



North Carolina Local Government Commission Agenda
December 5, 2023
PRELIMINARY AGENDA

1. Pledge of Allegiance / Salute to the North Carolina Flag
2. Conflict of Interest Statement
3. Minutes for Approval: November 14, 2023 Meeting Minutes
4. Pension and OPEB Liability Report for Units on the Agenda (Attachment A)
5. Debt Approval Requests and Related Actions: Consent Agenda and Miscellaneous Action Items (Attachment B)
6. Updates and Actions Related to Units Under LGC Financial Control (Attachment C)
7. Resolution Establishing Guidelines for Successful Appeal of Withholding of Sales Tax Distributions for Counties and Municipalities with Late Audits (Attachment D)
8. 2023 Bond Referenda Results (Attachment E)

Approximate Per Capita Debt

State: \$497.57

Federal: \$100,770.58

Agenda Notes

1. LGC approval of items on this agenda also includes as applicable:
 - a. A finding that the assumptions used by the unit's finance officer in preparing the statement of estimated interest pursuant to G.S. 159-55.1(a) are reasonable (**applicable only to general obligation bonds** pursuant to N.C.G.S 159-52(b) (Session Law 2022-53)).
 - b. Approval of the identified financing team (**applicable only to general obligation bonds sold by private sale** pursuant to N.C.G.S. 159-123(e) **and revenue bonds** pursuant to N.C.G.S. 159-83(a)(14)).

2. Glossary of Debt Types

- 159-153 Approval of other financing arrangements
- BAN Bond Anticipation Notes
- CON REV Conduit Revenue Bonds
- GAN Grant Anticipation Notes
- GO General Obligation Bonds
- GO BAN General Obligation Bonds – Bond Anticipation Notes
- GO REFUNDING General Obligation Bonds – Refunding
- IP Installment Purchase
- USDA IP USDA Installment Purchase
- IRB Industrial Revenue Bonds
- LOB Limited Obligation Bonds
- LOB BAN Limited Obligation Bonds – Bond Anticipation Notes
- LOB REFUNDING Limited Obligation Bonds – Refunding
- REV Revenue Bonds
- REV BAN Revenue Bonds – Bond Anticipation Notes
- REV REFUNDING Revenue Bonds – Refunding
- USDA Rev Bonds USDA Revenue Bonds
- SOB Special Obligation Bonds
- SRF State Revolving Fund Loan
- FRL Federal Revolving Loan

Debt Approval Requests and Related Actions: Consent Agenda (Attachment B)

Unit Name	Debt Type	Project Title	Amount	Page #
Beech Mountain	SRF	2022 Sewer Main Improvements Project	\$1,175,526	B-1
Chowan County	USDA IP	High School Replacement Project	\$34,998,500	B-3
Durham	REV BAN	Durham Utility System BAN	\$181,000,000	B-5
Fayetteville Public Works Commission	SRF	PO Hoffer WTP / Glenville Lake WTP Reliability Improvements	\$5,000,000	B-7
North Carolina Turnpike Authority	REV	Complete 540 - Phase 2	\$1,100,000,000	B-9
Raleigh Housing Authority	CON REV	The Preserve At Gresham Lake	\$26,000,000	B-13
Raleigh Housing Authority	CON REV	Birch and Branch	\$30,000,000	B-15
Sawmills	IP	Park and Parking Lot Lighting	\$1,345,500	B-17
Wake Forest	IP	Street Paving Project	\$5,500,000	B-19

Miscellaneous Action Items

Nashville	IP	Fire Station	\$0	B-21
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End Consent Agenda

Unit Updates (Attachment C)

Unit Name	Vote Needed
Eureka	Resolution Re:MOU with Town of Fremont
Cliffside Sanitary District	None – Update Only
Kingstown	Resolution to Amend MAS Agreement
Spring Lake	- (2) Budget Ordinances: 24-07, 24-08 - Resolution No. TSL-12053

Other Items

Item	Vote Needed	Attachment
Resolution Establishing Guidelines for Successful Appeal of Withholding of Sales Tax Distributions for Counties and Municipalities with Late Audits	Yes	Attachment D
2023 Bond Referenda Results	No	Attachment E

NORTH CAROLINA
DEPARTMENT OF STATE TREASURER



Dale R. Folwell, CPA
STATE TREASURER OF NORTH CAROLINA
DALE R. FOLWELL, CPA

LGC Staff Analysis For:	BEECH MOUNTAIN, TOWN OF		
Amount Not To Exceed	\$ 1,175,526		
Financing Type	Revolving Loan Increase <input type="checkbox"/> <input checked="" type="checkbox"/>		
Purpose and Type	Water/Sewer <input type="checkbox"/> Sewer <input checked="" type="checkbox"/>		
Purpose and Type			
Project Description	2022 Sewer Main Improvements Project (SRP-W-0185) will identify sewer deficiencies in seven (7) identified areas and complete improvements. The project will rehabilitate or replace approximately 6,500 LF of 8" gravity sewer and 2,550 LF of 10" gravity sewer, complete 26 pipe spot repairs of various lengths, and rehab/repair 194 manholes. The seven (7) areas include : Grassy Gap Creek, Ski Loft Road, Clubhouse Road, Chestnut Way, Lakeledge Circle, Greenbriar Road and the Meadowview Circle/Christie Way/Skiway Circle area		
Statutory Reference	G.S. 159G-22 <input type="checkbox"/>	Last Request to Borrow	Installment Purchase 5/17/2023 \$550 K
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good - no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Bond Issue or Contract is Necessary or Expedient	The project is necessary and expedient as most of the sewer system was constructed in the 1960's and early 1970's making the existing sewers over 50 years old.	Proposed Amount is Adequate and Not Excessive	This project was reviewed and approved by the LGC on 4/5/2022 in the amount of \$2,870,000 based on engineering estimates. Bids received on the project in September 2023 exceeded that amount and an additional \$1,175,526 was requested of DEQ to fund the bid amount for the project. The total amount of the DEQ SRF loan is currently \$4,045,526.
Feasibility	Under the current financial plan prepared by the Town of Beech Mountain revenues will be adequate to provide for the cost of operations and projected debt service. The Town expects modest growth and has incorporated planned water and sewer rate increases totaling 10% over the construction period of fiscal years 2023-2026 to meet increased debt projections.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



BEECH MOUNTAIN, TOWN OF

Terms	Lender/Purchaser/Bank	State of North Carolina <input type="checkbox"/>	Marketability
	Interest Rate	not to exceed 4%	
	Term	20 years	
	Payment		
	Structure and Term	level principal, declining interest	
	Final Maturity		Moody's N/A
			S&P N/A
			Fitch N/A
Other:	Loan from State of North Carolina SRF program Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%. The total loan amount including prior approval amount is \$4,045,526.		

Financing Team

Financial Advisor		
Underwriter/Senior		
Lender/Purchaser/Bank		
Underwriter's Counsel		
Bond Counsel		
Purchaser's Counsel		
Trustee		
Trustee's Counsel		

Amount Not to Exceed: \$ 1,175,526

Sources:		Amount:
1 Initial Loan Amount SRP-W-0185		\$ 2,870,000
2 Available Cash On Hand		\$ 143,368
3 Loan Increase Amount SRP-W-0185		\$ 1,175,526
4		
	Total	\$ 4,188,894
Uses:		Amount:
1 Construction Contracts A & B		\$ 3,294,270
2 Engineering (Planning and Design/Construction Phase)		\$ 262,700
3 Contingency/Other/Legal/Testing		\$ 551,024
4 Closing Costs		\$ 80,900
	Total	\$ 4,188,894

Debt and Debt Ratios

Amount	\$ 1,175,526	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	



LGC Staff Analysis For:	CHOWAN COUNTY		
Amount Not To Exceed	\$ 34,998,500		
Financing Type	Installment Purchase		
Purpose and Type	Education	School (K-12)	
Purpose and Type			
Project Description	The County is planning to replace the John A. Holmes High School with the construction of a new 146,644 square foot school. The High School is the sole high school serving the Edenton-Chowan School District being built in 1950 and is over 70 years old. The new school will be built on the same site as the current school with demolition of the current school being done in phases prior to the new school being built (temporary classrooms will be provided). The school currently supports 600 students.		
Statutory Reference	G.S. 160A-20	Last Request to Borrow	IP 6-2022 \$2.7M
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good - no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Bond Issue or Contract is Necessary or Expedient	<p>The new school will allow the District to offer necessary courses to equip the students for success and support an advanced learning style or curriculum. The new school will bring the classrooms in compliance with NCDPI guidelines, existing classrooms are not sized to these guidelines with most of the major core and support spaces being significantly undersized. Many of the spaces and building systems need major repair or replacement.</p>	<p>Proposed Amount is Adequate and Not Excessive</p>	<p>Construction bids received 8/2/23. Cost are defined.</p>
Feasibility	Debt service will be paid from County general funds.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input type="checkbox"/> N/A OR Date 11/20/2023	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



CHOWAN COUNTY

Terms	Lender/Purchaser/Bank	PNC Bank, NA	Marketability		
	Interest Rate	Fixed 4.96%			
	Term	24 months			Moody's N/A
	Payment	Principal due on maturity date & Quarterly Interest			S&P N/A
	Structure and Term	Level			Fitch N/A
	Final Maturity	12/7/2025			
Other:	After construction is complete, USDA will provide permanent financing. Installment purchase contract is more timely than issue of G.O. Bonds				

Financing Team

Financial Advisor		
Underwriter/Senior		
Lender/Purchaser/Bank	PNC Bank, National Association	
Underwriter's Counsel		
Bond Counsel	Parker Poe Adams & Bernstein, LLP	
Purchaser's Counsel		
Trustee		
Trustee's Counsel		

Amount Not to Exceed: \$ 34,998,500

Sources:	Amount:
1 Bank Loan (Interim 2 year Financing); USDA Loan (Permanent Financing)	\$ 34,998,500
2 Needs-Based Public School Capital Fund Grant (Lottery)	\$ 50,000,000
3 Available Cash On Hand	\$ 1,500
4	
Total	\$ 85,000,000
Uses:	Amount:
1 Construction Cost	\$ 69,684,870
2 Eng./Arch Fees \$3,987,905; Land/Rt.-of-way \$646,109	\$ 4,634,014
3 Spec. Counsel Fees \$50,000; Other Legal/Fiscal Cost	\$ 175,000
4 Contingency \$6,762,641; Other \$3,743,475	\$ 10,506,116
Total	\$ 85,000,000

Debt and Debt Ratios

Amount	\$ 34,998,500	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 293
Existing Debt Excluding Enterprise Funds	\$ 4,131,525	After	\$ 2,772
Estimated Census	14,114	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	\$0.665	Before	0.22%
Assessed Valuation	\$ 1,907,601,843	After	2.05%



LGC Staff Analysis For:	DURHAM, CITY OF		
Amount Not To Exceed	\$ 181,000,000		
Financing Type	Revenue Bonds - Bond Anticipation Notes <input type="checkbox"/>		
Purpose and Type	Water/Sewer <input type="checkbox"/>		Sewer <input type="checkbox"/>
Purpose and Type			
Project Description	Proceeds of the funding will be used to pay (i) a portion of the costs of extensions, additions, and capital improvements to, or the acquisition, renewal or replacement of capital assets of, or purchasing and installing new equipment for the City's Utility System.		
Statutory Reference	G.S. 159 Article 5 <input type="checkbox"/>	Last Request to Borrow	Limited Obligation Bonds 9/12/2023 \$138 M
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good - no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Bond Issue or Contract is Necessary or Expedient	The funding is necessary and expedient to improve the service and operations of the City's water and sewer systems by performing necessary periodic capital improvements that, individually, do not make financing cost effective but that collectively over time, as the projects are to be executed, represent a significant requirement of financing resources.	Proposed Amount is Adequate and Not Excessive	The City has an extensive and formalized Capital Improvement Program ("CIP") that is funded partially by internal cash generation ("PAYGO") and partially by debt financing. It is the practice of the City to execute financings periodically as considered advantageous and adequate and, until a financing is in place, to fund the cash requirements with the intent to reimburse itself.
Feasibility	The City has provided internal projections for the period 2023-2028. Current projections demonstrate debt service coverages by net revenues of 4.50X in FY2023 and of at least 1.88X thru 2028 on total system debt. FY 2024 water and sewer rates have been approved by City Council. The forecast assumes increases to the base service charge ranging from 3.5% - 6.0% annually and increases to the volumetric rates ranging from 5.5% - 7.0% annually.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



DURHAM, CITY OF

Terms	Lender/Purchaser/Bank	JPMorgan Chase Bank, N.A. <input type="checkbox"/>	Marketability	The 2023 Revenue BAN will be issued through a direct bank loan with JPMorgan Chase Bank, N.A. who was selected through an RFP process. Closing is scheduled for December 12, 2023.	
	Interest Rate	4.26%			Moody's N/A
	Term	5.5 years; initial term of 2.5 years with 3 year term out			S&P N/A
	Payment	interest paid semi annually			Fitch N/A
	Structure and Term				
	Final Maturity	June 12, 2029			
Other:	Feasibility Consultant - Raftelis Financial Consultants, Inc				

Financing Team

Financial Advisor	First Tryon Advisors, LLC <input type="checkbox"/>	
Underwriter/Senior	<input type="checkbox"/>	
Lender/Purchaser/Bank	JPMorgan Chase Bank, N.A. <input type="checkbox"/>	
Underwriter's Counsel	<input type="checkbox"/>	
Bond Counsel	Parker Poe Adams & Bernstein, LLP <input type="checkbox"/>	
Purchaser's Counsel	McGuire Woods, LLP <input type="checkbox"/>	
Trustee	U.S. Bank Trust Company, N.A. <input type="checkbox"/>	
Trustee's Counsel	<input type="checkbox"/>	

Amount Not to Exceed: \$ 181,000,000

Sources:		Amount:
1 Par Amount		\$ 181,000,000
2		
3		
4		
Total		\$ 181,000,000
Uses:		Amount:
1 Project Fund		\$ 180,850,000
2 Cost of Issuance/Contingency		\$ 150,000
3		
4		
Total		\$ 181,000,000

Debt and Debt Ratios

Amount	\$ 181,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	



LGC Staff Analysis For:	FAYETTEVILLE PUBLIC WORKS COMMISSION		
Amount Not To Exceed	\$ 5,000,000		
Financing Type	Revolving Loan Increase		<input type="checkbox"/>
Purpose and Type	Water/Sewer	<input type="checkbox"/>	Water <input type="checkbox"/>
Purpose and Type			
Project Description	P.O. Hoffer Water Treatment Plant / Glenville Lake Water Treatment Plant Reliability Improvements (DWI Project No.: WIF-1998) This project includes reliability improvements to the existing P.O. Hoffer Water Treatment Plant (WTP) and Glenville Lake Water Treatment Plant (WTP). At the Hoffer WTP improvements shall consist of replacement of an air compressor in the air-burst system, replacement of the carbon system, installation of chemical mixing station, replacement of finished water isolation valves, and construction of a new electrical housing building. At the Glenville Lake WTP improvements include replacement of control system hardware and software and replacement of finished water chemical feed lines.		
Statutory Reference	G.S. 159G-22	<input type="checkbox"/>	Last Request to Borrow Rev Loans (2) 10/3/2023 \$5 M and \$430 K
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good - no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Bond Issue or Contract is Necessary or Expedient	This project is necessary and expedient as it addresses concerns for the reliability of operations and increased maintenance activities related to the existing infrastructure.	Proposed Amount is Adequate and Not Excessive	This project was reviewed and approved by the LGC on 12/7/2021 in the amount of \$10,719,300 based on engineering estimates. Bids received on the project on September 29, 2023 exceeded that amount and an additional \$5,000,000 was requested of DEQ to fund the bid amount for the project. The total amount of the DEQ SRF loan is currently \$15,719,300. The remaining funds will come from part of the 2023 Rev Bonds LGC approved in Oct 2023. The total project cost is \$25,441,450.
Feasibility	PWC has approved a rate increase of 6.1% for 2024 and is forecasting increases of 5.5% in 2025 and 2026 and 3.0% in 2027 and 2028 for its electric rates. For the water and wastewater system, PWC recently finished a rate study and has approved combined system rate increases of 8.7% for 2024 and 8.5% for 2025. The combined water system currently forecasts a need for 5.5% increases each year starting in 2026 and continuing through 2028. Debt Service Coverage Ratio using senior debt service requirements maintains an average of 3.81 during the Forecast Period. The Total Indebtedness Debt Service Coverage Ratio has an average of 3.34 in the projected period.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



FAYETTEVILLE PUBLIC WORKS COMMISSION

Terms	Lender/Purchaser/Bank	State of North Carolina <input type="checkbox"/>	Marketability
	Interest Rate	not to exceed 4%	
	Term	20 years	
	Payment		
	Structure and Term	level principal, declining interest	
	Final Maturity		Moody's N/A
			S&P N/A
			Fitch N/A
Other:	Loan from State of North Carolina SRF Program Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%. The total loan amount including prior approval amount is \$15,719,300.		

Financing Team

Financial Advisor		
Underwriter/Senior		
Lender/Purchaser/Bank		
Underwriter's Counsel		
Bond Counsel		
Purchaser's Counsel		
Trustee		
Trustee's Counsel		

Amount Not to Exceed: \$ 5,000,000

Sources:	Amount:
1 DWSRF initial loan amount	\$ 10,719,300
2 DWSRF loan increase	\$ 5,000,000
3 Series 2023 Revenue Bond	\$ 9,722,150
4	
Total	\$ 25,441,450
Uses:	Amount:
1 Construction	\$ 21,827,000
2 Contingency (5%)	\$ 1,091,350
3 Engineering (Design, Permitting, Bid Support)	\$ 523,100
4 Engineering (Construction Management)	\$ 2,000,000
Total	\$ 25,441,450

Debt and Debt Ratios

Amount	\$ 5,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	



NC Turnpike Authority: Complete 540 Phase 2																	
Amount not to exceed	Complete 540 Phase 2 - Current Interest and Capital Appreciation Toll Revenue Bonds (Series 2024): not-to-exceed in aggregate, \$550,000,000 Complete 540 Phase 2 TIFIA Bond Series 2024: not-to-exceed, \$550,000,000 Combined Not-To-Exceed Total = \$1,100,000,000																
Project Description	North Carolina Turnpike Authority: Complete 540 Phase 2 Complete 540 Phase 2 project is an extension of the Triangle Expressway System, comprising of a 10-mile extension from I-40 to I-87/U.S. 64/U.S. 264 in Knightdale, North Carolina).																
Statutory Reference	G.S. 159-86																
Estimated sources of funds	<table border="1"> <tr> <td>TIFIA Bond</td> <td>\$420,812,689</td> </tr> <tr> <td>Current Interest Toll Revenue Bonds-par (Series A)</td> <td>293,659,500</td> </tr> <tr> <td>Capital Appreciation Toll Revenue Bonds- par (Series B)</td> <td>70,084,261</td> </tr> <tr> <td>Premium</td> <td>2,930,722</td> </tr> <tr> <td>NCDOT GARVEE *</td> <td>320,000,000</td> </tr> <tr> <td>NCDOT State Match</td> <td>80,000,000</td> </tr> <tr> <td>NCDOT State Funding (Phase 1 allocation)</td> <td>6,956,154</td> </tr> <tr> <td>Total Sources</td> <td>1,194,443,326</td> </tr> </table> <p>* NCTA / DOT expects to seek (LGC & COS) approval for a new GARVEE Bond issuance in FY 2025.</p>	TIFIA Bond	\$420,812,689	Current Interest Toll Revenue Bonds-par (Series A)	293,659,500	Capital Appreciation Toll Revenue Bonds- par (Series B)	70,084,261	Premium	2,930,722	NCDOT GARVEE *	320,000,000	NCDOT State Match	80,000,000	NCDOT State Funding (Phase 1 allocation)	6,956,154	Total Sources	1,194,443,326
TIFIA Bond	\$420,812,689																
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NCDOT State Match	80,000,000																
NCDOT State Funding (Phase 1 allocation)	6,956,154																
Total Sources	1,194,443,326																
Estimated use of funds	<table border="1"> <tr> <td>Construction Cost</td> <td>\$1,105,020,866</td> </tr> <tr> <td>Capitalized Interest Fund</td> <td>65,100,357</td> </tr> <tr> <td>Surety Cost (toll revenue bonds)</td> <td>1,065,211</td> </tr> <tr> <td>Bond Insurance Premium (toll revenue bonds)</td> <td>13,943,897</td> </tr> <tr> <td>Underwriters' discount</td> <td>1,030,996</td> </tr> <tr> <td>Cost of Issuance</td> <td>1,325,845</td> </tr> <tr> <td>TIFIA DSRF Surety</td> <td>6,956,154</td> </tr> <tr> <td>Total Uses</td> <td>1,194,443,326</td> </tr> </table>	Construction Cost	\$1,105,020,866	Capitalized Interest Fund	65,100,357	Surety Cost (toll revenue bonds)	1,065,211	Bond Insurance Premium (toll revenue bonds)	13,943,897	Underwriters' discount	1,030,996	Cost of Issuance	1,325,845	TIFIA DSRF Surety	6,956,154	Total Uses	1,194,443,326
Construction Cost	\$1,105,020,866																
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Underwriters' discount	1,030,996																
Cost of Issuance	1,325,845																
TIFIA DSRF Surety	6,956,154																
Total Uses	1,194,443,326																
Project is feasible, necessary or expedient, costs are adequate and not excessive	The NCTA Board and US DOT have deemed Complete 540 Project necessary to improve mobility for trips within and traveling through the area during peak travel periods and will address increased transportation demands on the existing roadway network. NCTA Board has determined that the costs to complete Phase 2 are adequate but not excessive. Construction as a toll road is the most feasible method to fund this Project.																
Audit Findings	No major deficiencies noted in the FY 2023 Audit.																



	NC Turnpike Authority: Complete 540 Phase 2			
Debt Management	No past or current defaults noted.			
Sufficiency of project revenue to service proposed revenue bonds	CDM Smith has prepared a draft update to the North Carolina Triangle Expressway and Complete 540 Phases 1 & 2 Traffic and Revenue Study (last updated January 2021 - 2021 T&R Study). This updated report indicates that Toll Revenues in 2022 did approach pre-pandemic (2019) levels and are on track to exceed pre-pandemic levels in 2023. Projections indicate that revenue growth will be sufficient to meet the coverage targets of prior and proposed financings.			
Marketability of proposed bonds at a reasonable rate of interest	Series 2024A Current Interest Revenue Bonds and 2024B Capital Appreciation Revenue Bonds will be rated, public offerings, in \$5,000 denominations or any whole multiple thereof. The Complete 540, Phase 2 Revenue Bonds pricing is scheduled for January 17, 2024.			
Terms	Final maturity dates: Series 2024A Bonds 01/01/2058 (01/01/2055 – 01/01/2058) Series 2024B Bonds 01/01/2058 (01/01/2041 – 01/01/2055) TIFIA Series 2024 Bond 07/01/2063			
Max Principal	Maximum aggregate principal amount (initial principal amount for Series 2024B Bonds) of: Series 2024A & 2024B Bonds* \$550,000,000 TIFIA Series 2024 Bond \$550,000,000 TOTAL \$1,100,000,000 * The combined aggregate principal amount of the Series 2024A Bonds and aggregate initial principal amount of the Series 2024B Bonds shall not exceed \$550,000,000. The Series 2024B bonds are capital appreciation bonds and are limited to \$300,000,000 maximum par.			
Max Interest Rates	Maximum true interest cost (in the case of the Series 2024 Bonds) or interest rate (in the case of the TIFIA Series 2024 Bond) for: Series 2024A Bonds 7.00% Series 2024B Bonds 7.00% TIFIA Series 2024 Bond 7.00%			
Max Underwriters Discount	Maximum percentage of aggregate discount to underwriters: Series 2024A Bonds 0.50%, Series 2024B Bonds 0.50%			
Projected Debt Service Coverage		Senior Toll Revenue Bonds	TIFIA Debt Service	All-In Coverage
	Minimum	1.40X	1.57X	1.21X
	AVG thru 2039	1.93X	1.71X	1.45X
	AVG thru 2049	2.84X	1.90X	1.92X
	AVG thru 2058	3.31X	2.64X	5.86X
Ratings	The Long-Term Ratings of the Series 2024 Bonds are expected to be at least Investment Grade BBB-			



	NC Turnpike Authority: Complete 540 Phase 2
Ratings (Continued)	<p>The indicative ratings expected are as follows:</p> <ol style="list-style-type: none"> 1) Toll Revenue Bonds (not insured) S&P BBB (Stable), Fitch Ratings BBB+ 2) Insured Maturities (Assured Guaranty) S&P AA, Kroll AA+, Moody's Investors Services A1
Financing Team	<p>Underwriters: Senior Manager: BofA Securities, Inc. Co-Senior Manager: Citigroup Global Markets Inc. Co-Managers: Drexel Hamilton, LLC, Loop Capital Markets LLC, PNC Capital Markets LLC, and Samuel A. Ramirez & Co., Inc.</p> <p>Municipal Advisor: PFM Financial Advisors, LLC</p> <p>Professional Engineers: HNTB</p> <p>Traffic and Revenue Consultants: CDM Smith</p> <p>Underwriters' Counsel: McGuireWoods LLP</p> <p>Bond Counsel: Hunton Andrews Kurth LLP</p> <p>NC Turnpike Authority Counsel: Alan McInnes, Esq, of Attorney General's Office</p> <p>Trustee: Computershare Trust Company, N.A.</p>
Financing subject to LGC approval	<ul style="list-style-type: none"> - Not to exceed: \$550,000,000 Aggregate Toll Revenue Bonds* - Not To Exceed: \$550,000,000 TIFIA Bond - Not to Exceed 7.0% Aggregate Toll Revenue Bonds True Interest Cost (TIC) - Not To Exceed 7.0% TIFIA Bond Rate <p>*Issuance of the Series 2024 bonds is contingent upon written TIFIA approval of the Secretary of the USDOT being received prior to the Toll Revenue Bonds closing.</p>



LGC Staff Analysis For:	RALEIGH HOUSING AUTHORITY- PRESERVE AT GRESHAM LAKE		
Amount Not To Exceed	\$ 26,000,000		
Financing Type	Conduit Revenue Bonds		
Purpose and Type	Housing		Housing
Purpose and Type			
Project Description	<p>The proceeds of the Multifamily Note will be loaned to Gresham Lake Family LP, a North Carolina limited partnership, or an affiliated or related entity (the "Borrower"), and used to finance a portion of the cost of the acquisition, construction and equipping of a 156-unit multifamily rental housing development to be known as The Preserve at Gresham Lake. The Preserve at Gresham Lake will be located at 3095 Gresham Lake Road, Raleigh, North Carolina. The development will consist of 36 one-bedroom units, 60 two-bedroom units and 60 three-bedroom units, located in five separate three-story residential buildings. The Preserve at Gresham Lake will be developed using Low-Income Housing Tax Credits (LIHTC) and will target lower-income households earning 30%, 50%, 60% and 70% of Area Median Income (AMI).</p>		
Statutory Reference	G.S. 159-153 Last Request to Borrow CONREV 11/23 \$28M		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good - no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Bond Issue or Contract is Necessary or Expedient	<p>The Authority hereby finds the the financing is necessary or expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Raleigh, North Carolina.</p>	<p>Proposed Amount is Adequate and Not Excessive</p>	<p>The developer provided a Market Study and pro forma which supports the valuations in acquiring and construction of the Development. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.</p>
Feasibility	<p>The lenders performed their own credit review. The developer provided 15-year cash flow projections that show debt service coverage for the bonds of at least 1.15X.</p>		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input type="checkbox"/> N/A OR Date 11/10/2023
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



RALEIGH HOUSING AUTHORITY- PRESERVE AT GRESHAM LAKE

Terms	Lender/Purchaser/Bank		Marketability	
	Interest Rate	See Other	Moody's	N/A
	Term	See Other	S&P	N/A
	Payment	See Other	Fitch	N/A
	Structure and Term	Level Debt Service		
	Final Maturity	NTE 12/31/2068		
Other:	TERM: 16 years after 42-month max construction period. Amortize over 40 years all unpaid principal and interest due at maturity. INTEREST RATE: fixed rate calculated as the yield on most current 10-year U.S. Treasury security issue plus 1.85% (with a floor of 5.30%). as of 11/15/2023 the estimate rate will be 6.381%. PAYMENT: monthly interest during construction phase; monthly principal and interest during permanent phase.			

Financing Team

Financial Advisor		Authority's Counsel	The Francis Law Firm, PLLC
Underwriter/Senior		Borrower	Gresham Lake Family LP
Lender/Purchaser/Bank		Borrower's Counsel	Hunter Maclean LLP
Underwriter's Counsel		Fiscal Agent	BOK Financial
Bond Counsel	McGuire Woods, LLP	Servicer	Hunter Maclean LLP
Purchaser's Counsel		Servicer's Counsel	Kutak Rock, LLP
Trustee		Funding Lender	Allianz Life Insurance Company of North America
Trustee's Counsel		Tax Credit Investor's Counsel	Nixon Peabody, LLP

Amount Not to Exceed: \$ 26,000,000

Sources:	Amount:
1 Loan Proceeds	\$ 19,413,000
2 Federal TC Equity	\$ 14,631,613
3 City of Raleigh	\$ 5,587,118
4 Wake County	\$ 5,587,118
5 Deferred Developer Fee	\$ 939,704
6	
7	
Total	\$ 46,158,553

Uses:	Amount:
1 Construction Costs	\$ 40,850,629
2 Professional Fees/Bonds Fees/ Cost of Issuance Fees	\$ 2,458,353
3 Reserves	\$ 743,571
4 Developer Fee	\$ 2,106,000
5	
6	
7	
Total	\$ 46,158,553



LGC Staff Analysis For:	RALEIGH HOUSING AUTHORITY-BIRCH AND BRANCH		
Amount Not To Exceed	\$ 30,000,000		
Financing Type	Conduit Revenue Bonds		
Purpose and Type	Housing		Housing
Purpose and Type			
Project Description	The proceeds of the Multifamily Note will be loaned to KTJ 397 LP, a Minnesota limited partnership, or an affiliated or related entity (the "Borrower"), and used to finance a portion of the cost of the acquisition, construction and equipping of a 180-unit multifamily rental housing development to be known as Birch and Branch Apartments. Birch and Branch Apartments will be located at 3499 Middle Branch Road, Raleigh, North Carolina. The development will consist of 45 one-bedroom units, 93 two-bedroom units and 42 three-bedroom units, located in seven residential buildings. Birch and Branch Apartments will be developed using Low-Income Housing Tax Credits (LIHTC) and will target lower-income households earning 30%, 50%, 60% and 70% of Area Median Income (AMI).		
Statutory Reference	G.S. 159-153 Last Request to Borrow CONREV 11/23 \$28M		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good - no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Bond Issue or Contract is Necessary or Expedient	The Authority hereby finds the the financing is necessary or expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Raleigh, North Carolina.	Proposed Amount is Adequate and Not Excessive	The developer provided a Market Study and pro forma which supports the valuations in acquiring and construction of the Development. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.
Feasibility	The lenders performed their own credit review. The developer provided 15-year cash flow projections that show debt service coverage for the bonds will range from 1.22X to 1.66X.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input type="checkbox"/> N/A OR Date 10/13/2023
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



RALEIGH HOUSING AUTHORITY-BIRCH AND BRANCH

Terms	Lender/Purchaser/Bank		Marketability	
	Interest Rate	See Other	Moody's	N/A
	Term	See Other	S&P	N/A
	Payment	See Other	Fitch	N/A
	Structure and Term	Level Debt Service		
	Final Maturity	NTE 12/31/2042		
Other:	<p>TERM: 15 years after 36-month construction period max. Amortize over 40 years all unpaid principal and interest due at maturity. INTEREST RATE: fixed rate calculated as the yield on most current 10-year U.S. Treasury security issue plus 208 basis points, as of 11/15/2023 the estimated rate will be 6.61%. PAYMENT: monthly interest during construction phase; monthly principal and interest during permanent phase.</p>			

Financing Team

Financial Advisor		Authority's Counsel	The Francis Law Firm, PLLC
Underwriter/Senior		Borrower	KTJ 397 LP
Lender/Purchaser/Bank		Freddie Mac/Servicer's Counsel	Merchants Capital Corp.
Underwriter's Counsel		Borrower's Counsel	Winthrop & Weinstine, P.A.
Bond Counsel	McGuire Woods, LLP	Fiscal Agent	The Huntington National Bank
Purchaser's Counsel		Permanent Lender	Federal Home Loan Mortgage Corporation
Trustee		Initial Funding Lender	Merchants Capital Corp.
Trustee's Counsel		Fiscal Agent's Counsel	Squire Patton Boggs

Amount Not to Exceed: \$ 30,000,000

Sources:	Amount:
1 Tax Exempt Construction Loan	\$ 30,000,000
2 Equity Installment	\$ 8,031,128
3 Taxable Construction Loan	\$ 1,196,466
4 City of Raleigh Loan	\$ 3,375,000
5 Wake County Loan	\$ 3,600,000
6	
7	
Total	\$ 46,202,594

Uses:	Amount:
1 Land	\$ 1,475,000
2 Construction Costs	\$ 33,981,071
3 Development Fees/Tax Credit Fees/Reserves	\$ 7,143,704
4 Due Diligence & Technical Assistance/Dedications/Closing Costs	\$ 1,916,182
5 Contingency Costs	\$ 1,580,250
6 Closing Costs	\$ 106,387
7	
Total	\$ 46,202,594



LGC Staff Analysis For:	SAWMILLS, TOWN OF		
Amount Not To Exceed	\$ 1,345,500		
Financing Type	Installment Purchase		
Purpose and Type	Parks & Recreation		
Purpose and Type			
Project Description	Purchase and installation of field lights and parking lot lights at Sawmills Municipal Park (4064 Baird Drive, Hudson, NC 28638) and Veterans Park (5451 Waterworks Road, Granite Falls, NC 28630).		
Statutory Reference	G.S. 160A-20	Last Request to Borrow	9/2010; IP \$117,613
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good - no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Bond Issue or Contract is Necessary or Expedient	Necessary to provide improved public security with citizen access and usage of the parks.	Proposed Amount is Adequate and Not Excessive	Costs are known and defined. Bids were opened and awarded August 2023.
Feasibility	No tax increase is anticipated. Debt service will be paid from the general fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input type="checkbox"/> N/A OR Date 10/17/2023	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



SAWMILLS, TOWN OF

Terms	Lender/Purchaser/Bank	Capital One Public Funding LLC	Marketability		
	Interest Rate	4.91%			
	Term	10 years			Moody's N/A
	Payment	Annual principal and interest			S&P N/A
	Structure and Term	Level principal			Fitch N/A
	Final Maturity	12/15/2033			
Other:	Installment Purchase is more timely and feasible than G.O. Bond				

Financing Team

Financial Advisor		
Underwriter/Senior		
Lender/Purchaser/Bank	Capital One Public Funding LLC	
Underwriter's Counsel		
Bond Counsel		
Purchaser's Counsel		
Trustee		
Trustee's Counsel		

Amount Not to Exceed: \$ 1,345,500

Sources:		Amount:
1 Loan		\$ 1,345,500
2 Available Cash On Hand		\$ 4,250
3		
4		
Total		\$ 1,349,750
Uses:		Amount:
1 Equipment/Installation		\$ 1,345,500
2 Other Legal/Fiscal Costs		\$ 3,000
3 Administrative Costs		\$ 1,250
4		
Total		\$ 1,349,750

Debt and Debt Ratios

Amount	\$ 1,345,500	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 0
Existing Debt Excluding Enterprise Funds	\$ 0	After	\$ 268
Estimated Census	5,020	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.20	Before	0.00%
Assessed Valuation	\$ 259,739,957	After	0.52%



LGC Staff Analysis For:	WAKE FOREST, TOWN OF		
Amount Not To Exceed	\$ 5,500,000		
Financing Type	Installment Purchase		
Purpose and Type	General Government	Streets & Highways	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Project consists of resurfacing and rehabilitation of certain Town streets (12.07 miles of aging streets) to preserve the life of said streets. Part of three year pavement management program. The proposed installment contract will fund year one of this program and supplement planned GO Bond for future phases of this project.		
Statutory Reference	G.S. 160A-20	Last Request to Borrow	GO 9/2022 \$75M
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good - no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Bond Issue or Contract is Necessary or Expedient	<p>Due to the Town's significant growth, the Town recognizes that bringing all streets to a higher standard and to preserve the infrastructure is expected by the citizens of Wake Forest. This project has been identified in the Town's Capital Improvements Plan as a high priority.</p>	<p>Proposed Amount is Adequate and Not Excessive</p>	<p>Construction bids received on 10/17/2023. Costs are defined and known.</p>
Feasibility	No tax increase is anticipated. The Town has earmarked a portion of the vehicle fee and it is set aside in a debt service fund along with designated tax revenues for the repayment of debt service associated with this financing.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input type="checkbox"/> N/A OR Date 10/17/2023	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



WAKE FOREST, TOWN OF

Terms	Lender/Purchaser/Bank	JPMorgan Chase Bank, N.A.	Marketability Moody's N/A S&P N/A Fitch N/A	
	Interest Rate	4.41%		
	Term	8 years		
	Payment	Semi-Annual Principal and Interest		
	Structure and Term	Level Principal		
	Final Maturity	12/31/2031		
Other:				

Financing Team

Financial Advisor		
Underwriter/Senior		
Lender/Purchaser/Bank	JPMorgan Chase Bank, N.A.	
Underwriter's Counsel		
Bond Counsel		
Purchaser's Counsel		
Trustee		
Trustee's Counsel		

Amount Not to Exceed: \$ 5,500,000

Sources:	Amount:
1 Loan Proceeds	\$ 5,500,000
2	
3	
4	
Total	\$ 5,500,000
Uses:	Amount:
1 Construction Costs	\$ 4,807,630
2 Engineer/Architect Fees	\$ 267,370
3 Contingency	\$ 350,000
4 Other Legal/Fiscal Costs	\$ 75,000
Total	\$ 5,500,000

Debt and Debt Ratios

Amount	\$ 5,500,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 75,000,000	Before	\$ 1,912
Existing Debt Excluding Enterprise Funds	\$ 33,389,943	After	\$ 2,009
Estimated Census	56,681	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	.505	Before	1.39%
Assessed Valuation	\$ 7,801,967,446	After	1.46%



Unit	Miscellaneous Action Item
<p>TOWN OF NASHVILLE</p>	<p>The LGC approved the lease of property and the financing of a Fire Station to be built on the leased property during their October 3, 2023 meeting. The Town was approved to finance the Fire Station for a not to exceed amount of \$3,240,000 with a 20 year loan at 4.45%. During the closing process, various issues arose relating to real property security and other matters that caused a delay in finalizing and closing the financing contracts. The Bank's interest rate commitment expired and interest rates have risen requiring an increase in the interest rate. The Town is requesting approval of an interest rate increase of NTE 5.10% with all other approved terms of the financing remain the same.</p>