LOCAL GOVERNMENT COMMISSION FEBRUARY 2, 2021

1. PLEDGE OF ALLEGIANCE

2. TOAST TO THE FLAG

3. CONFLICT OF INTEREST STATEMENT

4. MINUTES FOR APPROVAL

January 5, 2021

(PRELIMINARY)
RELATED INFORMATION
Approximate Per Capita Debt

State: \$ 609 Federal: \$83,894

Unit Bethel, Town of Cliffside Sanitary District Kingstown, Town of	Type Vote required Vote required (Grant/Budget) Vote required (Grant/Budget)	Purpose Viable Utility Reserve Grant Viable Utility Reserve Grant Viable Utility Reserve Grant	Am \$ \$ \$	100,000 400,000 250,000	Comments	Page <u>Number</u>	Last request r <u>to Borrow</u>	Voted/ <u>Non-Voted</u>
Cliffside Sanitary District East Laurinburg, Town Eureka, Town of Kingstown, Town of Robersonville, Town of Robersonville, Town of (4 budget amendments)	Update only Update only Update only Update only Update only Vote required Vote required	Authorization for staff to enter in audit contract 2018 4 Budget Amendments						
Cleveland, County of Cumberland, County of Kannapolis, City of New Hanover, County of Newton, City of Southern Pines, Town of Stanly, County of Wake, County of	Financing Agreement Financing Agreement (LOBs) Financing Agreement (LOBs) Financing Agreement (LOBs) Financing Agreement Financing Agreement Financing Agreement Financing Agreement Financing Agreement (LOBs)	Refunding County Building, Community College Parking County Buildings; Refunding Streetscape, Water Infrastructure Annex Remodel Uplift Refunding Refunding (Permanent financing)	\$ \$ \$ \$ \$ \$ \$ \$	37,901,000 25,000,000 15,000,000 90,000,000 1,638,790 1,250,000 8,154,982 378,000,000		2 3 4 5 6 7 7 8	FA 4-2020 \$6MM FA 10-2019 \$33.8MM RB 1-2021 \$11.7MM FA 1-2020 \$43MM RL 9-2020 \$19MM FA 4-2018 \$5.2MM RL 10-2020 \$3.9MM GO 3-2020 \$7MM	
Chadbourn, Town Durham, County of New Hanover, County of	General Obligation General Obligation General Obligation	Refunding of USDA wastewater bonds Refunding (Permanent financing) Refunding (Taxable & Tax-Exempt)	\$ \$ \$	1,725,000 70,000,000 64,000,000		9 10 11	FA 12-2016 \$1.7MM FA 6-2020 \$75MM FA 1-2020 \$43MM	
Burlington, City of Grifton, Town of	Revenue Bond Revenue Bond	Revenue Refunding Sewer	\$	12,300,000 441,000		12 13	GO 1-2015 \$4.1MM RL 9-2020 \$39K	
High Point University East Yancey Water and Sewer Grifton, Town of Waynesville, Town of	N.C. Capital Facilities Finance Agency Miscellaneous - Action Miscellaneous - Action Miscellaneous - Action	Revenue Refunding Loan Increase Loan Increase Term Increase	\$ \$ \$ \$	56,200,000 480,315 52,572 19,545,900		14 15 15 15	NA RL 9-2020 \$39K RL 1-2021 \$19.5MM	
Greensboro, City of Highlands, Town of	Miscellaneous - Non Action Miscellaneous - Non Action	Rate Modification Rate Modification	\$	N/A 4,293,333		15 15	FA 9-2019 \$4.6MM FA 1-2021 \$8.5MM	

UNIT CLEVELAND COUNTY \$38,650,000 Refunding/Bldg. Remodel 160A-20 Installment Contract Private Placement	PROJECT (1) Refunding of Series 2009 Installment Purchase Contract (IPC) Series 2010A Limited Obligation Bonds (LOBs) Redevelopment Zone Economic Development Bond (RZEDB), a 2010 IPC (RZEDB), a 2017 IPC and a 2019 IPC. The loan terms indicate aggregate present value (NPV) savings of approximately \$1,654,525 or (4.585%) of the refunded balance. (2) Renovation of existing Public Health Department Building for a future relocation of the Department of Social Services.	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT Necessary and expedient to (1) avail the County of lower financing costs, (2) create a centralized Health and Human Services location for the community and citizens of the County.	ADEQUATE NOT EXCESSIVE The payoff amount of LOBs are current in type and known. Estimates of the renovation costs have been provided by the County and have been deemed reasonable.	DEBT MANAGEMENT No deficiencies or defaults noted.	TAX INCREASE No tax increase is anticipated. Debt service for the new money will be paid from revenues to the General Fund. The current debt service for the refundings has been budgeted. If an NPV savings of 4.585% is generated, it	Term (years): Market Rate: Structure: Annual Approximate level refundings. The te	A BOND ISSUE	TE) ual interest payloross the ended.	38,650,000 2.100% 3.750% 14 1.50%	
	Expected Sources and Uses of Funds: Uses: \$ 37,901,000 Equity Contribution \$ 2,278,091 Total Sources \$ 40,179,091 Uses: Refunding Escrow \$ 36,738,188 Project Fund \$ 3,250,000 Costs of Issuance \$ 190,903 Total Uses \$ 40,179,091				will result in an aggregate average annual savings of approximately \$148,000 for the first 11 years and \$8,500 for the remaining three.	S&P Moody's: FINAN Bond Counsel: Rob Financial Advisor: I Lender's Counsel:	CING TEAM pinson Bradshaw & Hins Davenport & Company	son PA	AA-Aa2	
							Debt Ratios-Exclud	ling Enterprise		
Purpose	Estimated Census Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	To Property Values Before A		Per Capita Before	After
County Buildings Schools Community College Jail Land Acquisition	97,947 \$ 18,394,821 \$ 13,682,279 \$ 4,063,964 \$ 1,510,976 \$ 248,958 \$ 37,901,000) 	\$ -	\$ 8,756,990,575	\$ 52,169,654	\$0.720	0.60%	0.63% \$	533	\$ 566

FINANCING AGREEMENTS LOCAL GOVERNMENT COMMISSION AGENDA PAGE 3 OF 15 FEBRUARY 2, 2021

UNIT	PROJECT		PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFO	BOND ISSUE			
CUMBERLAND COUNTY \$25,000,000 Limited Obligation Bonds Series 2020 160A-20 Installment Contract Public Offering	(1) Purchase and remodeling of a baserve as an Emergency Operations and 911 Call Center. (2) Constructions and 911 Call Center. (2) Constructions and 911 Call Center. (2) Constructions are selected for Forest Prechains and Forest Prechains and Forest Prechains and Forest Prechains and State. Expected Sources and Uses of Furchains Sources: Limited Obligation Bonds at Par: Premium Total Sources Uses: Project Funds EOC Project Fire Training Facility Issuance Costs Underwriters Discount Total Uses	s Center (EOC) on of a fayetteville CC). The facility ng facility for r fire fighters	- =	Bids and appraisal are in hand for the Emergency Operations Center. The Fire Training facility has not been bid but the County's contribution has been capped at \$10m.	No major deficiencies. No defaults noted.	No tax increase is required. Debt service will be paid with revenues to the Capital Investment Fund.	Structure: Straight lir interest payments. Expected Ratings: S& Expected Rate: Effective Interest Cr. Expected Underwriter APPROVA Amount Not To Exceed Approval rate not to expected Final Maturity not bey FINANCII Bond Counsel: McGr. Co-Bond Counsel: Tr. Underwriter: PNC Car. Underwriter: PNC Car. Underwriter: S Counserinancial Advisor: DE Trustee: Regions Bar. Limited Obligation Borsonds	RP: AA, Moody's ost: rs Fee/\$1,000: LS ed: exceed: rond: NG TEAM uireWoods LLP re Charleston Gri pital Markets LL el: Womble Bond C Associates	Aa2; \$ soup C; I Dickinson (US) I	1.841% 4.00 25,000,000 2.840% 2040	
							_		xcluding Enterpris		
				Bonds Authorized	Assessed	Existing Debt Excluding		To Property Values		Per Capita	
Purpose	Estimated Census	Amount	Public Hearing	& Unissued	Valuation	Enterprise Funds	Tax Rate	Before	After	Before	After
County Building Community College	332,392 \$	15,000,000 10,000,000 25,000,000		\$ -	\$ 321,666,616,809	\$ 58,519,400	\$0.799	0.02%	0.03% \$	176	\$ 251

FINANCING AGREEMENTS LOCAL GOVERNMENT COMMISSION AGENDA PAGE 4 OF 15 FEBRUARY 2, 2021

UNIT CITY OF KANNAPOLIS \$15,000,000 Taxable Limited Obligation Bonds Series 2021 160A-20 Installment Contract Public Offering	PROJECT Acquisition of a 475 spot Parking Deck in downtown as part of a larger development agreement covering a mixed use project including residential and commercial uses. The deck will directly serve an apartment complex located on top of the deck as well as serve the general public. The deck is part of a ongoing series of projects to redevelop the central business district. Expected Sources and Uses of Funds: Sources: Bond Proceeds Par Amount Total Sources Project Funds Sunder 14,810,000 Uses: Project Funds \$ 14,363,062 Issuance Costs \$ 350,673 Underwriters Discount \$ 96,265	- =	A Guaranteed Maximum No r Price (GMP) was defic	DEBT MANAGEMENT major iencies. No ults noted.	TAX INCREASE No tax increase is required. Debt service will be paid with revenues to the General Fund.	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE Structure: Straight line amortization with interest payments. Expected Ratings: S&P: AA, Moody's: A Expected Rate: Effective Interest Cost (Taxable): Expected Underwriters Fee/\$1,000: APPROVALS Amount Not To Exceed: Approval rate not to exceed (Taxable): Final Maturity not beyond: FINANCING TEAM Bond Counsel: Parker Poe Adams & Be Underwriter: PNC Capital Markets; Underwriter's Counsel: Pope Flynn, LLC Financial Advisor: Davenport & Compan Trustee: U.S. Bank N.A.	2.743% \$ 2.42 \$ 15,000,000 3.740% 2041 ernstein LLP
	Total Uses \$ 14,810,000	=				Bonds	uding Enterprise Funds
			Danida Authorinad	Ad	Eviation Dabt Evaluation	To Property	Per
Purpose	Estimated Census Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate Values Before	Capita After Before After
Parking	52,000 \$ 15,000,000	<u> </u>	\$ - \$	5,049,289,745		\$0.630 2.60%	2.90% \$ 2,525 \$ 2,814 Cabarrus Co. \$ 1,825

		PROPOSED ISSUE IS NECESSARY AND	ADEQUATE NOT	DEBT		TERMS/OTHER INFORMATION	
UNIT	PROJECT	EXPEDIENT	EXCESSIVE	MANAGEMENT	TAX INCREASE	PREFERABLE TO A BOND ISSUE	
NEW HANOVER COUNTY	(1) Construction and equipping of a new	Necessary and	Guaranteed	No major	No tax increase is	Structure: Straight line amortization with annu	ıal principal and semi-annual
\$90,000,000	Government Center, (2) Acquisition, construction	expedient to replace	Maximum Price	deficiencies. No	required. Debt service	interest payments.	
Limited Obligation Bonds	and equipping of a 200 bed addiction treatment	an outdated	(GMP) has been	defaults noted.	will be paid with	The refundings follow approximate level saving	gs and the terms of the
Series 2021	center, (3) construction of storm water	Government Building,	provided for The		revenues to the	refunded contracts have not been extended.	
160A-20	management improvements, (4) miscellaneous	expand and enhance	Healing Place and the		General Fund. The		
Installment Contract	capital improvements and acquisition of certain	County services,	Government Center.		current debt service		
Public Offering	equipment for County and school purposes and	improve infrastructure	The remaining		for the refundings has	Expected Ratings: S&P: AA, Moody's: Aa3;	
	(5) refunding of a 2018 Installment Purchase	and avail the County	projects costs have		been budgeted. If an	Expected Rate:	4.0000/
	Contracts (IPC) that financed a fire station and	of lower financing	been provided by		NPV savings of	Effective Interest Cost:	1.660%
	library. Current capital markets	costs.	County officials. The		12.350% is	Expected Underwriters Fee/\$1,000:	\$ 3.86
	indicate aggregate present value (NPV) savings of		refundings are		generated, it will	APPROVALS	
	approximately \$896,502 or (12.350%) of the refunded balance.		current in type and payoff amounts are		result in an aggregate average annual	Amount Not To Exceed:	\$ 90,000,000
	refullueu balance.		known.		savings of	Approval rate not to exceed:	2.660%
	Expected Sources and Uses of Funds:		KIIOWII.		approximately	Final Maturity not beyond:	2040
	Sources:				\$82,800	That Maturity not beyond.	2040
	Limited Obligation				Ψ02,000	FINANCING TEAM	
	Bonds at Par: \$ 76,695,000)				Bond Counsel: Parker Poe Adams & Bernstei	in LLP
	Premium \$ 12,808,336					Underwriters: PNC Capital Markets (Senior);	
	Total Sources \$ 89,503,336	-				Stifel, Nicolaus & Company, Inc. (Co)	
		=				Underwriters' Counsel: Holland & Knight	
	Uses:					Financial Advisor: First Tryon Advisors	
	Project Funds					Trustee: U.S. Bank N.A.	
	Government Center \$ 53,195,716						
	The Healing Place \$ 24,034,316					Limited Obligation Bond structure is more time	ely and feasible than G.O.
	Other Projects \$ 4,219,137					Bonds	
	Refunding 2018 IPC \$ 7,457,488						
	Issuance Costs \$ 300,402						
	Underwriters Discount \$ 296,277						
	Total Uses \$ 89,503,336) =				D 1 (D "	
						Debt Ratios-Excluding	
			Bonds Authorized	Assessed	Existing Debt Excluding	To Property Values	Per Capita
Purpose	Estimated Census Amount	Public Hearing	& Unissued	Valuation	Enterprise Funds	Tax Rate Before After	
County Buildings	239,272 \$ 85,728,977		\$ 9,405,000				.44% \$ 1,744 \$ 2,120
Schools	\$ 1,646,239		Ψ 5,405,000	Ψ 00,100,000,001	Ψ -01,000,001	ψ0.π30 1.1070 1.	ψ 1,1 σ σ ψ 2,120
Equipment	\$ 1,620,673						
Public Vehicles	\$ 631,397						
Stormwater	\$ 372,713						
	\$ 90,000,000						

FINANCING AGREEMENTS LOCAL GOVERNMENT COMMISSION AGENDA PAGE 6 OF 15 FEBRUARY 2, 2021

UNIT CITY OF NEWTON	PROJECT (1) Purchase of two Flygt pumps for the Westside	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT Necessary and	ADEQUATE NOT EXCESSIVE Bids are in hand.	DEBT MANAGEMENT No major deficiencies.	TAX INCREASE Debt service will be paid	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE Lender:	Truist Bank
\$1,638,790	Pump Station, (2) Infrastructure improvements	expedient to upgrade	Dido di o in ridira.	No defaults noted.	from the revenues to	London.	Traibt Barin
Streetscape, Water Infrastructure	including replacement of W 24 St. culvert, N	equipment and to			the General Fund, the	APPROVALS	¢ 4.000.700
G.S.160A-20 Installment Contract	Shipp Ave water line replacement, reclosers & fiber to automate electric distribution system and	improve stormwater, water and electric			Water and Wastewater Fund and Electric Fund	Amount not to exceed: Approval rate (15 year):	\$ 1,638,790 1.920%
Private Placement	replacement of electrical underground cable &	infrastructure.			and will not require a	Approval rate (10 year):	1.610%
	reconductoring wire.				tax or rate increase.	Term (Years):	15
	5				Average Residential	Term (Years):	10
	Expected Sources and Uses of Funds: Sources:				Rates: Water: \$29.81	Market Rate (15 year): Market Rate (10 year):	1.60% 1.30%
	Bank Loan \$ 1,638,790				Sewer: \$37.37	Payment:	Annual principal and interest
	Total Sources \$ 1,638,790	- =			Electric: \$141.20	•	·
	Herei					Current G.O. Ratings:	A .
	Uses: Project Costs:					S&P: Moody's:	A+ Aa3
	Two Flygt Pumps \$ 108,870					Moddy 5.	, ao
	Water/Sewer/Electric Infrastr. \$ 1,529,920					Installment financing is more timely th	an issuing G. O. Bonds
	Total Uses \$ 1,638,790	=					
						Debt Ratios-E	xcluding Enterprise Funds
						To Property	Per
Purpose	Estimated Census Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Values Tax Rate Before	Capita After Before After
Water	13,059 \$ 689,355	<u> </u>	\$ -	\$ 1,079,470,579		\$0.5400 0.71%	0.86% \$ 588 \$ 714
Sanitary Sewer	\$ 54,435		*	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Ç. 1. 2. 3	Catawba Co. \$ 946
Electric	\$ 895,000						
	\$ 1,638,790	=					

UNIT TOWN OF SOUTHERN PINES \$1,250,000 Public Works Annex Remodel/Uplift G.S. 160A-20 Installment Purchase Contract Private Placement	PROJECT This project consists of the repurpose, remodel and up-lift to the Public Works annex. Sources:))))	ADEQUATE NOT EXCESSIVE Bids in hand.	DEBT MANAGEMENT No major deficiencies. No defaults noted.	TAX INCREASE No tax increase is anticipated. General Fund revenues will provide for debt service.	Term: Market Rate: Payment: S&P: Moody's:		timely than is	sue	
							Debt Ratios-Ex	cluding Enter		
			Bonds Authorized	Assessed	Existing Debt Excluding		To Property Values		Per Capita	
Purpose	Estimated Census Amount	Public Hearing	& Unissued	Valuation	Enterprise Funds	Tax Rate	Before	After	Before	After
Municipal Building	14,657 \$ 1,250,000	12/8/2020	\$ -	\$2,696,932,635	9,319,868	\$0.400	0.35%	0.39%	\$ 636 Moore County	\$ 721 \$ 2,267
\$TANLY COUNTY \$8,154,982 Refunding 160A-20 Installment Contract Private Placement	Refunding of a 2019, 2015, and 2014 Installment Purchase Contracts. The loan terms indicate aggregate present value (NPV) savings of approximately \$652,025 (or 7.994%) of the refunded balance. Expected Sources and Uses of Funds: Sources: Loan Proceeds \$ 8,154,982 Cash/Accrued Interest \$ 88,055 Total Sources \$ 8,243,04* Uses: Refunding Escrow \$ 8,237,54* Costs of Issuance \$ 5,500 Total Uses \$ 8,243,04*) - 	The Installment Purchase Contracts are current in type and known.	No deficiencies or defaults noted.	The current debt service for the refundings has been budgeted. If an NPV savings of 7.994% is generated, it will result in an aggregate average annual savings of approximately \$40,903 with a significant portion realized in the final 4 years due to term reduction.	The terms of the re Bank placement wi S&P Moody's: FINAN Bond Counsel: Par Financial Advisor: Lender's Counsel:	principal and semi a efunded IPC's has n ill not be rated. Cur CING TEAM ker Poe Adams & E FHN Financial Nexsen Pruet, PLL se structure is more	annual interes ot been exter rent G.O. rati Bernstein LLP	nded. ngs: AA Aa:	% 0 %
Purpose	Estimated Census Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Ex To Property Values Before	After	prise Funds Per Capita Before	After
Equipment County Buildings Community College	64,236 \$ 4,085,256 \$ 2,502,896 \$ 1,566,829 \$ 8,154,982	5 1/19/2021 5	\$ -	\$ 5,040,798,590	\$ 21,769,210	\$0.670		0.43%		

	PPO 1507	PROPOSED ISSUE IS NECESSARY AND	ADEQUATE NOT	DEBT	TAVINOREAGE	TERMS/OTHER INF				
UNIT	PROJECT	EXPEDIENT	EXCESSIVE	MANAGEMENT	TAX INCREASE	PREFERABLE TO A				
WAKE COUNTY	Permanent financing to take out balances of	Necessary and expedient	Costs for the projects	No major	The County Board has	Structure: Annual p			ayments.	
\$378,000,000	construction period financing of the two separate	to permanently finance the	were initially based on	deficiencies. No defaults noted.	found by resolution that	Debt service follows	straignt line amorti	zation.		
Draw Program Permanent Financing G.S.160A-20	draw programs previously approved by the LGC.	County's current draw notes	estimates provided by	derauits noted.	any related required tax increases will not be	Everanted Detinant	0 D. A A Maaadada.	^ ^ 1. Fitala ^ ^		
	The initial financing draws were used for projects in the Wake County Public School System	approved by the Commission.	Construction Manager at Risk contracts		deemed excessive.	Expected Ratings: S Expected Rate:	SAP: AA+; MOODY S:	AAT; FIICH AA	r	
Limited Obligation Bonds	(WCPSS) and Wake County Community College	Commission.				Effective Interest (3t-		1.5039	1 /
Publicly Offered	(WCCC).		(CMARs) and their design architects.		Debt service will be paid from the Debt Service	Expected Underwrite		\$	1.503	
	(VVCCC).		Projects are either		=	Expected Oriderwrite	ers ree/\$1,000.	Ф	1.520	,
			completed or		Fund (DSF) that is designated to fund	APPROV	'ALC			
			underway. In addition		capital projects.	Amount Not To Exce		¢	378,000,000	1
	Expected Sources and Uses of Funds:		to paying off		Currently 18.53 cents of	Approval rate not to		Ψ	2.500	
	Expected Sources and Oses of Funds.		construction draw		the ad valorum tax rate	Final Maturity not be			2.500	
	Sources:		notes, bonds will be		as well as certain sales	I mai maturity not be	yonu.		200	0
	Par Amount \$ 304,900,00	n	issued to complete the		tax, lottery and other	FINANC	ING TEAM			
	Premium \$ 73,434,03		projects. The County		miscellaneous revenues	Bond Counsel: Won		. (IIS) I I P		
	County Contribution $\frac{\sqrt{70,404,000}}{378,334,03}$		maintains an extensive		are dedicated to the	Financial Advisor: W				
	Total Sources	=	7-year Capital		DSF and capital	Underwriter: JP Mor	•	, ,		
	Total Courses		Improvement Plan (CIP)		expenditures. The	BofA Securities, Lo				
	Uses: \$ 377.184.00	n	for public school and		viability of the Debt	Underwriter's Couns			nIIP	
	Project Costs \$ 687,279		community college		Service Fund and its	Trustee: US Bank N				
	Costs of Issuance \$ 462,75		projects. Each project		capacity to adequately					
	Underwriter's Discount \$ 378,334,03		is associated with		cover debt service for	Installment financing	agreement is the r	ecessary vehic	cle for this	
	Total Uses \$ 379,484,06	2	specific funding		these projects and other	financing.		,		
		=	sources and the CIP is		anticipated future	Ü				
			authorized by the		financing needs through					
			Board of		fiscal year 2027, has					
			Commissioners.		been evaluated by the					
					County's financial					
					advisor, Waters and					
					Company, through use of	F				
					the County's					
					comprehensive long-term	1	Debt Ratios-Exc	luding Enterpri	se Funds	
					financial model.		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
Schools	1,112,000 \$ 279,765,53		1 \$ 980,140,000	\$ 188,640,000,000	\$ 2,030,731,533	\$0.6000	1.60%	1.80% \$	2,708	3 \$ 3,048
Community College	\$ 98,234,46									
	\$ 378,000,00	<u></u>								

		PROPOSED ISSUE IS NECESSARY AND	ADEQUATE NOT	DEBT		TERMS/OTHER INFORMATION		
UNIT	PROJECT	EXPEDIENT	EXCESSIVE	MANAGEMENT	TAX INCREASE	PREFERABLE TO A BOND ISSUE	MARKETABILITY	
CHADBOURN, TOWN OF \$1,725,000 G.S. 159-72	Refund \$1,613,000 Town of Chadbourn G. O. Sanitary Sewer Bonds, Series 1999 held by USDA, dated August 16, 1999 and maturing June 1, 2021/2039, inclusive. The refunded maturities carry an interest	Necessary and expedient to provide debt service savings on the outstanding issue.	Amount is adequate to redeem the debt.	No major deficiencies. No defaults noted.	Debt service will be significantly reduced and final maturity shortened. No tax increase will be	Structure: Current refunding: Expected net present value savings of \$419,610 or 26.01% of the refunded bonds.	Current G.O. Ratings: Moody's: S&P:	N/A N/A
	rate of 4.50%				necessary.	The refunding bond will be structured with no extension of maturities, with the final maturity on 6-1-2035. Approximately level savings of \$5,500 from 2021 to 2035 and \$115,500 in 2036 to 2039. Sale: Bank Placement	(The Refunding Bond will not be rated)	
						Sale/Issue Date: On or about Feb. 11, 2021 Approvals:		
						Amount: Not to exceed \$1,725,000; actual issue size will be \$1,633,000. Bank Rate: 1.55% Final Maturity: June 1, 2035		
						Financing Team: Bond Counsel: Sanford Holshouser LLP Financial Advisor: First Tryon Advisors Bank: Zions Bancorporation, N.A.		

										To Property		Pe	er	•	P	er
				Bonds .	Authorized	Assessed	Existing	g Debt Excluding		Values		Ca	oita		Ca	pita
Purpose	Estimated Census	Amount	Election Date	& Uı	nissued	Valuation	Ente	erprise Funds	Tax Rate	Before	After	Bet	ore	After	Af	ter
Refunding	1,751	\$ 1,725,000	N/A	\$	-	\$ 71,936,106	\$	28,440	0.6200	0.04%	0.04%	\$	16		\$	16
										Columbus Co	ounty		5	576	3	

Debt Ratios-Excluding Enterprise Funds

GENERAL OBLIGATION BONDS REFUNDING BONDS LOCAL GOVERNMENT COMMISSION AGENDA FEBRUARY 2, 2021 PAGE 10 OF 15

				NECESSARY AND	ΑI	DEQUATE NOT		DEBT			TER	MS/OTHER INFO	ORMATION				
UNIT	PROJECT			EXPEDIENT		EXCESSIVE	N	MANAGEMENT		TAX INCREASE	PRE	FERABLE TO A	BOND ISSUI	E	MARKETAE	ILITY	
DURHAM COUNTY	Refund the County's outstanding st	nort-te	erm	Necessary and expedient	Amo	ount is adequate,	No m	najor deficiencies.	A ta	x increase is not	Stru	cture:			Moody's:		Aaa
\$70,000,000	bond (variable rate), issued under t	he Di	raw-Note	to provide fixed rate,	with	n other available	No d	efaults noted.	antio	cipated.	App	roximately level p	rincipal matu	ring June 1,	S&P:		AAA
General Obligation Refunding	program that was approved by the			long term debt.	fund	ds of the County,					2022	2/2041.					
Bonds	Commission on June 4, 2019.				to re	efund the short									(Expecte	l Rating	js)
G.S. 159-72				The bonds will be issued	ten	m bond.					Neg	otiated Sale: On	or about Feb	.8, 2021			
	Short-Term Bond Outstanding:			pursuant to a bond order													
	Schools	\$	25,680,737	and a bond resolution							App	rovals:					
	Community College		15,942,546	adopted by the Board of							Amo	ount not to exceed	d: \$70,000,00	00			
	Library		25,354,442	Commissioners of the							Rate	not to exceed:	2.75%				
	Museum of Life and Science		3,022,275	County on December 16,													
		\$	70,000,000	2020							Bon	d Counsel:	Parker Poe	Adams & Bo	ernstein LLP		
											Und	erwriters:	PNC Capita	al Markets Ll	C (Sr. Mana	ger)	
	The bond was issued pursuant to	bond											BofA Secur	ities (Co-Ma	nager)		
	orders that were approved by vote	rs at									Und	erwriters' Counse	el Moore & Va	an Allen PLL	С		
	referenda held on November 8, 20	116.									Fina	ncial Advisor:	DEC Assoc	iates, Inc.			
													Debt Ra	atios-Excludi	na Enterprise	Funds	
													To Property		Per	Pe	-
					В	onds Authorized		Assessed	Exis	sting Debt Excluding			Values		Capita		ipita
Purpose	Estimated Census	,	Amount	Election Date	٥.	& Unissued		Valuation		Enterprise Funds		Tax Rate	Before	After	Before	Aft	
Refunding	316,934	\$	70,000,000	N/A	\$	120,000,000	\$	44,007,082,398	\$	506,850,000	\$	0.7122	1.42%	1.43	2% \$ 1,9	78 \$	1,978

PROPOSED ISSUE IS

GENERAL OBLIGATION BONDS REFUNDING BONDS LOCAL GOVERNMENT COMMISSION AGENDA FEBRUARY 2, 2021 PAGE 11 OF 15

UNIT NEW HANOVER COUNTY	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT Necessary and expedient	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE Debt service will be	TERMS/OTHER INF		MARKET		
NEW HANOVER COUNTY \$64,000,000 G.S. 159-72 General Obligation Refunding Bonds	All or portion of bonds to be refunded: \$30,000,000 G. O. Public Improvement Bonds, Series 2010B (Taxable BAB's) sold June 30, 2010 at a TIC of 5.504%, maturing on August 1, 2022/2025 and Aug. 1, 2030 (Term), with current interest rates of 4.79% to 5.72%; and \$29,250,000 G.O. Community College Bonds, Series 2013A, sold June 27, 2013 at a TIC of 2.8673%, maturing June 1, 2024/2034, Inclusive, with current interest rates of 3.0% to 5.0%. \$31,000,000 Series 2021A, Tax-Exempt; \$33,000,000 Series 2021B, Taxable	Necessary and expedient to provide savings on the outstanding issues.	Amount is adequate to redeem the 2010 bonds and to defease the 2013 bonds. A verification agent will confirm the escrow balances for the advan refunding of the 2013 bonds.	No major deficiencies. No defaults noted.	Debt service will be reduced and no tax increase is anticipated.	Structure: Current Refunding of Present Value Savir 12.46% of the refund Advance Refunding Present Value Savir 6.25% of the refund The refunding bonds with no extensions of final maturities of Augune 1, 2034, respective Sale: Negotiated Sale Date: On or at Approvals: Amount not to exceed Interest Rates (TIC) (Tax-Exempt Series) a Final Maturities not and June 1, 2034, respective for the same series of the sam	gs \$3,738,488 or ded bonds. of 2013A Bonds. gs \$1,829,384 or ed bonds. s will be structured of maturities; gust 1, 2030 and ctively. Bout February 11, 2 Bout \$64,000,000 Not-to-Exceed: 1.6 and 2.88% (Taxable to exceed: August 1 espectively. Ref Poe Adams & Birst Tryon Advisors Capital Markets, LLiel: Holland & Knigl US Bank, Nation	S&P: (Expect	's: Aaa AAA cted Ratings)	
Purpose	Estimated Census Amount	Election Date	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios- To Property Values Before	Excluding Enterpr Pe Cap After Bef	er oita	Per Capita After

9,405,000 \$

36,000,000,000 \$

0.5550

1.05%

1.06% \$

1,623

\$ 1,644

Refunding

233,062

\$ 64,000,000

N/A

			PROJECT IS NECESSARY &	AMOUNT OF PROJECT IS ADEQUATE BUT		DEBT		
PROJECT			EXPEDIENT	NOT EXCESSIVE	FEASIBILITY	MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
CITY OF BURLINGTON			Necessary and expedient to	The Series 2021A	The refunding will	No major deficiencies	. N⊢The lending is a direct	Term: Approximately 15 years
G.S. 159; Article 5			avail the City's utility system	refunding is current	produce nominal cash	defaults noted.	bank placement. A	Interest Rate: Fixed
Combined Enterprise System Revenue			of currently lower financing	and all related costs or	savings averaging		proposal from the	Structure: Amortization of the refunding
Refunding Bond, Series 2021A			costs. The terms of the	requirements of funds	approximately		bank has been	principal will provide approximately level realization of
			accepted financing proposal	are known or may be	\$192,000 per year		received and	savings as allowable by the structure of the refunded
D: 45 151 4			will produce a Net Present	accurately estimated.	over the next 15 fiscal		accepted contingent	bonds and their related repayment resources over the
Direct Bank Placement	•	40,000,000	Value savings of		years.		on Local Government	term of the refunded series.
Amount not to exceed:	\$	12,300,000	approximately \$2,600,000 or				Commission approval	A
			22.3% of the bonds				of the transaction.	Approvals
Current refunding of the City's Combined	Entorn	ico Systom	refunded.					Series 2021A
Revenue Bonds, Series 2010A and 2010								Final maturity: Not beyond 2036 Interest Rate not to exceed: 1.33%
America Bond)	ם אם ם	(Dullu						interest Nate not to exceed. 1.33%
America Bond)								Amount not to exceed: \$12,300,000
								7 tilloutit 110t to 07.000d. \$12,000,000
Series 2021A:								
Pertaining to the Series 2010A refunded	bonds:							
Originally issued	\$	11,825,000						FINANCING TEAM
Outstanding currently	\$	1,965,000						Bond Counsel: Womble Bond Dickinson (US), LLP
Balance to be refunded	\$	1,965,000						Lender: TD Bank, N.A.

Originally issued Outstanding currently \$ Balance to be refunded \$

Expected Sources and Uses of Funds:

Additional Proceeds (other uses)
Total Uses

Pertaining to the Series 2010B BAB refunded bonds:

\$

10,700,000

9,785,000

9,785,000

570 11,880,433

Series 2021A Sources Par Amount: 11,869,000 Accrued BABs Subsidy: 11,433 Total Sources: \$ 11,880,433 <u>Uses</u> Cash Deposit: 11,787,169 Issuance Costs: \$ 92,694

Lender: TD Bank, N.A.

Lender's Counsel: Parker Poe Adams & Bernstein, LLP Financial Advisor: Davenport & Company, LLC Trustee/Registrar: US Bank, National Association

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION	
TOWN OF GRIFTON	Necessary and expedient	Bids in hand.	The projection of net	No major deficiencies. No defaults noted.	USDA commitment to purchase the bonds upon	Term: RBAN: 15 Months	
Sewer	due to aging and		revenues prepared by			RB: 40 years	
\$441,000	deteriorating sewer pump		the unit indicates that	·			
Revenue Bond	stations and sewer lines.		future revenues will be	···· /···			
G.S. 159; Article 5	Line repairs will become		adequate to cover the	•			
B	more frequent without		cost of operations and			RB: Approximately level debt service	
Rehabilitation of 2000 LF of 8" sewer line, replacement	replacement.		debt service.			ADDDOVALO	
of 3100 LF of existing 6" sewer lines with 8" lines, and			Water: \$42.90			APPROVALS	
rehabilitation of 2 major sewer pump stations			Sewer: \$50.73			Issue Amount Revenue Bond: \$441,000 Issue Amount Revenue BAN: \$441,000	
(Woodlawn Ave. & Contentnea Drive).						Final Maturity:	
						RBAN: No later than May 18, 2022	
USDA Loan \$ 441,000						RB: 2062 or 40 years after maturity of the RBAN	
USDA Grant \$ 1,276,000						Interest Rate:	
\$ 1,717,000						RBAN: \$441,000 NTE 4.5%	
<u>Ψ 1,717,000</u>						RB: \$441,000 2.375 %	
						· · · · · · · · · · · · · · · · · · ·	
						FINANCING TEAM	
						Bond Counsel: Parker Poe Adams & Bernstein, LLP	
						Revenue BAN: Truist Bank	
						Revenue Bond: USDA Rural Development	
						Registrar: Finance Officer	

		FINANCIAL CAPABILITY	PUBLIC FACILITES	MANNER OF SALE	FOR PUBLIC BENEFIT,	
PROJECT PROJECT		AND SECURITY	MADE AVAILABLE	ADVERSE EFFECTS	NO DISCRIMINATION	TERMS/OTHER INFORMATION
HIGH POINT UNIVERSITY		Estimated debt service	The City of High Point	, ,	Resolution and covenant	Term: ~14 years
Educational Facilities Revenue Refunding Bonds		coverage provided by the	has the capacity and	\$5,000 denominations,	received from Board of	No extension of maturities
(High Point University), Series 2021		University will be at least 6.63	will continue to serve	with pricing scheduled	Trustees that the Project	Interest Rate: Fixed (serial, term)
Location: High Point (Guilford County)		times through 2025.	the water, sewer and	for March 4, 2021, to	is and will be operated for	True Interest Cost: currently estimated 2.55%
Amount not to exceed	\$ 56,200,000		electric needs of the	not conflict with any	the public good as part of	Expected Underwriting Discount: \$6.00/1000
G.S. 159D			Project. Piedmont	other revenue bonds.	the University's	
		Refunding of the 2011	Natural Gas provides		educational mission as an	Structure: The 2021 Bond structure will remain the same; will
The proceeds of the Bonds will be used to finance all		and 2012 Bonds is	natural gas service.	It is expected that the	independent University,	produce approximately level savings.
or a portion of the costs of refunding the		expected to produce net		bonds will be rated	and the University shall	
A. The NCCFFA bond Series 2011 which was used		present value savings of		A- by Standard &	not discriminate against	<u>APPROVALS</u>
to finance the construction and equipping of a new		\$9,091,369 or 16% of the		Poor's.	any person based on	Amount: not to exceed \$56,200,000
student residence facility		refunded par amount.			race, creed, color or	Final Maturity: not to exceed May 1, 2034
B. The NCCFFA bond Series 2012 proceeds used to:					national origin.	Interest Rate not to exceed True Interest Cost: 6.0%
finance all or a portion of the costs of the						
acquisition, construction, equipping and installation						FINANCING TEAM
of a three-story residence hall						Bond Counsel: McGuireWoods LLP
(2) refund all or a portion of the Series 2006, Series						Borrower's Counsel: Keziah Gates LLP
2007 and Series 2008;				Underwriter: Truist Securities Inc.		
(3) refinance two existing taxable BB&T Bank Loans;				Co-Underwriter: Davenport and Company LLC		
(4) refinance Department of Education Loan;		High Point University is a private	liberal arts university four	nded in 1924 as High		Underwriters' Counsel: Moore & Van Allen PLLC
(5) refinance taxable High Point Bank Loan;		Point College. It serves approxima	ately 4,500 full time unde	rgraduate students anc		Trustee: Truist Bank
(6) refinance taxable Wells Fargo Bank Line of Credit		approximately 950 full time gradu	ate students. As of Nove	mber 30, 2020		Trustee Counsel: Alston and Bird
 C. costs incurred with the authorization and issuance 		(unaudited), the University's unre-	stricted net assets totaled	l approximately \$582		
of the Series 2021 Bonds.		million. Total net assets totaled ap	oproximately \$711 million	. Total cash on hand		
		was approximately \$55 million. Th	ne University's endowmer	nt had a market value of		
Estimated Sources and Uses of Funds		approximately \$86 million as of N	ovember 30, 2020.			
Sources:						
Par Amount	50,995,000					
Premium _ S	5,908,528					
Total Sources of Funds	56,903,528					

Uses: Escrow Cash Deposit Escrow SLGS Purchases Cost of Issuance Total uses of funds

\$ 14,283,597 \$ 42,010,805 \$ 609,126 \$ 56,903,528 East Yancey Water & Sewer District

The District is requesting approval for an increase of additional funds on a State Revolving Loan. The Loan is for construction of approximately 4,700 linear feet of 12-inch PVC and DIP gravity sewer lines, 25 manholes, and all related appurtenances to connect multiple previously constructed sewer segments in East Yancey County. This project is Phase 2 of a project that will complete the construction of a major sewer collection and treatment system. The original loan was approved on June 4, 2019 for \$565,835. The District is requesting an increase of \$480,315 for a total loan amount of \$1,046,150. The increase is due to actual construction bids received being higher than expected due to an increasing cost environment.

Town of Grifton

The Town is requesting approval for an increase of additional funds on a State Revolving Loan. The loan is for the rehabilitation of a groundwater well in the Town of Grifton system. The original loan was approved by the LGC on September 1, 2020 for \$39,213. The Town is requesting an additional \$52,572 for a total amount of \$91,785. This increase is necessary due to actual construction bids received being higher than expected due to an increasing cost environment.

Town of Waynesville

The Town of Waynesville has requested, and the DEQ has recommended, a term of 26 years for a State Revolving Loan that was approved by the LGC with a 20 year term at its meeting of January 5, 2021. The project is for needed improvements to the Town's wastewater treatment plant. The Town requested a 30 year term, but DEQ determined a 26 year term was appropriate based on its calculation of the weighted design-life of the project. The longer loan term will also allow acceptable levels for the future rate increases required for the project and additional capital improvements to the water and sewer system. A 26% (\$11.74) rate increase for FY2021 brought the average monthly combined bill to \$56.19 (5,000 gals.). The Town has projected an additional rate increase of \$17.04 (30%) will be required upon completion of the project to pay debt service on the loan. This will result in an average monthly combined bill of \$73.23. LGC staff concurs with DEQ and recommends approval of the 26 year term.

MISCELLANEOUS: (NON ACTION ITEMS):

City of Greensboro

The City has negotiated a rate and initial term modification with PNC Bank, National Association to its existing, privately held, Revenue Bond Anticipation Note for its Combined Enterprise (Water & Sewer) System. The Variable Rate applied to drawn amounts has been reduced from (81.1% of one month LIBOR) + 1.48% to (81.1% of one month LIBOR) +0.68%. The Initial Term Period has changed from June 30, 2022 to June 30, 2023. Additionally, there has been a modification to the Note Purchase Agreement relating to the Note to eliminate the unused fee payable.

Town of Highlands

The Town has a negotiated rate modification with Truist Bank to its existing, privately held, tax exempt, installment purchase:

011001110 12/10/2020	(modification date)							
Original	Original	Current	Previous	New		Interest	Maturity	
Date	Amount*	Balance	Rate	Rate		Savings	Date	
3/5/2019	\$ 4,600,000	\$ 4,293,333	3.66%	2.90%	\$	338,792	3/13/2034	