Municipal Antifraud Liability Under the Federal Securities Laws upon Issuance of Tax-Exempt Industrial Development Bonds

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Traditionally characterized as sound investments, municipal bond issues increasingly are experiencing defaults. One cause of these bond defaults, borrower insolvency, frequently results from the issuer's misrepresentation about the borrower's financial position.

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Tax-exempt industrial development bonds (IDB's), similarly abused by parties to an IDB offering, also experience delinquencies. Given the current industrial development bond "mini-boom," municipal issuers should assess their potential liability for IDB default under the federal antifraud securities laws. This Note examines the securi-


4. The typical industrial development bond finances a municipality's purchase or construction of capital improvements for use by private enterprise. The governmental issuer leases the facility to a corporate borrower, which forwards lease payments to a trustee. The trustee disburses bond proceeds to facilitate construction and to finance the borrower's operations. The borrower's lease payments reduce outstanding bond principal and interest. A mortgage on the underlying real property secures the bond. Municipalities normally do not back an IDB with their full faith and credit or taxing authority. In many instances the issuer disclaims liability for borrower default and only oversees the trustee's management of cash flow. Upon expiration of the lease, the lessee may renew the lease or purchase the facility for a nominal sum. Otherwise, the facility reverts to the municipality. See Greenberg, Municipal Securities: Some Basic Principles and Practices, 9 Urb. L. 338, 344 (1977). See also Abbey, Municipal Industrial Development Bonds, 19 Vand. L. Rev. 25, 26 (1965).

A community and a corporation utilizing this financing method receive several benefits. An increased tax base enables the community to expand governmental services. The newly located company stimulates local employment and business investment. See S. Bucher, Impact of New Industrial Plants: Eight Case Studies 2 (1971). Because industrial development bonds are tax exempt, the corporate borrower benefits from the decrease in the cost of capital. See generally Note, The Importance of Assessing Business Transactions for their Impact upon the Tax-Exempt Status of Industrial Redevelopment Bonds, 30 Syracuse L. Rev. 705 (1979).

5. The parties principally involved with an industrial development bond offering are the borrower, the municipal issuer, the bond and corporate counsel, the project analyst, the underwriter (sometimes also acting as broker) and the bond trustee. Kutak, Rock & Huie, Resource Materials for the Fundamentals of Public Finance 4 (1981).


8. Doty & Petersen, supra note 2, at 377. Although experts debate the question of
ties and tax implications of an IDB issuance. It then analyzes the constitutionality of municipal liability and the possible antifraud violations by a municipal issuer. Finally, it explores measures to reduce municipal liability and to strengthen the security of industrial development bonds.

I. THE SETTING

States and their political subdivisions frequently attempt to encourage economic growth and industrial concentration within their borders. Industrial development bonds provide one means of encouraging industrial growth. Although municipalities accrue economic benefits from IDB issuances, they rarely back the bond with full faith and credit or taxing authority. Instead, municipal disclaimers for any type of liability arising from an issuance are the norm. In spite of this practice, municipal issuers may be subject to antifraud liability under certain circumstances. The Securities Act whether sovereign immunity protects municipal government and its officials from investor suit, several commentators believe that it does not. See, e.g., Borge, *Municipal Securities Offerings and the Need for Voluntary and Responsible Disclosures*, 3 CURR. MUN. PROBS. 146 (1976). See infra notes 46-68 and accompanying text.


10. From 1975 to 1980, small issue IDB sales increased over six-fold.

<table>
<thead>
<tr>
<th>Year</th>
<th>Small Issue Industrial Development Bond Sales (in Thousands)</th>
</tr>
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<tbody>
<tr>
<td>1975</td>
<td>$1,343.3</td>
</tr>
<tr>
<td>1976</td>
<td>$1,538.1</td>
</tr>
<tr>
<td>1977</td>
<td>$2,282.6</td>
</tr>
<tr>
<td>1978</td>
<td>$3,528.5</td>
</tr>
<tr>
<td>1979</td>
<td>$7,140.0</td>
</tr>
<tr>
<td>1980</td>
<td>$8,439.9</td>
</tr>
</tbody>
</table>


Many small IDB issues are placed privately and not reported to the Congressional Budget Office. The above figures are therefore estimated. *Id.* at 13.


14. *See infra* notes 69-123 and accompanying text.
of 1933 (1933 Act),\textsuperscript{15} the Securities Exchange Act of 1934 (1934 Exchange Act),\textsuperscript{16} and their interplay with Internal Revenue Code (IRC) section 103\textsuperscript{17} delineate the legal status of an IDB issuer.

II. THE FEDERAL SECURITIES LAWS AND INTERNAL REVENUE CODE SECTION 103

Municipal securities, under section 3(a) of the 1933 Act\textsuperscript{18} and section 3(a)(12) of the 1934 Exchange Act,\textsuperscript{19} are exempt from the registration and reporting requirements of the federal securities laws.\textsuperscript{20}

Prior to 1975, "persons" subject to the 1934 Exchange Act's antifraud provisions, section 10(b)\textsuperscript{21} and rule 10b-5,\textsuperscript{22} did not include municipalities.\textsuperscript{23} Although section 2(2) of the 1933 Act\textsuperscript{24} includes

\textsuperscript{17} I.R.C. § 103 (1976).
\textsuperscript{21} 15 U.S.C. § 78j (1976) provides as follows:
   It shall be unlawful for any person, directly or indirectly, by the use of any means or instrumentality of interstate commerce or of the mails, or of any facility of any national securities exchange—
   (b) to use or employ, in connection with the purchase of sale of any security registered on a national securities exchange or any security not so registered, any manipulative or deceptive device or contrivance in contravention of such rules and regulations as the Commission may prescribe as necessary or appropriate in the public interest or for the protection of investors.
\textsuperscript{22} 17 C.F.R. § 240.10b-5 (1982) provides as follows:
   It shall be unlawful for any person, directly or indirectly, by the use of any means or instrumentality of interstate commerce, or of the mails, or of any facility of any national securities exchange,
   a) to employ any device, scheme, or artifice to defraud,
   b) to make any untrue statement of a material fact or to omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading, or
   c) to engage in any act, practice, or course of business which operates or would operate as a fraud or deceit upon any person, in connection with the purchase or sale of any security.
municipalities within the definition of "persons" liable for fraudulent securities transactions, courts disallow private actions brought under section 17(a), 25 of the 1933 antifraud Act. 26

*Woods v. Homes and Structures of Pittsburgh* 27 illustrates the dilemma these provisions presented to aggrieved IDB investors. In *Woods*, the city of Pittsburgh, Kansas issued an IDB for the benefit of Homes and Structures. 28 The IDB was issued prior to the 1975 Exchange Act amendments, which rendered municipalities subject to antifraud liability. Approximately one year after bond distribution, Homes and Structures defaulted on its debt and lease payment obligations. 29 Because the corporate guarantors had vanished, 30 the investors sought relief against Pittsburgh under sections 10(b), 17(a) and rule 10b-5. 31 The *Woods* court dismissed the section 10(b) and rule 10b-5 claims, because Pittsburgh was not a "person" subject to 1934 Exchange Act antifraud liability. 32 The court also barred the

25. 15 U.S.C. § 77q(l) (1976). Section 17(a) employs language similar to section 10(b) and rule 10b-5, covering purchases and sales. Section 17(a), however, broadens its scope to security "offers." *Id.*


28. *Id.* at 1276. The revenue from the bond was to be used to construct a manufacturing facility in Pittsburgh. Homes and Structures leased the facility to build modular home components. The revenue from the lease of the land and the facility was to be used to pay the interest and principal to the bondholders. *Id.*

29. *Id.* at 1277.

30. *Id.*

31. *Id.*

section 17(a) cause of action, holding that private relief was unavailable thereunder.\(^{33}\)

Because of widespread industrial development bond use,\(^{34}\) in 1968 the Securities and Exchange Commission (SEC) promulgated rules 131 and 3b-5 under the 1933 and 1934 acts, respectively.\(^{35}\) These rules identified IDB's as "separate securities," subject to the registration and reporting provisions of the securities laws.\(^{36}\) In 1970, Congress rejected this extreme method of antifraud prevention\(^{37}\) by amending section 3(a)(2) of the 1933 Act and section 3(a)(12) of the 1934 Exchange Act.\(^{38}\) The amendments provide that tax-exempt industrial development bonds, meeting the requirements of IRC section 103,\(^{39}\) are exempt from SEC registration and reporting.\(^{40}\)

IRC section 103 excludes from a taxpayer's gross income any inter-
est received from federal, state and municipal obligations. It also exempts interest from industrial development bonds that finance community projects such as family housing, sports and convention halls, transportation and utility and pollution control outlets. Section 103(b)(5) additionally exempts IDB issues of less than $1 million; $10 million at the election of the issuer with Treasury Department authorization. Hence, IRC section 103 and the securities laws' industrial development bond provisions create an inescapable interplay between the tax and securities law provisions.

The 1975 amendments to the securities laws revised section 3(a)(9) of the 1934 Exchange Act to designate "government and political subdivisions" as "persons" subject to antifraud liability under section 10(b) and rule 10b-5. Therefore, although IDB's are exempt from registration requirements, bonds issued after the 1975 amendments expose the municipality to private actions under section 10(b) and rule 10b-5.

III. THE CONSTITUTIONAL QUESTION

In recent municipal securities fraud proceedings, several tribunals discussed whether the tenth amendment prohibits Congress from imposing antifraud liability upon municipal bond issuers. The tenth amendment provides: "The powers not delegated to the United States by the Constitution, nor prohibited by it to the states, are reserved to the states respectively, or to the people." U.S. CONST. amend. X.

41. For an excellent analysis of the section 103 effect on business decisions utilizing IDB's, see Note, supra note 4. See also Note, supra note 20, at 713-14.


43. The 1975 amendments were designed to prevent fraud and misrepresentation in the entire municipal securities industry. Municipal issuers are regulated indirectly through the creation of the Municipal Securities Rulemaking Board (MSRB) and the Municipal Finance Officers' Association (MFOA). The MSRB regulates municipal securities dealers while the MFOA guidelines suggest methods of disclosure for revenue bond issuers. See Dikeman, Municipal Securities Rulemaking Board: A New Concept of Self-Regulation, 29 VAND. L. REV. 903 (1976); Doty & Petersen, supra note 2, at 5.

44. The MSRB is not empowered to require registration of municipal security offerings before their sale. 15 U.S.C. § 78o-4(d)(1)-(2) (Supp. V 1975). Some commentators believe, however, that the SEC, under the 1975 amendments, may require certain disclosures after the sale. Doty & Petersen, supra note 2, at 300.

45. E.g., Woods v. Homes and Structures, 489 F. Supp. 1270 (D. Kan. 1980). In Woods, section 10(b) and rule 10b-5 relief was denied because the IDB was issued prior to 1975. See supra notes 27-33 and accompanying text.

46. The tenth amendment provides: "The powers not delegated to the United States by the Constitution, nor prohibited by it to the states, are reserved to the states respectively, or to the people." U.S. CONST. amend. X.

Supreme Court's most definitive statement of municipal powers under the tenth amendment,48 *National League of Cities v. Usery*,49 provides guidance on this question.

In *National League of Cities*, the Court invalidated the extension of the Fair Labor Standards Act (FLSA) and its minimum wage and hour provisions to state employees.50 The Court, balancing the importance of the provisions and their potential adverse effect on municipal budgets, held that the FLSA amendments interfered with the states' ability to furnish traditional51 and essential government services.52

The rationale of this tenth amendment holding was thereafter extended to the municipal securities context53 in *Philadelphia v. SEC*.54 In an attempt to enjoin an SEC investigation, Philadelphia officials relied on *National League of Cities*, arguing that the SEC's presence would erode investor confidence.55 This would raise the city's borrowing cost and impair the delivery of governmental services.56 The *Philadelphia* court rejected the city's argument by reasoning that a preliminary investigation would not displace state services and would

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50. *Id.* at 852.
51. *Id.* at 845.
52. *Id.*. The Court noted the severe strain that the FLSA wage and hour requirements placed on state budgets. These requirements forced the plaintiffs to curtail affirmative action police training programs and other governmental services. *Id.* at 846-47.

The Court distinguished Fry v. United States, 421 U.S. 542 (1975), which upheld the Nixon Administration's wage and price freeze. *Fry*, according to the Court, involved an emergency measure operating temporarily only. 426 U.S. at 852. The freeze did not displace state functions and, in fact, reduced state fiscal pressures. *Id.* at 853.

55. 434 F. Supp. at 283, 287.
56. *Id.* at 283.
not create the interference that city official feared.\textsuperscript{57} Although the Philadelphia court did not address the "balancing approach" discussed in \textit{National League of Cities},\textsuperscript{58} the federal interest in investor protection apparently superseded the minimal displacement of city functions.\textsuperscript{59}

An industrial development bond issuance presents an additional argument against municipal immunity. By issuing an IDB, the municipality necessarily acts within a proprietary scope.\textsuperscript{60} Municipal engagement in private enterprise, according to several high court decisions,\textsuperscript{61} removes any sovereign immunity claim.\textsuperscript{62} In \textit{Woods v. Homes and Structures of Pittsburgh},\textsuperscript{63} the city of Pittsburgh, in its defense against fraud claimed immunity under the tenth amendment and the holding of \textit{National League of Cities}.\textsuperscript{64} The Woods court denied immunity, emphasizing that the corporation, rather than the city, received the primary benefits of the IDB.\textsuperscript{65} Furthermore, the court found that antifraud enforcement would not displace city services,\textsuperscript{66} and providing corporate capital was not a traditional governmental function.\textsuperscript{67}

The \textit{Woods} approach contains four tiers, each representing a bar to

\textsuperscript{57}. \textit{Id.} at 288. The Philadelphia court read \textit{National League of Cities} as striking down federal law that usurped areas traditionally regulated by the states. \textit{Id.} at 287. For support of this view, see Brady, \textit{supra} note 48, at 574.

\textsuperscript{58}. 426 U.S. at 856 (Blackmun, J., concurring). Justice Blackmun stated that federal legislation should mandate state compliance only when the federal government has a comparatively predominant interest. \textit{Id.}

\textsuperscript{59}. 434 F. Supp. at 288.

\textsuperscript{60}. \textit{See Note, Municipal Bonds and the Federal Securities Laws: The Results of Forty Years of Indirect Regulation}, 28 \textit{VAND. L. REV.} 561, 564 (1975). \textit{See also} Greenberg, \textit{supra} note 4, at 344.

\textsuperscript{61}. \textit{E.g.}, New York v. United States, 326 U.S. 572 (1946) (state sales of mineral water not exempt from 1932 Revenue Act); United States v. California, 297 U.S. 175 (1936) (Federal Safety Appliance Act applicable to state-operated railway); South Carolina v. United States, 199 U.S. 437 (1905) (upheld federal license tax on state-established liquor dispensaries).

\textsuperscript{62}. Brady, \textit{supra} note 48, at 588.


\textsuperscript{64}. 489 F. Supp. at 1296.

\textsuperscript{65}. \textit{Id.} at 1297.

\textsuperscript{66}. \textit{Id.}

\textsuperscript{67}. \textit{Id.} at 1296. The \textit{Woods} court also relied on Amersbach v. City of Cleveland, 598 F.2d 1033, 1037 (6th Cir. 1979), to define characteristics of public functions. \textit{Amersbach} maintains that community benefit, public service and the role of the gov-
the municipal claim of tenth amendment immunity. First, IDB's are proprietary in nature. Second, relief for defrauded investors does not interfere with city functions. Third, issuing an IDB is not an essential government activity. Fourth, investor protection is paramount. A constitutional defense based upon the tenth amendment, therefore, will not protect a municipality charged with liability arising from an IDB issuance.

IV. MUNICIPAL LIABILITY UNDER THE SECURITIES LAWS ANTIFRAUD PROVISIONS

An aggrieved industrial development bond investor who possesses substantive evidence of issuer fraud or misrepresentation may seek relief against the municipality as a principal perpetrator or as an aider and abettor. Additionally, he may attempt to posit a remedy upon the agency principle of respondeat superior.

A. Liability of the Issuer as a Principal

An IDB purchaser who relies on the municipality's false or misleading representations about the bond issuance may seek relief against the municipality under section 10(b) and rule 10b-5. The first judicial response to the issue of municipal liability for securities fraud was *Thiele v. Shields*. Shortly thereafter, the Woods court also noted that municipal adherence to the antifraud laws would benefit bond purchasers and the city's work force, who might be employees of the corporate borrower. Id. at 1297.

69. See, e.g., Rolf v. Blyth, Eastman, Dillon & Co., 570 F.2d 38 (2d Cir. 1978) (aider and abettor theory used to find brokerage firms liable for factual misrepresentation by an employee). The same theory could be applied to municipalities that do not verify the information supplied by the bond counsel. See infra notes 80-104 and accompanying text.


71. Although the SEC frequently learns about insolvencies of IDB financed enterprises, Karmel Address, supra note 12, at 240, no plaintiff has successfully attacked a municipality for fraudulent conduct in connection with an industrial development bond issuance. Note, supra note 20, at 718. See also Sykes, supra note 3, at 219.

In *Thiele*, plaintiffs, who purchased Bellevue, Nebraska Bridge Commission bonds, accused the Commission of fraudulently misrepresenting the estimated vehicular traffic in the bond-offering brochure.\(^{73}\) Judge Kaufman, for the *Thiele* court, swept aside the notion that municipal officials fell outside the scope of "persons" subject to the provisions of sections 10(b) and 17(a).\(^{74}\) He recognized, however, the municipal exemption from section 12(2) of the 1933 Act.\(^{75}\) He also noted that section 12(2) imposed antifraud liability unless the security offeror could prove that the misrepresentation was negligent, rather than intentional.\(^{76}\) Finally, Judge Kaufman observed that negligent misrepresentations were not expressly proscribed by sections 17(a) and 10(b).\(^{77}\) Given the section 12(2) negligence defense, he held that municipal officials were not culpable unless plaintiffs proved an "intentional or knowing" misrepresentation.\(^{78}\)

In order to obtain relief against the issuer as principal under section 10(b) and rule 10b-5, the defrauded IDB investor must demonstrate that the municipality, intentionally perpetrated a fraud, either orally, in an offering circular, or in written advertisements. Under 10b-5 any intentional omission of this kind will render the municipality liable.\(^{79}\)

### B. The Municipality as an Aider and Abettor

Bond counsel, the underwriter, the broker-dealer, the bond trustee, the corporate borrower and the municipal issuer are indispensable

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\(^{74}\) Id. at 417.

\(^{75}\) Id. at 419-20. Judge Kaufman noted that Congress intended to hold liable municipal officers who intentionally misrepresented a fact about a bond, even though municipal officials are not liable for failure to prove that they exercised reasonable care in investigating the truth of a representation. *Id.*

\(^{76}\) Id. at 419.


\(^{78}\) Id. at 419.

\(^{79}\) *See generally* Doty & Petersen, *supra* note 2, at 368.
parties to an IDB issuance. After a determination of project feasibility, each party benefits from bond distribution. The dealer earns sales commissions. The borrower, in many instances, depends on the bond to finance delayed capital expenditures for initial projects of operational improvements. The municipality desires to attract or maintain the borrower's operation, to accrue tax revenue and to increase local employment. The remaining parties receive their fees directly from bond proceeds. These motives, individually or in the aggregate, might lead to placement of bond issues through false or misleading statements. As is commonly done in other securities fraud litigation, a defrauded purchaser suing a principal perpetrator may join the IDB issuer as an aider and abettor. Brennan v. Midwestern United Life Insurance Co. illustrates the liability courts


81. Interview with spokesman from Goldman, Sachs & Co., in St. Louis, Missouri (Feb. 12, 1981). The determination of project feasibility alone requires large expenditures to determine if financial, architectural, operational and market projections are accurate. Interview with the Executive Director of the St. Louis County Development Authority, in St. Louis, Missouri (Sept. 23, 1981).

82. Interview with the Executive Director of the St. Louis County Development Authority, in St. Louis, Missouri (Sept. 23, 1981).

83. GOODBODY & Co., supra note 9, at 39-40.

84. Treas. Reg. § 1.103-13 (1979). These fees are defined as "issuing expenses."


86. One definition of "aider and abettor" is generally used in criminal proceedings. "Whoever aids, abets, counsels, commands, induces or procures the commission of a crime is punishable as a principal. In order to aid or abet the commission of a crime a person must associate himself with the criminal venture, participate in it, and try to make it succeed." SEVENTH CIRCUIT JUDICIAL CONFERENCE COMMITTEE ON JURY INSTRUCTIONS IN FEDERAL CRIMINAL CASES, MANUAL ON JURY INSTRUCTIONS IN FEDERAL CRIMINAL CASES, published in 33 F.R.D. 523, 544 (1963). Although this definition refers to criminal activity, the concept can apply in civil or criminal securities fraud litigation.

place upon aiders and abettors in the securities fraud context.

In Brennan, plaintiffs alleged that Midwestern's officers and directors, with intent to profit personally, aided and abetted a brokerage firm by concealing the firm's improper activities. The Brennan court stated that section 10(b) and rule 10b-5 could render the defendants culpable if Midwestern possessed knowledge by virtue of a "special relationship" with its investors, which resulted in a duty to disclose. The Supreme Court took the Brennan decision one step further. In Ernst & Ernst v. Hochfelder, the Court decided what standard of intent section 10(b) and rule 10b-5 required to attach aiding and abetting culpability.

In Hochfelder, plaintiffs alleged that Ernst & Ernst, a public accounting firm, aided and abetted a fraud perpetrated by a brokerage firm's president. Plaintiffs premised their argument on defendant's improper audits of the brokerage firm. The Hochfelder court held that section 10(b) and rule 10b-5 liability required the plaintiff prove defendant's "scienter," and not merely negligent conduct. The Supreme Court refrained, however, from deciding whether "reckless" conduct could result in liability under these provisions. At least one court has since implied that proof of recklessness would suffice.

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88. 259 F. Supp. at 675.
89. Id. at 681-82. In the securities trading context, the Supreme Court further defined a duty to disclose under section 10(b) and rule 10b-5. This duty, according to the Court, arises because of a "fiduciary or similar relation of trust." Chiarella v. United States, 445 U.S. 222, 228 (1980). See generally Comment, Duty to Disclose Inside Information Arises from a Fiduciary or Special Relation between Parties to a Securities Transaction, 58 WASH. U.L.Q. 1013 (1980).
90. Commentators disagree on whether Brennan requires the defendant aider and abettor to receive a personal benefit as a prerequisite to liability. Note, supra note 20, at 721-22, supports the requirement of a personal benefit because the Brennan defendants profited from their fraud through increased stock sales. But see Ruder, supra note 85, at 628. Adoption of the first position, in the IDB context, would require the plaintiff to allege facts which prove the municipality's profit.
92. Id. at 190.
93. Id.
94. Id. at 205. The Court, strictly construing the 10(b) and 10b-5 language, stated that these provisions required a mental state embracing an intent to deceive or defraud. Id. at 194 n.12.
95. Id. at 214.
It is inconsistent to predicate corporate liability upon a standard of "scienter" while imposing municipal liability upon a standard of recklessness. Both entities owe integrity and probing inquiry to the investing public. The corporation and its officials, however, normally possess greater expertise in the financial area than municipalities do. Furthermore, corporate officers are the actual financial transactors, while municipal officials are essentially aligned with those receiving the most direct benefit from the IDB issuance.

Under Brennan v. Midwestern United Life Insurance an IDB purchaser must additionally demonstrate the issuer's knowledge of the principal's fraudulent activity and affirmative concealment when a duty to disclose exists. Additionally, under Ernst & Ernst v. Hochfelder, section 10(b) and rule 10b-5 liability will attach on a municipal aider and abettor only upon proof of intent to defraud.

C. Municipal Liability on a Respondeat Superior Theory

Principal liability of a party to an IDB issuance is arguably imputable to a municipality. Liability would be based upon the agency theory of respondeat superior. Under this theory, the party must be an agent of the municipal issuer and must violate an antifraud provision while acting within the realm of the issuer's authority.


98. See Comment, Liability of Municipal Officials for Misrepresentations Concerning Municipal Securities: Should the Corporate Standard be Applied?, 73 Nw. U.L. Rev. 137, 156 (1978). Other commentators, however, believe that a standard of recklessness for involved officials would encourage honest investigation. See, e.g., Doty & Petersen, supra note 2, at 370-89.


100. Id. at 1288.


104. Id. at 193.

105. For a general discussion of the municipality as a principal, see supra text accompanying notes 71-79.

106. RESTATEMENT (SECOND) OF AGENCY § 1.1 (1957) provides: "Agency is the fiduciary relation which results from the manifestation of consent by one person to another that the other shall act on his behalf and subject to his control, and consent by the other so to act."

107. Id. § 161.
Additionally, the culpable conduct must occur while the agent was performing his duties for the issuer. An action against an industrial development bond counselor, lends itself well to respondeat superior analysis.

In Shores, the bond counselor violated section 10(b) and rule 10b-5 by misstating numerous facts in an offering circular. The borrower, unable to fulfill its lease obligation, defaulted on debt service. The guarantors' assets similarly were unable to provide debt service. Plaintiff, because he had not read the circular, sued Sklar on a fraud-on-the-market theory to establish the proximate cause of his injury. Plaintiff's argument, which the court upheld, was that but for the circular's omissions and inaccuracies, the IDB's would not have been marketable.

The Shores rationale arguably could be extended. Under it, a plaintiff might allege that the bond counselor prepared the offering brochure under the issuer's authority and that preparation of the brochure was a normative duty the counselor owed the municipality. Consequently, an agency relationship arose. The municipality, therefore, would be vicariously liable for its agent's antifraud violations.

Imposition of vicarious liability upon a municipality for the fraudulent conduct of another issuing party is problematic. Respondeat superior recovery would depend on the advocate's ability to prove that the issuer in fact "controlled" the actual perpetrator. Success

108. Id. §§ 258, 261.
109. See id. § 257.
110. 610 F.2d 235 (5th Cir. 1980).
111. Id. at 237-38. Specifically, plaintiff accused the bond counselor of failing to disclose that the principal construction firm was defending several suits and that the firm made improper payments to the borrower to obtain the contract. Id. at 238.
112. Id.
113. Id. at 239.
114. Id. The fraud-on-the-market theory relies on the market to utilize all available information to establish the security's price. As the market relies on the available information misrepresentations or omissions can affect the price selected for an individual security. Id. at 240.
115. Id. at 239.
117. One pragmatic argument in support of this notion is that in many jurisdictions, the issuing authority decides who is qualified to serve as the borrower's bond
of this argument normally occurs in the employer-employee context. With an industrial development bond, however, there is comparatively little nexus between the offering parties, unless conspiracy and aiding and abetting liability can be shown. It is doubtful therefore that a court would accept the "control" argument to impose vicarious liability on an issuing municipality. Furthermore, it makes

counsel. Interview with the Executive Director of the St. Louis County Development Authority, in St. Louis, Missouri (Sept. 23, 1981).

The Securities Act of 1933 and the 1934 Exchange Act codify a limited version of the common law doctrine of respondeat superior. Section 20(a), the "controlling person" provision of the 1934 Act, provides as follows:

Every person who, directly or indirectly, controls any person liable under any provision of this chapter or of any rule or regulation thereunder shall also be liable jointly and severally with and to the same extent as such controlled person to any person to whom such controlled person is liable, unless the controlling person acted in good faith and did not directly or indirectly induce the act or acts constituting the violation or cause of action.


Some courts, however, believe that section 20(a) expands the respondeat superior doctrine. E.g., Marbury Management, Inc. v. Kohn, 629 F.2d 705, 712 (2d Cir. 1980) (employee's misrepresentation about status as investment analyst held actionable against brokerage); Rolf v. Blyth, Eastman, Dillon & Co., 570 F.2d 38, 43 (2d Cir. 1978) (broker liable for an employee's mishandling of an investment portfolio); Holloway v. Howerdd, 536 F.2d 690, 694-95 (6th Cir. 1976) (brokerage firm liable if investors do not know that the employee is acting outside of the firm).

Whether section 20(a) expands or restricts the doctrine of respondeat superior, it would nevertheless be improbable for a court to conclude that a municipality met the 20(a) standard of control for all of the parties in an IDB issuance. See Zweig v. Hearst Corp., 521 F.2d 1129, 1132 (9th Cir. 1975) (action against publisher for financial columnist's incorrect evaluation of company, good faith defense shown). For an excellent discussion of section 20(a) liability, see Note, The Burden of Control: Derivative Liability under Section 20(a) of the Securities Exchange Act of 1934, 48 N.Y.U. L. Rev. 1019, 1021-25 (1973) (control can only be shown where the allegedly controlling person has actual control over the activities or entity which the principal perpetrator operated).

118. See supra note 117.

119. One court, in dictum, advocated issuer liability when plaintiff sued bond counsel but did not join the municipality. SEC v. Haswell, [1977 Transfer Binder]
little sense to require proof of "scienter"\textsuperscript{120} for principal and aiding and abetting antifraud liability\textsuperscript{121} while allowing a strict liability standard in respondeat superior cases.

Holding municipal issuers liable for negligent misstatements or under a respondeat superior standard would be a disservice to the general public. Law that would subject issuers to securities fraud liability for less than "intentional or knowing" misrepresentations could deter creative municipal finance programs and public service activities.\textsuperscript{122} This would not be a wise policy choice and would do little to advance IDB investor protection.\textsuperscript{123}

V. RECOMMENDATIONS FOR REFORM

An industrial development bond institutional or individual investor\textsuperscript{124} must have comprehensive, accurate and independently verified data about the bond issue and its offering parties.\textsuperscript{125} Debate arises,

\begin{footnotesize}
\begin{itemize}
\item \textsuperscript{120} Ernest & Ernst v. Hochfelder, 425 U.S. 185, 195 (1976).
\item \textsuperscript{121} See supra notes 69-104 and accompanying text.
\item \textsuperscript{122} Note, supra note 47, at 1286. At least two commentators believe that municipal officials should be immune from liability unless the aggrieved party can prove "active fraud on the official's part." \textit{Id.} at 1288. \textit{See} Comment, supra note 98, at 156. Any other policy would deter "efficient, unencumbered government." \textit{Id.} at 153. See also Glazer, \textit{Is the Litigation Explosion Good for the U.S.?}, Wall St. J., Oct. 21, 1981, at 26, col. 5 (Book Review of J. Lieberman, \textit{The Litigious Society}).
\item \textsuperscript{123} See generally \textit{Note}, supra note 47, at 1286.
\item \textsuperscript{124} A great many IDB's are privately placed. With such issues, there are usually restrictions on bond sales to individuals. The institutional investor can usually sell part of an issue to another financial institution. This is tantamount to "participation lending" in the commercial banking context. Interview with the Executive Director of the St. Louis County Development Authority, in St. Louis, Missouri (Sept. 23, 1981). An institutional investor in a private placement would therefore treat the investment like a commercial loan and use many established investigative procedures. \textit{Id.} \textit{See} L. Moak & A. Hillhouse, \textit{Concepts and Practices in Local Government Finance} 326 (1975).
\end{itemize}
\end{footnotesize}
however, about the feasibility of proposed disclosure measures.\textsuperscript{126} 

Initially, the SEC and various senators proposed federal legislation that would subject IDB’s to the full registration and reporting requirements of the federal securities laws.\textsuperscript{127} This legislation, however, would result in enormous administrative costs at the federal and local levels.\textsuperscript{128}

Another proposal places the issuing, investigative and review procedures upon state securities commissions.\textsuperscript{129} Given current state fiscal pressures and the difficulty of monitoring hundreds of bond issues in a particular area, states would probably not accept this task.\textsuperscript{130}

\textsuperscript{126} Id. at 310. See generally Currier, Mandating Disclosures in Municipal Securities Issues: Proposed New York Legislation, 8 Fordham Urb. L.J. 67, 78 (1979).


\textsuperscript{128} Due to the large underwriting and legal fees registration entails, the Eagleton bill, S. 2574, contravenes cost efficiencies associated with IDB financing. It would also greatly increase the SEC’s workload. This measure, therefore, received little support. The disclosure sought by the Proxmire bill, S. 2339, focused on the municipal issuer, rather than the corporate borrower. Because the borrower is ultimately obligated to repay the IDB, this proposal was also inappropriate to meet investors’ needs. Hellige, supra note 125, at 310-13. The SEC proposal, S. 3323, has the same cost disadvantage as the Eagleton bill.

\textsuperscript{129} Note, supra note 20, at 724. The author suggests that states pledge their full faith and credit as a guaranty of payment in the event of IDB default. Id. It is doubtful, however, that states would expose themselves to such liability.

\textsuperscript{130} Some states, for example Oklahoma, Mississippi, Kentucky, Pennsylvania, Massachusetts, Connecticut and California, have established state industrial development authorities. See Note, supra note 20, at 708. If such states are willing to accept the administrative task of issuing IDB’s, arguably they could implement state securities laws to regulate IDB disclosure and reporting.
A third method to increase investor protection and to reduce municipal liability would place the onus on the issuer. Other than the borrower, the municipality is the primary beneficiary of the IDB and, with the trustee, is in the best position to oversee a particular bond issue. A municipal investigation would focus upon the financial stability and business integrity of the corporate borrower, the party actually accountable for debt service. While municipalities currently assess the borrower’s financial position, the degree and thoroughness of these assessments vary widely. To promote uniformity, independent auditors could be utilized to analyze completely the past and present financial status of the borrower. Industry forecasts and product market conditions could be qualitatively and quantitatively evaluated. Management plans and objectives for future corporate revenues and earnings could be realistically assessed to determine whether the obligors will fulfill their borrowing responsibilities. This information, in all IDB issues, would be compiled

131. Interview with Spokesman from Goldman, Sachs & Co., in St. Louis, Missouri (Feb. 12, 1981). This proposal is apparently supported by the brokerage industry and some issuing authorities. Id. Interview with the Executive Director of the St. Louis County Development Authority, in St. Louis, Missouri (Sept. 23, 1981).
132. GOODBODY & Co., supra note 9, at 39-40; Currier, supra note 126, at 78. See supra note 4.
133. The municipality, as the issuer, should be in close contact with the offering parties. Interview with spokesman from Goldman, Sachs & Co., in St. Louis, Missouri (Feb. 12 1981).
134. Note, supra note 36, at 401.
At least two commentators believe that in municipal general obligation offerings, underwriters, brokers, bond counsel, accountants and the issuer should investigate each other to provide appropriate public disclosure. Doty & Petersen, supra note 2, at 389.
136. The larger issuing authorities tend to conduct their own, independent borrower evaluation. Interview with the Executive Director of the St. Louis County Development Authority, in St. Louis, Missouri (Sept. 23, 1981).
137. This evaluation should encompass a five-year survey of assets, liabilities, debt structure, return on investment, return on assets and annual changes in financial position. There also should be a continual review of problems involving litigation, arbitration and labor relations. See generally Casey & Smith, supra note 3, at 645 n.22.
138. The Securities and Exchange Commission, subject to “safe-harbor” guidelines set forth in Rules 175 and 3b-6, allows corporate projections of revenues, earn-
in a comprehensive offering memorandum with an accuracy endorse-
ment by all offering parties.\footnote{139}{This is in effect a "red-herring Preliminary Official Statement." This statement is admittedly a comprehensive document; its information should be disclosed equally to institutional and individual investors. Interview with the Executive Director of the St. Louis County Development Authority, in St. Louis, Missouri (Sept. 23, 1981).} Finally, periodic reviews and reporting would continue while the bond remained outstanding. Indications of borrower insolvency should prompt the issuer, and particularly the trustee, to attempt to reduce the likelihood of default. This could be accomplished by accelerating all payments due under the bond or restructuring the borrower’s financial and operational position. All such efforts should ultimately enable the borrower to satisfy timely the debt obligation.\footnote{140}{Periodic reporting to the issuer would allow immediate remedial action should the parties discover the borrower’s financial difficulties. Certainly a debt restructurin or a management overhaul is preferable to complete default. \textit{Iid.} Admittedly, elected officials have time and skill constraints on their ability to reevaluate the borrower. In most issuing municipalities, members of the bond authority are fully occupied by their primary professions. This mandates expert independent review. \textit{See Note, supra note 47, at 1286-87.}}

VI. CONCLUSION

Soaring interest rates motivate corporations to seek tax-exempt financing. Urban unemployment and suburban population growth intensify municipal efforts of industrial inducement. These factors lead to increased IDB use. Congress, by exempting tax-exempt industrial development bonds from SEC registration and reporting, placed the responsibility for regulation on local authorities. Municipalities must therefore act to reduce their liability and to protect their citizens who invest on IDB’s. Certainly, an industrial development bond purchaser merits the same protections afforded a corporate securities investor.\footnote{141}{\textit{See Note, supra note 36, at 410.}}