(FINAL)
RELATED INFORMATION

07/31/20 State:

FA 12-2011 \$6.5M

FA 8-2018 \$2.5M

Approximate Per Capita Debt

\$ 514 Federal: \$ 80,277

1. PLEDGE OF ALLEGIANCE

2. TOAST TO THE FLAG

3. CONFLICT OF INTEREST STATEMENT

4. MINUTES FOR APPROVAL July 7, 2020

Huntersville, Town of

Kinston, City of

Financing Agreement

Financing Agreement

<u>Unit</u> Eureka, Town of Cliffside Sanitary District	Type Resolution Resolution	<u>Purpose</u> Appointment of Fin. Officer & Asst. Fin. Officer Appointment of Fin. Officer & Asst. Fin. Officer		<u>Amount</u>	Comments	Page <u>Number</u>	Last request to Borrow	Voted/ <u>Non-Voted</u>
Eureka, Town of Cliffside Sanitary District	Update Update	Non-Action Non-Action						
Kingstown, Town of Robersonville, Town of	Discussion Discussion	Non-Action Non-Action						
Brevard, City of Duplin County Edenton, Town of Holly Springs, Town of Johnston County Vance, County of Wayne, County of	Financing Agreement Financing Agreement Financing Agreement Revenue Revolving Loan Financing Agreement Financing Agreement	Land acquisition Airport Hanger Street Water and Sewer Revenue Refunding Misc. Loan Increase Schools, County Bldgs., Community College, etc. County Bldg., Telecommunication, Equipment	\$ \$ \$ \$ \$ \$	1,300,000 500,000 907,900 5,600,000 8,346,000 7,485,000 10,000,000	Unit Letter Unit Letter Unit Letter Unit Letter Unit letter Unit Letter Unit Letter		FA 10-2014 \$426K LOBs 4-2016 \$65M RL 10-19 \$1.3M COPs 9-2014 \$19M LOBs 6-2020 \$155M FA 6-2017 \$1.4M LOBs 6-2017 \$46.4M	
Burlington, City of Carteret County -Beaufort Morehead City Airport Auth. Conover, City of	Financing Agreement Financing Agreement Financing Agreement	Recreation, Public Vehicles, Municipal Bldgs., etc. Airport Municipal Buildings	\$ \$ \$	9,500,000 600,000 2,897,132			RB 10-2011 \$20.5M NA FA 12-2017 \$2M	
Town of Columbus Lincoln, County of	USDA Revenue Bond Revenue Bond	Water and Sewer System Improvements Sewer	\$ \$	2,138,000 39,000,000			FA 2-17 \$200K COPs 5-20 \$36.5	
Maryfield, Inc., dba Pennybyrn at Maryfield	NCMCC	Retirement Facilities First Mortgage Revenue	\$	55,000,000			NCMCC 3-2015 \$75M	
City of Hendersonville Hickory, City of Lincoln County	Revolving Loan Revolving Loan Revolving Loan	Water Sewer Sewer	\$ \$ \$	14,124,000 5,182,700 14,000,000			RL 2-2020 \$2.6M GO 10-2014 \$40M COPs 5-2020 \$36.5	
Monroe, City of Valdese, Town of	Annexations Revolving Loan	Miscellaneous Action item Miscellaneous Action - Loan increase	\$	3,467			FA 6-2020 \$3.14M FA 12-2009 FA \$1.7M	

Miscellaneous - Non Action - rate modification

Miscellaneous - Non Action - rate modification

UNIT	PROJECT		PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSU	E MARKETABILITY
CITY OF BREVARD	Purchase of approximately 3 acres of	land with 3	Necessary and	Appraisal is in	The City received a unit letter	No tax increase is	Lender:	United Community Bank
\$1,300,000	existing buildings in downtown Breva	d. The site	expedient to	hand and justifies	because of several indicators	necessary. Debt	Amount not to exceed:	\$ 1,300,000
G.S.160A-20	will be used for a future parking garag	je to support	continue to provide	purchase price.	of weakness in the Water and	service will be paid	Approval rate:	1.86%
Installment Contract	downtown and the County Courthouse	e.	for future parking		Sewer Fund including a net	from the revenues	Term (Years):	15
Private Placement			capacity.		loss and negative cash flow.	to a Parking Fund	Market Rate:	1.75%
	Expected Sources and Uses of Funds	<u>::</u>			The City responded that they have over the course of more	that that the City established.	Payment:	Annual
	Sources:				than 10 years made significant	55142.151.154.	Current G.O. Ratings:	
	Bank Loan	\$ 1,300,000	ı		investments and upgrades in		S&P:	N/A
	Cash Contribution	\$ 577,500			their Water/Sewer system and		Moody's:	N/A
	Total Sources	\$ 1,877,500			have raised rates by a		ocu, c.	
	=	, , , , , , , , , , , , , , , , , , , ,	=		significant amount over that		Installment financing is more timel	y than issuing G. O. Bonds
	Uses:				time. The City believes that the			
	Land Cost:	\$ 1,877,500			rate changes in the 2020 fiscal year will be sufficient			
	Total Uses	\$ 1,877,500			to cover capital expenditures			
	_				and debt service going forward. The City's response			
					was considered satisfactory. Fiscal staff conducted			
					a virtual unit visit with the Town on 7/22/2020.		Debt Ratios-	Excluding Enterprise Funds
							To Property	Per
				Bonds Authorized	Assessed	Existing Debt Excluding	Values	Capita
Purpose	Estimated Census	Amount	Public Hearing	& Unissued	Valuation	Enterprise Funds	Tax Rate Before	After Before After
Land Acquisition	7,900	\$ 1,300,000	6/15/2020	\$ -	\$ 986,957,255	5 \$ 461,820	\$0.5100 0.05%	0.18% \$ 58 \$ 223 Transylvania County \$2,007

UNIT DUPLIN COUNTY \$500,000 Airport G.S. 160A-20 Installment Purchase Contract Private placement	PROJECT This project consists of the construction of the Duplin County Airport. Expected Sources and Uses of Funds: Sources: Bank Loan: State Aid to Airports: FAA NPE Funds: Cash: Total Sources: Uses: Construction Cost: Engineer or Arch. Fees: Administrative Cost: Total Uses:	\$500,000 \$998,756 \$310,057 \$206,177 \$2,014,990 \$1,771,415 \$241,125 \$2,450 \$2,014,990		ADEQUATE NOT EXCESSIVE Bids in hand.	DEBT MANAGEMENT The County received a unit letter because its audited financial statements for the fiscal year ended June 30, 2019 were not received by us until July 6, 2020, well after the due date of October 31, 2019. Also, from the compliance report we noted the County did not comply with requirements regarding the CFDA 93.778 Medical Assistance Program as described in finding number 2019-002 for Eligibility and that this is a repeat finding from the prior year. The County provided a response to the unit letter which was satisfactory to the fiscal staff.	FEASIBILITY/ TAX INCREASE No tax increase is anticipated. Hangar lease revenues and General Fund revenues will provide for debt service.	AX INCREASE PREFERABLE TO Increase is ated. Hangar lease and General evenues will per for debt service. Payment: S&P: Moody's:		TO A BOND ISSUE MARKETABILITY Tri-County Electric Membership Corporation		
Purpose Airport	Estimated Census 59,039 \$	Amount 500,000	Public Hearing 5/7/2018	Bonds Authorized & Unissued \$ -	Assessed Valuation \$4,463,760,409	Existing Debt Excluding Enterprise Funds 58,212,529	Tax Rate \$0.715	To Property Values Before	After	nterprise Funds Per Capita Before 986 \$	After 994
TOWN OF EDENTON \$907,900 Streets G.S. 160A-20 Installment Purchase Contract Private placement	This project will fund phase II of major stre resurfacing initiative. Twelve municipally obe repaired and resurfaced. Expected Sources and Uses of Funds: Sources: Bank Loan:		Necessary and expedient because certain streets need repair and resurfacing due to poor soils used when some of the streets were constructed in the 1950s, and due to numerous pavement	Bids in hand.	The Town received a unit letter due to the auditor noting that the Town was not in compliance with N.C.G.S. 159-28(a)(1). There were several instances during the year in which a purchase order was not prepared and there was no evidence of a preaudit that included the language required by the statute. There also were several instances in which there was a purchase order that included the pre-audit statement, however the purchase order was dated	No tax increase is anticipated. General Fund revenues will provide for debt service.	Bank: Approval Rate: Term: Market Rate: Payment: S&P: Moody's:	BB&T 2.61% 12 years 2.40% Annually N/A N/A			

TOWN OF EDENTON \$907,900 Streets G.S. 160A-20 Installment Purchase Contract Private placement	I his project will fund phase II of major street repairs and resurfacing initiative. Twelve municipally owned streets will be repaired and resurfaced.	Necessary and Bids in hand. expedient because certain streets need repair and resurfacing due to poor soils used when some of the	The Town received a unit letter due to the auditor noting that the Town was not in compliance with N.C.G.S. 159-28(a)(1). There were several instances during the year in which a purchase order was not prepared and there was no evidence of a preaudit that included the language required by the	No tax increase is anticipated. General Fund revenues will provide for debt service.	Bank: BB&I Approval Rate: 2.61% Term: 12 years Market Rate: 2.40% Payment: Annually S&P: N/A
	Total Sources: \$907, Uses: Construction Cost: \$785, Engineer or Arch. Fees: \$35,	000	statute. There also were several instances in which there was a purchase order that included the pre-audit statement, however the purchase order was dated after the invoice. The Town provided a response to the unit letter which was satisfactory to the fiscal staff.		Moody's: N/A Installment purchase contract is more timely than issue of G.O. Bonds
	Contingency: \$87, Total Uses: \$907,				Debt Ratios-Excluding Enterprise Funds To Property Per

Assessed

Valuation

\$503,731,944

Bonds Authorized

& Unissued

Public Hearing

5/26/2020 \$

Amount

907,900

4,726 \$

Purpose

Street

Estimated Census

Existing Debt Excluding Enterprise Funds

4,626,355

. Values

Before

After

0.92% 1.10% \$

Tax Rate

\$0.400

Capita Before

Chowan Co.

After

\$

1,171

553

			PROPOSED ISSUE IS				
			NECESSARY AND	ADEQUATE NOT	DEBT	FEASIBILITY/	TERMS/OTHER INFORMATION
UNIT	PROJECT		EXPEDIENT	EXCESSIVE	MANAGEMENT	TAX INCREASE	PREFERABLE TO A BOND ISSUE MARKETABILITY
TOWN OF HOLLY SPRINGS	Current refunding of:		Necessary and	The refunding is	The Town received a unit letter due to internal	Debt service is decreased.	. Term: Approximately 8 years
Water and Sewer Revenue Refunding	Water and Sewer Revenue Bond,		expedient to avail the	current and all	control deficiencies including accounts payable	The currently outstanding	Interest Rate: Fixed
Bond, Series 2020	Series 2010		Town and its Combined	related costs and	cutoff issues, review of the check register, lack of	bonds under consider-	Structure: Amortization of the refunding principal will be
Amount not to exceed:	\$10,000,000 - Originally issued		Enterprise System of	funds requirements	adequate documentation of Powell Bill expenditures	ation for refunding, if a	structured to provide even individual realization of cash
\$ 5,600,000	\$5,508,166 - Outstanding		lower financing costs.	are known or are	and several other management letter comments.	14.7% NPV savings is	savings across the term of refunded bonds, which has
Direct Bank Placement	\$5,508,166 - Amount to be refunded		The proposed	reasonably subject	The Town responded that the cutoff issue was an	realized will be refunded	not been extended.
G.S. 159, Article 5			refinancing terms	to estimation.	isolated occurrence and that going forward all refunds	at an average annual	
	Expected Sources and Uses of Funds:		indicate a net present		will be made on a fiscal year basis. It also stated that	savings of approximately	Direct bank placement. The closing
	Sources:		value savings (NPV) of		check register reviews are performed each week and	\$146,700 in fiscal years	should not conflict with any other debt
	Revenue Bonds at par: \$	5,241,166	approximately		that a signoff procedure will be implemented to	2022-2029.	transaction. Registration and transfer
	Unspent proceeds from previous 2008		\$812,000, or 14.7%, of		document that. Also, the Powell Bill issue was a		of the Bond is restricted.
	bond issue \$	267,000	the refunded debt.		coding problem that would have been discovered in		
	Budgeted interest from Town \$	17,244	_		due course during the performance of internal		
	Total Sources \$	5,525,409	-		procedures prior to filing of the Powell Bill report.		APPROVALS:
					This process will now be performed prior to the		Final Maturity: Not beyond 2028
	Uses:				auditor's fieldwork. Finally, additional staff has been		Interest Rate not to exceed: 1.58%
	Refunding Escrow Deposits \$	5,525,409			added to increase control over internal processes		Issue Amount: Not to exceed \$5,600,000
	Issuance Costs (Paid by Town) \$	-	_		and transactions. The Town's response was		
	Total Uses \$	5,525,409	_		considered satisfactory.		FINANCING TEAM
							Bond Purchaser: PNC Bank, National Association
							Bond Counsel: Sanford Holshouser LLP
							Financial Advisor: DEC Associates

MISCELLANEOUS:

(ACTION ITEMS):

JOHNSTON COUNTY

The County is requesting approval for an increase of additional funds on a State Revolving Loan. The Loan includes upgrading existing pumps, approximately 19,720 linear feet of 8-inch PVC (Polyvinyl Chloride) force main, approximately 5,660 linear feet of 16" force main, approximately 8,900 linear feet of 27" gravity sewer and new 100 GPM (Gallons Per Minute) upgradable to 1700 gpm regional wastewater pump station. The original loan amount was approved by the LGC on September 11, 2018 for \$5,633,000. The County is requesting an increase of \$2,713,000 for a total revised amount of \$8,346,000. The increase is due to bids coming in higher than the estimate.

The County received a unit letter due to the Auditor noting internal control deficiencies in both the management letter and the compliance reports; including delayed bank reconciliations and a need to revisit the procurement card policy. The fiscal staff conducted a unit visit on 2/18/20 to address the concerns raised in the unit letter. The County also provided a response to the unit letter which was satisfactory to the fiscal staff.

VANCE COUNTY \$7,485,000 Refunding 160A-20 Installment Contract Private Placement	PROJECT Refunding of a 2009, 2015 and 2017 Installment Financing Contract (IFC). The loan terms indicate aggregate present value (NPV) savings of approximately \$424,827 (or 5.751%) of the refunded balance. Expected Sources and Uses of Funds: Uses: Loan Proceeds \$ 7,485,00 \$ 7,485,00 \$ \$ 7,485,00 \$ \$ 7,401,36 \$ \$ 7,401,36 \$ \$ 7,401,36 \$ \$ 7,401,36 \$ \$ 7,401,36 \$ \$ 7,485,00 \$ \$ \$ 7,485,00 \$ \$ 7,485,00 \$ \$ 7,485,00 \$ \$ 7,485,00 \$ \$ 7,485,00 \$ \$ 7,485,00 \$ \$ \$ 7,485,00 \$ \$ \$ 7,485,00 \$ \$ \$ 7,485,00 \$ \$ \$ 7,485,00 \$ \$ \$ 7,485,00 \$ \$ \$ 7,485,00 \$ \$ \$ 7,485,00 \$ \$ \$ 7,485,00 \$ \$ \$ 7,485,00 \$ \$ \$ \$ 7,485,00 \$ \$ \$ \$ 7,485,00 \$ \$ \$ \$ \$ 7,485,00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0 0 0	ADEQUATE NOT EXCESSIVE The payoff amounts of the installment purchase contracts are current in type and known.	submission of theiraudit. The County responded that they have taken steps to ensure the timely	FEASIBILITY/ TAX INCREASE The current debt service for the refundings has been budgeted. If an NPV savings of 5.751% is generated, it will result in an aggregate average annual savings of approximately \$44,000 for the first 10 years and a nominal amount over the last two years.	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE MARKETABILITY Bank: JP Morgan Chase Bank, N.A. Amount \$ 7,485,000 Approval Rate: 1.370% Term (years): 12 Market Rate: 1.15% Structure: Annual principal and semi annu . The terms of the refunded contracts has not been extended. Bank placement will not be rated. Current G.O. ratings: S&P AA- Moody's: Aa3 Installment purchase structure is more timely and feasible than G.O. Bonds
Purpose	Estimated Census Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Debt Ratios-Excluding Enterprise Funds To Property Per Values Capita Tax Rate Before After
Schools County Buildings Community College Courthouse	44,482 \$ 5,850,00 \$ 720,10 \$ 585,00 \$ 230,80 \$ 7,386,00	0 7/21/2020 15 10 15	\$ -	\$ 2,770,939,479		\$0.890 0.92% 0.92% \$ 570 \$ 570
WAYNE COUNTY \$10,000,000 160A-20 Installment Contract Private Placement	(1) Construction of 911 Call Center/OES building, (2) Construction, maintenance and updates to County tower sites and radios system, (3) Purchase of voting equipment, (4) Purchase of Finance/HR/Planning software replacement. Expected Sources and Uses of Funds: Sources: Loan Proceeds Total Sources Uses: Project Cost		Bid is hand for the 911 building and purchase invoices have been provided for the other projects.	The County received a unit letter due to their Water and Sewer Fund having insufficient cashflow to pay debt service on a sewer line expansion project. The County responded that the sewer expansion had been done under an installment contract for a school and that debt service is being paid through the General Fund. Fiscal staff confirmed this and the County's response was considered satisfactory.	No tax increase is necessary. Debt service will be paid from revenues to the General Fund.	Bank: Truist Bank Amount \$10,000,000 Approval Rate: 2.290% Term (years): 15 Market Rate: 1.75% Structure: The financing is structured as level principal and amortized over a 7 year term for short term projects and 15 years for long term projects. Bank placement will not be rated. Current G.O. ratings: S&P AA-Moody's: Aa2
Purpose	Voting Equipment \$ 293,05	75 10 10 10 18 2	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	FINANCING IEAM Bond Counsel: Womble Bond Dickinson (US) LLP Purchaser's Counsel: Pope Flynn Group Financial Advisor: Davenport & Company LLC Installment purchase structure is more timely and feasible than G.O. Bonds Debt Ratios-Excluding Enterprise Funds
County Building Telecommunication Equipment	124,086 \$ 4,967,73 \$ 3,215,11 \$ 1,817,18 \$ 10,000,00	1 3	\$ -	\$ 7,768,373,173	\$ 67,804,606	\$0.664 0.87% 0.94% \$ 546 \$ 627

			PROPOSED ISSUE IS					
	550 1505		NECESSARY AND	ADEQUATE NOT	DEBT	T.V. 110005105	TERMS/OTHER INFORMATIO	
UNIT CITY OF BURLINGTON	PROJECT (1) Construction of a new building	a for the historia	EXPEDIENT Necessary and expedient	EXCESSIVE Bids in hand for	MANAGEMENT No deficiencies or	TAX INCREASE No tax increase is	PREFERABLE TO A BOND ISS Lender:	SUE Truist Bank
\$9,500,000	Dentzel Carousel and refurbishm		to move the Carousel out of	the Carousel refurbish-		necessary. Debt	Amount not to exceed:	\$ 9,500,000
G.S.160A-20	itself. (2) Purchase of fire engine		a flood zone and restore	ment, carousel building		service will be paid	Approval rate:	1.85%
Installment Contract	vehicles and equipment. (3) cons		one of the City's most	and vehicles and	,	from the revenues	Term (Years):	15
Private Placement	renovating, and equipping variou	Ο,	treasured, historical	equipment.		to the General	Market Rate:	1.40%
	to existing facilities of the City, in		pieces, (2) purchase			Fund.	Payment:	Annual principal and interest
	limited to City Hall and various fir	e stations and	necessary equipment for				Structure: Amortization for	ollows level principal with
	(4) providing various streetscape	and ballfield	the City to continue to				short term projects amortized of	ver a 3year term
	improvements.		provide the services it's				and the long term over 15 years	S.
			citizens are accustomed					
			to, (3)(4) and provide				This financing will not be rated.	· ·
	Expected Sources and Uses of F	unds:	repairs and upgrades to				S&P:	AA
			capital facilities and				Moody's:	Aa2
	Sources:	ф 0.500.000	infrastructure.				FINANCING	FAM
	Bank Loan Total Sources	\$ 9,500,000 \$ 9.500,000					FINANCING T Bond Counsel: Womble Bond	
	Total Sources	\$ 9,500,000	=				Financial Advisor: Davenport &	` ,
	Uses:						Lender's Counsel: Pope Flynn	
		\$ 9,400,000					Zondor o Codnoon. 1 opo i tymi	Croup
	, -	\$ 100,000					Installment financing is more tir	mely than issuing G. O. Bonds
	Total Uses	\$ 9,500,000	- -				9	, ,
	-		=					s-Excluding Enterprise Funds
							To Property	Per
_			5	Bonds Authorized	Assessed	Existing Debt Excluding	Values	Capita
Purpose Recreation	Estimated Census 53.748	Amount \$ 6,725,166	Public Hearing 7/21/2020	& Unissued -	Valuation \$ 4,622,543,542	Enterprise Funds \$ 4,868,795	Tax Rate Before \$0.5973 0.11%	After Before After 0 0.31% \$ 91 \$ 267
Public Vehicles		\$ 0,725,166		5 -	\$ 4,022,343,342	\$ 4,000,795	\$0.5973 0.11%	0.31% \$ 91 \$ 267 Alamance Co. \$1,411
Equipment		\$ 665,852						Alamance Co. \$1,411
Equipmont		\$ 9,500,000						
	-		-					
CARTERET COUNTY -	Construction of infrastructure for		Necessary and	Bid is in hand.	No deficiencies or	Debt service will be	Lender:	Carteret County
BEAUFORT AIRPORT AUTHORITY	includes installing 2 large tanks (15,000 gallons). The Authority h		expedient to to allow the Authority		defaults noted.	paid from Federal Airport Improvement	Amount not to exceed: Approval rate:	\$ 600,000 0.00%
\$600,000	loan from Carteret County to be		to allow the Authority			Program (AIP) funds.	Term (Years):	0.00%
G.S.160A-20	interest free over a four year tern		it's own fuel and			Frogram (AIF) lunds.	Payment:	Annual Principal
Installment Contract	interest nee over a lour year tern	1.	infrastructure.				Market Rate:	1.10%
Private Placement	Expected Sources and Uses of F	unds:	minastructure.				Current G.O. Ratings:	1.1070
							S&P:	N/A
	Sources:						Moody's:	N/A
	County Loan	\$ 600,000					•	
	Total Sources	\$ 600,000	- ■				Installment financing is more tir	mely than issuing G. O. Bonds
	Uses:							
	Uses: Project Costs:	\$ 600,000						
		5 000000						
	Total Uses =	\$ 600,000	=	Bonds Authorized	Assessed	Existing Debt Excluding		
Purpose	Estimated Census	\$ 600,000 Amount	= Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds		

FINANCING AGREEMENTS LOCAL GOVERNMENT COMMISSION AGENDA PAGE 7 OF 14 AUGUST 4, 2020

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	
CITY OF CONOVER	Refunding of USDA installment purchase	Necessary and	The payoff amounts of	No deficiencies or	No tax increase is	Bank:	Truist Bank
\$2,897,132	contracts. The loan terms indicate an aggrega	te expedient to avail	the installment	defaults noted.	necessary. The City	Amount	\$ 2,897,132
Refunding	net present value savings (NPV) of	the City of lowered	purchase contracts		has determined that	Approval Rate:	2.240%
160A-20	approximately \$761,963.	financing costs.	are current in type and		they would like to	Term (years):	15
Installment Contract			known.		shorten the terms on	Market Rate:	1.70%
Private Placement					three USDA loans and	Structure: Annual principal and interes	t payments.
	Expected Sources and Uses of Funds:				therefore accepted a	The terms of the refunded issues hav	e not been extended and are
					higher payment to	reduced by 14, 13 and 10 years respe	ectively.
	Uses:				accomplish this. The		
	Loan Proceeds \$ 2,897				overall NPV savings	Bank placement will not be rated. Curr	ent G.O. ratings:
	Total Sources \$ 2,897	<u>,132</u>			arise from shortening	S&P	Α
					the 3 loans by 14, 13	Moody's:	A1
	Uses:				and 10 years which		
	Refunding \$ 2,897				results in an aggregate	Installment purchase structure is more	timely and feasible than G.O.
	Total Uses \$ 2,897	<u>,132</u>			\$761,963.		
						Debt Ratios-Exclud	ding Enterprise Funds
						To Property	Per
			Bonds Authorized	Assessed	Existing Debt Excluding		Capita
Purpose	Estimated Census Amount	<u> </u>	& Unissued	Valuation	Enterprise Funds		After Before After
Municipal Buildings	8,457 \$ 2,897	,132 7/13/2020	\$ -	\$ 1,175,341,740	\$ 4,663,548	\$0.500 0.40%	0.40% \$ 551 \$ 551
							Catawba Co. \$ 946

LOCAL GOVERNMENT COMMISSION AGENDA AUGUST 4, 2020

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
TOWN OF COLUMBUS	Necessary and	Bids in hand,.	The projection of net	No major	USDA commitment to	Term: RBAN: 18 months
Water and Sewer	expedient to		revenues prepared by	deficiencies. No	purchase the bonds	RB: 40 years
\$2,138,000	secure adequate and		the unit indicates that	defaults noted.	upon substantial	Interest Rate: Fixed
G.S. 159; Article 5	reliable water and sewer		future revenues will be		substantial completion	Structure:
	services and to promote		adequate to cover the		of the project.	RBAN: Interest due at maturity
This project consists of building a new water tank to	the present and future		cost of operations and			RB: Approximately level debt service
replace a 60-70 year old tank. Also, this project consists of	welfare of the residents		debt service.			
replacing water lines from the tank to the overall water	of the Town and its		Water: \$27.64			APPROVALS
system and to remove sewer lines from certain downtown	environs.		Sewer: \$35.22			Issue Amount Revenue Bond: \$2,138,000
buildings.						Issue Amount Revenue BAN: \$2,138,000
						Final Maturity:
USDA Loan: \$ 2,138,000						RBAN: No later than 2/28/2021
USDA Grant: \$ 1,785,000						RB: 2060 or 40 years after the maturity of the RBAN
Town Contribution: \$ 72,000	<u>.</u>					
\$ 3,995,000						Interest Rate:
						RBAN: Not to exceed 5%
						RB: \$2,138,000 1.875 %
						FINANCING TEAM
						Bond Counsel: Womble Bond Dickinson (US) LLP
						Revenue BAN: To be approved by the Secretary
						of the Commission
						Revenue Bond: USDA Rural Development
						Registrar: Town Manager or Finance Officer
						Revenue BAN: To be approved by the Secretary of the Commission Revenue Bond: USDA Rural Development

LOCAL GOVERNMENT COMMISSION AGENDA AUGUST 4, 2020

PROJECT	NECESSARY & EXPEDIENT	IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
NCOLN COUNTY	Necessary and expedient	Bids are in hand and all	Feasibility study by the County's	No major	Public Sale. Sale is	Term: Not to exceed 21 years
	due to growth in the	major permits have been	feasibility consultants, Raftelis	deficiencies. No	scheduled on August 12	Interest Rate: Fixed
.S. 159; Article 5	eastern part of the	received. The refunding is	Financial Consultants Inc.,	defaults noted.	so as to not conflict	Structure: Principal portion of the loan financing the
ublic Offering	County. The plant is	current and all related	demonstrates required coverages		with any other revenue	Wastewater Treatment Plant expansion will be amortized that
	nearing its current	costs and funds	of debt service by income		bonds. Bonds are	when combined with the state revolving loan will result in level
mount not to exceed: \$ 39,000,000	capacity at times and the	requirements are known or	available for debt service as		expected to be rated	payments for financing the debt service for the term of that debt.
	County is unable to	reasonably estimable.	defined in the Bond Covenants of		S&P: AA	Total debt service for the refunding portion of the offering has been
	approve any new		at least 1.56X on total system			structured to provide level savings to the extent the requirements
The Killian Creek Wastewater	construction in that area		debt and at least 2.95X on Parity			of the transaction allow.
	of the County until the		Bonds only thru 2025. Average			
onsists of improvements to the	plant is under		projected residential monthly bills			
ounty's existing waste water system,	construction. Current		based on approximately 5000 gals.			Expected Rate:
0 10 0 ,	capital market conditions		usage: Water & Sewer \$90.37.			Effective Interest Cost: 1.92%
	indicated an aggregate		Rate increases of 5% for			
• ,	net present value savings		water and 15% for sewer were			Expected Underwriters Discount: \$5.20/\$1,000
pacity of 3.3 MGD to a capacity of 6.6	(NPV) of approximately		implemented on July 1, 2018.			
GD.	\$1,355,000 or 6.69% of		Rate increases of 5% for water			Final Maturity: Not beyond 2042
	the refunded bonds.		and 15% for sewer were			
ote: Concurrently a State Revolving			implemented on July 1, 2019.			Interest Rate not to exceed:
oan fund is having approval requested			Rate increases of 5% for water			Effective Interest Cost: 3.0%
complete the funding requirements			and 15% for sewer were			Amount not to exceed: \$39,000,000
the project.			implemented on July 1, 2020.			
			There are no additional rate			FINANCING TEAM
			increases that are projected over			
			the 2021-2025 Forecast Period.			Bond Counsel: Robinson Bradshaw & Hinson, P.A.
						Financial Advisor: Davenport & Company, LLC
Refunding of the County's State of						Underwriter: Wells Fargo Bank, National Association
orth Carolina 2010 Revolving Loan,						Underwriters Counsel: Womble Bond Dickinson (US), LLP
eries 2019 Enterprise System Revenue						Feasibility Consultant: Raftelis Financial Consultants, Inc.
ond, and 2016 Installment Purchase						Trustee/Registrar: US Bank, N.A. (DTC)
ontract.						
ertaining to the 2010 State of NC Revolving Loan:						
iginally Issued \$ 17,500,000						
utstanding Currently \$ 9,625,000						
alance to be Refunded \$ 9,625,000						

Pertaining to the 2016 Installment Purchase Contract:

\$

\$ \$

\$

\$

7,940,000

7,697,000

7,697,000

3,467,860

2,929,000

2,929,000

Originally Issued

Originally Issued

Outstanding Currently

Balance to be Refunded

Outstanding Currently

Balance to be Refunded

PROJECT IS AMOUNT OF PROJECT

NECESSARY & IS ADEQUATE BUT

PROJECT

PROJECT

EXPEDIENT

NOT EXCESSIVE

FEASIBILITY

MANAGEMENT

MARKETABILITY

MARKETABILITY

MARKETABILITY

TERMS/ OTHER INFORMATION

LINCOLN COUNTY CONTINUED

Expected Sources and Uses of Funds:

Sources:	Re	erprise System venue Bonds Series 2020	Ref	runding of Series 2019 Revenue Bonds		Refunding of 2010 Revolving Loan		Refunding of 2016 IPC (Water & Sewer Portion)		Total
Bond Proceeds:										
Par amount	\$	14,145,000	\$	6,265,000	\$	7,295,000	\$	2,315,000	\$	30,020,000
Premium	\$	3,412,002	\$	1,621,676	\$	1,699,496	\$	656,180	\$	7,389,354
State Revolving Fund loan	\$	14,000,000	\$	=	\$	-	\$	-	\$	14,000,000
Other Sources of Funds: Equity Contribution					\$	814,000			\$	814,000
Total Sources:	\$	31,557,002	\$	7,886,676	\$	9,808,496	\$	2,971,180	\$	52,223,354
Uses: Project Fund expenditures Refunding Cash Deposits Cost of Issuance Underwriter's Discount Additional Proceeds Total Uses:	\$ \$ \$ \$ \$ \$ \$ \$	31,337,000 - 141,356 73,491 5,155 31,557,002	\$ \$ \$ \$ \$	7,788,135 62,608 32,550 3,383 7,886,676	\$ \$ \$ \$	9,701,251 72,901 37,902 (3,559) 9,808,496	\$ \$ \$ \$	2,936,772 23,135 12,028 (754) 2,971,180	\$ \$ \$ \$ \$	31,337,000 20,426,158 300,000 155,971 4,225 52,223,354

(d) Fund a debt service reserve fund or funds for the Bonds.

37,135,000

4,200,000

(e) Pay the fees and expenses incurred in connection with

the sale and issuance of the Bonds.

Par Amount - Series B-1 Temp 85

Sources:

Bond Proceeds
Par Amount - Series A

Expected Sources and Uses of Funds

Underwriters: Sr Manager: B.C. Ziegler and Company

Trustee: Bank of New York Mellon Trust Company, N.A.

Auditor/Feasibility Consultant: Dixon Hughes Goodman

Borrower's Counsel: Keziah Gates LLP

Co-Manager: Davenport and Company
Underwriters' Counsel: Parker Poe Adams & Bernstein LLP

		NECESSARY AND EXPEDIENT	DEBT		DATE & MANNER OF	
PROJECT		ADEQUATE NOT EXCESSIVE	MANAGEMENT	FEASIBILITY	SALE/ADVERSE EFFECTS	TERMS/OTHER INFORMATION
MARYFIELD, INCORPORATED		NCMCC has previously	No major	A feasibility study	Public Sale fixed rate offering	Term:
dba Pennybyrn at Maryfield		approved the project. All	deficiencies. No	completed by Dixon	in \$5,000 denominations.	Series A: 10/1/2050; Series B-1: 10/01/2021; Series B-2: 10/1/2022
North Carolina Medical Care Commission Retirement		necessary permits and	defaults noted.	Hughes Goodman	Pricing is currently	Interest Rate: Fixed
Facilities First Mortgage Revenue Bonds (Pennybyrn at Maryfield Project) Series 2020A, 2020B-1, & 2020B-2		approvals have been received. The project is under		shows estimated annual debt service	scheduled for August 20, 2020 and will not conflict	True Interest Cost: 5.53%
Amount not to exceed	\$55,020,000	a Guaranteed Maximum Price.		coverage of at least	with any other revenue bond	Expected Underwriting Fee: not to exceed \$12.50/1000
				1.41 times through	issue.	
Location: High Point (Guilford)				2024.		
Pennybyrn at Maryfield Licensed beds:						Structure:
180 ILUs / 48 ALUs / 125 Skilled Nursing Beds						The Series 2020B TEMPS 50 and TEMPS 85 will be redeemed
The purpose of this financing is to:						with initial Project entrance frees. The Series 2020A long-term Bon be wrapped around existing debt with a 30 year final maturity.
(a) Pay or reimburse the costs of certain improvements						be wrapped around existing dest with a 60 year infarmatanty.
including (i) A new 42-unit independent living apartment						
building. (ii) A new transitional rehabilitation facility (iii)						APPROVALS
Other improvements and renovations to the existing facilities	es					Amount: Not to exceed \$55,020,000
on the campus (collectively, the "Project").						Final maturity not to exceed October 1, 2050
(b) Refinance certain interim indebtedness incurred by the						Interest Rates not to exceed True Interest Cost: 6.0%
Corporation to pay costs of the Project. (c) Pay capitalized interest on the Bonds during construction	nn.					FINANCING TEAM
of the Project.	лі					Bond Counsel: Womble Bond Dickinson (US) LLP
S. 11.5 . 1.5/5011						25.12 252.155.1

UNIT CITY OF HENDERSONVILLE Water \$14,124,000 G.S. 159G-22 Revolving Loan	PROJECT This project consists of the design, permit, and construction of a new water intake and pump station along the French Broad River. The City also intends to demolish the existing intake structure and construct a new intake structure and associated piping along the Mills River.	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT Necessary and expedient in order to increase the redundancy, resiliency, and reliability of source water for the WTP during drought conditions and other water supply needs, and eliminate water scarcity concerns currently experienced during drought conditions.	ADEQUATE NOT EXCESSIVE Cost estimated provided by Black & Veatch .	DEBT MANAGEMENT No major deficiencies No defaults noted.	FEASIBLITY/ TAX INCREASE The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. Water: \$16.85 Sewer: \$25.46	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE Loan from State of North Carolina Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.	MARKETABILITY N/A
CITY OF HICKORY Sewer \$5,182,700 G.S. 159G-22 Revolving Loan	Construction of a 100-gpm sewer pump station with approximately 8,000 LF of 4-inch sewer force main and a 750-gpm sewer pump station with approximately 18,000 LF of 10-inch sewer force main.	Necessary and expedient to address sanitary sewer overflows (SSO's). The improved gravity sewer will allow the flow to arrive without overflow and the large pump station will intercept the sewer before surcharging from the City of Conover collection.	Cost estimates provided by Withers Ravenel, Inc.	No major deficiencies. No defaults noted.	The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. Water: \$23.06 Sewer: \$25.52	Loan from State of North Carolina Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.	NA

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBLITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
LINCOLN COUNTY	A) The Killian Creek Wastewater Treatment Plant	Necessary and expedient		No major deficiencies	Feasibility study by the	Loan from State of North Carolina	N/A
Sewer	Expansion project consists of improvements to the	due to growth in the	major permits have	No defaults noted.	County's feasibility	Term: 20 years	
\$14,000,000	County's existing waste water system, including the	eastern part of the	been received.		consultants, Raftelis	The rate, as established under	
G.S. 159G-22	upgrading of the County's waste water treatment plant.	County. The plant is			Financial Consultants	this program for the respective	
Revolving Loan	The upgrade will increase (double) current capacity of	nearing its current			Inc., demonstrates	loan, State or federal, is not to exceed 4%.	
	3.3 MGD to a capacity of 6.6.	capacity at times and the County is unable to			required coverages of debt service by	exceed 4%.	
	Note: Concurrently publicly sold	approve any new			income available for		
	revenue bonds is seeking approval	construction in that area			debt service as		
	to complete the funding requirements	of the County until the			defined in the Bond		
	of the project.	plant is under			Covenants of		
		construction.			at least 1.56X on total		
Expected Sources and Uses of Fu	<u>nds:</u>				system debt and at		
					least 2.95X on Parity		
	Enterprise System				Bonds only thru 2025.		
	Revenue Bonds				Average residential		
Sources:	Series 2020				monthly bills based on		
Bond Proceeds:					approximately 5000 gals Water & Sewer - \$90.37		
Par amount	\$ 14,145,000				Rate increases of 5%		
Premium	\$ 3,412,002				for water and 15% for		
State Revolving Fund loan	\$ 14,000,000				sewer rate were		
Total Sources:	\$ 31,557,002				implemented on July		
					1, 2018. Rate		
					increases of 5% for		
Uses:					water and 15% for		
Project Fund expenditures	\$ 31,337,000				sewer were		
Cost of Issuance	\$ 141,356				implemented on July 1,		
Underwriter's Discount	\$ 73,491				2019. Rate increase of		
Additional Proceeds	\$ 5,155 \$ 31,557,002				5% for water and 15% for sewer were		
Total Uses:	\$ 31,337,002				implemented on July		
					1. 2020. There are no		
					additional rate		
					increases that are		
					projected over the		
					2021-2025 Forecast		

Period.

LOCAL GOVERNMENT COMMISSION AUGUST 4, 2020

City of Monroe

MISCELLANEOUS - ACTION ITEMS:

The City of Monroe and the following fire departments have requested approval of an annexation payment schedule developed in accordance with G.S. 160A-31.1, whereby the City will make lump sum payments for the City's proportionate share of outstanding debt as follows:

Volunteer Fire Department	Effective Annexation Date	Payment Period	Reimbursement
Mineral Springs VFD	8/20/2019	2020	\$92.52
Unionville VFD	12/4/2018	2020	\$1,033.36
Unionville VFD	5/7/2019 & 8/20/2019	2020	\$1,183.22
Bakers VFD	10/1/2019	2020	\$1,158.34

Town of Valdese

The Town is requesting approval for an increase of additional funds on a State Revolving Loan. This loan will eliminate the chlorinator, chlorine dock, chlorine cylinders and existing dated chlorination technology and replace them with bulk storage chlorine bleach tanks, day storage tanks, transfer pumps and chemical feed pumps for dosing chlorine solution to achieve disinfection of the Town's treated drinking water. The original loan was approved by the LGC on June 4, 2019 for \$493,725. The Town if requesting an increase of \$224,673 for a total loan amount of \$718,398. The increase is due to actual construction bids received being higher than expected due to an increasing cost environment.

MISCELLANEOUS - NON- ACTION ITEMS:

Town of Huntersville

The Town has negotiated a rate modification with First Community Bank to its existing, privately held tax exempt, installment purchase for its police station. The original issuance was on 12/15/2011 for \$5,800,000.

Outstanding balance		Modified Rate	Approxii	nate	Maturity
as of 8/1/2020	Initial Rate	as of 8/1/2019	Interest S	avings	Date
\$3,770,000	2.95%	2.75%	\$ 4	6,191	12/31/2031