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**STATE AND LOCAL GOVERNMENT FINANCE DIVISION  
AND THE LOCAL GOVERNMENT COMMISSION**

**North Carolina Local Government Commission Agenda  
December 3, 2024  
PRELIMINARY AGENDA**

1. Pledge of Allegiance / Salute to the North Carolina Flag
2. Conflict of Interest Statement
3. November 12, 2024 Minutes for Approval
4. (Attachment A) OPEB Report
5. (Attachment B) Consent Agenda
6. (Attachment C) Town of Speed: Resolution Enforcing G.S. 159-25(e)
7. (Attachment D) NC Association of County Commissioners Presentation

Approximate Per Capita Debt

State: \$418.20

Federal: \$106,576.81

## 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               |
| • REDLG          | Rural Economic Development Loan & Grant Program    |
| • 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                             |

**Consent Agenda (Attachment B)**

| Unit Name                         | Debt Type        | Project Title   | Amount       | Page # |
|-----------------------------------|------------------|---|--------------|--------|
| Brunswick County                  | REV<br>REFUNDING | Enterprise Systems Revenue Refunding Bonds, Series 2025<br>(Refunding of Enterprise Systems Revenue Bonds, Series 2015) | \$33,000,000 | B-1    |
| Carolina Beach                    | IP               | Replace Aging Boardwalk Public Restrooms  | \$1,998,147  | B-3    |
| Duck                              | IP               | Property Purchase   | \$2,000,000  | B-5    |
| Inlivian Housing Redefined        | CON REV          | Sycamore Station II Apartments  | \$26,000,000 | B-7    |
| Pineville                         | IP               | Fire Station Construction   | \$16,500,000 | B-9    |
| <b>Miscellaneous Action Items</b> |                  |   |              |        |
| Bessemer City                     | IP               | VFD Annexation  | \$10,125     | B-11   |
| City of Wilson                    | SRF              | Lead Service Line Inventory   | \$400,000    | B-12   |
| <b>End Consent Agenda</b>         |                  |   |              |        |

**Other Items**

| Unit Name   | Vote Needed |
|---|-------------|
| (Attachment C) Town of Speed: Resolution Enforcing G.S. 159-25(e)                     | Yes         |
| (Attachment D) Presentation by the North Carolina Association of County Commissioners | No          |



*Dale R. Folwell, CPA*

STATE AND LOCAL GOVERNMENT FINANCE DIVISION  
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|  |   |   |  |
|--|---|---|--|
| <b>LGC Staff Analysis For:</b>                                   | <b>BRUNSWICK COUNTY</b>   |   |  |
| <b>PAR Amount Not To Exceed</b>                                  | \$ 33,000,000   |   |  |
| <b>Financing Type</b>  | Revenue Bonds - Refunding   |   |  |
| <b>Purpose and Type</b>  | Water/Sewer   | Sewer   |  |
| <b>Purpose and Type</b>  |   |   |  |
| <b>Purpose and Type</b>  |   |   |  |
| <b>Purpose and Type</b>  |   |   |  |
| <b>Purpose and Type</b>  |   |   |  |
| <b>Project Description</b>                                       | The Series 2025 Bonds will refund the County's Combined Enterprise Systems Revenue and Revenue Refunding Bonds, Series 2015   |   |  |
| <b>Statutory Reference</b>                                       | G.S. 159 Article 5 <b>Last Request to Borrow</b> Rev Loan 8/6/2024 \$29.7 MM  |   |  |
| <b>FPICs</b>   | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A   |   |  |
| <b>UAL Contract</b>  | <input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 ( <a href="#">SL 2022-53</a> )   |   |  |
| <b>Debt Management</b>   | <input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward   |   |  |
| <b>Proposed Bond Issue or Contract is Necessary or Expedient</b> | Necessary and expedient to refund bonds identified as Series 2015.<br>Based on current market interest rates, the refunding is estimated to produce the following savings:<br>PV of prior debt: \$35,037,418.98<br>Potential NPV Savings (\$): \$1,357,540.95<br>Potential Savings (%): 4.159133% | <b>Proposed Amount is Adequate and Not Excessive</b>  | Amount is adequate to redeem the outstanding bonds Series 2015 and pay related issuance costs. |
| <b>Feasibility</b>   | The County has provided projections reviewed by feasibility consultant, Rafelis Financial Consultants for the period 2025-2029. Current projections demonstrate total debt service coverages of 2.00X in FY2025 and of at least 1.21X thru 2029.  |   |  |
| <b>Tax Increase Anticipated</b>                                  | <input type="checkbox"/> No <input type="checkbox"/> Yes  | Additional Information (as applicable):<br><br>The County's revenue projections do not include retail water or wastewater rate increases but include increases in wastewater wholesale rates. |  |
| <b>Rate Increase Anticipated</b>                                 | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes   |   |  |
| <b>Public Hearing</b>  | <input checked="" type="checkbox"/> N/A OR Date   | <b>TEFRA Hearing</b>  | <input checked="" type="checkbox"/> N/A OR Date  |
| <b>Interest Rate Assumptions (GO Bonds Only)</b>                 | <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) ( <a href="#">SL 2022-53</a> )).                                    |   |  |



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LGC Staff Analysis For:

BRUNSWICK COUNTY

|        |   |  |               |   |
|--------|---|--|---------------|---|
| Terms  | Lender/Purchaser/Bank   |  | Marketability | Revenue refunding bonds will be issued through a negotiated public sale 12/11/2024. Rates are current as of 11/15/24 and will be updated later in the month of November 2024. |
|        | Interest Rate   | NTE All-in TIC of 5%                     |               |   |
|        | Term  | 15 years                                 |               |   |
|        | Payment   | annual principal and semiannual interest |               |   |
|        | Structure and Term  | level debt service                       |               |   |
|        | Final Maturity  | April 1, 2040                            |               |   |
| Other: | Feasibility Consultant: Raftelis Financial Consultants<br>Verification Agent: Bingham Arbitrage Rebate Services |  |               |   |

| Financing Team        |                                   |  |  |
|-----------------------|-----------------------------------|--|--|
| Financial Advisor     | Davenport & Company LLC           |  |  |
| Underwriter/Senior    | R. W. Baird                       |  |  |
| Lender/Purchaser/Bank |                                   |  |  |
| Underwriter's Counsel | Pope Flynn LLC                    |  |  |
| Bond Counsel          | Parker Poe Adams & Bernstein, LLP |  |  |
| Purchaser's Counsel   |                                   |  |  |
| Trustee               | U.S. Bank Trust Company, N.A      |  |  |
| Trustee's Counsel     | Moore & Van Allen, PLLC           |  |  |

| Amount Not to Exceed: \$ 33,000,000 |               |
|-------------------------------------|---------------|
| Sources:                            | Amount:       |
| 1 Par Amount                        | \$ 30,150,000 |
| 2 Premium                           | \$ 2,622,282  |
| 3 Debt Service Fund                 | \$ 733,853    |
| 4                                   |               |
| Total                               | \$ 33,506,135 |
| Uses:                               | Amount:       |
| 1 SLGS Purchases                    | \$ 33,017,219 |
| 2 Cost of Issuance                  | \$ 350,000    |
| 3 Underwriter's Discount            | \$ 136,870    |
| 4 Rounding amount and Cash Deposit  | \$ 2,046      |
| Total                               | \$ 33,506,135 |

| Debt and Debt Ratios                     |               |  |  |
|--|---------------|--|--|
| Amount                                   | \$ 33,000,000 | 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                                  |  |



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|  |  |   |   |
|--|--|---|---|
| LGC Staff Analysis For:                                    | CAROLINA BEACH, TOWN OF  |   |   |
| PAR Amount Not To Exceed                                   | \$ 1,998,147   |   |   |
| Financing Type   | Installment Purchase   |   |   |
| Purpose and Type   | Parks & Recreation   | Public Facilities                             |   |
| Purpose and Type   |  |   |   |
| Purpose and Type   |  |   |   |
| Purpose and Type   |  |   |   |
| Purpose and Type   |  |   |   |
| Project Description  | Project is to demolish and construct a new Town owned ADA compliant public restroom facility located at the Town's boardwalk.  |   |   |
| Statutory Reference  | G.S. 160A-20 <b>Last Request to Borrow</b> 4/2023, IP \$2M   |   |   |
| FPICs  | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A  |   |   |
| UAL Contract   | <input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 ( <a href="#">SL 2022-53</a> )  |   |   |
| Debt Management  | <input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward  |   |   |
| Proposed Contract or Bond Issue is necessary or expedient. | Proposed contract is necessary or expedient to improve health and public safety by replacing the old deteriorating public restroom with a new facility that increases capacity and meets ADA standards.  | Proposed Amount is Adequate and Not Excessive | Construction bids received on 09/27/2024. Costs are defined and known |
| Feasibility  | Debt service will be paid from the general fund.   |   |   |
| Tax Increase Anticipated                                   | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A   | Additional Information (as applicable):       |   |
| Rate Increase Anticipated                                  | <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A   |   |   |
| Public Hearing   | <input type="checkbox"/> N/A OR Date 11/26/2024  | 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) ( <a href="#">SL 2022-53</a> )). |   |   |



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LGC Staff Analysis For:

CAROLINA BEACH, TOWN OF

|        |  |                             |               |  |
|--------|--|-----------------------------|---------------|--|
| Terms  | Lender/Purchaser/Bank  | Truist                      | Marketability |  |
|        | Interest Rate  | 3.97%                       |               |  |
|        | Term   | 15 Years                    |               |  |
|        | Payment  | Annual Principal & Interest |               |  |
|        | Structure and Term   | Level Principal             |               |  |
|        | Final Maturity   | 12/1/2039                   |               |  |
| Other: | Installment Purchase is more timely and feasible than G.O. Bond. |                             |               |  |

| Financing Team               |             |  |  |
|------------------------------|-------------|--|--|
| <b>Financial Advisor</b>     |             |  |  |
| <b>Underwriter/Senior</b>    |             |  |  |
| <b>Lender/Purchaser/Bank</b> | Truist Bank |  |  |
| <b>Underwriter's Counsel</b> |             |  |  |
| <b>Bond Counsel</b>          |             |  |  |
| <b>Purchaser's Counsel</b>   |             |  |  |
| <b>Trustee</b>               |             |  |  |
| <b>Trustee's Counsel</b>     |             |  |  |

| Amount Not to Exceed: \$ 1,998,147 |                |
|------------------------------------|----------------|
| <b>Sources:</b>                    | <b>Amount:</b> |
| 1 Loan Proceeds                    | \$ 1,998,147   |
| 2                                  |                |
| 3                                  |                |
| 4                                  |                |
| <b>Total</b>                       | \$ 1,998,147   |
| <b>Uses:</b>                       | <b>Amount:</b> |
| 1 Construction Costs               | \$ 1,787,167   |
| 2 Engineering/Architect Fees       | \$ 32,263      |
| 3 Contingency                      | \$ 178,717     |
| 4                                  |                |
| <b>Total</b>                       | \$ 1,998,147   |

| Debt and Debt Ratios                            |                  |   |        |
|---|------------------|---|--------|
| <b>Amount</b>                                   | \$ 1,998,147     | <b>Debt Ratio: Debt Per Capita</b>            |        |
| <b>Bonds Authorized and Unissued</b>            | \$ 0             | <b>Before</b>                                 | \$ 678 |
| <b>Existing Debt Excluding Enterprise Funds</b> | \$ 4,467,004     | <b>After</b>                                  | \$ 982 |
| <b>Estimated Census</b>                         | 6,584            | <b>Debt Ratio: Debt to Assessed Valuation</b> |        |
| <b>Tax Rate</b>                                 | 0.235            | <b>Before</b>                                 | 0.14%  |
| <b>Assessed Valuation</b>                       | \$ 3,155,145,000 | <b>After</b>                                  | 0.20%  |



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|  |  |   |  |
|--|--|---|--|
| LGC Staff Analysis For:                                    | DUCK, TOWN OF  |   |  |
| PAR Amount Not To Exceed                                   | \$ 2,000,000   |   |  |
| Financing Type   | Installment Purchase   |   |  |
| Purpose and Type   | General Government   | Land  |  |
| Purpose and Type   |  |   |  |
| Purpose and Type   |  |   |  |
| Purpose and Type   |  |   |  |
| Purpose and Type   |  |   |  |
| Project Description  | Purchase of three parcels of land, totaling 66,500 square feet (1.53 acres) for a future, but not yet fully determined, public purpose including, but not limited to parking, park space, and or/public facilities.  |   |  |
| Statutory Reference  | G.S. 160A-20 <b>Last Request to Borrow</b> 12/2021; SO \$2,425,511   |   |  |
| FPICs  | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A  |   |  |
| UAL Contract   | <input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 ( <a href="#">SL 2022-53</a> )  |   |  |
| Debt Management  | <input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward  |   |  |
| Proposed Contract or Bond Issue is necessary or expedient. | The Town lacks land for parking, park expansion or for public facilities.  | Proposed Amount is Adequate and Not Excessive | Appraisal received from a licensed appraisal firm on 11/1/2024 with an "as is" market value of \$2,000,000. Cost is known and defined. |
| Feasibility  | Debt service will be paid from the general fund.   |   |  |
| Tax Increase Anticipated                                   | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A   | Additional Information (as applicable):       |  |
| Rate Increase Anticipated                                  | <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A   |   |  |
| Public Hearing   | <input type="checkbox"/> N/A OR Date 10/30/2024  | 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) ( <a href="#">SL 2022-53</a> )). |   |  |



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LGC Staff Analysis For:

DUCK, TOWN OF

|        |  |                               |               |  |
|--------|--|-------------------------------|---------------|--|
| Terms  | Lender/Purchaser/Bank  | PNC Bank, NA                  | Marketability |  |
|        | Interest Rate  | 4.08%                         |               |  |
|        | Term   | 10 years                      |               |  |
|        | Payment  | Annual principal and interest |               |  |
|        | Structure and Term   | Level principal               |               |  |
|        | Final Maturity   | NTE 12/31/2034                |               |  |
| Other: | Installment Purchase is more timely and feasible than G.O. Bond. |                               |               |  |

| Financing Team               |                                |  |  |
|------------------------------|--------------------------------|--|--|
| <b>Financial Advisor</b>     |                                |  |  |
| <b>Underwriter/Senior</b>    |                                |  |  |
| <b>Lender/Purchaser/Bank</b> | PNC Bank, National Association |  |  |
| <b>Underwriter's Counsel</b> |                                |  |  |
| <b>Bond Counsel</b>          |                                |  |  |
| <b>Purchaser's Counsel</b>   |                                |  |  |
| <b>Trustee</b>               |                                |  |  |
| <b>Trustee's Counsel</b>     |                                |  |  |

| Amount Not to Exceed: \$ 2,000,000 |                |
|------------------------------------|----------------|
| <b>Sources:</b>                    | <b>Amount:</b> |
| 1 Bank Loan                        | \$ 2,000,000   |
| 2                                  |                |
| 3                                  |                |
| 4                                  |                |
| <b>Total</b>                       | \$ 2,000,000   |
| <b>Uses:</b>                       | <b>Amount:</b> |
| 1 Property Acquisition             | \$ 2,000,000   |
| 2                                  |                |
| 3                                  |                |
| 4                                  |                |
| <b>Total</b>                       | \$ 2,000,000   |

| Debt and Debt Ratios                            |                  |   |          |
|---|------------------|---|----------|
| <b>Amount</b>                                   | \$ 2,000,000     | <b>Debt Ratio: Debt Per Capita</b>            |          |
| <b>Bonds Authorized and Unissued</b>            | \$ 0             | <b>Before</b>                                 | \$ 389   |
| <b>Existing Debt Excluding Enterprise Funds</b> | \$ 266,666       | <b>After</b>                                  | \$ 3,304 |
| <b>Estimated Census</b>                         | 686              | <b>Debt Ratio: Debt to Assessed Valuation</b> |          |
| <b>Tax Rate</b>                                 | 0.25             | <b>Before</b>                                 | 0.01%    |
| <b>Assessed Valuation</b>                       | \$ 1,875,652,059 | <b>After</b>                                  | 0.12%    |



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|  |   |   |                              |
|--|---|---|------------------------------|
| <b>LGC Staff Analysis For:</b>                                   |   | <b>INLIVIAN - SYCAMORE STATION II APARTMENTS, SERIES 2024</b>   |                              |
| <b>Amount Not To Exceed</b>                                      | \$ 26,000,000   | <b>Housing Financing Type</b>   | Conduit Revenue Bonds        |
| <b>Project Description</b>                                       | <p>The proceeds of the Bonds will be loaned to Sycamore Station II LLC, a North Carolina limited liability company, or an affiliated or related entity and used to finance a portion of the cost of acquisition, construction and equipping of a 168 unit low and moderate income multifamily housing development located at 6010 Calle Lumina Dr., Charlotte, NC. Sycamore Station II Apartments will be developed using low-income housing tax credits (LIHTC) and will include 48 one-bedroom, 36 two-bedroom and 84 three-bedroom unites targeting lower-income households earning 60% of Area Median Income.</p> |   |                              |
| <b>Statutory Reference</b>                                       | G.S. 159-153  | <b>Last Request to Borrow</b>   | 11/2024; ConRev \$18,000,000 |
| <b>Debt Management</b>   | <input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.  |   |                              |
| <b>Proposed Bond Issue or Contract is Necessary or Expedient</b> | <p>Inlivian (Charlotte Housing Authority) finds the financing is necessary or expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Charlotte, North Carolina.</p>   |   |                              |
| <b>Proposed Amount is Adequate and Not Excessive</b>             | <p>The developer provided a Market Study and pro-forma which support the valuations. 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>   |   |                              |
| <b>Feasibility</b>   | <p>The developer provided a 20 year cash flow projection that shows debt service coverage for the bonds will range from 1.00X to 1.42X.</p>   |   |                              |
| <b>TEFRA Hearing</b>   | <b>Date</b> 11/19/2024  |   |                              |
| <b>Terms</b>   | <b>Lender/Purchaser/Bank</b>  |   |                              |
|  | <b>Interest Rate</b>  | <p>Construction Phase - a fixed rate estimated at 3.35%</p> <p>Permanent Phase - a fixed rate set at the sum of the 20-year SOFR Swap Index (with floor of 0.75) + 2.30%. Indicative rate of 6.39%</p> <p>NTE 12%</p> |                              |
|  | <b>Term</b>   | <p>Construction Phase - 30 months with option for two 6-month extensions.</p> <p>Permanent Phase - term of 20.5 years; 33.5 year maturity; 40 year amortization</p>   |                              |
|  | <b>Payment</b>  | see "Other"   |                              |
|  | <b>Structure and Term</b>   | level debt service  |                              |
|  | <b>Final Maturity</b>   | NTE 12/31/2058  |                              |
|  | <b>Other:</b>   | <p>Construction Phase: Semi-annual interest only</p> <p>Permanent Phase: Monthly principal and interest</p>   |                              |



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STATE AND LOCAL GOVERNMENT FINANCE DIVISION  
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**LGC Staff Analysis For:**

**INLIVIAN - SYCAMORE STATION II APARTMENTS, SERIES 2024**

**Financing Team**

|                                      |                                  |                               |                        |
|--------------------------------------|----------------------------------|-------------------------------|------------------------|
| <b>Authority's Counsel</b>           | The Banks Law Firm, P.A.         | Permanent Lender              | Citibank, N.A.         |
| <b>Borrower</b>                      | Sycamore Station II LLC          | Permanent Lender's Counsel    | Holland & Knight LLP   |
| <b>Borrower's Counsel</b>            | Dinsmore & Shohl LLP             | Tax Credit Investor           | WNC & Associates, Inc. |
| <b>Bond Counsel</b>                  | McGuire Woods, LLP               | Tax Credit Investor's Counsel | Nixon Peabody, LLP     |
| <b>Lender/Purchaser/Bank</b>         |                                  |                               |                        |
| <b>Trustee</b>                       | Regions Bank                     |                               |                        |
| <b>Trustee's Counsel</b>             |                                  |                               |                        |
| <b>Underwriter</b>                   | Stifel, Nicolaus & Company, Inc. |                               |                        |
| <b>Underwriter's Counsel</b>         | Tiber Hudson LLC                 |                               |                        |
| <b>Construction Lender</b>           | Citibank, N.A.                   |                               |                        |
| <b>Construction Lender's Counsel</b> | Holland & Knight, LLP            |                               |                        |
|                                      |                                  |                               |                        |

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

| <b>Sources:</b>                               | <b>Amount:</b> |
|---|----------------|
| <b>1</b> Equity Investment                    | \$ 20,215,251  |
| <b>2</b> First Mortgage - Citibank            | \$ 23,100,000  |
| <b>3</b> Charlotte Housing Trust Fund Loan    | \$ 1,700,000   |
| <b>4</b> Deferred Developer Fee               | \$ 1,518,276   |
| <b>5</b> Investment Interest                  | \$ 2,567,500   |
| <b>6</b> Income During Construction           | \$ 1,530,731   |
| <b>7</b>                                      |                |
| <b>8</b>                                      |                |
| <b>9</b>                                      |                |
| <b>10</b>                                     |                |
| <b>Total</b>                                  | \$ 50,631,758  |
| <b>Uses:</b>                                  | <b>Amount:</b> |
| <b>1</b> Acquisition                          | \$ 1,100,000   |
| <b>2</b> Construction                         | \$ 33,100,000  |
| <b>3</b> Architect and Engineering            | \$ 446,100     |
| <b>4</b> Financing Costs                      | \$ 4,861,390   |
| <b>5</b> Reserves                             | \$ 1,391,607   |
| <b>6</b> Legal, Inspection and Developer Fees | \$ 3,734,000   |
| <b>7</b> Contingency                          | \$ 1,655,000   |
| <b>8</b> Other Various Costs                  | \$ 4,343,661   |
| <b>9</b>                                      |                |
| <b>10</b>                                     |                |
| <b>Total</b>                                  | \$ 50,631,758  |



*Dale R. Folwell, CPA*

STATE AND LOCAL GOVERNMENT FINANCE DIVISION  
AND THE LOCAL GOVERNMENT COMMISSION

|   |  |   |   |
|---|--|---|---|
| <b>LGC Staff Analysis For:</b>                                    | <b>PINEVILLE, TOWN OF</b>  |   |   |
| <b>PAR Amount Not To Exceed</b>                                   | \$ 16,500,000  |   |   |
| <b>Financing Type</b>   | Installment Purchase   |   |   |
| <b>Purpose and Type</b>   | General Government   | Fire Department   |   |
| <b>Purpose and Type</b>   |  |   |   |
| <b>Purpose and Type</b>   |  |   |   |
| <b>Purpose and Type</b>   |  |   |   |
| <b>Purpose and Type</b>   |  |   |   |
| <b>Project Description</b>  | The Town of Pineville will enter into an installment financing contract with a Webster Bank, National Association in order to pay (1) the costs of constructing, equipping and furnishing a new fire station to be located on North Polk Street in the Town anticipated to be 28,000 square feet, and (2) the costs related to execution and delivery of the installment financing contract. |   |   |
| <b>Statutory Reference</b>  | G.S. 160A-20 <b>Last Request to Borrow</b> 2/1/2021; IP \$21,000,000   |   |   |
| <b>FPICs</b>  | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A  |   |   |
| <b>UAL Contract</b>   | <input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 ( <a href="#">SL 2022-53</a> )  |   |   |
| <b>Debt Management</b>  | <input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward  |   |   |
| <b>Proposed Contract or Bond Issue is necessary or expedient.</b> | This project is essential to the proper, efficient and economical operation of the Town and the delivery of services which permits the Town to carry out its public functions that it is authorized and required by law to perform.  | <b>Proposed Amount is Adequate and Not Excessive</b>            | FINAL GMP was submitted 11-12-2024 costs are known and defined. |
| <b>Feasibility</b>  | Debt service will be paid from the general fund.   |   |   |
| <b>Tax Increase Anticipated</b>                                   | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A   | Additional Information (as applicable):<br><br>.01 tax increase |   |
| <b>Rate Increase Anticipated</b>                                  | <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A   |   |   |
| <b>Public Hearing</b>   | <input type="checkbox"/> N/A OR Date 10/8/2024   | <b>TEFRA Hearing</b>  | <input checked="" type="checkbox"/> N/A OR Date                 |
| <b>Interest Rate Assumptions (GO Bonds Only)</b>                  | <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) ( <a href="#">SL 2022-53</a> )).   |   |   |



*Dale R. Folwell, CPA*

STATE AND LOCAL GOVERNMENT FINANCE DIVISION  
AND THE LOCAL GOVERNMENT COMMISSION

LGC Staff Analysis For:

PINEVILLE, TOWN OF

|        |  |  |               |  |
|--------|--|--|---------------|--|
| Terms  | Lender/Purchaser/Bank  | Webster Bank                           | Marketability |  |
|        | Interest Rate  | 3.79%                                  |               |  |
|        | Term   | 20 years                               |               |  |
|        | Payment  | semi-annual interest; annual principal |               |  |
|        | Structure and Term   | level principal                        |               |  |
|        | Final Maturity   | 10/01/2044                             |               |  |
| Other: | Installment Purchase is more timely and feasible than G.O. Bond. |  |               |  |

| Financing Team               |                                   |  |  |
|------------------------------|-----------------------------------|--|--|
| <b>Financial Advisor</b>     | Davenport & Company LLC           |  |  |
| <b>Underwriter/Senior</b>    |                                   |  |  |
| <b>Lender/Purchaser/Bank</b> | Webster Bank                      |  |  |
| <b>Underwriter's Counsel</b> |                                   |  |  |
| <b>Bond Counsel</b>          | Parker Poe Adams & Bernstein, LLP |  |  |
| <b>Purchaser's Counsel</b>   | Gilmore & Bell, P.C.              |  |  |
| <b>Trustee</b>               |                                   |  |  |
| <b>Trustee's Counsel</b>     |                                   |  |  |

| Amount Not to Exceed: \$ 16,500,000                               |               |
|---|---------------|
| Sources:  | Amount:       |
| 1 Loan Proceeds   | \$ 16,500,000 |
| 2 Town cash contribution  | \$ 696,673    |
| 3   |               |
| 4   |               |
| <b>Total</b>  | \$ 17,196,673 |
| Uses:   | Amount:       |
| 1 Construction GMP  | \$ 14,467,644 |
| 2 Design Fee, Traffic Signalization Allowance from the Town, FF&E | \$ 2,105,000  |
| 3 Owner's Contingency   | \$ 434,029    |
| 4 Cost of Issuance  | \$ 190,000    |
| <b>Total</b>  | \$ 17,196,673 |

| Debt and Debt Ratios                            |                  |   |          |
|---|------------------|---|----------|
| <b>Amount</b>                                   | \$ 16,500,000    | <b>Debt Ratio: Debt Per Capita</b>            |          |
| <b>Bonds Authorized and Unissued</b>            | \$ 0             | <b>Before</b>                                 | \$ 1,637 |
| <b>Existing Debt Excluding Enterprise Funds</b> | \$ 18,000,000    | <b>After</b>                                  | \$ 3,138 |
| <b>Estimated Census</b>                         | 10,995           | <b>Debt Ratio: Debt to Assessed Valuation</b> |          |
| <b>Tax Rate</b>                                 | 0.2850           | <b>Before</b>                                 | 0.47%    |
| <b>Assessed Valuation</b>                       | \$ 3,791,902,902 | <b>After</b>                                  | 0.91%    |



| Unit                      | Miscellaneous Action Item   |
|---------------------------|---|
| BESSEMER CITY,<br>CITY OF | <p>The City of Bessemer City and the Agriculture Center Volunteer Fire Department are requesting approval of an annexation lump sum payment according to G.S. 160A-58.2A(d), whereby the City will make a lump sum payment for the City's proportionate share of the entire tax value of two Fire District's parcels and the Fire District's outstanding debt. Both annexations were finalized on 7/11/2022.</p> <p>Parcel Number 307413 lump sum payment is \$9,318.16</p> <p>Parcel Number 202266 lump sum payment is \$807.30</p> <p>Total lump sum payment \$10,125.46.</p> |
|                           |   |



### Miscellaneous Action Item

The following list of projects need approval of the loans awarded by NC Department of Environmental Quality (DEQ). These projects are necessary to determine the construction material of service lines identified as unknown within specified service areas to further comply with the inventory requirements of the Federal Lead and Copper Rule Revision and the anticipated requirements of the proposed Lead and Copper Rule Improvements.

The Units must first inspect and inventory waters lines. Loan amount is set by DEQ with 0% interest on the repayable portion of the loan. Approval is specified by G.S. 159G-40 and G.S. 159-52 with the following findings:

LGC Findings for DEQ Loans to Local Governments (G.S. 159-52):

- (1) That the proposed loan is necessary or expedient.
- (2) That the amount proposed is adequate and not excessive for the proposed purpose of the loan.
- (3) That the unit's debt management procedures and policies are good, or that reasonable assurances have been given that its debt will henceforth be managed in strict compliance with law.
- (4) That the increase in taxes, if any, necessary to service the proposed debt will not be excessive.
- (5) That the interest rate for the proposed loan will be a reasonable rate.

Wilson, City of

Repayable Loan: \$400,000

Project No. SRF-D-LSL-0087