange Commission which, in the opinion of Counsel for the Underwriters, has the effect that the Series [2024-C] Bonds are not exempt from registration, qualification or other requirements under the Securities Act of 1933, as amended, or the Trust Indenture Act or otherwise, or would be in violation of any provision of the federal securities laws; or

(iii) in the opinion of the Representative, payment for and delivery of the Series [2024-C] Bonds is rendered impracticable or inadvisable because (A) trading in securities generally shall have been suspended on the New York Stock Exchange, Inc. or other major exchange, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices of securities shall have been required and be in force on any such exchange, or (B) a general banking moratorium shall have been established by federal, New York or Alabama authorities, or (C) there shall have occurred any outbreak or escalation of hostilities or other local, national or international calamity or crisis on the financial markets of the United States which, in the Representative's reasonable judgment, renders it impracticable for the Underwriters to market the Series [2024-C] Bonds or to enforce contracts for the sale of the Series [2024-C] Bonds; or

(iv) any order, decree or injunction of any court of competent jurisdiction, or any order, ruling, regulation or administrative proceeding by any governmental body or board, shall have been issued or commenced, or any legislation enacted, with the purpose or effect of prohibiting the issuance, offering or sale of the Series [2024-C] Bonds as contemplated hereby or by the Official Statement or prohibiting the entering or performance of the Indenture; or

(v) the President of the United States, the Office of Management and Budget, the Department of Treasury, the Internal Revenue Service or any other governmental body, department, agency or commission of the United States or the

State of Alabama shall take or propose to take any action or implement or propose regulations, rules or legislation which, in the reasonable judgment of the Representative, materially adversely affects the market price of the Series [2024-C] Bonds or causes any material information in the Official Statement, in light of the circumstances under which it appears, to be misleading in any material respect; or

(vi) any executive order shall be announced, or any legislation, ordinance, rule or regulation shall be proposed by or introduced in, or be enacted by any governmental body, department, agency or commission of the United States or the State of Alabama, having jurisdiction over the subject matter, or a decision by any court of competent jurisdiction within the United States or within the State of Alabama, shall be rendered which, in the reasonable judgment of the Representative, materially adversely affects the market price of the Series [2024-C] Bonds or causes any information in the Official Statement to be misleading in any material respect; or

(vii) any litigation shall be instituted, pending or threatened to restrain or enjoin the issuance, sale or delivery of the Series [2024-C] Bonds or in any way contesting or affecting any authority for or the validity of the Series [2024-C] Bonds, the Indenture or this Bond Purchase Agreement, or any of the proceedings of the University taken with respect to the issuance or sale of the Series [2024-C] Bonds or the execution of and performance of this Bond Purchase Agreement, the Indenture or the University Documents, or the application of the proceeds of the Series [2024-C] Bonds for the purposes contemplated by the University Documents, including the payment or reimbursement of expenses as required by Section 8 of this Agreement; or

(viii) there shall have occurred or any notice shall have been given of any intended downgrading, suspension, withdrawal or negative change in credit watch status by any national rating service to any of the University's obligations; or

(ix) the marketability of the Series [2024-C] Bonds or the market price thereof, or the ability of the Underwriters to enforce contracts for the sale of the Series [2024-C] Bonds, in the opinion of the Representative, has been materially and adversely affected by disruptive events, occurrences or conditions in the securities or debt markets; or

(x) any event shall have occurred or shall exist which, in the reasonable opinion of the Representative, would cause the information contained in the Official Statement, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading as of such time and which would materially adversely affect the marketability of the Series [2024-C] Bonds and, in either such event, the University refuses to permit the Official Statement to be supplemented to

supply such statement or information, or the effect of the Official Statement as so supplemented is to materially adversely affect the market price or marketability of the Series [2024-C] Bonds or the ability of the Underwriters to enforce contracts for the sale of the Series [2024-C] Bonds; or

(xi) any new restriction on transactions in securities materially affecting the market for securities (including the imposition of any limitation on interest rates) or the extension of credit by, or a charge to the net capital requirements of, underwriters shall have been established by the New York Stock Exchange, the SEC, any other federal or State agency or the Congress of the United States, or by Executive Order;

(xii) a material disruption in securities settlement, payment or clearance services affecting the Series [2024-C] Bonds shall have occurred; or

(xiii) there shall have been any materially adverse change in the financial condition or affairs of the University that is not contemplated in the Official Statement, as then amended and supplemented;

(e) On or prior to the Closing Date, the Underwriters shall receive the following documents:

(i) the Official Statement, and any supplements, amendments or modifications, if any, thereto, executed on behalf of the University by the President or the Chief Financial Officer of the University;

(ii) the Twenty-[Second]/[Third] Supplemental University Facilities Revenue Trust Indenture, certified by the Secretary of the University under seal as having been duly executed by the President or the Chief Financial Officer of the University and such modifications or amendments as may have been agreed to by the Underwriters;

(iii) a certified copy of the Authorizing Resolution;

(iv) an opinion of Bradley Arant Boult Cummings LLP, Birmingham, Alabama, Bond Counsel to the University (“Bond Counsel”), in substantially the form included in the Official Statement as Appendix B;

(v) a supplemental opinion of Bond Counsel in the form set forth on Exhibit D hereto;

(vi) an opinion of General Counsel to the University, addressed to Bond Counsel and the Underwriters, and dated the date of the Closing, in form and substance satisfactory to the Representative and Underwriter’s Counsel, including

but not limited to an opinion that nothing has come to the attention of such counsel that would lead such counsel to believe that the information and statements in the Preliminary Official Statement, as of its date and as of the date hereof, and in the Official Statement, as of its date and as of the Closing Date, contained or contain any untrue statement of a material fact or omitted or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading (subject to customary qualifications and exclusions);

(vii) an opinion of [_____], as Counsel to the Underwriters, in form and substance satisfactory to the Underwriters, including but not limited to an opinion that nothing has come to the attention of such counsel that would lead them to believe that the information and statements in the Preliminary Official Statement, as of its date and as of the date hereof, and in the Official Statement, as of its date and as of the Closing Date, contained or contain any untrue statement of a material fact or omitted or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading (subject to customary qualifications and exclusions);

(viii) A Tax Compliance Certificate and Agreement of the University (the “Tax Certificate and Agreement”), prepared by Bond Counsel and executed by an authorized officer of the University, dated as of the Closing Date, setting forth facts, estimates and circumstances concerning the use or application of the Series [2024/2025] Bond proceeds, in form and substance satisfactory to Bond Counsel;

(ix) evidence of an underlying rating of (i) ["A1"] issued by [Moody’s Investors Service, Inc.] with respect to the Series [2024-C] Bonds and (ii) ["A+”] by [S&P Global Ratings] with respect to the Series [2024-C] Bonds;

(x) the Continuing Disclosure Agreement executed by an authorized officer of the University;

(xi) A certificate of the University, dated the date of the Closing, signed by the President or the Chief Financial Officer of the University and in form and substance satisfactory to the Representative and Underwriters’ Counsel, to the effect that:

(1) since the date hereof no material and adverse change has occurred in the financial condition of the University or results of operations of the University, except as set forth in the Official Statement;

(2) the University has not, since September 30, [2023]/[2024], incurred any material liabilities other than in the ordinary course of business or as set forth in the Official Statement;

(3) no litigation or proceeding is pending with respect to which service or notice on the University has been perfected or given or, to their knowledge, threatened which would (i) restrain or enjoin the issuance or delivery of the Series [2024-C] Bonds or the collection of Pledged Revenues, (ii) in any way contest or affect any authority for the issuance of the Series [2024-C] Bonds or the validity, due authorization and execution of the Series [2024-C] Bonds, the University Documents or this Bond Purchase Agreement, (iii) limit, enjoin or prevent the University from paying the debt service on the Series [2024-C] Bonds as and when due, or from applying the proceeds of the Series [2024-C] Bonds for the purposes contemplated by the University Documents, including the payment or reimbursement of expenses as required by Section 8 of this Agreement, or (iv) in any way contest the corporate existence or powers of the University;

(4) the Preliminary Official Statement (except for omissions permitted by Rule 15c2-12) did not as of its date and as of the date hereof does not, and the Official Statement, as of its date and at all times through the date of the Closing, will not, contain any misstatement of a material fact or omit to state any material fact required to be stated therein in order for the statements made therein, in the light of the circumstances under which they were made, not to be misleading;

(5) the representations of the University contained herein are true and correct in all material respects as of the date of the Closing, as if made on the date of the Closing; and

(6) none of the proceedings or authority for the execution and delivery of the Series [2024-C] Bonds and the transactions related thereto have been modified, amended or repealed;

(xii) [an insurance policy issued by _____ (the “Bond Insurer”) guaranteeing the scheduled payment when due of the principal of and interest on [those of] the Series [2024-C] Bonds [maturing in the year [____] and thereafter (the “Insured Bonds”)]];

(xiii) an opinion of counsel to the Bond Insurer, dated the date of Closing, in form and substance satisfactory to the Representative;

(xiv) [evidence of a rating of [“AA”] by [S&P Global Ratings] with respect to the Insured Series [2024-C] Bonds]; and

(xv) such additional legal opinions, consents, certificates, proceedings, instruments and other documents as the Underwriters, or counsel therefor or Bond Counsel may reasonably request to evidence compliance by the University with legal

requirements, the truth and accuracy, as of the Closing Date, of the representations of the University herein and the due performance or satisfaction by the University at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by the University.

If the University shall be unable to satisfy the conditions to the obligations of the Underwriters to purchase, accept delivery of and pay for the Series [2024-C] Bonds contained in this Bond Purchase Agreement and the Representative does not waive such inability in writing, or if the obligations of the Underwriters to purchase, accept delivery of and pay for the Series [2024-C] Bonds shall be terminated for any reason permitted by this Bond Purchase Agreement, including the exercise of the Representative's right to cancel this Bond Purchase Agreement as provided in Section 6(d) hereof, this Bond Purchase Agreement shall terminate and neither the Underwriters nor the University shall be under any further obligation hereunder, except that the respective obligations of the University and the Underwriters set forth in Section 8 hereof shall continue in full force and effect.

7. Establishment of Issue Price.

(a) The Representative, on behalf of the Underwriters, agrees to assist the University in establishing the issue price of the Series [2024-C] Bonds and shall execute and deliver to the University on the Closing Date an "issue price" or similar certificate substantially in the form attached hereto as Exhibit C, together with the supporting pricing wires or equivalent communications, and with such modifications as may be appropriate or necessary, in the reasonable judgment of the Representative, the University and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Series [2024-C] Bonds.

(b) [Except as otherwise set forth in Exhibit B,] the University will treat the first price at which 10% of each maturity of the Series [2024-C] Bonds (the "10% test") is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Bond Purchase Agreement, the Representative shall report to the University the price or prices at which the Underwriters have sold to the public each maturity of Series [2024-C] Bonds. [If at that time the 10% test has not been satisfied as to any maturity of the Series [2024-C] Bonds, the Representative agrees to promptly report to the University the prices at which Series [2024-C] Bonds of that maturity have been sold by the Underwriters to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) all Series [2024-C] Bonds of that maturity have been sold or (ii) the 10% test has been satisfied as to the Series [2024-C] Bonds of that maturity, provided that, the Underwriters' reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Representative, the University or bond counsel.]

(c) The Representative confirms that the Underwriters have offered the Series [2024-C] Bonds to the public on or before the date of this Bond Purchase Agreement at the offering price or

prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit B attached hereto, except as otherwise set forth therein. Exhibit B also sets forth, as of the date of this Bond Purchase Agreement, the maturities, if any, of the Series [2024-C][2024-C] Bonds for which the 10% test has not been satisfied and for which the University and the Representative, on behalf of the Underwriters, agree that the restrictions set forth in the next sentence shall apply, which will allow the University to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Series [2024-C] Bonds, the Underwriters will neither offer nor sell unsold Series [2024-C] Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (i) the close of the fifth (5th) business day after the sale date; or
- (ii) the date on which the Underwriters have sold at least 10% of that maturity of the Series [2024-C] Bonds to the public at a price that is no higher than the initial offering price to the public.

The Representative will advise the University promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Series [2024-C] Bonds to the public at a price that is no higher than the initial offering price to the public.

(d) The Representative confirms that:

(i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the Representative is a party) relating to the initial sale of the Series [2024-C] Bonds to the public, together with the related pricing wires, contains or will contain language obligating each Underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to (A) report the prices at which it sells to the public the unsold Series [2024-C] Bonds of each maturity allotted to it until either all Series [2024-C] Bonds of that maturity allocated to it have been sold or it is notified by the Representative that the 10% test has been satisfied as to the Series [2024-C] Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Representative or such Underwriter or dealer, and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Representative or the Underwriter or the dealer and as set forth in the related pricing wires, and

(ii) The University acknowledges that, in making the representations set forth in this section, the Representative will rely on (i) the agreement of each Underwriter to comply with the requirements for establishing issue price of the Series [2024-C] Bonds, including, but not limited to, its agreement to comply with the hold-the-offering price rule, if applicable to the Series [2024-C] Bonds, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the

initial sale of the Series [2024-C] Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Series [2024-C] Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series [2024-C] Bonds, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an Underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Series [2024-C] Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Series [2024-C] Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series [2024-C] Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The University further acknowledges that each Underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price of the Series [2024-C] Bonds, including, but not limited to, its agreement to comply with the hold-the-offering price rule, if applicable to the Series [2024-C] Bonds, and that no Underwriter shall be liable for the failure of any other Underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Series [2024-C] Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series [2024-C] Bonds.

(e) The Underwriters acknowledge that sales of any Series [2024-C] Bonds to any person that is a related party to an underwriter participating in the initial sale of the Series [2024-C] Bonds (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the University (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series [2024-C] Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series [2024-C] Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Series [2024-C] Bonds to the public),

(iii) a purchaser of any of the Series [2024-C] Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common

ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date of execution of this Bond Purchase Agreement by all parties.

8. **Expenses.** The Underwriters shall be under no obligation to pay, and the University shall pay, any expense incident to the performance of the University's obligations hereunder including, but not limited to: (a) the cost of preparation, printing and delivery of the Series [2024-C] Bonds, the Twenty-[Second]/[Third] Supplement University Facilities Revenue Trust Indenture, this Bond Purchase Agreement and all other instruments, agreements and other documents contemplated thereby and hereby; (b) the costs of preparation and the fees and disbursements of Bond Counsel and other legal counsel to the University; (c) fees for bond ratings; (d) the fees and expenses of the Trustee; (e) the costs of preparing, printing and delivering the Official Statement and any supplements or amendments thereto; and (f) such other expenses as may be agreed to in writing at a later date.

The University shall reimburse the Underwriters for actual expenses incurred or paid for by the Underwriters on behalf of the University for the University's employees and representatives, including, but not limited to, transportation, lodging, and meals in connection with the marketing, issuance, and delivery of the Series [2024-C] Bonds; provided, however, that (i) reimbursement for such expenses shall not exceed an ordinary and reasonable amount for such expenses and (ii) such expenses are not related to the entertainment of any person and not prohibited from being reimbursed from the proceeds of an offering of municipal securities under MSRB Rule G-20. Such reimbursement may be in the form of inclusion in the expense component of the Underwriter's discount, or direct reimbursement as a cost of issuance.

The Underwriters shall pay: (a) all advertising expenses in connection with a public offering of the Series [2024-C] Bonds, (b) fees of the CUSIP Service Bureau, (c) all fees and disbursements of any counsel retained by the Underwriters, and (d) any fees of the MSRB or the Securities Industry and Financial Markets Association.

In the event that either party shall have paid obligations of the other as set forth in this Section 7, adjustment shall be made at the time of the Closing.

9. **Notices.** Any notice or other communications to be given to the University under this Bond Purchase Agreement may be given by mailing the same to University of South Alabama, Attention: Chief Financial Officer, 307 University Boulevard, Administrative Building, Suite 170, Mobile, Alabama 36688, with a copy to Josh McCoy, PFM Financial Advisors LLC, 116 Jefferson

Street South, Suite 301, Huntsville, Alabama 35801 and any such notice or other communication to be given to the Underwriters may be mailed to J.P. Morgan Securities LLC; Attention: _____, _____, [insert address].

10. **Parties in Interest.** This Bond Purchase Agreement is made solely for the benefit of the University and the Underwriters and no other party or person shall acquire or have any right hereunder or by virtue hereof. All representations and agreements in this Bond Purchase Agreement shall remain operative and in full force and effect and shall survive the delivery of the Series [2024-C] Bonds.

11. **Waiver.** Notwithstanding any provision herein to the contrary, the performance of any and all obligations of the University hereunder and the performance of any and all conditions contained herein for the benefit of the Underwriters may be waived by the Underwriters, in their sole discretion, and the approval of the Underwriters when required hereunder or the determination of their satisfaction as to any document referred to herein shall be in writing, signed by an appropriate officer or officers of the Underwriters and delivered to the University.

12. **Limitations of Liability.** The obligations of the University hereunder shall be limited obligations, and shall be payable only from Pledged Revenues or other funds legally available therefor. No officer, agent or employee of the University shall be charged personally by the Underwriters with any liability, or held liable to the Underwriters under any term or provision of this Bond Purchase Agreement because of its execution or attempted execution, or because of any breach or attempted breach thereof.

13. **Counterparts.** This Bond Purchase Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document.

14. **Governing Law.** This Bond Purchase Agreement, and the terms and conditions herein, shall constitute the full and complete agreement between the University and the Underwriters with respect to the purchase and sale of the Series [2024-C] Bonds. This Bond Purchase Agreement shall be governed by and construed in accordance with the laws of the State of Alabama.

15. **No Advisory or Fiduciary Role.** The University acknowledges and agrees that: (i) the transactions contemplated by this Bond Purchase Agreement are arm's length, commercial transactions between the University and the Underwriters; (ii) in connection with such transaction, including the process leading thereto, the Underwriters are acting solely as principals and not as agents, fiduciaries or advisors (including municipal advisors) of the University; (iii) the Underwriters have neither assumed an advisory or fiduciary responsibility in favor of the University with respect to the offering of the Series [2024-C] Bonds or the process leading thereto (whether or not the Underwriters or any affiliate of any Underwriter has advised or is currently advising the University on other matters) nor has it assumed any other obligation to the University except the obligations expressly set forth in this Bond Purchase Agreement, (iv) the Underwriters have financial and other interests that differ from those of the University; and (v) the University has consulted with its own

legal and financial advisors to the extent it deemed appropriate in connection with the offering of the Series [2024-C] Bonds.

16. Waiver of Right to Trial by Jury. EACH PARTY KNOWINGLY, VOLUNTARILY AND IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS BOND PURCHASE AGREEMENT (WHETHER BASED ON CONTRACT, TORT, COMMON LAW OR ANY OTHER THEORY). EACH PARTY ACKNOWLEDGES THAT IT AND THE OTHER PARTIES HAVE BEEN MATERIALLY INDUCED TO ENTER INTO THIS AGREEMENT.

[Signature page follows.]

Very truly yours,

[_____] ,
on behalf of itself and the other underwriters
named herein

By: _____

Its: _____

Accepted this [____] day of _____, 202__.

UNIVERSITY OF SOUTH ALABAMA

By: _____

Its: _____

EXHIBIT A

UNIVERSITY OF SOUTH ALABAMA

**University Facilities Revenue Bonds
Series [2024-C]**

Underwriters

EXHIBIT B

UNIVERSITY OF SOUTH ALABAMA

**University Facilities Revenue Bonds
Series [2024-C]**

**PRINCIPAL AMOUNTS, INTEREST RATES, YIELDS
AND REDEMPTION PROVISIONS**

Maturity Schedule:

Maturity Date	Amount	Rate	Yield	Price

Redemption Provisions:

Optional Redemption. Those of the Series [2024-C] Bonds having a stated maturity on _____ 1, _____, and thereafter will be subject to redemption prior to their respective maturities, at the option of the University, as a whole or in part, on _____ 1, _____, and on any date thereafter (and if in part, in such maturities as the University shall select, and if less than all of a single maturity is to be redeemed those to be redeemed to be selected by the Trustee by lot) at and for a redemption price with respect to each Series [2024-C] Bond (or principal portion thereof redeemed) equal to the par or face amount of each Series [2024-C] Bond redeemed plus accrued interest to the date fixed for redemption.]

Mandatory Redemption. Those of the Series [2024-C] Bonds maturing on [_____] shall be subject to mandatory redemption and payment, and the University shall redeem and pay such Series (2024-A/2025-A) Bonds, at and for a redemption price, with respect to each such Series [2024-C] Bonds or portion thereof redeemed, equal to the principal amount thereof plus accrued interest to the date fixed for redemption (those to be redeemed to be selected by the Trustee by lot) but only in the following aggregate principal amounts on _____ 1 in the following years:

Year	Amount Required to be Redeemed
-------------	---------------------------------------

EXHIBIT C

UNIVERSITY OF SOUTH ALABAMA University Facilities Revenue Bonds, Series [2024-C]

FORM OF ISSUE PRICE CERTIFICATE

Issue Price Certificate

This certificate is being delivered by J.P. Morgan Securities LLC (the "Representative") in connection with the issuance by the University of South Alabama (the "University") of its \$_____ University Facilities Revenue Bonds, Series [2024-C] (the "Series [2024-C] Bonds"). The Series [2024-C] Bonds have been purchased from the University by the underwriters (the "Underwriters") identified in the Bond Purchase Agreement dated _____, 202__ (the "Bond Purchase Agreement") between the University and the Representative, on behalf of the Underwriters. Capitalized terms not otherwise defined in this certificate have the meaning assigned in the Bond Purchase Agreement.

The Representative, on behalf of the Underwriters, hereby certifies with respect to the sale and issuance of the Series [2024-C] Bonds:

1. **Pricing Wire.** Attached to this certificate as **Appendix 1** is the pricing wire or equivalent communication establishing the Initial Offering Prices of the Series [2024-C] Bonds as of the Sale Date. The offering prices in the pricing wire are the same as the Initial Offering Prices identified in Exhibit B to the Bond Purchase Agreement.

2. **Offering at the Initial Offering Prices.** The Underwriters offered the Series [2024-C] Bonds to the Public for purchase at the Initial Offering Prices identified in Exhibit B to the Bond Purchase Agreement.

3. **Sale of the General Rule Maturities.** **Appendix 2** correctly identifies each Maturity of the Series [2024-C] Bonds for which the 10% Test was satisfied as of the Sale Date.

[4. **Hold-the-Offering-Price Maturities.** As set forth in the Bond Purchase Agreement, the Underwriters have agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, they would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the third-party distribution agreement, to comply with the hold-the-offering-price rule. Representative has not offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.]

[4./5.] **Defined Terms.** In addition to the terms defined elsewhere in this certificate, the following definitions apply for purposes of this certificate:

(a) *General Rule Maturity* means each Maturity of the Series [2024-C] Bonds identified in **Appendix 2** for which the 10% test was satisfied as of the Sale Date.

(b) *Hold-the-Offering-Price Maturity* means each Maturity of the Series [2024-C] Bonds identified in **Appendix 2** for which the 10% test was not satisfied as of the Sale Date.

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of business on the fifth business day after the Sale Date or (ii) the date on which the Underwriters sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity*, when used with respect to the Series [2024-C] Bonds, means Series [2024-C] Bonds with the same credit and payments terms. Series [2024-C] Bonds with different maturity dates, or Series [2024-C] Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to the Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the date of execution of the Bond Purchase Agreement by all parties.

(g) *Underwriter* means (i) any person that agrees pursuant to a written contract with the University (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series [2024-C] Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Series [2024-C] Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series [2024-C] Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Representative's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The Representative understands that the forgoing information will be relied upon the University with respect to certain of the representations set forth in the Tax Certificate and Agreement executed by them and with respect to compliance with the federal income tax rules affecting the Series [2024-C] Bonds, and by bond counsel (Bradley Arant Boult Cummings, L.L.P.) in connection with rendering its opinion that interest on the Series [2024-C] Bonds is excluded from gross income for federal income tax purposes, the preparation of Form 8038-G, and other federal

income tax advice that it may give to the University from time to time relating to the Series [2024-C] Bonds.

Dated: _____.

[_____] ,
as Representative of the Underwriters

By: _____
(signature)

Name: _____
(print name)

Title: _____

Appendix 1
Pricing Wire

Appendix 2
10% Test and Hold-The-Offering Price Identification

Exhibit D
Form of Supplemental Opinion of Bond Counsel

EXHIBIT III
FORM OF PRELIMINARY OFFICIAL STATEMENT

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED [_____]

Moody's: Underlying **RATINGS:** Insured
S&P: [] []
[] []

See "RATINGS" herein

NEW ISSUE - BOOK-ENTRY ONLY

In the opinion of Bond Counsel to the University, under existing law and assuming the accuracy of certain representations and certifications and compliance by the University with certain tax covenants, interest on the Series 2024-C Bonds will be excluded from gross income for federal income tax purposes. Bond Counsel to the University is of the further opinion that, under existing law, interest on the Series 2024-C Bonds will not be an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations. See "TAX MATTERS" herein for further information and certain other federal tax consequences arising with respect to the Series 2024-C Bonds. Bond Counsel to the University is also of the opinion that, under existing law, interest on the Series 2024-C Bonds is exempt from Alabama income taxation.

UNIVERSITY OF SOUTH ALABAMA



\$ _____ *
University Facilities Revenue Bonds
Series 2024-C¹

Dated: Date of Delivery

Due: [April 1], as shown on inside cover

FOR MATURITY SCHEDULE, INTEREST RATES, YIELDS AND CUSIPS, SEE INSIDE COVER

The above-referenced University Facilities Revenue Bonds, Series 2024-C (the "Series 2024-C Bonds") will be issued as fully registered bonds without coupons in denominations of \$5,000 and any integral multiple thereof pursuant to a book-entry only system to be administered by The Depository Trust Company ("DTC") and, when issued, will be registered in the name of and held by Cede & Co., as nominee. Purchases of beneficial interests in the Series 2024-C Bonds will be made in book-entry form only and purchasers of a beneficial interest in the Series 2024-C Bonds ("Beneficial Owners") will not receive physical delivery of the certificates representing their interests in the Series 2024-C Bonds. The principal of and interest on the Series 2024-C Bonds will be paid directly to DTC, so long as DTC or its nominee is the registered owner of the Series 2024-C Bonds. The final disbursements of such payments to the Beneficial Owners of the Series 2024-C Bonds will be the responsibility of the DTC Participants and the Indirect Participants, all as defined and more fully described in this Official Statement under the caption "THE SERIES 2024-C BONDS - General Description" and in Appendix D hereto.

The Series 2024-C Bonds are being issued by the University of South Alabama (the "University") pursuant to that certain University Facilities Revenue Trust Indenture between The Bank of New York Mellon Trust Company, N.A., as trustee, and the University dated as of February 15, 1996 (as heretofore supplemented and amended and as further supplemented and amended by a Twenty-Third Supplemental University Facilities Revenue Trust Indenture dated the date of the Series 2024-C Bonds, the "Indenture") to (i) refinance certain obligations issued by the University (hereinafter defined as the "Refunded Bonds"), and (ii) pay the costs of issuing the Series 2024-C Bonds[, including the premium for the municipal bond insurance policy for the Insured Series 2024-C Bonds defined below]. The principal of and interest on the Series 2024-C Bonds are limited obligations of the University payable from and secured solely by the Pledged Revenues, as defined and further described herein.

[The scheduled payment of principal of and interest on the Series 2024-C Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Insured Series 2024-C Bonds by _____]. Certain Series 2024-C Bonds are subject to redemption prior to maturity on such terms and as more fully described herein.

The Series 2024-C Bonds are not obligations or debts of the State of Alabama (the "State") nor will any principal of or interest on the Series 2024-C Bonds be paid out of any moneys provided for or appropriated to the University by the State of Alabama. The Series 2024-C Bonds are special and limited obligations of the University, secured by a pledge of and payable solely from certain fees and revenues of the University as described herein and in the Indenture. Neither the Series 2024-C Bonds nor the pledge of the said fees and revenues and other agreements provided in the Indenture shall be or constitute a general obligation of the University or an obligation of any nature whatsoever of the State, or be payable out of any moneys appropriated by the State to the University.

The Series 2024-C Bonds are offered when, as and if issued by the University and received by the Underwriters, subject to prior sale, to withdrawal or modifications of the offer without notice, and to the approval of legality of the Series 2024-C Bonds by Bradley Arant Boult Cummings LLP, Bond Counsel to the University. _____ will render an opinion on behalf of the Underwriters. It is expected that the Series 2024-C Bonds in definitive form will be available for delivery through DTC on or about [_____, 2024].

* Preliminary; subject to change.

¹ This form of Preliminary Official Statement assumes issuance of the bonds in 2024 (and, thus, styled "Series 2024-C Bonds"), but if issued in 2025 the series designation would likely be "Series 2024-C".

MATURITIES, AMOUNTS, RATES, YIELDS & CUSIPS

\$ _____ *				
University Facilities Revenue Bonds				
Series 2024-C				
Maturity	Principal	Interest	Yield	CUSIP⁽¹⁾
[(April 1)]	Amount*	Rate	Yield	CUSIP⁽¹⁾

* Preliminary; subject to change.

⁽¹⁾ CUSIP® is a registered trademark of the American Bankers Association. CUSIP data herein is provided by the CUSIP Service Bureau, operated by Standard & Poor's, a division of The McGraw-Hill Companies, Inc. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Services Bureau. CUSIP numbers have been assigned by an independent company not affiliated with the University and are included solely for the convenience of the registered owners of the Series 2024-C Bonds. The University and the Underwriters are not responsible for the selection or uses of these CUSIP numbers, and no representation is made as to their correctness by the University on the Series 2024-C Bonds and by the Underwriters on the Series 2024-C Bonds or as included herein. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Series 2024-C Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Series 2024-C Bonds.

UNIVERSITY OF SOUTH ALABAMA

MEMBERS OF THE BOARD OF TRUSTEES

Kay Ivey, Ex Officio
Katherine Alexis Atkins
Scott A. Charlton
E. Thomas Corcoran
Steven P. Furr
William Ronald Graham
Louis Gonzalez
Robert D. Jenkins, III
Arlene Mitchell
Lenus M. Perkins
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Chandra Brown Stewart
Steven H. Stokes
Michael P. Windom
James A. Yance
Bill W. Lewis II

PRESIDENT

Jo Bonner

CHIEF FINANCIAL OFFICER

Kristen Roberts, CPA

BOND COUNSEL

Bradley Arant Boult Cummings LLP
Birmingham, Alabama

FINANCIAL ADVISOR

PFM Financial Advisors LLC
Huntsville, Alabama

UNDERWRITERS

COUNSEL TO UNDERWRITERS

Certain information contained in or incorporated by reference in this Official Statement has been obtained by the University from DTC and other sources that are deemed reliable. No representation or warranty is made, however, as to the accuracy or completeness of such information by the Underwriters or the University.

The Underwriters have provided the following sentence for inclusion in this Official Statement. The Underwriters have reviewed the information in this Official Statement in accordance with and as part of their responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information and nothing contained in this Official Statement is or shall be relied upon as a promise or representation by the Underwriters. This Official Statement is being used in connection with the sale of securities as referred to herein and may not be used, in whole or in part, for any other purpose. The delivery of this Official Statement at any time does not imply that information herein is correct as of any time subsequent to its date.

No dealer, broker, salesperson or any other person has been authorized by the University or the Underwriters to give any information or to make any representation other than as contained in this Official Statement in connection with the offering described herein and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy any securities other than those described on the inside cover page, nor shall there be any offer to sell, solicitation of an offer to buy or sale of such securities in any jurisdiction in which it is unlawful to make such offer, solicitation or sale. Neither this Official Statement nor any statement that may have been made verbally or in writing is to be construed as a contract with the registered or beneficial owners of the Series 2024-C Bonds.

Any statements made in this Official Statement, including the Appendices, involving matters of opinion or estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of such estimates will be realized. This Official Statement contains certain forward-looking statements and information based on the University's beliefs as well as assumptions made by and information currently available to the University. *See* "FORWARD LOOKING STATEMENTS" herein.

IN CONNECTION WITH THE OFFERING OF THE SERIES 2024-C BONDS, THE UNDERWRITERS MAY OVERALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICE OF SUCH SERIES 2024-C BONDS AT A LEVEL ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this final official statement for purposes of, and as that term is defined in, SEC rule 15c2-12.

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OFFICIAL STATEMENT

pertaining to

UNIVERSITY OF SOUTH ALABAMA

\$ _____*
University Facilities Revenue Bonds
Series 2024-C

INTRODUCTORY STATEMENT

The purpose of this Official Statement, which includes the cover page and the Appendices hereto, is to provide information in connection with the issuance by the University of South Alabama of the above-referenced University Facilities Revenue Bonds, Series 2024-C (the "Series 2024-C Bonds"), dated their date of initial delivery and issued as additional parity bonds under a University Facilities Revenue Trust Indenture dated as of February 15, 1996, between the University of South Alabama and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), as previously supplemented and amended (the "Base Indenture") and as further supplemented and amended by a Twenty-Third Supplemental University Facilities Revenue Trust Indenture dated the date of the Series 2024-C Bonds (the Base Indenture, as so supplemented and amended, the "Indenture").

Definitions of certain words and terms having initial capital letters used herein are defined in the Indenture or in the instrument or document in the description of which such word or term is used. Reference is hereby made to the full text of the documents and instruments briefly described herein which may be obtained from the Underwriters or from the University during the period of the offering.

The Governor, the State Superintendent of Education and the appointed trustees together constitute a public body corporate under the name University of South Alabama (the "University"). The University is located in the City of Mobile, Alabama.

Purpose of the Issue

Proceeds of the Series 2024-C Bonds will be applied to pay the costs of redeeming and retiring certain obligations of the University designated Series 2016-B, Series 2016-C and Series 2016-D (the "Refunded Bonds"), the proceeds of which were used by the University to pay the costs of refinancing various capital improvements of the University. Proceeds of the Series 2024-C Bonds will also be used to pay the costs of issuing the Series 2024-C Bonds[, including the premium for a municipal bond insurance policy for the Series 2024-C Bonds].

Security

The Series 2024-C Bonds are limited obligations of the University payable solely from, and secured solely by a pledge of, the Pledged Revenues, as more fully described below under "SECURITY AND SOURCE OF PAYMENT - Sources of Payment and Pledged Revenues." The Pledged Revenues include a pledge of the General Fees levied against students enrolled at the University and any additional fees and revenues that may in the future be subjected to the lien of the Indenture pursuant to a Supplemental Indenture, a pledge of the gross revenues derived from certain auxiliary enterprises services furnished by the University, and an amount not exceeding \$10,000,000 in any fiscal year of the University of the gross revenues derived from that certain hospital facility owned and operated by the University and known as USA Children's & Women's Hospital, each as described herein. See "SECURITY AND SOURCE OF PAYMENT - Sources of Payment and Pledged Revenues."

The Series 2024-C Bonds will not constitute a charge against the general credit of the University and will not be payable from moneys appropriated to the University by the State of Alabama. The University has no

taxing power. The State of Alabama will not be liable in any manner for the payment of the principal and interest on the Series 2024-C Bonds. Holders of the Series 2024-C Bonds shall never have the right to demand payment of the Series 2024-C Bonds from the University from any source other than the special funds established under the Indenture and the Pledged Revenues and shall be entitled to payment from such sources only on a parity basis with all other bonds outstanding under the Indenture.

Additional Parity Bonds

The Indenture permits the University to issue additional bonds that will be secured by and be payable from Pledged Revenues on parity of lien with the Outstanding Bonds (defined below), the Series 2024-C Bonds and any Additional Bonds (defined below) issued hereafter. For a description of the Outstanding Bonds (i.e., Bonds already outstanding under the Indenture that are secured by and payable from Pledged Revenues on parity of lien with the Series 2024-C Bonds), *See* "SECURITY AND SOURCE OF PAYMENT – General." For a description of the terms of the Indenture for the issuance of Additional Bonds in the future, *See* "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE – Additional Bonds."

THE SERIES 2024-C BONDS

General Description

The Series 2024-C Bonds will be dated their initial date of delivery, and will bear interest (payable on [October 1, 2024], and on each [April 1] and [October 1] thereafter until maturity) at the rates and will mature on [April 1] in the years and in the amounts set forth on the inside cover page of this Official Statement. The Series 2024-C Bonds will be issuable only as fully registered bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

The Series 2024-C Bonds will be initially issued as fully-registered bonds in the name of Cede & Co., as nominee of DTC, as registered owner of the Series 2024-C Bonds. Purchasers of such Series 2024-C Bonds will not receive physical delivery of bond certificates. For purposes of this Official Statement, so long as all of the Series 2024-C Bonds are in the custody of DTC, references to Bondholders or Owners shall mean DTC or its nominee. DTC will act as securities depository for the Series 2024-C Bonds. The Series 2024-C Bonds will be issued as fully-registered securities in the name of Cede & Co., DTC's partnership nominee Cede or such other nominee as may be requested by an authorized representative of DTC. As to each series of the Series 2024-C Bonds, one fully-registered bond certificate will be issued for each maturity, in the aggregate principal amount of such maturity, and will be deposited with DTC. *See Appendix D* hereto for DTC payment and other related provisions.

During any period in which the Series 2024-C Bonds are not held in the Book-Entry System, principal of the Series 2024-C Bonds will be payable at the designated corporate trust office of the Trustee upon presentation and surrender of the Series 2024-C Bonds as they mature. Interest on Series 2024-C Bonds will be paid by the Trustee by check or draft mailed to the persons who are the registered owners of record as of the close of business on the March 15 or September 15, as the case may be, immediately preceding each interest payment date by check or draft mailed to such owners at their addresses shown on the registry books of the Trustee pertaining to the Series 2024-C Bonds.

No charge will be made for any exchange or transfer of the Series 2024-C Bonds, but the registered owners thereof shall be responsible for paying all taxes and other governmental charges relating to such transfer or exchange. In the event a Series 2024-C Bond is lost, stolen, destroyed or mutilated, the University and the Trustee may require satisfactory indemnification for the replacement thereof and may charge the holder or owner of such bond with their fees and expenses in connection with the replacement thereof.

Optional Redemption

Those of the Series 2024-C Bonds having a stated maturity on [_____], and thereafter, will be subject to redemption prior to their respective maturities, at the option of the University, as a whole or in part, on [_____], and on any date thereafter (and if in part, in such maturities as the University shall select, and if

less than all of a single maturity is to be redeemed those to be redeemed to be selected by the Trustee by lot) at and for a redemption price with respect to each Series 2024-C Bond (or principal portion thereof redeemed) equal to the par or face amount of each Series 2024-C Bond redeemed plus accrued interest to the date fixed for redemption.

Notice of Redemption

Notice of redemption is required to be mailed by United States registered or certified mail to the registered owner of each Series 2024-C Bond to be redeemed not more than sixty (60) nor less than thirty (30) days prior to the date fixed for redemption at the address shown on the registry books of the Trustee. No further interest will accrue after the date fixed for redemption on the principal of any Series 2024-C Bond called for redemption upon notice duly given as provided in the Indenture and if payment therefor has been duly provided, and in such event any Series 2024-C Bond (or portion thereof) called for redemption will no longer be protected by the provisions of the Indenture.

In the event that less than all of the outstanding principal of any Series 2024-C Bond is to be redeemed, the registered owner thereof shall surrender the Series 2024-C Bond that is to be prepaid in part to the Trustee in exchange, without expense to the owner, for a new Series 2024-C Bond of like tenor except in a principal amount equal to the unredeemed portion of the Series 2024-C Bond.

BOND INSURANCE

[to come if bond insurance obtained]

SECURITY AND SOURCE OF PAYMENT

General

The University has previously issued various series of Bonds under the Indenture, of which [seventeen] series of Bonds are currently outstanding before giving effect to the issuance of the Series 2024-C Bonds. Those series of Bonds consist of the following:

- (a) \$32,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-A, dated June 28, 2013 (the "Series 2013-A Bond");
- (b) \$8,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-B, dated June 28, 2013 (the "Series 2013-B Bond");
- (c) \$10,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2013-C, dated June 28, 2013 (the "Series 2013-C Bond");
- (d) \$6,000,000 original principal amount University Facilities Revenue Capital Improvement Bond, Series 2015, dated June 15, 2015 (the "Series 2015 Bond");
- (e) \$85,605,000 University Facilities Revenue Refunding Bonds, Series 2016, dated September 14, 2016 (the "Series 2016 Bonds");
- (f) \$38,105,000 University Facilities Revenue Bonds, Series 2017, dated June 15, 2017 (the "Series 2017 Bonds");
- (g) \$47,750,000 University Facilities Revenue Bonds, Series 2019-A, dated February 7, 2019 (the "Series 2019-A Bonds");
- (h) \$18,440,000 Taxable University Facilities Revenue Bonds, Series 2019-B, dated February 7, 2019 (the "Series 2019-B Bonds");
- (i) \$19,086,000 original principal amount University Facilities Revenue Bond, Series 2019-C, dated December 12, 2019 (the "Series 2019-C Bond");

- (j) \$37,005,000 original principal amount University Facilities Revenue Bonds, Series 2020, dated March 10, 2020 (the "Series 2020 Bonds");
- (k) \$40,555,000 original principal amount University Facilities Revenue Bonds, Series 2021, dated March 10, 2021 (the "Series 2021 Bonds");
- (l) \$15,387,000 original principal amount University Facilities Revenue Bond, Series 2021-B, dated July 8, 2021 (the "Series 2021-B Bond");
- (m) \$_____ University Facilities Revenue Bonds, Series 2024-A (the "Series 2024-A Bond"); and
- (n) \$_____ Taxable University Facilities Revenue Bonds, Series 2024-B (the "Series 2024-B Bond").

The Series 2013-A Bond, the Series 2013-B Bond, the Series 2013-C Bond, the Series 2015 Bond, the Series 2016 Bonds, the Series 2017 Bonds, the Series 2019-A Bonds, the Series 2019-B Bonds, the Series 2019-C Bond, the Series 2020 Bonds, the Series 2021 Bonds, the Series 2021-B Bond, the Series 2024-A Bonds and the Series 2024-B Bonds are herein collectively referred to as the "Outstanding Bonds." The Outstanding Bonds, the Series 2024-C Bonds, and any Additional Bonds hereafter issued are referred to herein collectively as the "Bonds".

Sources of Payment and Pledged Revenues

The Series 2024-C Bonds will be issued under the Indenture, as supplemented and amended by a Twenty-Third Supplemental University Facilities Revenue Trust Indenture dated the date of the Series 2024-C Bonds (the "Twenty-Third Supplemental Indenture") between the University and the Trustee, and will constitute limited obligations of the University payable solely from and secured by a lien on and a pledge of the Pledged Revenues (hereinafter defined) levied and collected by the University. The Series 2024-C Bonds are secured pro rata and on an equal lien basis one with the other, with the Outstanding Bonds and with any Additional Bonds that may be hereafter issued under and subject to the terms and conditions of the Indenture, by a pledge of the Pledged Revenues.

The Series 2024-C Bonds shall never be payable from any funds at any time provided for or appropriated by the State of Alabama and shall not be a charge on the general credit or tax revenues of the State of Alabama. Neither the State of Alabama nor the University shall be obligated, directly or indirectly, to contribute any funds, property or resources to the payment of the Series 2024-C Bonds except the Pledged Revenues.

The Series 2024-C Bonds are payable solely out of the Pledged Revenues as defined in the Indenture, as amended, on a parity of lien with the Outstanding Bonds and any Additional Bonds at any time issued under the Indenture. Pledged Revenues is defined in the Indenture as follows:

"Pledged Revenues" means the Auxiliary Enterprises Revenues, the Children's & Women's Hospital Revenues, the General Fees, and additional fees and revenues, if any, that may be subjected to the lien of the Indenture pursuant to a Supplemental Indenture.

"Auxiliary Enterprises Revenues" means the gross revenues derived from auxiliary enterprises services furnished by the University, including, without limitation, food services, housing, college stores, dining, concessions and other similar services, as such revenues are shown as a separate item on the audited financial statements of the University.

"Children's & Women's Hospital Revenues" means an amount not exceeding \$10,000,000 in any fiscal year of the University of the gross revenues derived from that certain hospital facility owned and operated by the University and known as USA Children's & Women's Hospital.

"General Fees" means all fees now or hereafter levied as a general tuition fee against students enrolled at the University.

Additional Bonds

In the Indenture, the University has reserved the right to issue and deliver from time to time and at any time Bonds ("Additional Bonds") secured by a pledge of the Pledged Revenues on a parity with the Outstanding Bonds, the Series 2024-C Bonds, and any other Additional Bonds then outstanding for any purpose permitted by law and upon compliance with certain requirements set forth under the Indenture. See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE" below.

ANNUAL DEBT SERVICE REQUIREMENTS; UNIVERSITY DEBT

Debt Service Requirements of the Series 2024-C Bonds

The following sets forth the estimated debt service requirements of the Series 2024-C Bonds on a fiscal year basis:

Fiscal Year Ending <u>September 30,</u>	<u>Principal</u>*	<u>Interest</u>*	<u>Total</u>*
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* Preliminary; subject to change.

Debt Service Requirements – Outstanding Bonds and the Series 2024-C Bonds

The following table sets forth the estimated debt service requirements on all Outstanding Bonds and the proposed Series 2024-C Bonds on a fiscal year basis:

Fiscal Year Ending Sept. 30	Series 2013 ⁽¹⁾	Series 2015	Series 2016	Series 2017 Bonds	Series 2019 Bonds ⁽²⁾	Series 2020 Bonds	Series 2021 Bonds ⁽³⁾	Series 2024-A Bonds	Series 2024-B Bonds	Series 2025 Bonds*	Total Debt Service*
2024	3,470,941	440,918	6,509,275	2,979,750	6,257,567	2,624,400	2,979,750				
2025	3,470,941	431,347	6,509,275	2,977,125	6,295,603	2,900,400	2,977,125				
2026	3,470,942	421,956	6,515,400	2,981,688	6,341,736	2,903,600	2,981,688				
2027	3,470,942	412,565	6,507,050	2,973,250	6,385,960	2,899,600	2,973,250				
2028	3,470,942	403,251	6,510,200	2,980,375	6,436,123	2,902,100	2,980,375				
2029	2,646,549	393,782	6,509,575	2,977,875	6,483,325	2,900,600	2,977,875				
2030	2,646,549	384,391	6,513,325	2,975,750	5,648,528	2,905,100	2,975,750				
2031	2,646,548	-	6,506,075	2,978,625	4,285,865	2,900,100	2,978,625				
2032	2,646,548	-	6,507,325	2,981,125	4,287,333	2,900,850	2,981,125				
2033	2,646,548	-	6,506,325	2,978,125	4,784,230	2,901,850	2,978,125				
2034	-	-	6,507,450	2,979,375	4,560,250	2,902,850	2,979,375				
2035	-	-	6,505,075	2,974,625	4,547,000	2,898,600	2,974,625				
2036	-	-	6,508,950	2,978,500	4,833,750	2,902,000	2,978,500				
2037	-	-	6,511,050	2,975,625	4,500,250	2,906,600	2,975,625				
2038	-	-	6,501,075	1,640,000	4,486,500	2,902,200	1,640,000				
2039	-	-	-	-	4,472,000	2,904,000	-				
2040	-	-	-	-	4,156,500	2,901,600	-				
2041	-	-	-	-	4,154,750	-	-				
2042	-	-	-	-	4,156,500	-	-				
2043	-	-	-	-	4,156,250	-	-				
2044	-	-	-	-	4,158,750	-	-				
2045	-	-	-	-	4,153,500	-	-				
2046	-	-	-	-	4,155,500	-	-				
2047	-	-	-	-	3,254,000	-	-				
2048	-	-	-	-	3,298,750	-	-				
2049	-	-	-	-	3,344,250	-	-				

⁽¹⁾ Includes the Series 2013-A Bond, the Series 2013-B Bond and the Series 2013-C Bond

⁽²⁾ Includes debt service on Series 2019-A Bonds, Series 2019-B Bonds and the Series 2019-C Bond.

⁽³⁾ Includes debt service on Series 2021 Bonds and the Series 2021-B Bond.

Pledged Revenues

The following is a summary of the amount of General Fees, Auxiliary Enterprises Revenues and Children's & Women's Hospital Revenues collected by the University for the fiscal years ended September 30, 2019, through September 30, 2023:

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
General Fees ¹	\$175,638,000	\$168,639,000	\$167,820,000	\$167,378,463	\$167,027,240
Auxiliary Enterprises Revenues ¹	22,587,000	20,244,000	24,841,000	26,769,634	27,221,069
Children's & Women's Hospital Revenues ²	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Total	\$208,225,000	\$198,883,000	\$202,661,000	\$204,148,097	\$204,248,309

¹ General Fees and Auxiliary Enterprises Revenues include amounts allocated to scholarship allowances for accounting purposes. General Fees and Auxiliary Enterprises Revenues net of scholarship allowances for fiscal year 2019 were \$139,871,000 and \$21,484,000, respectively, for fiscal year 2020 were \$129,644,000 and \$19,038,000, respectively, for fiscal year 2021 were approximately \$128,040,000, and \$18,507,000, for fiscal year 2022 were \$130,677,000 and \$21,562,000, respectively, and for fiscal year 2023 were \$125,929,000 and \$23,227,000, respectively.

² Only \$10,000,000 of the gross revenues from the USA Children's and Women's Hospital, in any fiscal year of the University, are pledged to payment of all the Bonds (*i.e.*, the Outstanding Bonds, the Series 2024-C Bonds and any Additional Bonds hereafter issued). See "HEALTH CARE SYSTEM" below for total gross revenues from USA Children's and Women's Hospital for the years shown.

Reference is hereby made to the audited financial statements of the University for the fiscal year ended September 30, 2023, appearing as Appendix A hereto, and the audited financial statements of the University for the other periods which are available on EMMA (as defined herein). See "CONTINUING DISCLOSURE" below for a description of EMMA.

Prior to issuance of the Series 2024-C Bonds, the total principal amount of indebtedness of the University payable from Pledged Revenues is not greater than [\$.].

Maximum Annual Debt Service Requirement

The estimated Maximum Annual Debt Service Requirement respecting the Series 2024-C Bonds and the Outstanding Bonds, based on the amortization schedule set forth above under "Debt Service Requirements – Outstanding Bonds and the Series 2024-C Bonds", occurring in the fiscal year of the University ending September 30, [____] (\$[_____]), is covered [____] times by Pledged Revenues referable to the fiscal year of the University ended September 30, [____] (\$[_____]). See "Pledged Revenues" above. This coverage is based on the assumption that the Series 2016 Put Bonds mature in accordance with their scheduled principal amortization and without the exercise of Put Rights by any of the holders of those Bonds. See "Put Rights Respecting Certain Outstanding Bonds" above.

Other University Debt

USA Line of Credit – USA Providence Hospital. On October 2, 2023, the University entered into a Revolving Line of Credit Agreement (the "USA Providence Hospital Revolving Line") with Hancock Whitney Bank ("Hancock Whitney") to provide funds to cover operating expenses of USA HCA in operating and managing USA Providence Hospital. Under the USA Providence Hospital Revolving Line, for a period thirty (30) months the University may, from time to time, draw funds from Hancock Whitney so long as the outstanding principal amount thereunder at any time is not greater than \$50,000,000, with the amount outstanding upon the end of such thirty (30) month period being due and payable in six (6) equal monthly installments. Interest on principal outstanding under the USA Providence Hospital Revolving Line is equal to SOFR plus 120 basis points. To date, the University has not made any drawings under the USA Providence Hospital Line of Credit.

Med One Capital Lease. The University has entered a capital lease agreement with Med One Capital Funding, LLC for certain medical equipment to be used at USA Health University Hospital. Under this

arrangement, the University makes monthly lease payments, over a period of 60 months, aggregating just under \$4,000,000, and pays a nominal price to acquire title to the equipment at conclusion of the lease. Payments under this lease are not secured by Pledged Revenues under the Indenture or other special funds or assets of the University.

Energy Savings Agreement with Alabama Power. The University has entered a ten (10) year agreement dated February 1, 2016 (the "Energy Savings Agreement") with Alabama Power Company ("APC") under which APC agrees to design, procure and install certain energy conservation equipment and measures to reduce energy and maintenance costs at USA Health University Hospital. Under this Agreement, the University pays APC \$18,882 per month over a period of 120 months (totaling \$2,265,840 in payments from the University). Payments under the Energy Savings Agreement are not secured by Pledged Revenues under the Indenture or other special funds or assets of the University.

Master Lease Agreement with Hancock Whitney. The University has entered a Master Lease Agreement dated June 13, 2019 (the "Master Lease Agreement") with Hancock Whitney Equipment Finance and Leasing, LLC ("Hancock Whitney") under and pursuant to which the University may request and receive extensions of credit from Hancock Whitney to purchase up to \$10,000,000 in equipment for use by the University. Under the Master Lease Agreement, Hancock Whitney purchases and leases equipment requested by the University. Lease payments from the University include principal and interest components. To date, the University has \$2,903,872.89 outstanding under the Master Lease Agreement as shown in the table below, which such amount bears interest at a fixed annual rates and is payable on a monthly basis (with equal monthly payments of principal and interest). Payments under the Master Lease Agreement are not secured by Pledged Revenues under the Indenture or other special funds or assets of the University.

Lease Number	Amount Outstanding	Rate	Maturity
BTS 002	\$231,554.56	3.010%	April 10, 2024
BTS 003	153,988.11	2.755	January 22, 2025
BTS 004	240,053.58	2.813	December 17, 2025
BTS 005	1,177,302.53	7.468	November 3, 2028
BTS 006	1,100,974.11	6.970	December 27, 2028

Rent Supplement Agreement for USA HCA. The University is a tenant under a long-term lease of real property located in Baldwin County, Alabama, known as the "MAAP Property", upon which the University has located certain health care operations and activities of USA Health and USA HCA. USA HCA entered a Whole Building Lease Agreement (the "MOB Agreement") with Family Medical Investments, LLC, an Alabama limited liability company and a local physicians' group (the "Physicians' Group"), under which the Physicians' Group has caused to be designed, constructed, and developed an approximately 51,000 square foot facility (the "Medical Office Building") for lease to USA Health for a period of fifteen (15) years, with at least two (2) five (5) year options to extend. Under the MOB Agreement, USA HCA pays rent in the form of fixed annual payments ("Base Rent") and additional payments covering all expenses (e.g., operating, insurance, repair and maintenance costs) of the Medical Office Building known as "Additional Rent", and, upon the occurrence of certain events, to pay certain other costs and expenses (the "Remaining Leasehold Obligations"). The University entered a Rent Supplement Agreement dated October 7, 2021, among the University, the Physicians' Group, USA HCA, and TheFirst, a National banking association (the construction lender to the Physicians' Group for the Medical Office Building) under which USA HCA agreed to use its revenues for payment of Base Rent, Additional Rent, and the Remaining Leasehold Payment Obligations, and if USA HCA does not timely make the full amount of such payments, the University has agreed to remit and pay the balance to USA HCA.

Rent Supplement Agreements for USARTC. As more particularly described under the section entitled "RESEARCH & TECHNOLOGY CORPORATION", USARTC (hereinafter defined) is a not-for-profit corporation organized by the University to own and operate certain facilities on land of the University incident to research, technological and other enterprises. USARTC has financed these facilities through loans secured by rentals payable from tenants of these facilities to USARTC. [There are two such loans currently outstanding; one with a remaining principal balance of \$12,004,155.53 bearing interest at a fixed annual rate of 4.35%, and the other with a remaining outstanding principal amount of \$8,500,000 bearing interest at a fixed annual rate of

3.08%.]² For each such loan, the University has entered an agreement (each, a "USARTC Rent Supplement Agreement") under which the University agrees to cover any shortfall in payments owed as debt service. Payments under each USARTC Rent Supplement Agreement are not secured by Pledged Revenues under the Indenture or any other special funds or assets of the University.

Future Debt

Campus Master Plan. In 2017, the Board of Trustees approved the University campus master plan, which covered the ten-year period from 2017 to 2027. Some of these projects (to cover capital improvements not appropriate for pay-as-you-go financing) may be funded through the issuance of long-term debt.

New Medical School Building. The University intends to develop and construct a major new building to house the USA College of Medicine (hereinafter defined as the "New Medical School Building"), which will require the University to issue one or more series of Additional Bonds aggregating at least \$40.2 million in principal amount on parity of lien with the Series 2024-C Bonds to cover a portion of the costs of construction. See "NEW MEDICAL SCHOOL BUILDING" herein for additional details regarding the current estimated sources of funding for the New Medical School Building.

NEW MEDICAL SCHOOL BUILDING

General. The University intends to develop and construct a new building to house the USA College of Medicine, and in December 2023 broke ground on a new 250,000-square-foot Frederick P. Whiddon College of Medicine building (the "New Medical School Building"). The New Medical School Building will round-out a medical education hub on campus that includes the College of Nursing, the Pat Capps Covey College of Allied Health Professions, the Health Simulation Building and the Charles M. Baugh Biomedical Library, and will allow the University to graduate more physicians and accelerate research and innovation.

When the new building opens, more than 500,000 square feet of campus facilities will be dedicated to healthcare education and research. This includes (among other things) state-of-the-art laboratory spaces to create flexibility and efficiency for current and future research. It will also allow for expanding the class size of first-year medical students from 80 to 100, with the capability of increasing to 120 in the future.

Construction of the facility is not planned to start until 2025, with an estimated completion date in 2026.

Estimated Cost; Sources to Fund Construction. The New Medical School Building is estimated to cost approximately \$247 million. Just over half of the funds needed to construct the facility will come from federal and state grants for which the University has already obtained approval, together with a relatively small amount of cash on hand at the University, including:

- \$68.1 million from Alabama Public School and College Authority grants.
- \$59.4 million from a National Institute for Standards and Technology grant.
- \$5.3 million from cash on hand at the University.

The University intends to cover the balance (\$117.2 million) through a combination of sources (the "Future Funding Sources"), including:

- Approximately \$30.0 million from the sale of real property no longer needed in the operations of the University. Such property has been listed but, as of the date of this Official Statement, the University has not received an offer for purchase of the same.
- Approximately \$10.0 million from the City of Mobile, Alabama (the "City") under a funding agreement between the City and the University (the "City Funding Agreement"). The payment obligations of the City under the City Funding Agreement are to be made in annual installments of \$1.0 million/year for the years 2024 through 2033, and such payments are contingent upon the said City's actual revenues being for any year being sufficient to sustain the operating

² Terry Albano has asked that Josh/PFM review this and provide current amounts, etc. outstanding.

budget of the City (and, if not, the City has the right to terminate the City Funding Agreement and declare it null and void).

- Approximately \$5.0 million from Mobile County, Alabama (the "County") under a funding agreement between the County and the University (the "County Funding Agreement"). The payment obligations of the County under the County Funding Agreement are to be made in annual installments of \$500,000 /year for the years 2024 through 2033, and such payments are contingent upon the said County's actual revenues for any year being sufficient to sustain the operating budget of the County (and, if not, the County has the right to terminate the County Funding Agreement and declare it null and void).
- Approximately \$30.0 million from a fundraising campaign specific to the New Medical School Building that is presently being developed by the University.

The remainder (approximately \$40.2 million) is anticipated to be funded from proceeds of bonds to be issued by the University under the Indenture on parity of lien with the Series 2024-C Bonds (the "Prospective Medical School Parity Bond Issue").

In the event of any shortfall in amounts available under the Future Funding Sources, the University will either value engineer the construction of the New Medical School Building or increase the size of the Prospective Medical School Parity Bond Issue to include such difference.

ESTIMATED SOURCES AND USES OF PROCEEDS

The estimated sources and uses of funds for the plan of financing with respect to the issuance of the Series 2024-C Bonds are as follows:

Sources of Funds

Principal Amount of Series 2024-C Bonds

[Plus/Less] [Net] Original Issue [Premium/Discount]

Total Sources

Uses of Funds

Redemption and Payment of Refunded Bonds

Costs of Issuance¹

Total Uses

¹ Includes underwriting discount, [municipal bond insurance premium,] legal and accounting fees, printing costs, rating agency fees, financial advisory fees, and other expenses of issuance.

CERTAIN GENERAL INFORMATION RESPECTING THE UNIVERSITY

General

The University of South Alabama (the "University") is a public body corporate of the State of Alabama existing under provisions of Act No. 157, Acts of Alabama, Second Special Session 1963, and Chapter 55 of Title 16 of the Code of Alabama 1975, as amended. The University is a comprehensive, coeducational, state-assisted institution, which serves as a major center of undergraduate, graduate, and professional education for Alabama, the Gulf Coast region and the southeastern United States.

The University's mission encompasses the three traditional academic functions of teaching, research, and public service through which it pursues the discovery, preservation and communication of knowledge. The University was admitted to membership in the Southern Association of Colleges and Schools on December 4, 1968.

USA offers programs leading to 59 baccalaureate degrees, 39 master's degrees, an Education Specialist (Ed.S.) degree, 15 doctoral degrees, and a Medical Doctor (M.D.) degree. USA also offers a number of post-secondary certificates. In addition to the traditional on-campus course offerings, the University offers over 500 online courses each semester to fit the needs of a diverse student body.

Total enrollment for Fall 2023 was 13,768. Of those students, 8,913 were classified as undergraduate students, 4,854 were enrolled in graduate or professional programs, and 1 was unclassified. For the academic year 2022-2023, the University awarded 3,418 degrees, of which 1,809 were Baccalaureate Degrees, 1,266 were Master's Degrees, 269 were Doctoral degrees, and 74 were M.D. degrees.

The University of South Alabama main campus, located in a section of Mobile called Springhill, consists of 1,200 wooded acres. The primary instructional buildings are contained on this campus, as well as the medical college and dormitory facilities. A 750-acre municipal park is adjacent to the main campus.

The University of South Alabama Baldwin County Campus was established as a branch campus in 1984 to better meet the needs of students located in Baldwin County, Alabama, and offers graduate courses, upper-level undergraduate courses, and non-credit courses/public service programs.

For the 2022-2023 academic year, the University employed 831 full-time faculty persons. Approximately 31.9% of faculty members are tenured. The University employs 9,260 persons in all categories.

The main campuses in Mobile, Alabama, consists of 141 major buildings, including hospital and medical related facilities. Those facilities include buildings currently providing approximately 2,350 beds (with capacity to expand up to 2,500 beds, if needed) available for student residency on campus.

The University's health system, known as USA Health, is composed of the USA Health University Hospital, the USA Children & Women's Hospital, the USA Health Mitchell Cancer Institute, and USA Health Ambulatory Services. USA Health provides primary and tertiary care for a multi-county service area. The USA Health University Hospital ("USAUH") is a 406-licensed bed hospital which includes a level one trauma center, a burn unit, and state-of-the-art facilities for internal medicine, surgery and cardiovascular diagnostic and treatment techniques. The USA Children's & Women's Hospital ("USACW") is a 152-licensed bed facility specializing in pediatric, obstetric and gynecological services. USACW includes neonatal and pediatric intensive care nurseries, progressive care nurseries and other facilities for dealing with high-risk deliveries. In 2015, the 195,000 square foot expansion of USACW was placed into service. The USA Health Mitchell Cancer Institute ("USAMCI") is an academic cancer treatment and research enterprise housed in a state-of-the-art 125,000 square foot integrated clinical and research building. USA Health Ambulatory Services ("Ambulatory Services") is a 160-physician multi-specialty faculty practice dedicated to delivering leading-edge care to patients and supporting the mission of the USA College of Medicine in the education and training of students and resident physicians and in the advancement of medical care through medical research. The Strada Patient Care Center, a 133,000 square foot building located near USACW, was placed in service in December 2016 and provides 153 patient exam rooms, 16 nurses' stations, and seven (7) educational conference rooms for use by University physicians.

USA Providence Hospital, the facilities of which were acquired by the University on October 1, 2023 with proceeds of the Refunded Bonds, is a full-service, 349 bed hospital that provides 24/7 emergency care and a Level III trauma center. The hospital offers birthing services, surgical care and specialty care. The hospital is in the heart of the Providence Hospital campus, which includes primary care clinics, outpatient specialty clinics, rehabilitation services, a pharmacy, and a wide range of treatment services including minimally invasive procedures, imaging, lab tests, wound care and diabetes care. The facilities comprising USA Providence Hospital are leased by the University to USA HCA, which operates and administers the hospital.

For its fiscal year ended September 30, 2023, the University reported grants and contracts revenue from Federal, State and private sources of approximately \$62,507,000, and an additional \$181,177,000 from direct State of Alabama legislative appropriations. Tuition and fees revenues reported during the fiscal year ended September 30, 2023 (net of scholarship allowances) were approximately \$125,929,000, and net patient service revenues from USA Health during such period were approximately \$791,446,000. See [Appendix A](#).

*Summary Enrollment Profile - Fall 2023
(Excluding Medical Residents)*

	Fall 2023	
	Number	Percent
Covey College of Allied Health Professions	1,553	11.3%
College of Arts and Sciences	2,919	21.2%
Mitchell College of Business	1,087	7.9%
School of Computing	696	5.1%
College of Education & Professional Studies	1,760	12.8%
College of Engineering	954	6.9%
Graduate School	46	0.3%
College of Medicine	353	2.6%
College of Nursing	4,400	32.0%
Total	13,768	100.0%

Financial

The following section contains certain financial information for the University, including a comparison of the revenues, expenses and changes in net position for the fiscal years 2019 through 2023 (dollars in thousands).

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Operating revenues:					
Tuition and fees, net	\$139,871	\$129,644	\$128,040	\$130,677	\$125,929
Net patient service revenue	491,796	554,431	622,678	720,055	791,446
Federal, state and private grants and contracts	36,647	39,668	44,589	48,749	62,507
Other	<u>62,527</u>	<u>58,949</u>	<u>65,388</u>	<u>80,440</u>	<u>80,143</u>
Total	730,841	782,692	860,695	979,921	1,060,025
Operating expenses:					
Salaries and benefits	495,123	491,791	554,587	587,844	653,681
Supplies and other services	268,416	285,289	338,512	409,008	418,707
Other	<u>79,492</u>	<u>81,216</u>	<u>97,399</u>	<u>98,038</u>	<u>115,211</u>
Total	843,031	858,296	990,498	1,094,890	1,187,599
Operating loss	<u>(112,190)</u>	<u>(75,604)</u>	<u>(129,803)</u>	<u>(114,969)</u>	<u>(127,574)</u>
Nonoperating revenues (expenses):					
State appropriations	115,209	123,063	126,481	140,709	181,177
Investment income (loss)	8,203	23,378	54,294	(53,135)	42,889
Other, net	<u>25,189</u>	<u>41,274</u>	<u>61,611</u>	<u>27,626</u>	<u>(2,920)</u>
Net nonoperating revenues	<u>148,601</u>	<u>187,715</u>	<u>242,386</u>	<u>115,200</u>	<u>221,146</u>
Income (loss) before capital appropriations, capital contributions, grants, and additions to endowment	36,411	112,111	112,583	231	93,572
Capital appropriations, capital contributions, grants and additions to endowment	<u>20,316</u>	<u>12,042</u>	<u>13,449</u>	<u>25,711</u>	<u>38,479</u>
Change in net position	<u>56,727</u>	<u>124,153</u>	<u>126,032</u>	<u>25,942</u>	<u>132,051</u>
Beginning net position, before cumulative effect of change in accounting principle	35,398	92,125	216,278	342,310	361,188
Cumulative effect of change in accounting principle	-	-	-	(7,064)	-
Beginning net position- as adjusted	<u>35,398</u>	<u>92,125</u>	<u>216,278</u>	<u>335,246</u>	<u>361,188</u>
Ending net position	<u>\$92,125</u>	<u>\$216,278</u>	<u>\$342,310</u>	<u>\$361,188</u>	<u>\$493,239</u>

The University's audited financial statements for the year ended September 30, 2023, are attached as Appendix A.

Faculty and Staff

Faculty and staff employees for the University were as follows at September 30 for the years shown:

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Full-time faculty by rank:					
Professor	170	171	168	172	176
Associate Professor	210	205	192	185	186
Assistant Professor	346	356	361	352	353
Instructor	104	115	113	121	129
Lecturer	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
TOTAL	<u>831</u>	<u>848</u>	<u>835</u>	<u>831</u>	<u>845</u>
Full-time faculty by length of service:					
Up to 2 years	150	164	147	146	164
3-4 years	99	109	123	122	151
5-9 years	238	224	217	210	168
10-14 years	100	102	116	115	137
15+ years	<u>244</u>	<u>249</u>	<u>232</u>	<u>238</u>	<u>225</u>
TOTAL	<u>831</u>	<u>848</u>	<u>835</u>	<u>831</u>	<u>845</u>
Percent of faculty tenured	31.9%	31.8%	31.9%	32.0%	31.0%
Part-time faculty	330	399	471	427	431
Non-faculty	8,111	6,064	5,425	5,188	5,047
Total University employees	9,260	7,305	6,719	6,434	6,307

Student Enrollment and Trends

Enrollment Strategy. As reflected in the tables below, Fall 2023 represented a strong reversal of prior years' enrollment decline both in total enrollment and particularly in new students including the largest first-time freshmen classes in five years. Overall enrollment is up 2%, driven by undergraduates up by 5% (which is the result of increased first-time freshmen enrollment up 19%).

Among other initiatives, the University engaged in strategies designed to better market the University to prospective students in general, and to better target those with higher probabilities of enrolling and matriculating through the University. Specifically, the University continued to increase on-campus visit opportunities for prospective students and families driven in part by the addition of hosting 31 *Jag-Day* Bus Tours (31 Mobile County and Baldwin County high schools were transported to campus for tours and academic experiences via the University's Jaguar charter buses). Additionally, administration personally presented to juniors and seniors at 35 high schools throughout the state. High schools involved in *Jag-Days* and administration visits showed increased enrollment of approximately 150 first year students.

The University also continues to increase its digital footprint via additional electronic media name-buys and expanding other digital marketing tools. The relatively new client relationship management ("CRM") system is three years old and now fully integrated supporting a much more robust communication strategy for both students and parents. The CRM was employed by the University to enhance electronic mail and digital marketing programs.

Additionally, volumes of prospective students with academic interests aligning with top programs at the University, as well as increasing the geographic footprint from which student interest can be cultivated, have both been enhanced recently. These strategic actions are contributing to increased prospective student volumes and ultimately to freshmen applications and admissions moving into the Fall 2024 semester compared to last year at this time as noted below.

- Total records purchased by the University for marketing to prospective students: +107,000 (an increase of 67%)
- Fall 2024 freshman applications: +420 (an increase 4.0%)
- Fall 2024 freshman admissions: +340 (an increase of 4.5%)

The University's "test-optional" application and admissions review process continues to ensure equitable consideration and enrollment opportunities for students with diverse academic backgrounds who have proven records of successful course completion and grades. Additionally, merit and need-based funding continues to support students based on exceptional academic work and/or financial need.

The University continues to focus on its transfer strategy as well and has recently combined its office of adult student learners with the office of admissions/recruitment operations. This has contributed to additional opportunities to more consistently and collaboratively cultivate new adult, nontraditional and transfer students. Fall 2023 transfer enrollment increased by approximately 60 students (an increase of 8%), and current Fall 2024 transfer admits continue to outpace 2023 at approximately 50 students (an increase of 12%).

Short-Term Results. The University continues to be encouraged by the short-term results of its enrollment strategy as seen in Fall 2023 and as currently tracking toward Fall 2024. Additional admissions counselors charged with recruitment of high school students, transfer students, and adult learners combined with enhanced prospective student volume purchases and innovative increased campus visit opportunities continue to positively impact our enrollment recovery.

Enrollment, Application, Acceptance and Related Trends. The following tables present results for the periods indicated relating to student enrollment, applications, matriculations, and retention.

Total student enrollment by head count was as follows for the semesters shown:

	<u>Fall 2023</u>	<u>Fall 2022</u>	<u>Fall 2021</u>	<u>Fall 2020</u>	<u>Fall 2019</u>
Undergraduate	8,913	8,489	8,830	9,046	9,595
Graduate/Professional	4,854	4,972	5,159	5,174	4,796
Unclassified	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>6</u>
Total	<u>13,768</u>	<u>13,463</u>	<u>13,992</u>	<u>14,224</u>	<u>14,397</u>

Applications, acceptances and matriculations for freshmen students:

	<u>Fall 2023</u>	<u>Fall 2022</u>	<u>Fall 2021</u>	<u>Fall 2020</u>	<u>Fall 2019</u>
Applications	12,629	12,510	11,779	8,057	6,282
Acceptances	8,677	8,163	8,325	5,877	4,929
Matriculations ⁽¹⁾	1,833	1,573	1,734	1,551	1,549
Percent of applicants accepted	68.7%	65.3%	70.7%	72.9%	78.5%
Percent of applicants enrolled	14.5%	12.6%	14.7%	19.3%	24.7%

⁽¹⁾ Reflects only first-time freshmen that started in the fall semester indicated.

Total enrollment by full-time equivalent⁽¹⁾:

	<u>Fall 2023</u>	<u>Fall 2022</u>	<u>Fall 2021</u>	<u>Fall 2020</u>	<u>Fall 2019</u>
Undergraduate	8,147	7,722	8,053	8,300	8,800
Graduate/Professional	<u>4,010</u>	<u>4,091</u>	<u>4,210</u>	<u>4,228</u>	<u>3,874</u>
Total	<u>12,157</u>	<u>11,813</u>	<u>12,263</u>	<u>12,528</u>	<u>12,674</u>

⁽¹⁾ FTE enrollment is calculated using ACHE guidelines.

Retention rate for full-time freshmen entering in:

	<u>Fall 2022</u>	<u>Fall 2021</u>	<u>Fall 2020</u>	<u>Fall 2019</u>	<u>Fall 2018</u>
Number matriculated ⁽¹⁾	1,596	1,749	1,544	1,600	1,888

Number returned	1,217	1,203	1,096	1,223	1,399
Retention rate	76.3%	68.8%	71.0%	76.4%	74.1%

⁽¹⁾ Includes first-time freshmen that started in the fall semester indicated, plus first-time freshmen that started in the immediately preceding summer semester and reenrolled in the fall semester indicated.

Test Scores

Average ACT scores of matriculated students for years shown:

<u>Fall 2023</u>	<u>Fall 2022</u>	<u>Fall 2021</u>	<u>Fall 2020</u>	<u>Fall 2019</u>
22.9	23.1	22.8	23.9	23.9

Geographic Concentrations of Students

	<u>Fall 2023</u>	<u>Fall 2022</u>	<u>Fall 2021</u>	<u>Fall 2020</u>	<u>Fall 2019</u>
Mobile County	4,878	4,783	5,005	5,038	5,099
Baldwin County	1,352	1,245	1,250	1,243	1,288
Other Alabama counties	2,444	2,458	2,645	2,850	3,128
Florida	929	928	1,001	1,028	975
Mississippi	1,294	1,257	1,286	1,306	1,231
Other states in the U.S.A.	2,584	2,517	2,589	2,526	2,364
International	<u>287</u>	<u>275</u>	<u>216</u>	<u>233</u>	<u>312</u>
Total	<u>13,768</u>	<u>13,463</u>	<u>13,992</u>	<u>14,224</u>	<u>14,397</u>

Main Schools in Competitive Group and Listed Tuition – 2023-2024 Academic Year:

	Undergraduate		Graduate	
	<u>Resident</u>	<u>Non-Resident</u>	<u>Resident</u>	<u>Non-Resident</u>
University of South Alabama	\$11,220	\$22,440	\$11,520	\$23,040
In-state reference group:				
Alabama A & M University	8,610	17,220	10,128	20,160
Alabama State University	8,328	16,656	9,888	19,776
Athens State University	7,530	15,060	8,688	15,072
Auburn University	10,704	32,112	10,692	32,076
Auburn University at Montgomery	10,710	24,030	10,824	24,336
Jacksonville State University	10,290	20,580	10,128	16,464
Troy University	12,240	24,480	11,400	22,800
University of Alabama	11,100	32,400	11,100	32,400
University of Alabama at Birmingham	11,040	27,330	11,232	27,408
University of Alabama in Huntsville	10,120	23,702	11,058	26,170
University of Montevallo	12,090	25,110	10,512	25,128
University of North Alabama	10,200	20,400	11,880	23,760
University of West Alabama	9,100	18,200	8,904	17,808
Mean of in-state reference group	9,590	21,403	9,803	22,305
Regional reference group:				
University of Southern Mississippi	8,786	10,786	8,786	10,786
University of New Orleans	8,772	13,608	9,108	13,678
University of West Florida	6,360	19,238	4,536	12,444
Mean of regional reference group	7,973	14,544	7,477	12,203

In-State Reference Group Source: Alabama Commission on Higher Education Annual Tuition Schedule

Certain Fees and Charges

The following shows the fee schedule for Undergraduate and graduate Arts and Sciences majors for the periods shown. The course fees for other majors are slightly higher. Except as otherwise indicated, course fees are per semester hour. Graduate School does not include the College of Medicine.

	<u>2023-2024</u>	<u>2022-2023</u>	<u>2021-2022</u>	<u>2020-2021</u>	<u>2019-2020</u>
Application fee	\$35	\$35	\$35	\$35	\$35
Registration fee (charged only if enrolled in less than 15 semester hours)	150	150	150	150	150
Late registration fee	100	100	100	100	100
<i>In-state course fee, per semester hour</i>					
Undergraduate	374	359	344	329	329
Graduate	480	468	457	442	442
<i>Out-of-state course fee, per semester hour</i>					
Undergraduate	748	718	688	658	658
Graduate	960	936	914	884	884

College of Medicine

Fees and certain charges for the College of Medicine were as follows for the periods indicated:

	<u>2023-2024</u>	<u>2022-2023</u>	<u>2021-2022</u>	<u>2020-2021</u>	<u>2019-2020</u>
Application fee	\$110	\$110	\$110	\$110	\$110
Resource fee	508	508	508	472	472
Course fee, academic year					
In-state	34,207	33,211	31,934	31,004	31,004
Out-of-state	68,414	66,422	63,868	62,008	62,008

Degrees Awarded

The University awarded the following degrees for the academic years ending May 31 for the years shown below:

	<u>2022-23</u>	<u>2021-22</u>	<u>2020-21</u>	<u>2019-20</u>	<u>2018-19</u>
Baccalaureate	1,809	1,868	1,954	2,109	1,902
Masters	1,266	1,205	1,233	1,067	1,126
Para-professional certificates	225	259	263	216	207
Professional:					
M.D.	74	75	69	66	80
Ph.D.	50	37	35	37	33
Au.D.	11	10	9	9	13
D.P.T.	38	40	40	38	39
D.N.P.	166	148	134	166	157
Ed.D.	<u>4</u>	<u>7</u>	<u>4</u>	<u>6</u>	<u>16</u>
Total (degrees only) ⁽¹⁾	<u>3,418</u>	<u>3,390</u>	<u>3,741</u>	<u>3,498</u>	<u>3,366</u>

⁽¹⁾ Excludes Para-professional certificates.

Student Financial Aid

The University awarded and paid financial aid at the following levels for the following academic years, as follows:

	<u>2022-2023</u>	<u>2021-2022</u>	<u>2020-2021</u>	<u>2019-2020</u>	<u>2018-2019</u>
Federal government:					
Student Loans	\$110,033,582	\$115,373,460	\$120,701,783	\$127,943,857	\$128,987,195
Grants	18,739,184	18,728,734	18,094,936	19,780,863	21,951,792
Student employment	286,947	203,537	189,351	275,438	341,437
University:					
Loans	137,052	140,128	184,905	200,627	173,022
Scholarships	<u>28,161,021</u>	<u>31,767,379</u>	<u>31,017,998</u>	<u>27,357,552</u>	<u>29,944,597</u>
Total	<u>\$157,357,786</u>	<u>\$166,213,238</u>	<u>\$170,188,973</u>	<u>\$175,558,337</u>	<u>\$181,398,043</u>

GOVERNING BODY

State law provides for a Board of Trustees as the governing body of the University with all of the rights, privileges and authority necessary to promote the purpose of its creation, which is to establish and provide for the maintenance and operation of a state university in Mobile County, Alabama. The Board of Trustees consists of sixteen members. The Governor is the ex officio President of the Board of Trustees. Three members of the Board of Trustees are appointed from Mobile County. Five members are appointed from the State at large. Two members are appointed from the United States at large. One member is appointed from each of the following state senatorial districts, or combinations thereof, as those districts were designated at the time the University was organized: (1) Sixteenth and Seventeenth Districts; (2) Nineteenth and Twentieth Districts; (3) Twenty-first District; (4) Twenty-third, Twenty-fifth, and Thirtieth Districts; and (5) Thirty-fifth District. All Trustees, except ex officio members, are appointed by the Governor by and with the advice and consent of the State Senate, and hold office for a term of six years and until their successors shall be appointed and qualified. The present members of the Board of Trustees are as follows:

<u>Name of Trustee</u>	<u>Occupation</u>	<u>Current Term Expires</u>
Katherine Alexis Atkins	Business Administration	September 30, 2025
Dr. Scott A. Charlton	Physician	September 30, 2027
Mr. E. Thomas Corcoran	Business Administration	September 30, 2027
Dr. Steven P. Furr	Physician	September 30, 2029
Mr. Louis Gonzalez	Business Administration	September 30, 2029
William Ronald Graham	Business Administration	September 30, 2029
Mr. Robert D. Jenkins, III	Business Administration	September 30, 2025
The Honorable Bill W. Lewis, II	Circuit Court Judge	September 30, 2025
Mrs. Arlene Mitchell	Philanthropist and Civic Volunteer	September 30, 2027
Lenus M. Perkins	Business Administration	September 30, 2029
Mr. James H. Shumock	Business Administration	September 30, 2027
Mrs. Chandra Brown Stewart	Business Administration	September 30, 2025
Dr. Steven H. Stokes	Physician	September 30, 2029
The Honorable Michael P. Windom	Circuit Court Judge	September 30, 2025
Mr. James A. Yance	Attorney, Retired	September 30, 2027

The organization below the Board of Trustees is composed of the President and six Vice Presidents: Executive Vice President & Provost (the Chief Financial Officer, Chief Administrative Officer, and Chief Facilities Management Officer fall under the Executive Vice President & Provost); Vice President of Student Affairs and Dean of Students; Vice President of Development & Alumni Relations; Vice President of Research & Economic Development; Vice President for Marketing & Communications; Vice President for Medical Affairs and Dean of the College of Medicine.

The Board of Trustees appoints the President of the University. Josiah (Jo) Robins Bonner, Jr. has served as President of the University since November 2021. President Bonner is the fourth President in the history of the University. Previously, President Bonner served as chief of staff to Alabama Governor Kay Ivey. For more than a decade, he represented Alabama's first District in the U.S. House of Representatives, where he was a member of the House Appropriations Committee and served as chair of the House Ethics Committee.

President Bonner received his Bachelor's Degree in Journalism from the University of Alabama in Tuscaloosa in 1982.

Kristen Roberts is the Chief Financial Officer of the University. Mrs. Roberts oversees the financial operations of the University, which is collectively responsible for developing and overseeing the budget process, treasury and accounting, financial planning and analysis for the University. Mrs. Roberts has been at the University since 2015, where she began as an assistant controller. Mrs. Roberts then served as Controller, Assistant Vice President for Finance & Admin., and in 2023 became the Chief Financial Officer. Mrs. Roberts is a CPA and holds a Bachelor's Degree in accounting and a Mastery of Accountancy from the University of Alabama in Tuscaloosa.

HEALTH CARE SYSTEM

General. The University's health care system is operated under two primary entities: (1) USA Health, a division of the University ("USAH"), which includes a series of hospitals, physician groups, and outpatient service locations, and (2) the University of South Alabama Health Care Authority ("USA HCA").³

Collectively, USAH and the USA HCA are referred to in this Official Statement as the "Health System". Included within the Health System are: (1) a tertiary teaching hospital with a level 1 trauma center hereinbelow further described and defined as "USAUH"; (2) USA Children's & Women's Hospital (a children's and women's hospital hereinbelow further described and defined as "USACW"); (3) an adult community hospital; (4) the USA Mitchell Cancer Institute, an academic cancer research and treatment institute (hereinbelow further described and defined as "USAMCI"); (5) three physician networks of faculty and community practices and clinics; and (6) other outpatient service centers including an Ambulatory Surgery Center ("ASC"), Freestanding Emergency Department ("FED"), and Industrial Medicine. The Health System has grown from 7 sites of care in 2016 to 44 locations in 2023, and now employs over 7,200 full and part-time associates.

USA Health University Hospital – "USAUH". USA Health University Hospital ("USAUH") is a 406-licensed bed tertiary care center with the region's only Level 1 trauma and burn center that supports the adult teaching and research missions of the USA Frederick P. Whiddon College of Medicine (the "USA Medical College"). Recognized as a top performer on key quality measures, USAUH offers advanced treatment of trauma, stroke, epilepsy, cardiovascular disease, and sickle cell disease. Patients treated at USAUH tend to require medically complex care and treatment that is offered only at this location throughout the region.

USAUH has experienced significant growth across its inpatient and outpatient services. In December 2020, USAUH opened a new 32,000 square foot trauma center. The new center replaced an 11,000 square foot emergency department and created three advanced trauma treatment bays that are directly connected to advanced imaging services, a four-bed behavioral health emergency unit, and 40 general purpose emergency room beds. Emergency room visits have grown from 23,197 in 2014 to 31,826 in 2023. Additionally, in April of 2022, USAUH opened a FED and the University Hospital Diagnostic Imaging Center in Mobile, Alabama, adding an additional 16 emergency room beds, as well as computer tomography scan, x-ray, magnetic resonance imaging (i.e., "MRI"), mammography, and ultrasound services. The imaging center processed 23,638 exams in fiscal year 2023.

Other outpatient procedural volume has grown as well. This includes gastroenterology cases which have grown by 91% over the last ten years. Combined inpatient and outpatient surgery volume grew from 5,341 cases in 2014 to 9,707 cases in 2023; an increase of approximately 81% since 2014. Inpatient volumes have also grown consistently year over year, with total discharges of 6,447 in 2014 growing to 12,610 total discharges in 2023; representing a 96% increase since between 2014 and 2023.

In 2023, in an effort to meet growing service demand and enhance technology, USAUH opened four new state-of-the-art surgical suites and one hybrid surgical suite featuring both general surgical and heart catheterization capabilities.

³ This has been revised by Rod Kanter to be consistent with the terminology elsewhere in the POS, as well as to synthesize and clarify the section.

Gross Revenues of USAUH for the last ten fiscal years were as follows:

Year	Gross Revenues
2023	\$1,082,684,262
2022	970,316,050
2021	744,484,422
2020	662,620,142
2019	614,219,907
2018	474,193,133
2017	470,741,917
2016	406,528,233
2015	360,250,280
2014	348,119,160

USA Children's & Women's Hospital - "USACW". USA Children's & Women's Hospital ("USACW") is a 152-licensed bed hospital with an additional 35 newborn bassinets and serves as the only facility in the region dedicated to providing services to children and women. USACW provides the highest level of care in the region for neonatal and pediatric intensive care, 24/7 pediatric emergency services, and high-risk pregnancies. USACW features a Level III neonatal intensive care unit, which is the largest in the region, and a pediatric epilepsy monitoring unit, which is the only one of its kind along the upper Gulf coast. In 2023, a 20-bed mother-baby floor was opened to create a unique birthing experience. USACW is home to the region's largest group of pediatric specialists and obstetric providers.

With the recent recruitment of additional obstetrician and gynecologist providers, inpatient service volume at USACW is significant. Inpatient discharges are now more than 12,000, while delivery volume is now exceeding 3,000 annually. Partially driven by USACW's ongoing recruitment of pediatric surgical, procedural and anesthesia specialists, surgical volume has grown from 3,199 cases in 2014 to 5,521 cases in 2023, a growth rate of 73%. USACW is currently completing construction of its eighth surgical suite as a measure to meet increasing demand and enhance surgical technology. USACW provides the only dedicated pediatric emergency department in the region. Patient visits through the emergency department have grown to more than 34,000 annually. In January 2024, USACW completed a new state-of-the-art pediatric emergency department, featuring 30 treatment rooms and additional specialty rooms. The new department boasts 19,000 square feet, essentially doubling emergency capacity.

Gross Revenues of USACW for the last ten fiscal years were as follows:

Year	Gross Revenues
2023	\$587,595,833
2022	549,046,849
2021	457,623,298
2020	393,098,849
2019	287,570,187
2018	249,122,847
2017	243,090,525
2016	248,819,071
2015	241,114,324
2014	219,808,672

USA Mitchell Cancer Institute – "USAMCI". The USA Mitchell Cancer Institute ("USAMCI") is the only academic cancer research and treatment center in the upper Gulf Coast corridor. Providing cancer care to a catchment area of over 4.5 million persons in a 150-mile radius, USAMCI brings state-of-the-art, research-based cancer treatment to the region, serving over 4,500 new individual patients per year. Its capabilities span the entire continuum of cancer care, from prevention and early detection to treatment and survivorship. With a highly skilled and trained team of oncologists, USAMCI is improving cancer outcomes for patients, including

the most vulnerable residents of the county, state and beyond. USAMCI provides cancer treatment in two Mobile, Alabama locations, as well as one in Fairhope, Alabama. For patients who are not candidates for traditional cancer therapy, USAMCI offers a host of clinical trials with over 127 patients enrolled in therapeutic clinical trials per year, approximately 35% of whom are minority patients.

USAMCI has eight Principal Investigators conducting research, funded through the National Institutes of Health, the Department of Defense, the American Cancer Society and other federal sources. As an integrated cancer treatment and research center, USAMCI provides innovative cancer care in a caring environment with 14 clinical faculty members, while accelerating research to enhance care delivery for future patients. USAMCI reported 3,613 new patient visits in fiscal year 2023, with 24,653 follow up visits.

In addition, USAMCI opened a specialty pharmacy in July 2018, filling 6,796 prescriptions in fiscal year 2022 and 6,536 in fiscal year 2023. USAMCI became provider-based with USACW in September 2019, and added state-of-the-art Monarch robotic bronchoscopy services, with 245 treatments in fiscal year 2023 resulting in 228 lung cancer referrals. In addition to operational enhancements, the USAMCI implemented an oncology specific revenue cycle in fiscal year 2022. The new revenue cycle includes both industry specific software, as well as a dedicated team. The result of USAMCI’s operational enhancements, growth, and dedicated revenue cycle have led to both improved throughput and operating margins.

Gross Revenues of USAMCI for the last ten fiscal years were as follows:

Year	Gross Revenues
2023	\$95,810,195
2022	82,803,518
2021	74,496,956
2020	62,626,474
2019	51,099,476
2018	19,709,735
2017	19,933,067
2016	15,829,428
2015	18,048,802
2014	25,158,623

Physician Enterprise; Growth of Physicians at USAH. Through both acquisitions and organic growth, the Health System has experienced unprecedented growth in its employed physician enterprise over the past five years and currently employs over 700 medical providers (including the USA HCA and the recent Providence Hospital acquisition). The USA Health physician enterprise is comprised of both academic faculty physicians and community physicians providing high quality patient-centric medical care to patients across 35 outpatient clinic locations and four acute care hospitals.

The physician enterprise includes three large multi-specialty practice sites. Opened in 2017, the Strada Patient Care Center is located on the USACW campus. At more than 133,000 square feet, the building is the practice home for over 20 medical specialties including pediatric subspecialists and maternal high-risk care. The Mapp Family Campus physician office building opened in 2022 and has provided increased access to medical specialty care in Baldwin County, Alabama. The 50,000 square foot building is the medical home to both community and academic physicians.

The Hillcrest Physician Office Building opened in 2023 and serves as the practice home for the Health System’s largest primary care group, as well as offering an opportunity to expand subspecialty services in West Mobile, Alabama. At more than 90,000 square feet, the building is adjacent to the new FED and the University Hospital Diagnostic Imaging Center. During the last fiscal year, the physician enterprise saw more than 450,000 outpatient encounters and nearly 300,000 inpatient encounters.

Comprised of nearly 300 academic physicians on faculty at the USA Medical College, the physician faculty practice is the region’s largest multi-specialty practice and the only academic physician’s group along the

central Gulf Coast. The collective mission of the faculty practice providers is the delivery of leading-edge care to patients and supporting the larger mission of the USA Medical College in the education and training of medical students and over 300 residents and fellows in the advancement of medical care through medical research.

Gross revenues of USAH’s physician enterprise for the last eight fiscal year were as follows:

Year	Gross Revenues
2023	\$308,832,165
2022	274,868,078
2021	265,159,099
2020	249,409,682
2019	176,840,712
2018	120,488,250
2017	125,686,741
2016	136,470,653

The University of South Alabama Health Care Authority – "USA HCA". USA HCA was formed in May of 2017 pursuant to Section 16-17A-1 et seq. of the Code of Alabama 1975, as amended, as an Alabama public corporation to assist the University in certain administrative, personnel, and health care operational functions.

In addition to USAH’s physician enterprise, the USA HCA includes a network of physician practices. The USA HCA has grown to more than 100 providers, including more than 80 physicians providing community-based medical care to the people along the Gulf Coast. The USA HCA established an industrial medicine program in 2021. This growing program provides services to numerous employers across the region, including on-site 24/7 medical care.

On October 1, 2023, the University purchased the medical facilities comprising Providence Hospital ("USAPH"), a 349-licensed bed acute care community hospital located in Mobile, Alabama. Through the UASPH acquisition, the Health System added 125 providers, 78 of which are physicians, and the Health System began fiscal year 2024 with the addition of eight new areas of primary care patient access.

Gross revenues of the USA HCA for the last six fiscal years are as follows:

Year	Gross Revenues
2023	\$104,459,997
2022	67,970,770
2021	49,447,176
2020	32,026,193
2019	35,128,988
2018	24,243,252

KPMG has audited the financial statements for USA HCA for the fiscal year ended September 30, 2023. See Pages 26-27 of Appendix A attached hereto.

ACADEMIC MEDICAL CENTERS

Academic Medical Centers ("AMCs") throughout the United States face a dynamic healthcare environment. These changes include potential funding reductions from governmental entities and insurance companies, as well as a transition from productivity to value-based reimbursements.

As a result, AMCs are evaluating their business models and restructuring themselves to respond to the current and future healthcare environments. Nationwide, AMCs are evaluating partnerships with other AMCs or even non-AMC healthcare providers. Consistent with this national trend, the University, although in the very early stage, is proactively addressing its structure and governance with respect to these issues.

USA TECHNOLOGY & RESEARCH CORPORATION

The USA Research and Technology Corporation ("USARTC") was incorporated in 2002 as a not-for-profit corporation under the laws of the State of Alabama. The mission of USARTC is to facilitate new and enhanced types of interaction between the University and the wider public and private sectors and to serve as a catalyst for regional development by furthering innovation and enterprise in a collaborative and principled fashion that respects and elevates the social and economic well-being of the community. The facilities of USARTC are located on approximately 160 acres adjacent to the main campus of the University, an area known as the USA Technology & Research Park (the "Park"). USARTC owns three buildings in the Park, which together comprise approximately 222,300 square feet of space available for lease, with approximately 200,000 square feet currently under lease.

Since USARTC's inception, total tenant employment (non-University) has grown to approximately 300, including approximately 70 University graduates.

FACILITIES

Current Facilities

The University has 4,199,457 gross square feet of inventory space presently in use, including the USA Baldwin County-Fairhope Campus, USA Health University Hospital, USA Health Mitchell Cancer Institute, and USA Children's & Women's Hospital. Existing main campus structures include the Administration Building; Instructional Laboratory Building; Library; Biomedical Library; Chemistry Building; Life Science Building; Health, Physical Education and Recreation Building; Student Center; Humanities Building; Medical Sciences Building; Multi-Purpose Arena; Performing Arts Building; Business Building; Student Services Building; Archaeology Building; Intramural Fieldhouse; Transportation Services Building; three Technology and Research buildings; Shelby Hall; Health Science; Dining Facility; Faculty Club; Academic Services; Business Resource Center; Innovation in Learning Center; Education Services Building; Education and Outreach Building, and a variety of residence halls. The Bethel Theater, Mobile Townhouse, and Alumni Hall, all located on the campus, are renovated buildings of great historic value.

Historical details of construction, acquisition and renovations at the University campus are as follows:

Years of construction or <u>acquisition</u>	Gross Square Feet Constructed or <u>Acquired</u>	Gross Square Feet <u>Renovated</u>
Prior to 1960	1,091,119	207,676
1960-1969	813,280	302,671
1970-1979	1,046,420	192,963
1980-1989	597,710	81,712
1990-1999	277,443	-
2000-2009	550,333	153,575
2010-2015	714,605	502,204
2016-2020	859,527	231,306
2021-2023	<u>961,055</u>	<u>518,877</u>
Total	<u>6,911,492</u>	<u>2,190,984</u>

The campus is served by water, gas and electric utilities supplied by public utilities serving the greater Mobile metropolitan area.

Insurance

Claims for damages to the University's campus property are covered by the State Insurance Fund of the State of Alabama's Division of Risk Management. All buildings and contents are covered by the State Insurance Fund policy. The University uses two self-insured trust funds to pay general liability and professional liability claims. Injuries from work-related incidents to those employees covered by the University's self-insured health plan are covered by that plan. Work-related injuries to employees not covered by the health plan are reviewed by the State Board of Adjustment for final resolution.

Student Housing

University Owned Housing. With respect to on-campus student housing, approximately 2,350 beds (with capacity to expand up to 2,500 beds, if needed) are available for occupancy in campus student residences. Over the last five years, occupancy rates have averaged 91% as of the fall census date with the Fall 2023 semester at 98.6%, which includes an additional 81 bed-spaces leased from a nearby apartment complex for overflow housing due to demand. Approximately 17% of total headcount enrollment occupied student housing for the Fall 2023 semester.

For the Spring 2024 semester USA Housing maintained a 96.1% occupancy rate as of the spring census date, which includes an additional 81 bed-spaces leased from a nearby apartment complex. Approximately 18% of total headcount enrollment occupied student housing for the Spring 2024 semester. [Residence halls are scheduled to close May 3, 2024, for non-graduating residents, and May 4, 2024, for graduating residents.]⁴

Non-University Owned Housing. In addition to the approximately 2,350 University-owned beds, there are several apartment-style housing complexes not owned by the University but that focus on University students. One is located on campus and the rest are located off-campus. The on-campus complex was built on land leased by the University to a developer under a long-term lease, and the University is under no obligation to guarantee the financing relating to that complex, occupancy within that complex, or any other revenue or performance activity from the same. The off-campus complexes are built on land not owned by the University. These complexes offer approximately 3,000 beds.

⁴ Examine for revision when time comes to post the POS

SUMMARY INFORMATION RESPECTING STATE AND PRIVATE FUNDING

State Appropriations

The University has received appropriations from the State of Alabama for certain of its operating costs and other non-operating cash requirements, including capital expenditures. State appropriations may not lawfully be used for the payment of debt service on the Bonds, including the Series 2024-C Bonds. There can be no assurance that future Legislatures will continue to make such appropriations, or, if made, that they will be timely or sufficient when added to operating revenues and General Fees, Auxiliary Enterprise Revenues, and Children's & Women's Hospital Revenues remaining after the payment of debt service, to cover in full, operating expenses of the University.

The following tabulation compiled by the University staff from University accounting records shows State appropriations to the University for the fiscal years ended September 30, 2019, through September 30, 2023:

Fiscal year ended <u>September 30</u>	Total Appropriations	
	<u>Authorized</u>	<u>Received</u>
2023	\$181,177,000	\$181,177,000
2022	140,709,000	140,709,000
2021	126,481,000	126,481,000
2020	123,063,000	123,063,000
2019	115,209,000	115,209,000

Although not pledged for payment of debt service on the Bonds or otherwise subject to the lien of the Indenture, the University relies on State appropriations to fund basic operations, student services and other costs of the University. The Alabama State Legislature is considering the implementation of an outcomes-based funding model for a portion of state appropriations paid to State of Alabama universities, such as the University. In theory, an outcomes-based formula increases or reduces appropriations to a particular university based upon its success or failure, respectively, against certain established performance measures. This initiative is in the early phase, and, as such, it is not possible at this time to determine whether this initiative will be adopted and become part of the State appropriation process for public university funding or how the University's funding would be impacted.

Endowment Assets

Endowment assets for the University are deposited both in the University and in the Foundation (described below). Net endowment assets in the accounts of the University at September 30, 2023, were \$232,254,000. Of the net endowment assets, \$79,728,000 are classified as restricted, nonexpendable, \$86,277,000 are classified as restricted, expendable, and \$66,249,000 are classified as unrestricted. The Board of Trustees has an approved endowment management and investment policy that includes an established spending rate of 4.5% based on the 5-year moving average of net assets of endowments. In maintaining its endowment, it is the goal of the University to provide revenue while preserving principal to fund those projects which have been endowed for specific purposes. Net assets of endowments are allocated as follows at September 30, 2023:

Equities, Pooled direct investments and mutual funds	\$91,948,901
Fixed income, pooled direct investments and mutual funds	32,988,174
Alternative investments	59,345,884
Other	<u>47,9719,041</u>
Total	<u>\$232,254,000</u>

The University of South Alabama Foundation

The University of South Alabama Foundation (the "Foundation"), a legally separate entity, exists for the primary purpose of advancing the purpose of the University in furthering, improving and expanding its properties, services, facilities and activities. Its total assets at June 30, 2023, its most recent audited fiscal year-end, were \$416,733,000, and its net assets were \$415,769,000 at the same date. Assets are primarily invested in

marketable securities (54%), timber and mineral properties (42%) and real estate (2%). Cash and non-cash distributions to the University over the past five fiscal years are, as reported in the audited financial statements of the Foundation for the years ended June 30, 2019, through June 30, 2023, as follows:

<u>Fiscal Year</u> <u>Ended June 30,</u>	<u>Distributions</u>
2023	\$13,260,154
2022	32,671,350
2021	10,862,630
2020	10,597,000
2019	9,755,000

Alabama Public School and College Authority Funding

On November 4, 2020, the Alabama Public School and College Authority, a public corporation under the laws of the State of Alabama ("APSCA"), issued a series of limited obligation bonds pursuant to Act No. 2020-167 enacted at the 2020 Regular Session of the Legislature of Alabama (the "2020 APSCA Act"). Pursuant to the 2020 APSCA Act, the University was allocated \$18,159,466 in grant funding from APSCA out of proceeds from such bonds for payment of capital improvements on the campus of the University.

On November 19, 2020 Governor Ivey announced additional funding from the APSCA totaling \$50,000,000 for application towards a new medical school building.

SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE

The following is a brief summary of certain provisions of the Indenture, as heretofore amended and supplemented and as further amended and supplemented by the Eighteenth Supplemental Indenture, to which Indenture and Eighteenth Supplemental Indenture in their entirety reference is made for the detailed provisions thereof. Unless the context clearly indicates otherwise, all references herein shall be deemed to include the Series 2024-C Bonds, the Outstanding Bonds, and any Additional Bonds hereafter issued under the Indenture.

As used in the following summary, the following definitions shall have the following respective meanings.

"Annual Debt Service Requirement" means, as of any date of determination, the amount of principal and interest maturing with respect to the then outstanding Bonds in such Bond Year; provided, (i) that the principal amount of any Bonds subject to a Mandatory Redemption Provision during such Bond Year shall, for purposes of this definition, be considered as maturing in the Bond Year during which such redemption is required and not in the Bond Year in which their stated maturity occurs; (ii) in the case of Bonds (whether outstanding or proposed to be issued) that bear interest at a variable or adjustable rate, the interest payable on such Bonds shall be calculated on the assumption that such Bonds bear interest at a fixed rate of interest estimated by a professional consulting firm or investment banking firm acceptable to the Trustee by reference to bonds of similar credit rating maturity and tax characteristics on the date such calculation is made; and (iii) for purposes of the foregoing formula, Bonds that are "deemed paid" under the Indenture shall not be deemed outstanding.

"Bond Year" means the period beginning November 2 in each calendar year and ending on November 1 of the next succeeding calendar year.

"Interest Payment Date" means (a) with respect to the Series 2024-C Bonds, each April 1 and October 1, commencing [REDACTED], and (b) with respect to any series of Additional Bonds, such date or dates as shall be specified in the Supplemental Indenture pertaining to such Additional Bonds as the dates for payment of interest of such Additional Bonds.

"Mandatory Redemption Provision" means any provisions that may be set forth in a Supplemental Indenture for mandatory redemption of any Additional Bonds at a redemption price equal to the principal amount thereof.

"*Principal Payment Date*" means (a) with respect to the Series 2024-C Bonds, each April 1 commencing April 1, [REDACTED], and (b) with respect to any series of Additional Bonds, a date (which shall in every case be the first day of a Month) specified in the Supplemental Indenture pertaining to such Additional Bonds as a date for payment of principal of such Additional Bonds.

"*Supplemental Indenture*" means an agreement supplemental to the Indenture.

Special Funds

Bond Fund. The Indenture provides for the creation of a special trust fund called the "Bond Principal and Interest Fund." The University is required to pay into the Bond Fund, in addition to all other amounts required by the Indenture, the following:

(a) Contemporaneously with the issuance and sale of any of the Bonds and out of the proceeds derived from such sale, the University (or the Trustee on behalf of the University) is required to pay into the Bond Fund such part of the proceeds from the sale as is allocable to premium (if any) and accrued interest.

(b) On or before the Business Day next preceding each Interest Payment Date until the principal and the interest on the Bonds is paid in full, the University is required to pay into the Bond Fund, out of the Pledged Revenues, an amount equal to the sum of (i) the semiannual installment of interest that will mature on the Bonds on the then next succeeding semiannual Interest Payment Date with respect thereto, plus (ii) the principal that will become due on the Bonds on the then next succeeding Principal Payment Date, plus (iii) the principal required to be redeemed on the next succeeding Principal Payment Date pursuant to any Mandatory Redemption Provision.

All moneys paid into the Bond Fund are required to be used only for payment of the principal of and the interest on the Bonds upon or after the respective maturities of such principal and interest and to redeem Bonds subject to a Mandatory Redemption Provision. If at the final maturity of the Bonds, however, such Bonds may mature, there are in the Bond Fund moneys in excess of what is required to pay in full the principal of and the interest on the Bonds, then any such excess will be returned to the University.

Prior to the issuance of any Additional Bonds, there shall be executed and delivered a Supplemental Indenture containing a provision that the semiannual payments into the Bond Fund be adjusted to provide for such additional amounts as may be necessary to pay the principal of and interest on such Additional Bonds; provided, however, that in making such adjustment the principal amount of any such Additional Bonds required by the terms of the Supplemental Indenture to be redeemed during any Bond Year shall be considered as maturing in the Bond Year during which such redemption is required and not in the Bond Year in which their stated maturity occurs.

Additional Bonds

The Indenture authorizes the issuance of Additional Bonds, subject to the provisions of the Indenture. Among the conditions to the issuance of any Additional Bonds are the following:

(a) **Supplemental Indenture.** Prior to the issuance of any Additional Bonds, there shall be executed and delivered a Supplemental Indenture containing: (i) a description of the Additional Bonds proposed to be issued, including the date, the aggregate principal amount, the series designation, the denomination or denominations, the interest rate or rates (or provisions for determining the same), the maturity or maturities, the form of such Additional Bonds, and any provisions for redemption thereof prior to their respective maturities; (ii) a statement of the purpose or purposes for which the Additional Bonds are proposed to be issued; and (iii) any other provisions that do not conflict with the provisions of the Indenture.

(b) **Certificate as to Pledged Revenues.** The item or items required by either of the following subparagraphs (i) or (ii):

(i) A certificate by the Chief Financial Officer (previously the Vice President for Finance and Administration) of the University certifying that the amount of Pledged Revenues received during

the Fiscal Year next preceding the date of the issuance of the Additional Bonds then proposed to be issued was not less than 125% of the maximum Annual Debt Service Requirement with respect to the then current or any then succeeding Bond Year immediately following the issuance of the then proposed Additional Bonds, which certificate shall set forth the figures on which it is based and shall recite that the Pledged Revenues for such Fiscal Year specified therein were taken from the annual audit of the University for such Fiscal Year or, if such audit shall not have been completed for the most recent Fiscal year at the date of such certificate, were taken from the official records of the University, or

(ii) A Resolution or Resolutions adopted by the University after the commencement of the Fiscal Year next preceding the issuance of the then proposed Additional Bonds either (i) increasing the General Fees, or (ii) levying new fees and charges of a type or kind different from the General Fees, or (iii) a combination thereof, accompanied by a certificate of the Chief Financial Officer stating that if the increased General Fees or the new fees set forth in the said Resolution or Resolutions had been in effect throughout the Fiscal Year next preceding the date of issuance of the then proposed Additional Bonds, the amount of Pledged Revenues during the Fiscal Year next preceding the date of issuance of the then proposed Additional Bonds would have been not less than 125% of the maximum Annual Debt Service Requirement during the then current or any then succeeding Bond Year with respect to Bonds that will be outstanding immediately following the issuance of the then proposed Additional Bonds; and

(c) Opinion of Independent Counsel. An opinion dated on the date of issuance of such Additional Bonds, signed by Independent Counsel acceptable to the Trustee, approving the forms of all documents required above to be delivered to the Trustee and reciting that they comply with the applicable requirements set out above.

Maintenance of Pledged Revenues

The University has covenanted in the Indenture that, so long as any of the Bonds remain outstanding and unpaid, the University will fix, levy and collect General Fees and Auxiliary Enterprises Revenues from all students attending the University during each Fiscal Year in such amounts and at such times as shall be required to produce revenues sufficient to pay the principal of, unamortized premium, if any, and interest on the Bonds during the same Fiscal Year. No covenant with respect to the Children's & Women's Hospital Revenues has been made.

Supplemental Indentures

Supplemental Indentures Without Bondholder Consent. The University and the Trustee may at any time and from time to time enter into such Supplemental Indentures (in addition to such Supplemental Indentures as are otherwise provided for in the Indenture) as shall not be inconsistent with the terms and provisions of the Indenture, for any one or more of the following purposes:

(a) to add to the covenants and agreements of the University contained in the Indenture other covenants and agreements thereafter to be observed and performed by the University, provided that such other covenants and agreements may not either expressly or impliedly limit or restrict any of the obligations of the University contained in the Indenture;

(b) to cure any ambiguity or to cure, correct or supplement any defect or inconsistent provisions contained in the Indenture or in any Supplemental Indenture or to make any provisions with respect to matters arising under the Indenture or any Supplemental Indenture for any other purpose if such provisions are necessary or desirable and are not inconsistent with the provisions of the Indenture or any Supplemental Indenture and do not adversely affect the interests of the holders of the Bonds;

(c) to subject to the pledge contained in the Indenture additional revenues or to identify more precisely any of the revenues of the University subject to the Indenture;

(d) to cause the Indenture to comply with the provisions of the Trust Indenture Act of 1939 or such other federal securities laws as may hereafter be applicable to the Indenture; or

(e) to provide for the issuance of Additional Bonds in accordance with the Indenture.

Any such Supplemental Indenture will not require the consent of any bondholders.

Supplemental Indentures Requiring Bondholders Consent. In addition to those Supplemental Indentures described above, the Indenture provides that the University and the Trustee may, at any time and from time to time, with the written consent of the holders of not less than a majority in aggregate principal amount of Bonds then outstanding, enter into such Supplemental Indentures as shall be deemed necessary or desirable by the University and the Trustee for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the term or provisions contained in the Indenture or in any Supplemental Indenture; provided that without the written consent of the Holder of each Bond affected, no reduction in the principal amount of, rate of interest on, or the premium payable upon the redemption of, any Bond shall be made; and provided, further, that, without the written consent of the holders of all the Bonds, none of the following shall be permitted:

- (a) an extension of the maturity of any installment of principal of or interest on any Bond;
- (b) any change in any Mandatory Redemption Provision;
- (c) the creation of a lien or charge on the Pledged Revenues ranking prior to or (except in connection with the issuance of Additional Bonds) on a parity with the lien or charge thereon contained in the Indenture;
- (d) the establishment of preferences or priorities as between the Bonds (but only with respect to the security provided for all Bonds); or
- (e) a reduction in the aggregate principal amount of Bonds the holders of which are required to consent to such Supplemental Indenture.

[Any Supplemental Indenture that requires the consent of holders of the Insured Series 2024-C Bonds or adversely affects the rights or interests of BAM shall also be subject to the prior written consent of BAM.]

Upon the execution of any Supplemental Indenture under and pursuant to the provisions described above, the Indenture shall be deemed to be modified and amended in accordance therewith, and the respective rights, duties and obligations under the Indenture of the University, the Trustee and all holders of the Bonds then outstanding shall thereafter be determined, exercised and enforced under the Indenture, subject in all respects to such modifications and amendments.

Defaults and Remedies

Events of Default under the Indenture include the following:

- (a) failure by the University to pay principal of, the interest on or the premium (if any) on any Bond as and when the same shall become due, as provided therein and in the Indenture (whether such shall become due pursuant to any Mandatory Redemption Provisions or otherwise);
- (b) failure by the University to perform and observe any of the agreements and covenants on its part contained in the Indenture (other than in the manner described in (a) above) which such failure continues for a period of not less than thirty (30) days after written notice of such failure has been given to the University by the Trustee or by the holders of not less than twenty-five percent (25%) in outstanding amount of Bonds, unless during such period or any extension thereof the University has commenced and is diligently pursuing appropriate corrective action; or
- (c) determination by a court having jurisdiction that the University is insolvent or bankrupt, or appointment by a court having jurisdiction of a receiver for the University or for a substantial part thereof, or approval by a court of competent jurisdiction of any petition for reorganization of the University or rearrangement or readjustment of the obligations of the University under any provisions of the bankruptcy laws of the United States of America or the State of Alabama.

Upon the occurrence of an Event of Default the Trustee shall have the following rights and remedies:

(a) Acceleration. The Trustee may, by written notice to the University and with the consent of the bond insurer respecting any Bonds then outstanding and insured thereby, declare the principal of all the Bonds (including, without limitation, consent of BAM respecting acceleration of the Insured Series 2024-C Bonds) forthwith due and payable, and such principal shall thereupon become and be immediately due and payable, anything in the Indenture or in the Bonds to the contrary notwithstanding. If, however, the University makes good that default and every other default under the Indenture (except for those installments of principal declared due and payable that would, absent such declaration, not be due and payable), with interest on all overdue payments of principal and interest, and made reimbursement of all of the reasonable expenses of the Trustee, then the Trustee may (and, if requested in writing by the holders of a majority in principal amount of the then outstanding Bonds, shall), by written notice to the University, waive such default and its consequences, but no such waiver shall affect any subsequent default or right relative thereto.

(b) Mandamus and Other Remedies. The Trustee shall have the right of mandamus or other lawful remedy in any court of competent jurisdiction to enforce its rights and the rights of the holders of the Bonds against the University and any officers, agents or employees of the University, including but not limited to the right to require the University and its officers, agents or employees to perform and observe all of its or their duties under Section 16-3-28 of the Code of Alabama 1975, as amended.

Anything in the Indenture to the contrary notwithstanding, upon the occurrence and continuation of a default or an Event of Default, BAM shall be deemed the sole holder of the Insured Series 2024-C Bonds and shall be entitled to control and direct the enforcement of all rights and remedies granted to the holders of the Insured Series 2024-C Bonds under the Indenture, and no default or Event of Default may be waived without the prior written consent of BAM.

Concerning the Trustee

The Trustee shall be under no obligation to institute suit or to take any proceedings under the Indenture or to enter any appearance or in any way defend in any suit in which it may be made defendant or to take steps in the execution of trust created or in the enforcement of any rights or powers under the Indenture, until it shall be indemnified to its satisfaction against any and all costs and expense, outlays and counsel fees and other reasonable disbursements and against all liability.

The Trustee shall not be liable in connection with the performance of its duties under the Indenture except for its gross negligence or willful misconduct.

The University has agreed to pay to the Trustee from time to time reasonable compensation for all services rendered by it under the Indenture, including the services of bond registrar and paying agent and also all of its reasonable expenses, charges, counsel fees and other disbursements and those of its attorneys and employees incurred in and about the performance of its powers and duties under the Indenture prior to the Bonds. Nothing contained in the Indenture or any supplemental indenture shall require the Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties or in the exercise of any of its rights or powers if it believes that the repayment of such funds or the making whole in respect of such liability is not reasonably assured to it.

RATINGS

Moody's Investors Service, Inc. ("Moody's") and S&P Global Ratings, a division of the McGraw-Hill Companies, Inc. ("S&P"), have given the Series 2024-C Bonds an underlying rating of ["___"] and ["___"], respectively. [___ is expected to assign the Insured Series 2024-C Bonds a rating of "___" with the understanding that, upon delivery of the Insured Series 2024-C Bonds, ___ will deliver the Policy to the Trustee].

The [underlying] rating provided by each of [Moody's and S&P] (collectively, the "Rating Agencies") reflects that agency's rating of the creditworthiness of the University with respect to obligations payable from the Pledged Revenues. [The rating provided by S&P of the Insured Series 2024-C Bonds reflects S&P's current assessment of the creditworthiness of BAM and its ability to pay claims on its policies of insurance.]

Any further explanation of the significance of such ratings may be obtained only from the appropriate Rating Agency. The University furnished to the Rating Agencies the information contained in this Official Statement and certain other information respecting the University and the Series 2024-C Bonds. Generally, rating agencies base their underlying ratings on such materials and information, as well as on their own investigations, studies and assumptions.

The ratings indicated on the cover page are not recommendations to buy, sell or hold the Series 2024-C Bonds, and any such ratings may be subject to revision or withdrawal at any time by the Rating Agencies. Any downward revision or withdrawal of any or all of such rating may have an adverse effect on the market price of the affected Series 2024-C Bonds. Neither the University nor the Underwriters have undertaken any responsibility either to bring to the attention of the holders of Series 2024-C Bonds any proposed revision, suspension or withdrawal of a rating or to oppose any such revision, suspension or withdrawal.

LITIGATION

To the best of the University's knowledge, there is no litigation pending or threatened (i) restraining or enjoining the issuance or delivery of the Series 2024-C Bonds, (ii) contesting or affecting the validity of the Series 2024-C Bonds or the proceedings or authority under which they are to be issued, (iii) contesting the creation, organization or existence of the University or the title of any of its present officials to their respective offices, or (iv) contesting the right of the University to enter into the financing documents to which it is a party or to secure the Series 2024-C Bonds in accordance with the Indenture.

The University and its hospitals are immune from suit in medical malpractice matters; however, such claims may still be brought against healthcare providers employed to provide such services on behalf of the University. These providers are insured by the University's Professional Liability Trust Fund. If a final judgment were entered in any professional liability action in an amount in excess of its insurance coverage, the University would not be liable for the excess.

The University has been notified by the Equal Employment Opportunity Office ("EEOC") of charges filed with the EEOC against the University or its employees. The charges arise from alleged employment practices or policies. Should a lawsuit arise out of such charges, they would be covered by the University's General Liability Trust Fund.

Finally, the University has been notified of claims filed against it in the State Board of Adjustment. None of the aforementioned charges or claims involve any significant sums in excess of the sums otherwise provided for and would not have an impact upon the collection of the Pledged Revenues. In the opinion of the University's General Counsel, the aggregate exposure of the University with respect to all pending claims and suits would not be material to the University's financial position.

LEGAL MATTERS

The Series 2024-C Bonds will be issued subject to the approving opinion of Bradley Arant Boult Cummings LLP, Birmingham, Alabama, Bond Counsel to the University. It is anticipated that the opinion of Bond Counsel to the University will be in substantially the form set forth in Appendix B.

The various legal opinions to be delivered concurrently with the delivery of the Series 2024-C Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. By rendering a legal opinion, the authoring firm or attorney does not become an insurer or guarantor of that expression of professional judgment, of the transaction opined upon or the future performance of parties to the transaction, and the rendering of an opinion does not guarantee the outcome of any legal dispute that may arise out of the transaction.

TAX MATTERS

General

In the opinion of Bradley Arant Boult Cummings LLP, Bond Counsel to the University, under existing statutes and court decisions and assuming continuing compliance with certain tax covenants described herein, interest

on the Series 2024-C Bonds is excluded from gross income for federal income tax purposes pursuant to Section 103 of the Code. Interest on the Series 2024-C Bonds is not treated as a preference item in calculating the alternative minimum tax imposed on individuals and corporations under the Code. In rendering its opinion, Bond Counsel to the University has relied on certain representations, certifications of fact and statements of reasonable expectations made by the University and others in connection with the Series 2024-C Bonds, and Bond Counsel to the University has assumed compliance with certain ongoing covenants to comply with applicable requirements of the Code to assure the exclusion of interest on the Series 2024-C Bonds from gross income under Section 103 of the Code.

Bond Counsel expresses no opinion regarding any other federal or state tax consequences with respect to the Series 2024-C Bonds. Bond Counsel renders its opinion under existing statutes and court decisions as of the issue date and assumes no obligation to update its opinion after the issue date to reflect any future action, fact or circumstance, or change in law or interpretation, or otherwise. Bond Counsel expresses no opinion on the effect of any action taken in reliance upon an opinion of other counsel on the exclusion from gross income for federal income tax purposes of interest on the Series 2024-C Bonds.

Certain Ongoing Federal Tax Requirements and Covenants. The Code establishes certain significant ongoing requirements that must be met subsequent to the issuance and delivery of the 2020 Bonds in order that interest on the Series 2024-C Bonds be and remain excluded from gross income under Section 103 of the Code. These requirements include, but are not limited to, requirements relating to use and expenditure of gross proceeds of the Series 2024-C Bonds, yield and other restrictions on investments of gross proceeds, and the arbitrage rebate requirement that certain excess earnings on gross proceeds be rebated to the federal government. Noncompliance with such requirements may cause interest on the Series 2024-C Bonds to become included in gross income for federal income tax purposes retroactive to their issue date, irrespective of the date on which such noncompliance occurs or is discovered. The University has covenanted to comply under the Indenture with certain applicable requirements of the Code to assure the exclusion of interest on the Series 2024-C Bonds from gross income under Section 103 of the Code.

Certain Collateral Federal Tax Consequences. The following is a brief discussion of certain collateral federal income tax matters with respect to the Series 2024-C Bonds. It does not purport to deal with all aspects of federal taxation that may be relevant to a particular owner of any Series 2024-C Bonds. Prospective investors, particularly those who may be subject to special rules, are advised to consult their own tax advisors regarding the federal tax consequences of owning and disposing of Series 2024-C Bonds.

Prospective owners of the Series 2024-C Bonds should be aware that the ownership of such obligations may result in collateral federal income tax consequences to various categories of persons, such as corporations (including S corporations and foreign corporations), financial institutions, property and casualty and life insurance companies, individual recipients of Social Security and railroad retirement benefits, individuals otherwise eligible for the earned income tax credit and taxpayers deemed to have incurred or continued indebtedness to purchase or carry obligations the interest on which is not included in gross income for federal income tax purposes. Interest on the Series 2024-C Bonds may be taken into account in determining the tax liability of foreign corporations subject to the branch profits tax imposed by Section 884 of the Code.

Original Issue Premium. The initial public offering price to be paid for certain of the Series 2024-C Bonds (such Series 2024-C Bonds, the "Original Issue Premium Series 2024-C Bonds") is greater than the principal amount thereof. Under existing law, any owner who has purchased an Original Issue Premium Series 2024-C Bond in the initial public offering of the Series 2024-C Bonds is required to reduce his basis in such Original Issue Premium Series 2024-C Bond by the amount of premium allocable to periods during which he holds such Original Issue Premium Series 2024-C Bond, and the amount of premium allocable to each accrual period will be applied to reduce the amount of interest received by the owner during each such period. All owners of Original Issue Premium Series 2024-C Bonds should consult their own tax advisors with respect to the determination for federal, state and local income tax purposes of interest accrued upon redemption, sale or other disposition of such Original Issue Premium Series 2024-C Bond and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale, gift or other disposition of such Original Issue Premium Series 2024-C Bond.

Original Issue Discount. The initial public offering price to be paid for certain of the Series 2024-C Bonds (the "Original Issue Discount Series 2024-C Bonds") is less than the principal amount thereof. Under existing law,

the difference between (i) the amount payable at the maturity of each Original Issue Discount Series 2024-C Bond, and (ii) the initial offering price to the public of such Original Issue Discount Series 2024-C Bond constitutes original issue discount with respect to such Original Issue Discount Series 2024-C Bond in the hands of any owner who has purchased such Original Issue Discount Series 2024-C Bond in the initial public offering of the Series 2024-C Bonds. Such initial owner is entitled to exclude from gross income (as defined in Section 61 of the Code) an amount of income with respect to such Original Issue Discount Series 2024-C Bond equal to that portion of the amount of such original issue discount allocable to the period that such Original Issue Discount Series 2024-C Bond continues to be owned by such owner.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Series 2024-C Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Series 2024-C Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Series 2024-C Bond was held by such initial owner) is includable in gross income.

Under existing law, the original issue discount on each Original Issue Discount Series 2024-C Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the Series 2024-C Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Series 2024-C Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other taxable disposition thereof. The amount (if any) to be added to basis for each accrual period is equal to (a) the sum of the issue price and the amount of original issue discount accrued in prior periods (if any) multiplied by the yield to maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such warrants.

The federal income tax consequences of the purchase, ownership, redemption, sale or other disposition of Original Issue Discount Series 2024-C Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. All owners of Original Issue Discount Series 2024-C Bonds should consult their own tax advisors with respect to the determination for federal, state and local income tax purposes of interest accrued upon redemption, sale or other disposition of such Original Issue Discount Series 2024-C Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale, gift or other disposition of such Original Issue Discount Series 2024-C Bonds.

Bank Qualification. The Series 2024-C Bonds have not been designated as "qualified tax-exempt obligations" under Section 265 of the Code.

Post-Issuance Matters. The tax-exempt status of the Series 2024-C Bonds could be affected by post-issuance events. See "SPECIAL CONSIDERATIONS RESPECTING THE SERIES 2024-C BONDS – Tax-Exempt Status of Series 2024-C Bonds" herein. The Indenture does not provide for mandatory redemption of the Series 2024-C Bonds or payment of any additional interest or penalty if a determination is made that the Series 2024-C Bonds do not comply with the existing requirements of the Code, if a subsequent change in law adversely affects the tax-exempt status of the Series 2024-C Bonds or the economic benefit of investing in the Series 2024-C Bonds or if any other event or occurrence takes place that impacts the tax status of the Series 2024-C Bonds.

CONTINUING DISCLOSURE

General

Under a Continuing Disclosure Agreement, dated the date of the Series 2024-C Bonds (the "Continuing Disclosure Agreement"), the University has agreed to provide or cause to be provided to the Municipal Securities Rulemaking Board (the "MSRB") using its electronic municipal market access system (referred to as "EMMA"), certain updated financial information and operating data annually, and timely notice of specified events for purposes of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended (the "Rule").

See [Appendix C](#) for a form of the Continuing Disclosure Agreement relating to the Series 2024-C Bonds.

A failure by the University to comply with the Continuing Disclosure Agreement will not constitute an event of default under the Indenture. Beneficial owners of the Series 2024-C Bonds are limited to the remedies described in the Continuing Disclosure Agreement. A failure by the University to comply with the Continuing Disclosure Agreement must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Series 2024-C Bonds in the secondary market.

Compliance with Prior Continuing Disclosure Agreements

In connection with the prior issuance of certain of the Outstanding Bonds, the University has entered into other continuing disclosure agreements under the Rule. The University did not file notice of the incurrence of a financial obligation it had entered on January 14, 2021, until February 17, 2021.

Effective August 2016, the University adopted new procedures intended to improve timeliness of its required filings under the Rule. The University also prepared a template into which all financial and operating data can be compiled into a single document for future filings.

STATE NOT LIABLE ON SERIES 2024-C BONDS

The Series 2024-C Bonds are limited obligations of the University payable solely out of, and secured by a pledge of, the Pledged Revenues. Neither the principal of nor the interest on the Series 2024-C Bonds nor the aforesaid pledge or any other agreement contained in the Indenture shall constitute an obligation of any nature whatsoever of the State of Alabama, and neither the Series 2024-C Bonds nor any obligation arising from said pledge or agreements shall be payable out of any moneys appropriated to the University by the State of Alabama.

FINANCIAL INFORMATION

[Appendix A](#) contains audited financial statements of the University for the fiscal year ended September 30, 2023. KPMG LLP, the University's independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein as [Appendix A](#), any procedures on the financial statements addressed in that report. KPMG LLP also has not performed any procedures relating to this Official Statement.

FORWARD LOOKING STATEMENTS

Certain statements contained in this Official Statement including, without limitation, statements containing the words "estimates," "believes," "anticipates," "expects" and words of similar import, constitute forward-looking statements. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results, performance or achievements of the University or other entities to which the forward-looking statements relate to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

The forward-looking statements included herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials. Assumptions to the foregoing involve judgments with respect to, among other things, future economic, competitive and market conditions, and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the University. Any of such assumptions could be inaccurate and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement will prove to be accurate. Given these uncertainties, prospective investors are cautioned not to place undue reliance on such forward-looking statements. The University and the Underwriters disclaim any obligation to update any such factors or to publicly announce the results of any revision to any of the forward-looking statements contained herein to reflect future events or developments.

THE UNIVERSITY UNDERTAKES NO OBLIGATION TO PUBLICLY UPDATE OR REVISE ANY FORWARD LOOKING STATEMENT AS A RESULT OF NEW INFORMATION, FUTURE EVENTS OR OTHER INFORMATION.

SPECIAL CONSIDERATIONS RESPECTING THE SERIES 2024-C BONDS

General

An investment in the Series 2024-C Bonds involves certain risks which should be carefully considered by investors. The sufficiency of Pledged Revenues to pay debt service on the Series 2024-C Bonds may be affected by events and conditions relating to, among other things, general economic conditions, population in the University's basic service area, the demand for higher education and legislative and administrative requirements on the University's operations.

Prospective investors should carefully examine this Official Statement and their own financial condition in order to make a judgment as to their ability to bear the economic risk of such an investment and whether or not the Series 2024-C Bonds are an appropriate investment for them.

Holders of the Series 2024-C Bonds should be aware that their rights and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights and the exercise of judicial discretion in appropriate cases.

Limitations on Source of Payment, Security and Remedies

Limited Source of Payment. The Series 2024-C Bonds will be limited obligations of the University, payable solely from, and secured by a pledge of, the Pledged Revenues. *See* "SECURITY AND SOURCE OF PAYMENT."

The Series 2024-C Bonds will not be debts or obligations of the State of Alabama, and debt service on the Series 2024-C Bonds will not be payable out of any money provided or appropriated to the University by the State of Alabama. Holders of the Series 2024-C Bonds shall never have the right to demand payment of the Series 2024-C Bonds from the University from any source other than the special funds established under the Indenture and the Pledged Revenues and shall be entitled to payment from such sources only on a parity basis with all other bonds outstanding under the Indenture.

Additional Debt. All Bonds are secured on a parity by the lien on Pledged Revenues. If the University incurs additional debt secured by the Indenture, the security interest in Pledged Revenues for the benefit of Bondholders will in effect be diluted.

Hospitals Are Limited Use Facilities. The hospitals and other health care facilities of the University, which are operating assets of the University, are limited use facilities, suitable primarily for hospital or health care purposes. Consequently, the market for sale or other disposition of such facilities is limited. In the event of a sale of such facilities, whether in a bankruptcy proceeding or otherwise, the number of potential purchasers and the sale price may be affected by the limited possible use.

Limitation on Remedies Upon Default. The Indenture does not constitute a mortgage on or security interest in any properties of the University, and no foreclosure or sale proceedings with respect to any property of the University may occur. The University is exempt from all suits under the doctrine of sovereign immunity, but state law provides that agents and employees of the University may, by mandamus, be compelled to apply the Pledged Revenues to the payment of the Series 2024-C Bonds in accordance with the terms of the Indenture.

The remedies available to the registered holders of the Series 2024-C Bonds upon the occurrence of a default under the Indenture are in many respects dependent upon regulatory and judicial actions, which are often subject to discretion and delay. Under existing law, the remedies provided under the Indenture may not be readily available or may be limited, and no assurance can be given that a mandamus or other legal action to enforce payment under the Indenture would be successful. The various legal opinions to be delivered

concurrently with the delivery of the Series 2024-C Bonds will be qualified as to enforceability of the various legal instruments, limitations imposed by bankruptcy, reorganization, insolvency or similar laws affecting the rights of creditors generally and by judicial discretion applicable to equitable remedies and proceedings generally.

Health Care Industry Factors

The health care industry is subject to a number of factors that could adversely affect the business prospects of the University. Among those factors are the following:

The Health Care Industry is Highly Regulated. The health care industry is highly regulated by the federal and state governments. These regulations relate to areas such as the required delivery of care whether or not patients have the resources for payment, the quality of care and outcomes of health care services provided, excessive re-admission of patients, accuracy of billing and collecting for services rendered, privacy of patients and their health care information, and the relationship between providers and physicians who refer patients to the provider's health care facilities. For providers organized as charitable organizations under Section 501(c)(3) of the Internal Revenue Code there are additional regulations that must be satisfied to preserve tax-exempt status. The cost of compliance with these regulations is significant.

Payment Systems. USA Health derives most of its revenues from Medicare, Medicaid, Blue Cross and other third party payor programs. Such programs may provide payment for services rendered to their beneficiaries in an amount that is less than actual patient charges. These payment systems are complex, subject to periodic change, and require a high degree of accuracy in the billing and collecting process. Failure to submit accurate billing may result in large financial penalties or claims or disqualification from the programs. Penalties or claims may be from governmental authorities, such as the Justice Department and the Office of Inspector General, independent auditing firms under contract with the government, or from private litigants under so-called "qui tam actions."

Alternate Payment Systems. The payment systems for health care services may be expanded to cover capitation or other coverage programs in which the providers assume the risk of health care services for a defined population. The University currently does not provide coverage on a capitated basis; however, the development of such coverage programs in the University's market could force the University to assume increased risk for the amount and cost of services it provides.

Health Care Reform. In 2010, Congress adopted extensive health reform legislation commonly referred to as the Affordable Care Act (the "ACA"). This legislation attempts to extend commercial insurance coverage and Medicaid coverage to many patients not previously covered. The State of Alabama declined the ACA option to expand the Medicaid coverage, which reduces the amount of reimbursement that might otherwise be available to the health care facilities operated by the University. This legislation also imposes numerous operating and reporting requirements on health care providers. Implementation of the various ACA initiatives will take several years and will require extensive time and expense. Implementation has been and continues to be uncertain. It is expected that governments will continue to consider various reform proposals in the health care industry. If adopted, such proposals may subject health care providers like the University to increased compliance requirements, reduced reimbursement for services, increased costs, or a combination of such results.

Trend Toward Large-Deductible Insurance Policies. Coverage provided by insurance is trending toward large deductibles or self-insurance retention for patients, which reduces the required premiums but increases out-of-pocket expense for the insured. These large deductible policies can be expected to increase the challenge of collecting for services rendered and may result in an increase of bad debt expense for health care providers.

Budgetary Pressure for Medicare and Medicaid Funding. Medicare and Medicaid are government-sponsored programs. Funding for those programs is subject to the legislative process of federal and state governments. The spending policies or deficit reduction initiatives of those governments have resulted in significant reductions in reimbursement for health care services in the past and can be expected to apply pressure on reimbursement for the foreseeable future.

Competition from Other Providers. The health care industry is highly competitive. Other health care providers may develop competing facilities or services in the University's service area. Competing facilities or services may include, among others, new hospitals, specialty hospitals, outpatient facilities, and managed care or insurance products. Other forms of competition could also affect the University's ability to maintain or improve its market share, including increasing competition (1) between physicians who generally use hospitals and non-physician practitioners such as nurse practitioners, chiropractors, physical and occupational therapists and others who may not generally use hospitals, and (2) from nursing homes, home health agencies, ambulatory care facilities, surgical centers, outpatient radiology centers, rehabilitation and therapy centers, physician group practices and other non-hospital providers of many services for which patients generally rely on hospitals currently.

Capital Investment and Technology. The technology for diagnosis and treatment of patients changes rapidly and requires large capital investment on an ongoing basis in order for a health system to meet the needs of its patients.

Other Factors Affecting the Health Care Industry. In addition to the factors discussed above, the following additional factors, among others, may adversely affect the operations of health care providers, including the University:

(a) Increased efforts by insurers, private employers and governmental agencies to limit the cost of hospital services, to reduce the number of hospital beds and to reduce utilization of hospital facilities by such means as preventive medicine, improved occupational health and safety and outpatient care.

(b) Termination of existing agreements between a provider and employed physicians who render services to the provider's patients or alteration of referral patterns by independent physicians and physician groups.

(c) The availability and cost of insurance or self-insurance to protect against malpractice and general liability claims.

(d) Environmental and hazardous waste disposal regulations.

(e) Future legislation and regulations affecting the tax-exempt status of governmental and 501(c)(3) hospitals or imposing additional requirements on qualification.

(f) The reduced need for hospitalization or other traditional health care services as a result of medical and other scientific advances.

(g) Imposition of wage and price controls for the health care industry.

(h) The availability of or cost of retaining nursing, technical or other health care personnel.

(i) The spread of any bacteria, virus or infectious disease that is resistant to existing drugs or medical treatment.

(j) Reduction in population, increased unemployment or other adverse economic conditions in the market.

Factors Affecting Academic Medical Centers

Academic medical center hospitals, like those operated by the University, are subject to certain negative credit factors that do not affect other not-for-profit hospitals. Among those factors are the following:

Special Revenue and Expense Challenges. The research and teaching divisions at academic medical centers often operate at break-even or deficit levels. Funding these missions sometimes requires organizational subsidies that can detrimentally affect the hospital's overall operating performance. Fundraising, endowment spending and excess cash generated from patient care can be used to support the non-clinical departments at an academic medical center, but these sources of funding may not be enough to offset the drag on operating funds.

Negative Reimbursement Pressure from Medicare and Medicaid. The federal government has proposed a reduction in graduate medical education funding from CMS as one way to address federal budget challenges. Although funding cuts would impact all teaching hospitals with medical residents, academic medical centers would be disproportionately impacted due to higher numbers of residents and greater indirect cost payments for high acuity services performed. In addition, securing federal funding for research has become increasingly competitive among research institutions, primarily due to federal budget constraints. Changes in federal funding patterns could adversely affect academic medical centers and their ability to make debt service payments.

Inordinately High Exposure to Medicaid Patients. Many academic medical centers provide a disproportionate amount of charity care in their communities, which results in high exposure to Medicaid patients and receipt of Disproportionate Share Funding ("DSH"). Medicaid reimbursement cuts in recent years have disproportionately impacted academic medical centers. Additionally, reductions in DSH payments were mandated by the ACA beginning in 2016.

Increased Financial Support for Sponsoring University. Academic medical centers are increasingly facing requests for financial transfers to their associated universities to support strategic investments, program development and educational activities. These financial transfers are typically negotiated between the university and the hospital on an annual basis, and immediate needs at the university level could lead to a growing financial subsidy. These payments could adversely affect the academic medical center's operating performance.

State Proration

The State of Alabama appropriates money each year to the University for operating costs and non-operating cash requirements, including capital expenditures. Because the State is mandated by its constitution to operate with a balanced budget, the State occasionally has reduced its appropriations, through a process known as "proration", when its annual revenues are not expected to meet budgeted appropriations. The last fiscal year in which State appropriations were "prorated" was fiscal year 2011. It is possible that proration may be implemented from time to time in the future and, when proration does occur, the University may be required to implement various cost-saving measures in order to balance its own budget. Although proration may impact the University's budget, the Series 2024-C Bonds are not payable from State appropriations.

Certain Factors Affecting Pledged Revenues

No representation can be made and no assurance can be given that receipts from the Pledged Revenues will be sufficient to make the required payment of debt service on the Series 2024-C Bonds and to pay necessary operating expenses. The amount of Pledged Revenues collected by the University will be subject to a variety of factors that could adversely affect debt service coverage on the Series 2024-C Bonds, including general economic conditions, population in the University's basic service area, the demand for higher education, and the impact of legislative and administrative requirements on the University's operations.

Tax-Exempt Status of Series 2024-C Bonds

It is expected that the Series 2024-C Bonds will qualify as tax-exempt obligations for federal income tax purposes as of the date of issuance. See "TAX MATTERS – General." It is anticipated that Bond Counsel to the University will render an opinion substantially in the form attached hereto as Appendix B, which should be read in its entirety for a complete understanding of the scope of the opinions and the conclusions expressed therein. A legal opinion expresses the professional judgment of the attorney rendering the opinion as to the legal issues explicitly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of that expression of professional judgment, of the transaction opined upon, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

The tax status of the Series 2024-C Bonds could be affected by post-issuance events. There are various requirements of the Internal Revenue Code that must be observed or satisfied after the issuance of the Series 2024-C Bonds in order for the Series 2024-C Bonds to qualify for, and retain, tax-exempt status. These

requirements include appropriate use of the proceeds of the Series 2024-C Bonds, use of the facilities financed by the Series 2024-C Bonds, investment of bond proceeds, and the rebate of so-called excess arbitrage earnings. Compliance with these requirements is the responsibility of the University.

The Internal Revenue Service (the "IRS") conducts an audit program to examine compliance with the requirements regarding tax-exempt status. Under current IRS procedures, in the initial stages of an audit with respect to the Series 2024-C Bonds, the University would be treated as the taxpayer, and the owners of the Series 2024-C Bonds may have limited rights to participate in the audit process. The initiation of an audit with respect to the Series 2024-C Bonds could adversely affect the market value and liquidity of the Series 2024-C Bonds, even though no final determination about the tax-exempt status has been made. If an audit results in a final determination that the Series 2024-C Bonds do not qualify as tax-exempt obligations, such a determination could be retroactive in effect to the date of issuance of the Series 2024-C Bonds.

In addition to post-issuance compliance, a change in law after the date of issuance of the Series 2024-C Bonds could affect the tax-exempt status of the Series 2024-C Bonds or the effect of investing in the Series 2024-C Bonds. For example, the federal government is considering various proposals to reduce federal budget deficits and the amount of federal debt, including proposals that would eliminate or reduce indirect expenditures made through various deductions and exemptions currently allowed by the income tax laws. The exemption for interest on tax-exempt bonds is one of the indirect expenditures that could be affected by a deficit reduction initiative. Some deficit-reduction proposals would eliminate the exemption for interest on tax-exempt bonds. Other proposals would place an aggregate cap on the total amount of exemptions and deductions that may be claimed by a taxpayer, or a cap on the exemption for interest on tax-exempt bonds. Changes in the rate of the federal income tax, including so-called "flat tax" proposals, could also reduce the value of the exemption. Changes affecting the exemption for interest on tax-exempt bonds, if enacted, could apply to tax-exempt bonds already outstanding, including the Series 2024-C Bonds offered pursuant to this Official Statement, as well as bonds issued after the effective date of such legislation. It is not possible to predict whether Congress will adopt legislation affecting the exemption for tax-exempt bonds, what the provisions of such legislation may be, whether any such legislation will be retroactive in effect, or what effect any such legislation may have on investors in the Series 2024-C Bonds. Investors should consult their own tax advisers about the prospects and possible effect of future legislation that could affect the exemption for interest on tax-exempt bonds.

The Indenture does not provide for mandatory redemption of the Series 2024-C Bonds or payment of any additional interest or penalty if a determination is made that the Series 2024-C Bonds do not comply with the existing requirements of the Code, if a subsequent change in law adversely affects the tax-exempt status of the Series 2024-C Bonds or the economic benefit of investing in the Series 2024-C Bonds, or if any other event or occurrence takes place that impacts the tax status of the Series 2024-C Bonds.

The United States Bankruptcy Code

Chapter 9 of Title 11 of the United States Code, 11 U.S.C. 101, *et seq.* (the "Bankruptcy Code") permits a political subdivision, public agency or instrumentality of a State to file a petition for relief in federal bankruptcy courts if the subdivision, agency or instrumentality is insolvent within the meaning of Chapter 9 and is authorized under applicable state law to seek such relief. The University, as an instrumentality of the State of Alabama, meets the initial eligibility requirement for a debtor under Chapter 9 of the United States Bankruptcy Code, as set forth at 11 U.S.C. §109(c)(1), because it is a "municipality" as defined at 11 U.S.C. §101(40), but the University is not expressly authorized by Article XIV, Section 266 of the Alabama Constitution of 1901 or by §16-48-1 *et seq.* of the Code of Alabama 1975, as amended, to initiate a Chapter 9 proceeding. Therefore, absent enactment of legislation by the Alabama Legislature that specifically authorizes a filing by the University, or by all instrumentalities of the State of Alabama, the University does not appear to be eligible to be a "debtor" under Chapter 9 of the United States Bankruptcy Code.

Nonetheless, Chapter 9 has been rarely used, and there is little precedent concerning its interpretation or the interpretation of related state laws, so there can be no definitive assurance that the University would be

prevented from filing a petition for relief under Chapter 9, and if it did so, what relief would be provided. For example, Chapter 9 of the Bankruptcy Code provides certain protections to creditors whose debts are secured by pledged special revenues; however, because of the limited precedent available with respect to Chapter 9, it is possible that a federal bankruptcy court could reject or circumscribe certain of these provisions under the facts of a specific case.

It should be noted that Section 922(d) of Chapter 9 of the Bankruptcy Code provides that a bankruptcy petition does not operate as a stay of "application of pledged special revenues" to the payment of indebtedness secured by such revenues in a manner consistent with other provisions of the Bankruptcy Code. Without limitation, section 928 of the Bankruptcy Code provides that special revenues acquired by the debtor after commencement of a Chapter 9 case remain subject to any lien resulting from any security agreement entered into by the debtor before commencement of the case, but further provides that any such lien on special revenues (other than municipal betterment assessments) derived from a project or system shall be subject to "the necessary operating expenses of such project or system." It is not clear whether the pledge of Pledged Revenues made by the University for the benefit of the Series 2024-C Bonds would constitute "special revenues" as that term is defined in section 902(2) of the Bankruptcy Code. Moreover, the phrase "application of pledged special revenues" has given rise to arguments that the provisions of section 922(d) apply only to funds in possession and control of the debtholders, or their trustee. Therefore, it is uncertain whether or not the filing of a Chapter 9 petition (if the University had such power under Alabama law) would affect application of Pledged Revenues for the payment of principal and interest on the Series 2024-C Bonds. Similarly, it is uncertain whether section 928 of the Bankruptcy Code would control the claims of holders of the Series 2024-C Bonds with respect to the Pledged Revenues.

As a "municipality" within the meaning of the Bankruptcy Code, the University's eligibility to be a debtor is governed solely by 11 U.S.C. §109(c). A "municipality" within the meaning of Chapter 9 of the Bankruptcy Code cannot seek relief as a "debtor" under other chapters of the Bankruptcy Code, including without limitation Chapters 7 and 11.

The approving legal opinion of Bond Counsel to the University will contain the customary reservation that the rights of the holders of the Series 2024-C Bonds and the enforceability thereof may be limited by bankruptcy, insolvency, reorganization, sovereign immunity, moratorium and other similar laws affecting creditors' rights and the exercise of judicial discretion in appropriate cases. See the proposed form of approving legal opinion set forth in Appendix B – "Proposed Form of Approval Opinion of Bond Counsel to the University."

FINANCIAL ADVISOR

PFM Financial Advisors LLC ("PFM") is employed by the University to perform professional services in the capacity of financial advisor. In its role as financial advisor to the University, PFM has provided advice on the plan of financing and structure of the Series 2024-C Bonds, and reviewed certain legal and disclosure documents, including this Official Statement, for financial matters. PFM has not independently verified the factual information contained in this Official Statement, but relied on the information supplied by the University and other sources and the University's certification as to the Official Statement.

UNDERWRITING

The Series 2024-C Bonds are being purchased for reoffering by [_____] at an aggregate purchase price of \$[_____] (representing the initial par amount of the Series 2024-C Bonds, less an underwriting discount of \$[_____], [plus/less] [net] original issue [premium/discount] of \$[_____]). The public offering price of the Series 2024-C Bonds as set forth on the inside of the cover page of this Official Statement may be changed from time to time by the Underwriters, and the Underwriters may allow a concession from the public offering price to certain dealers.

MISCELLANEOUS

The references herein to statutory provisions, the Indenture and other documents and instruments are summaries of certain provisions thereof and do not purport to be complete. For full and complete statements of

such provisions reference is hereby made to the specific statutory provision, document or instrument to which such summary relates.

So far as any statements made in this Official Statement involve matters of opinion or of estimates, whether or not expressly stated, they are set forth as such and not as representations of fact. No representation is made that any of the statements will be realized. Neither this Official Statement nor any statement which may have been made verbally or in writing is to be construed as a contract with the owners of the Series 2024-C Bonds.

The information contained in this Official Statement has been compiled or prepared from information obtained from sources believed to be reliable; however, the University makes no representation as to the accuracy or completeness of such information. The information and the expressions of opinion herein are subject to change without notice. Accordingly, neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that, since the date hereof, there has been no change in the affairs of the University or any other governmental agencies or entities discussed herein.

The distribution of this Official Statement and its use in the offering and sale of the Series 2024-C Bonds have been approved by the governing body of the University.

UNIVERSITY OF SOUTH ALABAMA

/s/ Kristen Roberts

Chief Financial Officer

APPENDIX A

**AUDITED FINANCIAL STATEMENT FOR THE
FISCAL YEAR ENDED SEPTEMBER 30, 2023**

APPENDIX B

PROPOSED FORM OF APPROVAL OPINION OF BOND COUNSEL TO THE UNIVERSITY

Proposed Form of Approval Opinion of Bond Counsel

_____, 2023

Board of Trustees of the
University of South Alabama
Mobile, Alabama

Ladies and Gentlemen:

We have examined the Constitution and laws of the State of Alabama and certified copies of proceedings of the Board of Trustees of the University of South Alabama (herein called the "University") and other documents submitted to us pertaining to the authorization, issuance and validity of:

\$ _____
University of South Alabama
University Facilities Revenue Bonds
Series 2024-C

The statements hereinafter made and the opinions hereinafter expressed are based upon our examination of said constitution, laws, proceedings, and documents, which show as follows:

(1) that the above-referenced University Facility Revenue Bonds, Series 2024-C (the "Series 2024-C Bonds") have been issued under a University Facilities Revenue Trust Indenture dated as of February 15, 1996, as heretofore supplemented and amended and as further supplemented by a Twenty-Third Supplemental University Facilities Revenue Trust Indenture dated the date of the Series 2024-C Bonds between the University and The Bank of New York Mellon Trust Company, N.A., as successor trustee (said Indenture, as so supplemented and amended, herein called the "Indenture"), wherein there has been pledged for payment of all bonds issued thereunder so much as may be necessary therefor of (a) the proceeds of the general tuition fees levied against all students attending the University, (b) the gross revenues derived from auxiliary enterprises services furnished by the University, including, without limitation, food services, housing, college stores, dining, concessions and other similar services, as such revenues are shown as a separate item on the audited financial statements of the University, and (c) an amount not exceeding \$10,000,000 in any fiscal year of the University of the gross revenues derived from that certain hospital facility owned and operated by the University and known as USA Children's & Women's Hospital (collectively herein called the "Pledged Revenues"); and

(2) that the University is authorized under the Indenture to issue, without express limit as to principal amount but only upon compliance with certain conditions precedent specified in the Indenture, Additional Bonds (as such term is defined in the Indenture) secured by a pledge of the Pledged Revenues on a parity with all other bonds issued under the Indenture and at any time outstanding.

We are of the following opinion: that the University is a public body corporate under the laws of the State of Alabama and has corporate power to issue the Series 2024-C Bonds and to execute and deliver the Indenture; that the Series 2024-C Bonds have been duly authorized, executed and issued in the manner provided by the applicable provisions of the Constitution and laws of the State of Alabama, are in due and legal form and evidence valid and binding limited and special obligations of the University payable, as to principal and interest, solely out of the Pledged Revenues; that the payment of the principal of and the interest on the Series 2024-C Bonds is secured on a parity with all Bonds (as such term is defined in the Indenture) previously issued under the Indenture and with any other Additional Bonds hereafter issued under the Indenture by a pledge of the Pledged Revenues pro rata and without preference or priority of the Bonds of one series over those of another; that the said pledge is valid, subject to all

lawful prior charges on the Pledged Revenues; and that the Indenture has been duly authorized, executed and delivered on behalf of the University. We are of the opinion that the interest on the Series 2024-C Bonds is, under existing statutes and regulations as presently construed, exempt from Alabama income taxation.

We are further of the opinion that under the Internal Revenue Code of 1986, as amended (herein called the "Code"), as presently construed and administered, and assuming compliance by the University with its covenants pertaining to certain requirements of federal tax law that are set forth in the Indenture and the proceedings authorizing the issuance of the Series 2024-C Bonds, the interest on the Series 2024-C Bonds will be excludable from gross income of the recipient thereof for federal income tax purposes pursuant to the provisions of Section 103(a) of the Code and will not be an item of tax preference included in alternative minimum taxable income for the purpose of computing the minimum tax imposed by Section 55 of the Code. We express no opinion regarding tax consequences arising with respect to the Series 2024-C Bonds other than as expressly set forth herein.

We express no opinion herein regarding the accuracy, adequacy or completeness of the Official Statement of the University relating to the Series 2024-C Bonds. We express no opinion with respect to the federal tax consequences to the recipient of the interest on the Series 2024-C Bonds under any provision of the Code not referred to above.

The rights of the holders of the Series 2024-C Bonds and the enforceability of the Series 2024-C Bonds and the Indenture are subject to all applicable bankruptcy, insolvency, reorganization, sovereign immunity, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and the exercise of judicial discretion in appropriate cases.

Neither the principal of nor the interest on the Series 2024-C Bonds nor the aforesaid pledge or any other agreements contained in the Indenture constitute an obligation of any nature whatsoever of the State of Alabama, and neither the Series 2024-C Bonds nor any obligation arising from said pledge or other agreements are payable out of any moneys appropriated to the University by the State of Alabama. The Indenture does not constitute a mortgage on any of the property of the University, and no foreclosure or sale proceedings with respect to any property of the University shall ever be had under its authority.

This opinion is given as of the date hereof, and we assume no obligation to update, revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Very truly yours,

APPENDIX C
FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT IV
FORM OF CONTINUING DISCLOSURE AGREEMENT

CONTINUING DISCLOSURE AGREEMENT

The University of South Alabama, a public body corporate under the laws of the State of Alabama (the "University"), has entered into this Agreement for the benefit of the holders of its University Facilities Revenue Bonds, Series 2024-C, in the aggregate principal amount of \$_____ (the "Bonds"). The University is the Obligated Person with respect to the Bonds.

Recitals

A. The Bonds are being issued pursuant to a University Facilities Revenue Trust Indenture dated as of February 15, 1996 (the said Indenture, as heretofore supplemented and amended and as further supplemented and amended by a Twenty-Third Supplemental University Facilities Revenue Trust Indenture dated the date of the Bonds (the "Indenture"), between the University and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee").

B. An Official Statement dated _____, [2024/2025] (the "Official Statement") has been prepared for distribution to prospective purchasers of the Bonds.

C. The Bonds are subject to the provisions of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), as amended. This Agreement is being entered into pursuant to the continuing disclosure requirements of the Rule.

D. Capitalized terms not otherwise defined in this Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with definitions in the Rule, in the Official Statement.

E. There is no Obligated Person with respect to the Bonds other than the University.

NOW, THEREFORE, for and in consideration of the premises, the University hereby covenants, agrees and binds itself as follows:

1. Financial Statements; Annual Report.

(a) The University will provide to the Municipal Securities Rulemaking Board (the "MSRB") the audited financial statements of the University, prepared in accordance with generally accepted accounting principles as applicable to the University, not later than 210 days after the close of each fiscal year of the University, beginning with the fiscal year ending September 30, 2024.

(b) The University will provide, not later than 210 days after the end of each fiscal year of the University, commencing with the fiscal year ending September 30, 2024, to the MSRB the following financial and operating data, unless such information is included in the filed audited financial statements (the "Annual Report"):

- (1) the revenues from the general tuition fees the proceeds of which are pledged for payment of the Bonds;
- (2) the revenues from the auxiliary enterprises fees the proceeds of which are pledged for payment of the Bonds;
- (3) the schedule of undergraduate and graduate fees and College of Medicine fees;
- (4) the number of students, by geographic classification, attending the fall term commencing within the fiscal year covered by the University Annual Report;
- (5) the total State appropriations authorized and received.

(c) If the University's fiscal year is changed subsequent to the execution of this Agreement, the University shall provide timely notice of the change to the MSRB stating that its fiscal year has changed and specifying the new period constituting the University's fiscal year.

2. Event Notices. The University agrees to provide or cause to be provided, in a timely manner not in excess of ten (10) business days after the occurrence of the event, as required by the Rule, to the MSRB, notice of the occurrence of any of the following events (each a "Listed Event") with respect to the Bonds:

1. principal and interest payment delinquencies.
2. non-payment related defaults, if material.
3. unscheduled draws on debt service reserves reflecting financial difficulties.
4. unscheduled draws on credit enhancements reflecting financial difficulties.
5. substitution of credit or liquidity providers, or their failure to perform.
6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.
7. modifications of the rights of holders of the Bonds, if material.
8. bond calls, if material, and tender offers.
9. defeasances.
10. release, substitution or sale of property securing repayment of the Bonds, if material.
11. rating changes.
12. bankruptcy, insolvency, receivership, or similar event of the obligated person.
13. the consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
14. appointment of a successor or additional trustee or the change of name of a trustee, if material.
15. incurrence of a Financial Obligation of an Obligor, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of an Obligor, any of which affect security holders, if material.
16. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of an Obligor, any of which reflect financial difficulties.

As used herein, "Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) a guarantee of (a) or (b). The term "Financial Obligation" does not include municipal securities as to which a final official statement has been otherwise provided to the MSRB under the Rule.

3. Additional Information. Nothing in this Agreement shall be deemed to prevent the University from disseminating any other information, using the means of dissemination set forth in this Agreement or any other means of communication, or including any other information in any notice of occurrence of a Listed Event, in addition to that which is required by this Agreement. If the University chooses to disseminate information in addition to that required herein, whether by including such information in any notice of occurrence of a Listed Event in addition to that which is specifically required by this Agreement or otherwise, the University shall have no obligation under this Agreement to update or continue to provide such information or include it in any future notice of occurrence of a Listed Event.

4. Form and Method of Filing. All filings to be provided hereunder to the MSRB shall be made by posting such information in electronic format on the MSRB's Electronic Municipal Market Access ("EMMA") system at <http://emma.msrb.org> accompanied by identifying information as prescribed by the MSRB. All such filings shall be made in conformity with the procedures and requirements established by the MSRB in effect at the time of such filing.

5. Beneficiaries; Limitation of Remedies Hereunder. This Agreement is for the benefit of the holders of the Bonds and shall be enforceable by such holders, subject to the limitations herein. The University shall never be subject to money damages in any sum or amount, whether compensatory, punitive or otherwise, for its failure to comply with its obligations contained herein. The only remedy available to the holders of the Bonds for breach by the University of its obligations hereunder shall be the remedy of specific performance or mandamus against the appropriate officials of the University to obtain performance of the University's obligations hereunder. No failure by the University to comply with the provisions of this Agreement shall be an event of default with respect to the Bonds under the Indenture.

6. Responsibility for Compliance.

(a) No person other than the University shall have any liability or responsibility for compliance by the University with its obligations under this Agreement. The Trustee has undertaken no responsibility with respect to any reports, notices or disclosures required by this Agreement or the Rule.

(b) The University will pay all costs incurred in connection with the performance of its obligations under this Agreement, including without limitation the fees and expenses of any dissemination agent, consultants, advisers, accountants, legal counsel or other persons that may be retained by the University to assist in the performance of the University's obligations.

7. Amendment; Waiver. Notwithstanding any other provision of this Agreement, the University may amend this Agreement and any provision of this Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, to the effect that such amendment or waiver would not cause the undertakings herein to violate the Rule taking into account any subsequent change in or official interpretation of the Rule.

8. Termination. The University reserves the right to terminate its obligation to provide an Annual Report, audited financial statements and notices of material events, as set forth above, if and when the University no longer remains an obligated person with respect to the Bonds within the meaning of the Rule.

9. Contract Formed. This Agreement shall constitute a contract between the University and the holders from time to time and at any time of the Bonds, but no other person, firm or corporation shall have any rights hereunder.

[Balance of page intentionally left blank]

IN WITNESS WHEREOF, this Agreement has been duly authorized by the University and has been executed by and on behalf of the University by its duly authorized officer, all as of the ____ day of _____, 2024.

UNIVERSITY OF SOUTH ALABAMA

By: _____

Its: _____

APPENDIX D
DTC PROCEDURES

DTC Book-Entry Only System

1. The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Series 2024-C Bonds (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each maturity of the Securities, in the aggregate principal amount of such maturity, and will be deposited with DTC.

2. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 7A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the University as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from University or Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Trustee, or University, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of University or Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to University or Trustee. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

10. The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

11. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer takes no responsibility for the accuracy thereof.

THE UNIVERSITY, THE UNDERWRITERS AND THE TRUSTEE CANNOT AND DO NOT GIVE ANY ASSURANCES THAT THE DIRECT PARTICIPANTS OR THE INDIRECT PARTICIPANTS WILL DISTRIBUTE TO THE BENEFICIAL OWNERS OF THE SERIES 2024-C BONDS (1) PAYMENTS OF PRINCIPAL OF OR INTEREST AND PREMIUM, IF ANY, ON THE SERIES 2024-C BONDS, (2) CERTIFICATES REPRESENTING AN OWNERSHIP INTEREST OR OTHER CONFIRMATION OF BENEFICIAL OWNERSHIP INTERESTS IN THE SERIES 2024-C BONDS, OR (3) REDEMPTION OR OTHER NOTICES SENT TO DTC OR CEDE & CO., ITS NOMINEE, AS THE REGISTERED OWNERS OF THE SERIES 2024-C BONDS, OR THAT THEY WILL DO SO ON A TIMELY BASIS OR THAT DTC OR DIRECT OR INDIRECT PARTICIPANTS WILL SERVE AND ACT IN THE MANNER DESCRIBED IN THIS OFFICIAL STATEMENT. THE CURRENT "RULES" APPLICABLE TO DTC ARE ON FILE WITH THE SECURITIES AND EXCHANGE COMMISSION AND THE CURRENT "PROCEDURES" OF DTC TO BE FOLLOWED IN DEALING WITH DTC PARTICIPANTS ARE ON FILE WITH DTC.

NEITHER THE UNIVERSITY, THE UNDERWRITERS NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO SUCH DTC PARTICIPANTS OR THE BENEFICIAL OWNERS WITH RESPECT TO (1) THE SERIES 2024-C BONDS; (2) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT; (3) THE PAYMENT BY ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL AMOUNT OF OR INTEREST OR PREMIUM, IF ANY, ON THE SERIES 2024-C BONDS; (4) THE DELIVERY BY ANY DTC PARTICIPANT OF ANY NOTICE TO ANY BENEFICIAL OWNER WHICH IS REQUIRED OR PERMITTED UNDER THE TERMS OF THE BOND INDENTURE TO BE GIVEN TO BONDHOLDERS; (5) THE SELECTION OF THE BENEFICIAL OWNERS TO RECEIVE PAYMENT IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE SERIES 2024-C BONDS; OR (6) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS BONDHOLDER.

APPENDIX E
SPECIMEN MUNICIPAL BOND INSURANCE POLICY

SPECIMEN MUNICIPAL BOND INSURANCE POLICY



MUNICIPAL BOND INSURANCE POLICY

ISSUER: [NAME OF ISSUER]

Policy No: _____

MEMBER: [NAME OF MEMBER]

BONDS: \$ _____ in aggregate principal amount of [NAME OF TRANSACTION] [and maturing on]

Effective Date: _____

Risk Premium: \$ _____
Member Surplus Contribution: \$ _____
Total Insurance Payment: \$ _____

BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") for the Bonds named above (as set forth in the documentation providing for the issuance and securing of the Bonds), for the benefit of the Owners or, at the election of BAM, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the first Business Day following the Business Day on which BAM shall have received Notice of Nonpayment, BAM will disburse (but without duplication in the case of duplicate claims for the same Nonpayment) to or for the benefit of each Owner of the Bonds, the face amount of principal of and interest on the Bonds that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by BAM, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of such principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in BAM. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by BAM is incomplete, it shall be deemed not to have been received by BAM for purposes of the preceding sentence, and BAM shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, any of whom may submit an amended Notice of Nonpayment. Upon disbursement under this Policy in respect of a Bond and to the extent of such payment, BAM shall become the owner of such Bond, any appurtenant coupon to such Bond and right to receipt of payment of principal of or interest on such Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under such Bond. Payment by BAM either to the Trustee or Paying Agent for the benefit of the Owners, or directly to the Owners, on account of any Nonpayment shall discharge the obligation of BAM under this Policy with respect to said Nonpayment.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent (as defined herein) are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity (unless BAM shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration) and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment made to an Owner by or on behalf of the Issuer of principal or interest that is Due for Payment, which payment has been recovered from such Owner pursuant to the United States Bankruptcy Code in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means delivery to BAM of a notice of claim and certificate, by certified mail, email or teletype as set forth on the attached Schedule or other acceptable electronic delivery, in a form satisfactory to BAM, from and signed by an Owner, the Trustee or the Paying Agent, which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount, (d) payment instructions and (e) the date such claimed amount becomes or became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer, the Member or any other person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

BAM may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee, the Paying Agent, the Member and the Issuer specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee, the Paying Agent, the Member or the Issuer (a) copies of all notices required to be delivered to BAM pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to BAM and shall not be deemed received until received by both and (b) all payments required to be made by BAM under this Policy may be made directly by BAM or by the Insurer's Fiscal Agent on behalf of BAM. The Insurer's Fiscal Agent is the agent of BAM only, and the Insurer's Fiscal Agent shall in no event be liable to the Trustee, Paying Agent or any Owner for any act of the Insurer's Fiscal Agent or any failure of BAM to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, BAM agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to BAM to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy. This Policy may not be canceled or revoked.

This Policy sets forth in full the undertaking of BAM and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW. THIS POLICY IS ISSUED WITHOUT CONTINGENT MUTUAL LIABILITY FOR ASSESSMENT.

In witness whereof, BUILD AMERICA MUTUAL ASSURANCE COMPANY has caused this Policy to be executed on its behalf by its Authorized Officer.

BUILD AMERICA MUTUAL ASSURANCE COMPANY

By: _____
Authorized Officer

SPECIMEN

Notices (Unless Otherwise Specified by BAM)

Email:

claims@buildamerica.com

Address:

1 World Financial Center, 27th floor

200 Liberty Street

New York, New York 10281

Telecopy:

212-962-1524 (attention: Claims)

SPECIMEN

CONTINUING DISCLOSURE AGREEMENT

The University of South Alabama, a public body corporate under the laws of the State of Alabama (the "University"), has entered into this Agreement for the benefit of the holders of its University Facilities Revenue Bonds, Series [2024-C]¹, in the aggregate principal amount of \$_____ (the "Bonds"). The University is the Obligated Person with respect to the Bonds.

Recitals

A. The Bonds are being issued pursuant to a University Facilities Revenue Trust Indenture dated as of February 15, 1996 (the said Indenture, as heretofore supplemented and amended and as further supplemented and amended by a Twenty-[Second]/[Third] Supplemental University Facilities Revenue Trust Indenture dated the date of the Bonds (the "Indenture"), between the University and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee").

B. An Official Statement dated _____, [2024] (the "Official Statement") has been prepared for distribution to prospective purchasers of the Bonds.

C. The Bonds are subject to the provisions of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), as amended. This Agreement is being entered into pursuant to the continuing disclosure requirements of the Rule.

D. Capitalized terms not otherwise defined in this Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with definitions in the Rule, in the Official Statement.

E. There is no Obligated Person with respect to the Bonds other than the University.

NOW, THEREFORE, for and in consideration of the premises, the University hereby covenants, agrees and binds itself as follows:

1. Financial Statements; Annual Report.

(a) The University will provide to the Municipal Securities Rulemaking Board (the "MSRB") the audited financial statements of the University, prepared in accordance with generally accepted accounting principles as applicable to the University, not later than 210 days after the close of each fiscal year of the University, beginning with the fiscal year ending September 30, [2024]/[2025].

(b) The University will provide, not later than 210 days after the end of each fiscal year of the University, commencing with the fiscal year ending September 30, [2024]/[2025], to the MSRB the following financial and operating data, unless such information is included in the filed audited financial statements (the "Annual Report"):

¹ This document assumes issuance of the bonds in 2024. If issued in 2025 then the series designation will be "Series 2025" and other appropriate changes made.

- (1) the revenues from the general tuition fees the proceeds of which are pledged for payment of the Bonds;
- (2) the revenues from the auxiliary enterprises fees the proceeds of which are pledged for payment of the Bonds;
- (3) the schedule of undergraduate and graduate fees and Medical College fees;
- (4) the number of students, by geographic classification, attending the fall term commencing within the fiscal year covered by the University Annual Report; and
- (5) the total State appropriations authorized and received.

(c) If the University's fiscal year is changed subsequent to the execution of this Agreement, the University shall provide timely notice of the change to the MSRB stating that its fiscal year has changed and specifying the new period constituting the University's fiscal year.

2. Event Notices. The University agrees to provide or cause to be provided, in a timely manner not in excess of ten (10) business days after the occurrence of the event, as required by the Rule, to the MSRB, notice of the occurrence of any of the following events (each a "Listed Event") with respect to the Bonds:

1. principal and interest payment delinquencies.
2. non-payment related defaults, if material.
3. unscheduled draws on debt service reserves reflecting financial difficulties.
4. unscheduled draws on credit enhancements reflecting financial difficulties.
5. substitution of credit or liquidity providers, or their failure to perform.
6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.
7. modifications of the rights of holders of the Bonds, if material.
8. bond calls, if material, and tender offers.
9. defeasances.

10. release, substitution or sale of property securing repayment of the Bonds, if material.
11. rating changes.
12. bankruptcy, insolvency, receivership, or similar event of the obligated person.
13. the consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
14. appointment of a successor or additional trustee or the change of name of a trustee, if material.
15. incurrence of a Financial Obligation of the University, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the University, any of which affect security holders, if material.
16. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the University, any of which reflect financial difficulties.

As used herein, "Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) a guarantee of (a) or (b). The term financial obligation does not include municipal securities as to which a final official statement has been otherwise provided to the MSRB under the Rule

3. Additional Information. Nothing in this Agreement shall be deemed to prevent the University from disseminating any other information, using the means of dissemination set forth in this Agreement or any other means of communication, or including any other information in any notice of occurrence of a Listed Event, in addition to that which is required by this Agreement. If the University chooses to disseminate information in addition to that required herein, whether by including such information in any notice of occurrence of a Listed Event in addition to that which is specifically required by this Agreement or otherwise, the University shall have no obligation under this Agreement to update or continue to provide such information or include it in any future notice of occurrence of a Listed Event.

4. Form and Method of Filing. All filings to be provided hereunder to the MSRB shall be made by posting such information in electronic format on the MSRB's Electronic Municipal Market Access ("EMMA") system at <http://emma.msrb.org> accompanied by identifying information as prescribed by the MSRB. All such filings shall be made in conformity with the procedures and requirements established by the MSRB in effect at the time of such filing.

5. Beneficiaries; Limitation of Remedies Hereunder. This Agreement is for the benefit of the holders of the Bonds and shall be enforceable by such holders, subject to the limitations herein. The University shall never be subject to money damages in any sum or amount, whether compensatory, punitive or otherwise, for its failure to comply with its obligations contained herein. The only remedy available to the holders of the Bonds for breach by the University of its obligations hereunder shall be the remedy of specific performance or mandamus against the appropriate officials of the University to obtain performance of the University's obligations hereunder. No failure by the University to comply with the provisions of this Agreement shall be an event of default with respect to the Bonds under the Indenture.

6. Responsibility for Compliance.

(a) No person other than the University shall have any liability or responsibility for compliance by the University with its obligations under this Agreement. The Trustee has undertaken no responsibility with respect to any reports, notices or disclosures required by this Agreement or the Rule.

(b) The University will pay all costs incurred in connection with the performance of its obligations under this Agreement, including without limitation the fees and expenses of any dissemination agent, consultants, advisers, accountants, legal counsel or other persons that may be retained by the University to assist in the performance of the University's obligations.

7. Amendment; Waiver. Notwithstanding any other provision of this Agreement, the University may amend this Agreement and any provision of this Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, to the effect that such amendment or waiver would not cause the undertakings herein to violate the Rule taking into account any subsequent change in or official interpretation of the Rule.

8. Termination. The University reserves the right to terminate its obligation to provide an Annual Report, audited financial statements and notices of material events, as set forth above, if and when the University no longer remains an obligated person with respect to the Bonds within the meaning of the Rule.

9. Contract Formed. This Agreement shall constitute a contract between the University and the holders from time to time and at any time of the Bonds, but no other person, firm or corporation shall have any rights hereunder.

IN WITNESS WHEREOF, this Agreement has been duly authorized by the University and has been executed by and on behalf of the University by its duly authorized officer, all as of the _____ day of _____, [2024].

UNIVERSITY OF SOUTH ALABAMA

By: _____

Its: _____

EXHIBIT V
FORM OF CERTIFICATE OF COMPLIANCE

This Certificate of Compliance is being delivered by the undersigned member of The Board of Trustees (herein called the "Board") of The University of South Alabama (herein called the "University"), in such member's capacity as a Designated Board Member, and by the undersigned [President of the University]/[Chief Financial Officer of the University], in such officer's capacity as a Designated Officer, with respect to the issuance by the University of its \$ _____ University Facilities Revenue Bonds, Series [2024-C]/[Series 2025] (the "Refunding Bonds") under, pursuant to and in accordance with that certain resolution adopted on June __, 2024, by the Board (herein called the "Authorizing Resolution"). The Plan of Finance for the Refunding Bonds is described in the Authorizing Resolution. Capitalized terms used and not otherwise defined herein shall have the meaning ascribed thereto in the Authorizing Resolution.

Each of the undersigned does hereby declare, certify, establish, and order, as follows:

1. The undersigned is a Designated Board Member or a Designated Officer as described and set forth in the Authorizing Resolution.

2. Each of the undersigned confirms and verifies that the Refunding Bonds have been sold and are to be issued in accordance with the Authorizing Resolution and the Plan of Finance.

IN WITNESS WHEREOF, this certificate and order has been executed on behalf of the Board and the University.

Dated: _____, [2024]/[2025].

Designated Board Member

Designated Officer

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**



**LONG-RANGE PLANNING
COMMITTEE**

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**

Long-Range Planning Committee

March 14, 2024

1:56 p.m.

A meeting of the Long-Range Planning Committee of the University of South Alabama (USA) Board of Trustees was duly convened by Ms. Chandra Brown Stewart, Chair, on Thursday, March 14, 2024, at 1:56 p.m. in the Board Room of the Frederick P. Whiddon Administration Building. Meeting attendance was open to the public.

Members: Chandra Brown Stewart, Ron Jenkins, Judge Lewis, Lenus Perkins, Steve Stokes and Jim Yance were present.

Member Absent: Mike Windom.

Other Trustees: Alexis Atkins, Tom Corcoran, Luis Gonzalez, Ron Graham, Arlene Mitchell and Jimmy Shumock.

Administration & Guests: Owen Bailey, Jim Berscheidt, Joél Billingsley, Jo Bonner, Lynne Chronister, Angela Coleman, Kristin Dukes, Joel Erdmann, Monica Ezell, Charlie Guest, Buck Kelley, Andi Kent, Nick Lawkis, John Marymont, Mike Mitchell, Kristen Roberts, Donna Streeter (Faculty Senate), Margaret Sullivan, Peter Susman and Christina Wassenaar (Faculty Senate).

Following the attendance roll call, **Item 28**, Ms. Brown Stewart called for consideration of the minutes for a meeting held on December 7, 2023, **Item 29**. On motion by Mr. Yance, seconded by Capt. Jenkins, the Committee voted unanimously to adopt the minutes.

Ms. Brown Stewart called on Provost Kent, who introduced Dr. Angela Coleman, Associate Vice President for Institutional Effectiveness, for a report on strategic planning, **Item 30**. Dr. Coleman updated the group on the University's Institutional Planning and Assessment Committee (IPAC), which she noted was recently appointed with broad internal and external representation. She stated the IPAC would meet soon, as well as during the fall semester, and advised that the foundational work would entail establishing how recommendations on the strategic priorities might be processed for advancement to the Leadership and Board of Trustees for approval.

There being no further business, the meeting was adjourned at 1:59 p.m.

Respectfully submitted:

Chandra Brown Stewart, Chair

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**



COMMITTEE OF THE WHOLE

**UNIVERSITY OF SOUTH ALABAMA
BOARD OF TRUSTEES**

Committee of the Whole

March 14, 2024

2:58 p.m.

A meeting of the Committee of the Whole of the University of South Alabama (USA) Board of Trustees was duly convened by Ms. Arlene Mitchell, Chair *pro tempore*, on Thursday, March 14, 2024, at 2:58 p.m. in the Board Room of the Frederick P. Whiddon Administration Building. Meeting attendance was open to the public.

Members: Alexis Atkins, Chandra Brown Stewart, Tom Corcoran, Luis Gonzalez, Ron Graham, Ron Jenkins, Bill Lewis, Arlene Mitchell, Lenus Perkins, Jimmy Shumock, Steve Stokes and Jim Yance were present.

Members Absent: Scott Charlton, Steve Furr, Kay Ivey and Mike Windom.

Administration & Guests: Owen Bailey, Jim Berscheidt, Joél Billingsley, Jo Bonner, Lynne Chronister, Kristin Dukes, Joel Erdmann, Monica Ezell, Charlie Guest, Buck Kelley, Andi Kent, Nick Lawkis, John Marymont, Mike Mitchell, Kristen Roberts, Donna Streeter (Faculty Senate), Margaret Sullivan, Peter Susman and Christina Wassenaar (Faculty Senate).

Following the attendance roll call, **Item 31**, Chair Mitchell called for consideration of the minutes for a meeting held on December 7, 2023, **Item 32**. On motion by Mr. Corcoran, seconded by Ms. Atkins, the Committee voted unanimously to adopt the minutes.

In accordance with the provisions of the Alabama Open Meetings Act, Chair Mitchell made a motion to convene an executive session for an anticipated duration of one hour for the purpose of discussing pending or threatened litigation, as well as preliminary negotiations involving a matter of trade or commerce, **Item 33**. She stated that Ms. Dukes had submitted the required written declaration for the minutes and that adjournment of the meeting would be in effect upon the conclusion of the executive session. Mr. Corcoran seconded and, at 3:01 p.m., the Committee voted unanimously to convene an executive session, as recorded below. The executive session began at 3:07 p.m.:

AYES:

- Ms. Atkins
- Ms. Brown Stewart
- Mr. Corcoran
- Mr. Gonzalez
- Mr. Graham
- Capt. Jenkins
- Judge Lewis

Committee of the Whole
March 14, 2024
Page 2

AYES continued:

- Ms. Mitchell
- Mr. Perkins
- Mr. Shumock
- Dr. Stokes
- Mr. Yance

There being no further business, the meeting was adjourned at 3:36 p.m.

Respectfully submitted:

Arlene Mitchell, Chair *pro tempore*

RESOLUTION

BOARD OF TRUSTEES MEETING SCHEDULE FOR 2024-2025

WHEREAS, Article II, Section 1, of the Bylaws provides that the Board shall schedule annually, in advance, regular meetings of the Board to be held during the ensuing year, and may designate one of such meetings as the annual meeting of the Board,

THEREFORE, BE IT RESOLVED that the regular meetings of the University of South Alabama Board of Trustees shall be held on the following dates:

- Friday, September 13, 2024
- Thursday, December 5, 2024
- Friday, March 14, 2025
- Friday, June 6, 2025

FURTHER, BE IT RESOLVED that the meeting occurring on June 6, 2025, be designated as the annual meeting of the University of South Alabama Board of Trustees for 2024-2025.

RESOLUTION

COMMENDATION OF MRS. LYNNE U. CHRONISTER

WHEREAS, Mrs. Lynne U. Chronister has faithfully and honorably served the University of South Alabama for nearly 20 years, culminating in her role as Vice President for Research and Economic Development, and

WHEREAS, Mrs. Chronister has served under all four University of South Alabama presidents, and

WHEREAS, Mrs. Chronister began her university research administration career at the University of South Alabama, serving as a Grants Development Specialist before being promoted to Associate Director of Sponsored Programs, and

WHEREAS, Mrs. Chronister has spent more than 40 years in higher education, also serving in leadership roles at Mississippi State University, the University of Utah, the University of California, Davis, and the University of Washington, and

WHEREAS, under Mrs. Chronister's leadership, the University of South Alabama has seen external funding increase from approximately \$35 million per year to more than \$139 million per year, and

WHEREAS, Mrs. Chronister authored *Research Administration and Management*, the definitive book available for researchers and research administrators on building and managing university research administration programs, and

WHEREAS, Mrs. Chronister is listed in International Who's Who, as well as in Who's Who of Business Executives, and was selected by Yellowhammer News as an Alabama Woman of Impact in 2020, and

WHEREAS, Mrs. Chronister served as mentor to many during her years of service and built a reputation as a skilled leader and administrator who exhibited confidence, fairness and integrity and who demanded excellence from herself and her staff,

THEREFORE, BE IT RESOLVED, the Board of Trustees of the University of South Alabama hereby extends its heartfelt appreciation to Mrs. Lynne U. Chronister for her voluminous contributions to the University of South Alabama and offers Mrs. Chronister and her husband, Mr. Robert Adams, best wishes in their future endeavors.