

LOCAL GOVERNMENT COMMISSION AGENDA
MAY 3, 2022

1. PLEDGE OF ALLEGIANCE

2. CONFLICT OF INTEREST STATEMENT

3. MINUTES FOR APPROVAL

April 5 2022 LGC Meeting Minutes; April 26 2022 LGC Special Meeting Minutes

FINAL
RELATED INFORMATION
Approximate Per Capita Debt

State: \$ 748
Federal: \$ 91,457

Unit FPIC UNITS	Type	Purpose ATTACHMENT A	Amount	Comments	Page	Last request to Borrow
New Bern	Financing Agreement	Municipal Building - Elevator	\$ 3,900,000	FPIC	3	FA 4-2021 \$1.8MM
Rockingham County	Financing Agreement	Community College Building	\$ 21,160,000	FPIC	3	FA 09/20 \$3.4m
Waynesville	Financing Agreement	Land and Fire Truck purchase; loan refinance	\$ 1,900,000	FPIC	3	FA \$1.3M; 10-2016
BEGIN Consent Agenda						
Cabarrus County	Financing Agreement	Permanent Financing for Draw Program	\$ 113,700,000		4	FA 07/20 \$7.5m
Cabarrus County	Financing Agreement	New Draw Program	\$ 160,000,000		5	FA 07/20 \$7.5m
Carrboro	Financing Agreement	Library	\$ 12,650,000		6	GO 11/03 \$4.6m
Lexington	Financing Agreement	Municipal Building	\$ 14,000,000		6	FA 12-2021 \$5.3MM
Orange County	Financing Agreement	Multiple Capital Projects	\$ 43,250,000		7	FA 06/21, \$28m
Durham	G.O. Bonds	Refunding	\$ 30,500,000		8	11-10-2020; \$40 MM IFC
Gtr. Asheville Reg. Airport Authority	Revenue Bond	Airport Improvements, Expansion and Modernization	\$ 185,000,000		9	REV \$4.750; 10-2007
Water & Sewer Authority of Cabarrus County	Revenue Bond	Enterprise System Revenue Bonds, Series 2022A	\$ 85,000,000		9	N/A
Charlotte	Revenue Bond	Airport Improvements and Expansion	\$ 425,000,000		10	RL 1-2022 - \$11M
Charlotte	Revenue Bond	Airport Revenue Bond Anticipation Notes Program	\$ 300,000,000		11	RL 1-2022 - \$11M
Goodwill Industries of Eastern NC	NCCFFA	Bank Placement Loan	\$ 60,000,000		12	12/2004; \$7.5M
Johnson & Wales	NCCFFA	Refunding	\$ 25,500,000		14	3/2014; \$26.5 M
Cape Fear Public Utility Authority	Revolving Loan	Sewer	\$ 4,590,308		15	R 11-2019 \$15MM
Contentnea Metropolitan Sewer District	Revolving Loan	Sewer	\$ 1,645,000		15	RL \$6.8MM 3-2021
Reidsville	Revolving Loan	Water	\$ 3,654,000		15	IP - \$970 K - 10/13/2020
Tuckaseigee Water and Sewer Suthority	Revolving Loan	Sewer	\$ 4,595,300		15	RL 11-2011 \$1.5MM
Yadkin Valley Sewer Authority	Revolving Loan	Sewer	\$ 712,357		16	SL 10-2021 \$660K
MISCELLANEOUS ITEMS						
ACTION ITEMS						
Cape Fear Public Utility Authority	Revolving Loan	Misc. Loan Increase	\$ 11,647,309		17	R 11-2019 \$15MM
East Yancey Water & Sewer District	Revolving Loan	Loan Increase	\$ 1,033,711		17	IP - \$9.9 MM - 9/20/2017
Fayetteville State University Housing Foundation	NCCFFA	Bank term amendments	\$ 7,450,000		17	2/2017; \$10.2 M
High Point	G.O. Bonds	Refunding - Action Item	\$ 7,200,000	Private Placement	18	4-5-2022: \$20.0 MM G.O.
Raleigh	Financing Agreement	Volunteer Fire Annexation	\$ 1,110		18	RL 9-2022 \$50MM
Washington	Financing Agreement	Municipal Building (Police Station)	\$ 7,250,000	Loan Increase	18	FA 1-2022 \$6.6MM
END Consent Agenda						
NON-ACTION ITEMS						
Onslow County	Misc. Non-Action Item	Rate Modification	\$ 2,200,000	Non-Action Item	18	FA 2-2020 \$31MM
Wilmington Housing Authority	Revenue Bond	Update to Bond Documents	\$ 6,650,000	Non-Action Item	18	

NOTE: LGC Staff recommends approval of all financing requests on the May 2022 Agenda

Continued on Next Page

LOCAL GOVERNMENT COMMISSION AGENDA
MAY 3, 2022

UNIT UPDATES

East Laurinburg
Eureka
Cliffside Sanitary District
Robersonville

Update only
Update only
Update only
Update and action items (2)

Pikeville

Update and action items (3)

Kingstown
Spring Lake
Units Engaged in Fiscal Accountability Agreements

Update and action item
Update and action item

ATTACHMENT B

Approve Policy Resolution
Approve Budget Amendment
Approve Policy Resolution
Approve Budget Amendments (2)
Approve Budget Amendment
Approve Resolution accepting ARPA funds

Vote Needed
Vote Needed
Vote Needed
Vote Needed
Vote Needed
Vote Needed

OTHER ACTION ITEMS

Resolution to Convert SRF Loans to VUR Grants

Action Item

ATTACHMENT C

Vote Needed

DISCUSSION ITEMS

Spring Lake Loan

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
NEW BERN \$3,900,000 City Hall Building Elevator Project G.S. 160A-20 Installment Purchase Contract Private Placement	Construction and installation of elevator in the City Hall Annex building. <u>Sources:</u> Bank Loan: \$3,900,000 Available Cash: \$29,000 Total Sources: <u>\$3,929,000</u> <u>Uses:</u> Construction Cost: \$3,929,000 Total Uses: <u>\$3,929,000</u>	Necessary and expedient to provide access for all individuals to the upper floors of the City Hall building, which is currently only accessible by stairs.	Bids in hand.	The City provided a response on February 22, 2022 which is attached. Both of the FPIC items reported by the City's auditor were caused by significant turnover in the Finance Department during the fiscal year ended June 30, 2021. The City's response was satisfactory.	No tax increase is anticipated. General Fund revenues will provide for debt service.	Bank: Truist Amount: \$3,900,000 Approval Rate: 2.86% Term: 15 Years Payment: Annual S&P: N/A Moody's: N/A	N/A
						Installment purchase contract is more timely than issue of G.O. Bonds	

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Debt Ratios-Excluding Enterprise Funds				
							Tax Rate	To Property Values Before	After	Per Capita Before	After
Municipal Building	31,240	\$3,900,000	4/12/2022	\$ -	\$3,381,049,150	14,624,489	\$0.48	0.43%	0.55%	\$ 468	\$ 593
										Craven Co.	\$ 167

ROCKINGHAM COUNTY \$21,160,000 160A-20 Installment Contract Private Placement	Construction of a Workforce Development Center at Rockingham Community College. <u>Expected Sources and Uses of Funds:</u> <u>Uses:</u> Loan Proceeds \$ 21,160,000 Comm. College Foundation \$ 323,721 Comm. College Art. 46 Resv. \$ 2,618,679 Article 46 Pay-Go \$ 1,003,700 Total Sources <u>\$ 25,106,100</u> <u>Uses:</u> Project Cost \$ 24,946,100 Costs of Issuance \$ 160,000 Total Uses <u>\$ 25,106,100</u>	Necessary and Expedient to provide education and training to County citizens to support workforce preparedness.	Bid is in hand.	The County's complete response is attached. The County has been working over the past several years to reduce the Water and Sewer Fund's dependence on the General Fund. As part of an effort to control or reduce operating costs, the County has hired a third-party service provider beginning in early spring of 2021. The County's response is satisfactory.	No tax increase is anticipated. The debt service will be paid from Article 46 sales tax.	Bank: Truist Bank Amount: \$ 21,160,000 Approval Rate: 2.250% Term: 15 Structure: Annual principal and interest payments.	A+ Aa2
							Bond Counsel: McGuireWoods LLP Financial Advisor: Davenport & Company LLC Lender's Counsel: Pope Flynn LLC
							Installment purchase structure is more timely and feasible than G.O.

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Debt Ratios-Excluding Enterprise Funds				
							Tax Rate	To Property Values Before	After	Per Capita Before	After
Community College	91,868	\$ 21,160,000	4/4/2022	\$ -	\$ 8,015,198,443	\$ 42,950,261	\$0.695	0.54%	0.80%	\$ 468	\$ 698

WAYNESVILLE \$1,900,000 (not to exceed) G.S. 160A-20 Financing Agreement Private Placement	1) reimburse the Town of Waynesville for purchase of land to be used for fire station #2; 2) purchase of a Tanker Fire Truck; 3) refinance existing debt on Public Works Building Improvements.	This financing is necessary and expedient as the Fire Station #2 has outgrown its current location and is unable to accommodate the staff and equipment needed to provide fire protection services. The purchase of the new tract of land provides ample space for current needs and growth. The Town's current tanker truck is 30 years old, in poor condition and no longer NFPA compliant. Also, the refinancing on the current debt is based on interest savings to the Town of Waynesville.	Land tax valuation statement, land appraisal and tanker truck quotes were obtained. Bank bids were obtained for both the new money and refinancing loans. Amounts appear to be adequate and not excessive.	The Town's complete response dated February 1, 2022 is attached. The 2021 audit was when the Town's Finance Officer resigned suddenly in September 2021. They have now hired a replacement so the delay should not recur in 2022. The new finance officer has addressed the two statutory violations that were noted by the auditor so they should not recur. The Town's response is satisfactory.	An increase in sales tax revenues will be used to offset the increase in debt service.	Bank: JP Morgan Chase Bank, NA Amount: Not to exceed \$1,900,000 Approval Rate: 2.01% for new money; 2.00% for refinancing Term (years): 15 years for new money; 9 years for refinance Structure: Consecutive level annual payments with interest payments due semi-annually FINANCING TEAM Unit's Attorney: Martha Bradley Unit's Authorized Agent: Rob Hites, Town Manager Unit's Finance Director: Misty Hagood Bond Counsel: Sanford Holshouser, LLP	
	<u>Expected Sources and Uses of Funds:</u> <u>Sources:</u> Bank Loan (not to exceed) \$ 1,900,000 Total Sources \$ 1,900,000 <u>Uses:</u> Land Purchase Reimbursement \$ 400,000 Tanker Fire Truck Purchase \$ 477,893 Loan Refinance-estimate * \$ 910,000 Total Uses \$ 1,787,893 *does not include accrued interest						

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Debt Ratios-Excluding Enterprise Funds				
							Tax Rate	To Property Values Before	After	Per Capita Before	After
Land, Tanker Truck, Refinance	10,144	\$ 1,900,000	03/08/2022	\$ -	\$ 1,228,800,617	\$ 2,275,030	0.4957	0.0019	0.0034	224.27	411.58

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
CARRBORO \$12,650,000 160A-20 Installment Contract Private Placement	Construction of a three story, 51,884 square foot building with 171 parking space deck to provide space for the Town Recreation, Parks and Cultural Resources Program, the Orange County Southern Branch Library and the Orange County skilled Development Center as well as a small portion for WCOM Radio. Orange County is financing a portion of the building proportional to its usage. <u>Expected Sources and Uses of Funds:</u> Uses: Loan Proceeds \$ 12,650,000 Orange County \$ 22,218,882 Cash Contribution \$ 6,461,095 Total Sources \$ 41,329,977 Uses: Project Cost \$ 41,329,977 Total Uses \$ 41,329,977	Necessary and expedient to increase and improve Town and County services. The library is a joint project with Orange County and both units are currently seeking approval for their share of the financing.	Bid is in hand.	No deficiencies or defaults noted.	No tax increase is anticipated. The debt service will be paid from the General Fund.	Bank: Truist Bank Amount \$ 12,650,000 Approval Rate: 2.820% Term (years): 20 Structure: Annual principal and semi-annual interest payments. Bank placement will not be rated. Current G.O. ratings: S&P AAA Moody's: Aa1 FINANCING TEAM Bond Counsel Counsel: Sanford Holshouser Financial Advisor: First Tryon Advisors Bank Counsel: Pope Flynn Installment purchase structure is more timely and feasible than G.O.

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds
Municipal Buildings	21,295	\$ 12,650,000	4/5/2022	\$ -	\$ 2,806,444,019	\$ 2,203,683

Debt Ratios-Excluding Enterprise Funds					
Tax Rate	To Property Values		After	Per Capita	After
	Before	After			
\$0.589	0.08%	0.53%	\$ 103	\$ 698	Orange Co. \$ 1,923

LEXINGTON \$14,000,000 City Centre Project G.S. 160A-20 Installment Purchase Contract Private Placement	Development, renovation and construction of a new one stop smart service administrative building for Lexington residents and utility customers to be located in the former Windstream building at 200 North State Street. <u>Sources:</u> Bank Loan: \$14,000,000 Available Cash: \$700,000 Total Sources: \$14,700,000 <u>Uses:</u> Construction Cost: \$14,000,000 Contingency: \$700,000 Total Uses: \$14,700,000	Necessary and expedient to provide access for all current customer service functions that are housed in multiple locations and are inadequate for serving the current and future needs of Lexington residents and utility customers.	Guaranteed Maximum Price (GMP) has been provided by Balfour Beatty as part of a Design-Build contract.	No deficiencies or defaults noted.	No tax increase is anticipated. Enterprise Fund (Utility Administration Fund) revenues will provide for debt service.	Bank: Webster Bank Amount: \$14,000,000 Approval Rate: 2.84% Term: 20 Years Payment: Level Semi-Annual Principal/Interest S&P: N/A Moody's: N/A FINANCING TEAM Counsel: Womble Bond Dickinson (US) LLP Installment purchase contract is more timely than issue of G.O. Bonds
Municipal Building	19,632	\$ 14,000,000	3/28/2022	\$ -	\$ 1,802,098,099	\$ 30,944,680

Debt Ratios-Excluding Enterprise Funds					
Tax Rate	To Property Values		After	Per Capita	After
	Before	After			
\$0.65	1.72%	2.49%	\$ 1,576	\$ 2,289	Davidson Co. \$ 345

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
DURHAM, City of \$30,500,000 G.S. 159-72 General Obligation Refunding Bonds	All or portion of bonds to be refunded: \$4,555,000 General Obligation Bonds, Series 2012A dated July 10, 2012, with interest rates of 3.0% to 3.25% and an average interest rate of 3.1384%; \$22,280,000 General Obligation Bonds, Series 2012C dated July 11, 2012, with interest rates of 3.0% to 4.0% and an average interest rate of 3.9447%, and \$2,805,000 G.O. Refunding Bonds, Series 2012D dated July 11, 2012, with an interest rate of 5.0%.	Necessary and expedient to provide savings on the outstanding issues.	Amount is adequate to redeem debt.	No defaults noted.	Debt service will be significantly reduced for the 2012 Bonds.	<u>Structure:</u> Current refunding: Expected net present value savings of \$1,850,900 or 6.25% of the refunded bonds (3.08% for 2012A, 7.17% for 2012C and 4.005% for 2012D) as of 4-6-2022. The refunding bonds will be structured with no extension of maturities, with the final maturity on 7-1-2032. Average savings are calculated at approximately \$207,000 annually (FY 2024/2033). Sale: Competitive Sale Sale Date: On or about May 24, 2022 <u>Approvals:</u> Amount: Not to exceed \$30,500,000 Final Maturity: July 1, 2032 <u>Financing Team:</u> Bond Counsel: Parker Poe Adams & Bernstein LLP Financial Advisor: First Tryon Advisors	Current G.O. Ratings: Moody's: Aaa S&P: AAA Fitch: AAA (Expected Ratings)

Purpose	Estimated Census	Amount	Election Date	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds				
								To Property Values Before	To Property Values After	Per Capita Before	Per Capita After	
Refunding	284,173	\$ 30,500,000	N/A	\$ 95,000,000	\$ 37,419,697,032	\$ 225,560,000	0.5517	0.86%	0.86%	\$ 1,128	\$ 1,131	
								Durham County	\$	1,489		

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
<p>GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY G.S. 159 Article 5 not to exceed \$185,000,000 General Airport Revenue Bonds Series 2022A - AMT</p>	<p>The Project, considered Phase 1 of the Airport's Capital Improvement Plan (CIP), consists of all costs for the design, engineering, acquisition, construction, renovation, and equipping of various capital improvements of the Airport System including without limitation:</p> <ol style="list-style-type: none"> 1) expansion and modernization of the existing terminal; 2) expansion and modernization of ticket lobby, TSA screening, baggage claim and concessions area; 3) improvements to existing supporting infrastructure 4) construction of a centralized energy plant; 5) renovation of the remaining portion of the existing terminal building; 6) Air Traffic Control Tower. 	<p>Necessary and expedient to improve the service and operations of Asheville's Airport. The Airport's needs are growing; therefore, additional space and modernization continues to be essential to the Airport's operations.</p>	<p>Bids are in hand for 30% of the project and all major permits have been received or applied for.</p> <p>The unbid balance of the project's cost is based on estimates provided by the Airport's engineering staff or the professional engineering firms responsible for design and execution of the project.</p>	<p>The City provided a feasibility study prepared by Landrum & Brown, Inc..</p> <p>The study is a review of the air service area, the project's capital improvement plan, estimates of future enplanements, revenues, operating costs, current and future debt service and resulting debt service coverages.</p>	<p>No major deficiencies. No defaults noted.</p> <p>The 2022A Bonds will be conducted as a public sale on May 19, 2022.</p> <p>Moody's Rating: Fitch Rating: Kroll Rating:</p>	<p>Issuance of fixed rate bonds through a negotiated public offering sale. Series 2022A bonds will be issued tax-exempt and AMT.</p> <p>Estimated rate: All in TIC: 4.196821%</p> <p>Expected Underwriter's fee: \$2.00/\$1,000</p> <p>Interest only payments during construction period. Level annual Interest and Principal payments beginning July 1, 2027.</p> <p style="text-align: center;">APPROVALS</p> <p>Series 2022A final maturity not beyond July 1, 2052 Amount not to exceed \$185,000,000 Interest Rate (TIC) not to exceed 6%</p> <p style="text-align: center;">FINANCING TEAM</p> <p>Bond Counsel: Womble Bond Dickinson (US) LLP Financial Advisor: PFM Financial Advisors, LLC Airport Consultant: Landrum & Brown, Inc. Senior Underwriter: Raymond James & Associates, Inc. Co-Manager: Siebert Williams Shank & Co. Counsel to Underwriter(s): Butler Snow LLP Trustee/Registrar: The Bank of New Your Mellon Trust Co., N.A. Authority Counsel: Patla, Straus, Robinson & Moore, P.A.</p>
<p>WATER AND SEWER AUTHORITY OF CABARRUS COUNTY Enterprise System Revenue Bonds, Series 2022A and 2022B Amount not to exceed: \$ 85,000,000 G.S. 159; Article 5 Private Placement</p> <p>This project consists of the phase 3 expansion of the Rocky River Regional Wastewater Treatment Facility from 26.5 MGD (million gallons per day) to 30 MGD.</p> <p><u>Expected Sources and Uses of Funds:</u> <u>Sources:</u> Par Amount - Series A: \$ 43,565,000 Par Amount - Series B: \$ 33,700,000 Discount: \$ - Premium: \$ - Total Sources \$ <u>77,265,000.00</u></p> <p><u>Uses:</u> Project Fund: \$ 76,710,973 Cost of Issuance: \$ 525,000 Bank Counsel: \$ 25,000 Additional Proceeds: \$ 4,027 Total Uses \$ <u>77,265,000.00</u></p>	<p>Necessary and expedient to meet the needs of the users of the Enterprise Systems and to assure that the Enterprise Systems remain in full compliance with all state and federal requirements for the provision of water and sewer services.</p>	<p>Bids are in hand and all material permits have been obtained.</p>	<p>The feasibility study by the Authority's feasibility consultants, Stantec Consulting Services Inc., demonstrates required coverages of debt service by net revenues available for debt service as defined in the Bond Covenants of at least 1.0x on total system debt and at least 1.2x on Parity Bonds only through FY 2028 .</p>	<p>No major deficiencies.</p>	<p>The lending is a direct bank placement. Proposals from Capital One Public Funding (Series A) and Webster Bank (Series B) have been received and accepted contingent on Local Government approval of the transaction.</p>	<p>Term: 25 years Interest Rate: Fixed</p> <p>Structure: The debt service related to the project will be approximate effective interest amortization resulting in level payments across the term of the bonds with semi-annual interest payments and annual principal payments beginning 6/1/25. Expected Rate: Effective Interest Cost: 3.67% (Estimated)</p> <p style="text-align: center;">APPROVALS</p> <p>Final Maturity: Not beyond 6/1/2047 Interest Rate not to exceed: 4.75%</p> <p>Amount not to exceed: \$85,000,000</p> <p><u>FINANCING TEAM:</u> Bond Counsel: Parker Poe Adams & Bernstein LLP Financial Advisor: Davenport & Company LLC Bank Counsel: Pope Flynn, LLC Trustee: U.S. Bank Trust Company, National Association Trustee Counsel: Moore & VanAllen Feasibility Consultant: Stantec Consulting Service, Inc.</p>

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION																																			
<p>CITY OF CHARLOTTE G.S. 159; Article 5 General Airport Revenue Bonds (GARBs)</p> <p>Amount not to exceed: \$425,000,000 Non-AMT and AMT</p>	<p>GARBs for new money purposes and to refund 2021 GARBs draw notes.</p> <p>Proceeds of the 2022 Bonds will be used to refinance a portion of the 2021 Note, acquire and construct certain improvements to the Charlotte Douglas International Airport, fund a deposit to debt service reserve fund, pay capitalized interest on the 2022 Bonds and pay the costs of issuance of the 2022 Bonds.</p> <p>Series 2022A New Money (non-AMT) and Series 2022B New Money (AMT) will fund new money needs for the Airport.</p>	<p>Necessary and expedient to improve the service and operations of the City's large hub international airport. Projects include a major expansion to the terminal, various other similar projects and other needed capital expenditures and improvements.</p> <p>Debt is issued by the City in both fixed rate bonds and by use of BANs to provide the various capital cost needs of the many projects at the airport. The airport performs on-going and 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.</p>	<p>The airport has an extensive and demand driven 5-year Capital Improvement Program (CIP) of \$2.966 billion adopted by and after in depth review by the City Council. The CIP is funded by many sources, that include, GARBs (fixed rate and BANs) PAYGO, PFC cash and airport fund balance and grants.</p> <p>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 with the use of BANs. Additionally, a significant amount of the projects have been contracted for and are under or beginning construction. The unbid balance of the Projects' cost is based on estimates provided by the City/Airport's engineering staff or the professional engineering firms responsible for design and execution of the projects.</p>	<p>The City provided a feasibility study prepared by Newton & Assoc. (NAI).</p> <p>The study is a review of the air service area, the projects in the CIP, estimates of future enplanements, revenues, operating costs, current and future debt service and resulting debt service coverages.</p> <p>Future projected debt service coverage is over 2 times. NAI will provide coverage for each of the two Series of GARBs debt.</p> <p>In addition to meeting coverage requirements and with projections exceeding them, the strong cash balances of the airport serves as a means to enhance the strength of the Airport's finances and provide significant resources for airport debt payment.</p> <p>The City expects strong finances of the airport to continue well into the future and through the Forecast Period.</p> <p>The study will also provide a sensitivity analysis estimating impacts on revenues, cost and debt service coverage if the passenger recovery from the post covid economics is less than forecast.</p>	<p>No major deficiencies. No defaults noted.</p> <p>Series 2022A and 2022B will be conducted as a public sale on May 11, 2022</p>	<p>Series 2022A Bonds will be issued tax-exempt; non AMT and Series 2022B Bonds will be issued tax-exempt; AMT</p> <p>Series 2022A: Expected Rate: All in TIC 4.50% Expected underwriter fees - \$5.00/\$1,000</p> <p>Series 2022B Expected Rate: All in TIC 4.32% Expected underwriter fees - \$5.00/\$1,000</p> <p style="text-align: center;">APPROVALS</p> <p>Series 2022 A and B - Final Maturity Not Beyond 07/01/2052 Amount not to exceed \$425,000,000 Interest Rate not to exceed: All in TIC 6%</p> <p style="text-align: center;">FINANCING TEAM</p> <p>Bond Counsel: Parker, Poe, Adams & Bernstein, LLP Financial Consultant: Newton and Associates, Inc. Financial Advisor: DEC Associates, Inc., Frasca & Associates, LLC Trustee/Escrow: U. S. Bank Underwriters' Counsel: McGuireWoods, LLP Senior Managing Underwriter: BofA Securities Co Managing Underwriters: J.P. Morgan, PNC Capital Markets LLC, and Ramirez & Co. Inc.</p>																																			
Expected Sources and Uses of Funds:	<table border="1"> <thead> <tr> <th></th> <th>Series 2022A Non-AMT</th> <th>Series 2022B AMT</th> </tr> </thead> <tbody> <tr> <td>Sources:</td> <td></td> <td></td> </tr> <tr> <td>Par Amount</td> <td>\$293,280,000</td> <td>\$71,445,000</td> </tr> <tr> <td>Premium</td> <td>\$31,698,493</td> <td>\$9,533,916</td> </tr> <tr> <td>Total Sources</td> <td>\$324,978,493</td> <td>\$80,978,916</td> </tr> <tr> <td>Uses:</td> <td></td> <td></td> </tr> <tr> <td>Project Fund Requirement</td> <td>\$234,899,362</td> <td>\$58,724,840</td> </tr> <tr> <td>BAN Repayment Project Funds</td> <td>\$48,487,595</td> <td>\$12,121,899</td> </tr> <tr> <td>Capitalized Interest Fund</td> <td>\$15,845,267</td> <td>\$3,860,015</td> </tr> <tr> <td>Debt Service Reserve Fund</td> <td>\$22,809,812</td> <td>\$5,556,625</td> </tr> <tr> <td>Delivery Date Expenses/Other Uses</td> <td>\$2,936,457</td> <td>\$715,537</td> </tr> <tr> <td>Total Uses</td> <td>\$324,978,493</td> <td>\$80,978,916</td> </tr> </tbody> </table>		Series 2022A Non-AMT	Series 2022B AMT	Sources:			Par Amount	\$293,280,000	\$71,445,000	Premium	\$31,698,493	\$9,533,916	Total Sources	\$324,978,493	\$80,978,916	Uses:			Project Fund Requirement	\$234,899,362	\$58,724,840	BAN Repayment Project Funds	\$48,487,595	\$12,121,899	Capitalized Interest Fund	\$15,845,267	\$3,860,015	Debt Service Reserve Fund	\$22,809,812	\$5,556,625	Delivery Date Expenses/Other Uses	\$2,936,457	\$715,537	Total Uses	\$324,978,493	\$80,978,916				
	Series 2022A Non-AMT	Series 2022B AMT																																							
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Total Sources	\$324,978,493	\$80,978,916																																							
Uses:																																									
Project Fund Requirement	\$234,899,362	\$58,724,840																																							
BAN Repayment Project Funds	\$48,487,595	\$12,121,899																																							
Capitalized Interest Fund	\$15,845,267	\$3,860,015																																							
Debt Service Reserve Fund	\$22,809,812	\$5,556,625																																							
Delivery Date Expenses/Other Uses	\$2,936,457	\$715,537																																							
Total Uses	\$324,978,493	\$80,978,916																																							

PROJECT		PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
<p>CITY OF CHARLOTTE G.S. 159; Article 5 General Airport BAN Revenue Bonds (GARBs) Amount not to exceed: \$300,000,000</p>	<p>GARBs for new money purposes and to refinance the 2021 BAN, further finance a portion of the projects, pay capitalized interest on the Note and pay the costs of issuing the Note.</p>	<p>Necessary and expedient to improve the service and operations of the City's large hub international airport. The airport performs on-going and 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. The construction period draw structure using BANs together with fixed rate bonds provides the cash resources and timing coordination to implement the multiple projects. This is the sixth time a Note has been used as "construction period financing" for the City's airport credit. The City has also successfully used this structure multiple times in other credit entities.</p>	<p>See City of Charlotte Revenue Bonds directly above.</p>	<p>COVID impacts have been taken into account both currently and into the future. The conservative nature of the feasibility study provides for a full recovery in 5 years while still maintaining strong coverages and cash positions post Covid.</p>	<p>No major deficiencies. No defaults noted.</p>	<p>The BANS will be a direct bank placement with periodic draw closing with Bank of America shortly thereafter. The BANs will be unrated.</p>	<p>BANS Term: 3 years in initial draw mode; six years if converted to an amortizing term loan. Interest rate: variable</p> <p>Structure: semi-annual payments of interest accruing on draws. Drawn principal is payable in full at the end of a three year term or earlier. It is the expectation of the City to terminate the BAN Draw Facility in approximately two years and replace it with publicly offered and conventionally termed General Airport Revenue Bonds. If, at the end of the three year term of the Note, the City is unable to execute a longer-term replacement, the Note will convert to a three year term loan payable in semi-annual installments at the Term Loan Rate calculated at conversion not exceeding 20%.</p> <p style="text-align: center;">APPROVALS</p> <p>Final Maturity: Not beyond 2025 in initial draw mode; 2028 if converted to amortizing term loan Interest Rate: variable rate applied to drawn amounts calculated at SIFMA +0.25%. Maximum calculated rate of 20% Undrawn amounts calculated at \$0 Issue Amount not to exceed \$300,000,000</p> <p style="text-align: center;">FINANCING TEAM</p> <p>Bond Counsel: Parker, Poe, Adams & Bernstein, LLP Financial Advisor: DEC Associates, Inc., Frasca & Associates, LLC Financial Consultant: Newton and Associates, Inc. Trustee/Escrow: U. S. Bank Bank Counsel: McGuire Woods, LLP BANS Note Purchaser: Bank of America, N.A.</p>

Goodwill Industries of Eastern NC, Inc. (the "Borrower")

Revenue Bonds, Series 2022A (Goodwill Industries of Eastern North Carolina, Inc.) (the "Series 2022 Bonds")
Locations: Various Locations throughout North Carolina
Amount not to exceed \$ 60 million
G.S. 159D
Proceeds of the Series 2022 Bonds will be used for: the following expenditures:

To fully refinance an existing temporary promissory note (3.5%) between Goodwill Foundation and Goodwill Industries of Eastern North Carolina, Inc. The proceeds will be used to complete permanent financing for Goodwill Industries of Eastern North Carolina's (Buyer) purchase of 42 retail properties.

A list of all properties is contained in **Appendix A** below.

Series 2022 Sources

Par Amount \$ 60,000,000

Uses

Pay off promissory note \$ 56,534,020
Available funds for Costs of Issuance/Principal reduction \$ 3,465,980

Total Uses \$ 60,000,000

PURPOSE AND FINANCIAL CAPABILITY
Land and Buildings

In October 2020 the joint board agreed that Goodwill Community Foundation and the Borrower should separate with the board splitting as well. In the Summer of 2021 the two organizations agreed to a sale and purchase of all real estate encompassing the Donation Centers and Retail Stores. A price of \$60 million was agreed to with Goodwill Community Foundation financing the purchase by the Borrower with a temporary promissory note (3.5%) on September 17, 2021. Goodwill of Eastern NC is seeking permanent financing with a direct placement with Truist Bank.

Projections have been provided indicating that facility revenues will be adequate to cover debt service costs on the financing, with debt service coverage ratio of approximately 2.13X.

The Series 2022 Bonds are estimated to produce net present value savings of \$980,114 or 1.73% compared to the temporary promissory note currently in place.

FINANCIAL CAPABILITY (CONTINUED)

Unrestricted Net- Assets: \$21.4 million (3/31/2022)

Total Assets: \$85.4 Million (3/31/2022)

Total Cash on-hand: \$12.5 Million (3/31/2022)

Total Debt: \$57.4 million (3/31/2022) (will be restructured through this transaction)

Pension Details:

Defined Contribution Plans
Managed by Mutual America

403b GIENC contributes 3% of Employee Pay

457 deferred Compensation Plan
GIENC matches up to 50% of deferral

Both 403b and 457 are fully funded

MANNER OF SALE
Private Direct Placement with Truist Bank

The borrower shall provide the lender with first lien deed of trust on the properties.

PUBLIC FACILITIES

Water and Electric utility providers are noted in Appendix A below.

FACILITIES OPERATED
Resolution received from the Borrower and covenant in the bond documents that the facilities are being operated for the public good and will benefit the community, without regard to race, creed, color or national origin.

Goodwill Industries of Eastern North Carolina, Inc. (GIENC®), is a Durham based tax-exempt organization focusing on employment, education and life-enrichment opportunities in 51 counties across eastern North Carolina. GIENC is affiliated with Goodwill Industries International, Inc. (GII), a network of 155 community based Goodwills throughout the United States and Canada.

Established in 1964, GIENC's vision is "Transforming lives through opportunity." and mission is, "To create and provide education, employment and life enrichment opportunities for people who desire to improve the quality of their lives."

GIENC offers a wide range of programming initiatives to address need with the communities it serves. As one of the largest grant providers in eastern North Carolina, GIENC's community partners include: The Family Resource Center South Atlantic, The Caring Place, Ship Community Outreach, The Gifted Arts, A Place at the Table, The Performance Learning Center, Outerbanks Dare Challenge, Esteemed Coffee, Living with Autism, Baptist on Mission, Boys & Girls Club of North Central North Carolina, The Women's Center, Bertie County School System, Bladen County School System, Wake Infinity Program, Wings of Hope, My Kids Club and Families Moving Forward.

With close to 400 employees, GIENC's mission of employment opportunities are recognized throughout employment within our 42 Employment Program Centers found throughout eastern North Carolina. Pay and benefits within these centers exceeds \$21/hour for entry level work. Additionally, GIENC has its own work force development program in partnership with several community partners where participants can learn valuable job skills while earning a living wage. Participants have the opportunity to transition to full time work with benefits within the organization. GIENC's work force development initiative also focuses on providing training to individuals interested in learning digital and technical skills like software development, website design, cyber security and graphic design. Life enrichment opportunities are provided to the community through GIENC's volunteer center that focuses on the building of school kits and hygiene kits. GIENC addresses education needs through its online learning initiatives. Finally, GIENC is actively involved in addressing food insecurity and homelessness within local communities.

Term: Series A - 5/1/2029

Interest Rates - Variable
Series A - 79% SOFR Daily Simple + 100 bp

The Borrower is expected to enter into a variable to fixed swap at closing. All-in TIC current rate including the swap is estimated at: Series A - 3.19% (Synthetic Fixed Rate)

Structure:

Principal monthly based 120 month straight line structure amortization schedule. At the end of year 7, the Borrower will have the option to pay off the remaining balance or restructure for the remaining 3 years.

Swap Advisor has advised the Board of the Borrower of the risks involved with variable rate / swapped to fixed rate financing.

Close scheduled for May 12, 2022.

APPROVALS

Amount: not to exceed \$60 million
Final Maturity: not to exceed 2029
True Interest Cost not to exceed 6%

FINANCING TEAM

Bond Counsel: McGuireWoods LLP
Borrower's Counsel: Ellis & Winters LLP
Bank Counsel: Moore & Van Allen PLLC
Bank Provider: Truist Bank
Swap Provider: Truist Bank
Financial/Swap Advisor: KPM Financial, LLC

Goodwill Industries of Eastern NC, Inc.

Appendix A

Location Address	Location City	Description	Cost	Land	Tax Value	Electric	Water
1150 West Williams St.	Apex	Building	840,169	2,512	2,849,178	Town of Apex	Town of Apex
220 Kilmayne Drive	Cary	Building	481,689	1,360	2,631,073	Duke Energy Progress	Town of Cary
508 Regency Park Drive	Clayton	Building	822,172	1,500	1,328,490	Duke Energy Progress	Town of Clayton
3801 Raeford Road	Fayetteville	Building	379,551	0,946	613,741	Fayetteville Public Works	Cape Fear Public
4318 Garrett Road	Durham	Building	348,858	1,000	1,394,338	Duke Energy	City of Durham
1213 Parkway Drive	Goldsboro	Building	646,694	1,707	695,920	Duke Energy Progress	City of Goldsboro
4801 Grove Barton Road	Raleigh	Building	933,998	1,810	2,340,336	Duke Energy Progress	City of Raleigh
9005 Baileywick Road	Raleigh	Building	504,352	0,827	2,131,250	Duke Energy Progress	City of Raleigh
1113 Western Blvd. Ext.	Jacksonville	Building	505,017	1,160	1,513,060	City of Jacksonville	City of Wilson
1011 Langston Pond Dr.	Cary	Building	1,449,132	1,570	2,997,462	Duke Energy Progress	Town of Cary
560 McCarthy Blvd	New Bern	Building	595,419	1,310	1,098,710	Duke Energy Progress	City of New Bern
4401 New Hope Road	Raleigh	Building	938,658	2,810	484,917	Duke Energy Progress	City of Raleigh
4402 New Hope Road (St James)	Raleigh	Land			1,559,343		City of Raleigh
1677 North Market Drive	Raleigh	Building	335,000	1,262	1,163,680	Duke Energy Progress	City of Raleigh
2824 Zebulon Road	Rocky Mount	Building	793,217	1,780	701,790	City of Rocky Mount	City of Rocky Mount
5267 North Roxboro Road	Durham	Building	551,234	2,698	1,286,677	Duke Energy	City of Durham
115 Commerce Ave.	Southern Pines	Building	581,594	1,010	1,366,660	Duke Energy Progress	Town of Southern Pines
5381 N Virginia Dare Trail	Southern Shores	Building	1,095,155	1,003	1,346,400	Dominion Energy North Carolina	Dare County Water
12269 Capital Blvd.	Wake Forest	Building	750,718	0,914	1,372,452	Town of Wake Forest	City of Raleigh
11031 Wakefield Commons	Raleigh	Building	944,553	1,270	1,915,027	Duke Energy Progress	City of Raleigh
709 South Kerr Ave.	Wilmington	Building	557,519	1,190	2,060,300	Duke Energy Progress	Cape Fear Public
5662 Carolina Beach Rd.	Wilmington	Building	716,645	1,010	2,675,500	Duke Energy Progress	Cape Fear Public
2301 Forest Hills Rd.	Wilson	Building	595,355	1,102	961,678	City of Wilson	City of Wilson
520 Hampton Point Blvd	Hillsborough	Building	1,313,591	2,000	2,301,300	Duke Energy	Orange Water and Sewer
7941 Skyland Ridge Pkwy	Raleigh	Building	1,249,404	1,290	3,452,765	Duke Energy Progress	City of Raleigh
4190 West Vernon Ave	Kinston	Building	1,351,563	2,140	1,320,296	City of Kinston	City of Kinston
7025 Knightdale Blvd	Knightdale	Building	1,327,688	1,590	2,286,797	Duke Energy Progress	City of Raleigh
630 West 15th Street	Washington	Building	1,018,340	0,740	972,754	City of Washington	City of Washington
2050 Olde Regent Way	Leland	Building	1,276,471	2,150	1,821,220	Brunswick Electric Membership	Brunswick Regional Water
11021 Lake Grove Blvd	Morrisville	Building	1,296,440	1,189	2,350,978	Duke Energy Progress	Town of Cary
502 West Eringhaus Street	Elizabeth City	Building	1,410,074	1,010	975,800	City of Elizabeth City	City of Elizabeth City
9550 Cliffdale Road	Fayetteville	Building	1,444,168	1,690	1,496,896	Lumbree River Electric EMC	Fayetteville Public Works
5151 NC Hwy 42	Garner	Building	1,633,680	1,440	1,534,830	Duke Energy Progress	Johnston County Public Utilities
101 Matthews Drive	Holly Springs	Building	1,346,995	1,174	2,083,271	Duke Energy Progress	Town of Holly Springs
925 Avent Ferry Road	Holly Springs	Building	1,659,710	1,910	2,485,796	Duke Energy Progress	Town of Holly Springs
136 South Bickett Blvd	Louisburg	Building	990,267	0,440	624,010	Duke Energy Progress	Town of Louisburg
1745 Sir Tyler Dr	Wilmington	Building	1,914,726	1,570	2,786,900	Duke Energy Progress	Cape Fear Public
1115 Weaver Dairy Rd	Chapel Hill	Building	2,749,603	1,013	2,733,200	Duke Energy	Orange Water and Sewer
600 Whitley Drive	Winterville	Building	1,862,253	2,290	1,832,595	Greenville Utilities	Greenville Utilities
720 Red Banks Road	Greenville	Building	780,784	1,200	1,512,151	Greenville Utilities	Greenville Utilities
70 Emerson Bay Rd	Calabash	Building	2,513,658	1,460	865,440	Brunswick Electric Membership	Brunswick Regional Water
5200 Wake Forest HWY	Durham	Building	3,392,115	2,214	1,398,578	Duke Energy	City of Durham
* Joins 4401 New Hope Road Facility		-	45,898,229	60	71,323,559		

PROJECT	FINANCIAL CAPABILITY AND SECURITY	PUBLIC FACILITIES MADE AVAILABLE	MANNER OF SALE	PROJECTS OPERATED FOR PUBLIC BENEFIT, NO DISCRIMINATION	TERMS/OTHER INFORMATION
<p>JOHNSON & WALES UNIVERSITY Revenue Refunding Bonds, Series 2022A Amount: Not to exceed \$25,500,000.00 Proceeds of the bonds will be used for the current refunding a portion of the outstanding balance of the Series 2013A Educational Facilities Revenue Refunding Bonds.</p> <p>The structure is a Cinderella (5/27/2022 close) loan with Truist Commercial Equity, Inc. where the University pays 3.42% taxable rate until the current refunding conversation date of 1/1/2023. At that time, so long as certain conditions are satisfied in the forward optional purchase agreement, the rates convert to a tax-exempt rate.</p>	<p>As of February 28, 2022, the University endowment had a Market value of \$361 Million. Outstanding University debt for all locations totals approximately \$60 Million (Dec 31, 2021). The University has provided forecasted debt service coverage ratios for the five years, 2023 through 2027, that equal or exceed 6.3 times, based on the operating results and expected debt service for those years. Cash was Approx. \$53 million at December 31, 2021. Unrestricted net assets approx. \$715 million (12/31/2021).</p> <p>The net present value savings of the refunded bonds is estimated to be \$2.237 million or 9.2%</p> <p>The University was founded in 1914 and currently serves approximately 8,720 graduate and undergraduate students at its two campuses in Providence, R.I., and Charlotte, N.C., offering degrees programs in arts and sciences culinary arts, education, nutrition, hospitality and technology. The Charlotte campus serves approximately 1,262 students, with the primary focus on the culinary arts and hospitality curricula. At fiscal year end 2021, the University had unrestricted net assets of approximately \$686 million and total net assets of approximately \$735 million. Liabilities were approximately \$117 million (debt \$62 million). Enrollment has declined to 8,720 in 2022 from pre-pandemic levels in 2019 of 12,215. The University closed their satellite campuses in Denver CO & Miami FL in 2021.</p>	<p>City of Charlotte has the capacity and will continue to serve the water and sewer needs of the University. Electric service is provided by Duke Power and natural gas is provided by Piedmont Natural Gas.</p>	<p>The refunding loan is a direct placement with Truist Commercial Equity Inc. Cinderella structure allows University to lock-in a tax-exempt rate prior to the current refunding window which begins on or about January 1, 2023.</p> <p style="text-align: center;"><u>OPERATIONS</u></p> <p>The university has seen declines in enrollments on these campuses as well, and new undergraduate enrollments have not normalized to pre-pandemic levels. The culinary and hospitality industries were disproportionately impacted by the pandemic. The overall trend reflects industry-wide competition for fewer students demographically, as well as weakening demand for the University's traditional culinary and hospitality programs, which was exacerbated as a result of COVID. The university expect new undergraduate, day school enrollments to stabilize between 1600 and 1660 students over the next five years. As a result, they also expect the returning enrollments to contract as well, as they are a product of smaller new student cohorts. The University's Purpose 2024 strategic plan and our 10-year strategic vision seek to address the matriculation rate by improving our academic profile in a number of ways. The university is currently exploring college specific accreditations as well as developing new programs in high-demand industries. By improving our reputation and academic rigor, the University's long-term goal is to enroll students that are better academically prepared and therefore likely to retain at higher rates. The university's relationship with the Guild organization and other corporate partners, which have proven to be very fruitful during the current academic year, will help to fuel future growth of the College of Professional Studies (previously the College of Online Education) through 2026.</p>	<p>Resolution and covenant received from Board of Trustees that the project will be operated for the public good as a part of the University's educational mission as a private institution and it will benefit the University community without regard to race, creed, color or national origin.</p>	<p>Term: Approximately 11 years Interest Rate: Fixed Rate Bank Placement 3.42% taxable through 12/31/2022, Fixed rate tax - exempt conversion transaction (2.7%) anticipated to execute on 1/3/2023. Tax-exempt conversion deadline April 1, 2023. Structure: Approximately level debt service, with no extension of maturities.</p> <p>Expected rates: All-In True interest cost: 2.77% Debt Service: approx \$2.9 million per year NPV Savings: Approximately \$2.237 million (9.2%) Coverage: Projected Min of 6.3X through 2027.</p> <p style="text-align: center;"><u>APPROVALS</u></p> <p>Amount: Not to Exceed: \$25,500,00.00 Final maturity: Not to exceed April 30, 2033. <u>True Interest Cost not to exceed 6%.</u></p> <p style="text-align: center;"><u>FINANCING TEAM</u></p> <p>Bond Counsel: Robinson Bradshaw & Hinson, P.A. University's Counsel: Mintz, Levin, Cohn, Ferris, Glovsky, and Popeo, P.C. Lender: Truist Commercial Equity, Inc. Lender's Counsel: Moore & Van Allen PLLC Financial Advisor: Masterson Advisors, LLC</p>
<p>Par Amount</p> <p>Uses:</p> <p>SLGS Purchases</p> <p>Closing Costs / Additional Proceeds</p> <p>Total Uses</p>	<p>\$ 25,040,000</p> <p>\$ 25,035,680</p> <p>\$ 4,320</p> <p>\$ 25,040,000</p>				

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
<p>CAPE FEAR PUBLIC UTILITY AUTHORITY Sewer \$4,590,308 G.S. 159G-22 Revolving Loan Project No. CS370923-13</p>	<p>This project consists of the rehabilitation of approximately 2,314 LF of 36-inch gravity sewer and 11 manholes; removal and replacement of approximately 12,555LF of existing 6 and 8 inch gravity sewer and 48 manholes with approximately 7,423 LF of new 8-inch gravity sewer, 40 manholes and appurtenances.</p>	<p>Necessary and expedient to repair portions of the sewer collection system to maintain the required level of service and reduce risk of sanitary sewer pipe and manhole failures that impact both the environment and system operations and disrupt transportation.</p>	<p>Cost estimated provided by W.K. Dickinson & Co., Inc.</p>	<p>No major deficiencies No defaults noted.</p>	<p>The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. Water: \$38.41 Sewer: \$35.17</p>	<p>Loan from State of North Carolina Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.</p>	<p>N/A</p>
<p>CONTENTNEA METROPOLITAN SEWER DISTRICT (CMSD) Sewer \$1,645,000 G.S. 159G-22 Revolving Loan Project No. CS370398-04</p>	<p>This project consists of the infrastructure improvements of the wastewater treatment plant berm. Raising the existing berm wall by 36-inches above the current grade. Regrade the existing asphalt drives to the wastewater treatment plant. Installation of sheet piling along sections of berm wall where existing site conditions prevent regrading.</p>	<p>Necessary and expedient to improve critical flood mitigation measures to prevent flooding of the CMSD wastewater treatment plant. Providing additional resiliency of the CMSD wastewater treatment plant and provide reliability for continued operation during extreme flooding events similar to Matthew and Florence to measures beyond the impacts experienced.</p>	<p>Cost estimated provided by The Wooten Company.</p>	<p>No major deficiencies.</p>	<p>The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. Sewer: \$56.23</p>	<p>Loan from State of North Carolina Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.</p>	<p>N/A</p>
<p>REIDSVILLE Water \$3,654,000 G.S. 159G-22 Revolving Loan Project No. WIF-2014</p>	<p>The proposed project includes construction of approximately 30,900 linear feet of 16-inch and 12-inch water lines along Flat Rock Road, Fairview Church Road, and US Hwy 158 on the south side of Reidsville. The purpose of this project is to construct a redundant water supply from the City's water treatment facility to the City's water distribution system. The project received a corresponding forgivable loan in the amount of \$1,000,000.</p>	<p>This project is necessary and expedient in that it will provide a redundant water supply to the City's distribution system. The proposed construction will complement the existing and aging transmission main constructed in 1978.</p>	<p>A certified cost estimate has been provided by Douglas Chapman, PE McGill Associates, P.A. engineering firm.</p>	<p>No major deficiencies.</p>	<p>The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. The current monthly cost for an average residential customer water/sewer bill is \$36.96 for 3,000 gallons.</p>	<p>Loan from State of North Carolina Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.</p>	<p>N/A</p>
<p>TUCKASEEGEE WATER AND SEWER AUTHORITY Sewer \$4,595,300 G.S. 159G-22 Revolving Loan Project No. CS370843-04</p>	<p>The proposed project is the second phase of a multi-phase upgrade to the existing WWTP No. 2. This project includes the construction of new SBR (Sequencing batch reactor) equipment to replace existing treatment process, modification of existing influent pump station, conversion of existing treatment basin to post equalization tank, construction of new sludge holding tank, modifications of the existing blowers to accommodate the new sludge holding tank; This project also consists of upgrades to the plant's disinfection facilities including the replacement of chlorination and dechlorination feed systems with new liquid feed systems, construction of new contact basins, installation of a new SCADA (Supervisory control and data acquisition) system for process control and monitoring, demolition of the aging lab building and construction of a new administrative building, and yard piping and electrical modifications as required.</p>	<p>Necessary and expedient to allow the facility to continue to operate satisfactorily over a ten year planning window.</p>	<p>Cost estimated provided by McGill Associates, P.A.</p>	<p>No major deficiencies No defaults noted.</p>	<p>The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. Water: \$35.00 Sewer: \$35.00</p>	<p>Loan from State of North Carolina Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.</p>	<p>N/A</p>

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
<p>YADKIN VALLEY SEWER AUTHORITY \$657,000 Sewer G.S. 159G-22 Revolving Loan Project No. CS370541-08</p>	<p>Replace three current dual ditch extended aeration blowers with more efficient units at the waste water treatment plant.</p>	<p>Necessary and expedient because the current blowers work well at maximum conditions but cannot be turned down under low demand conditions resulting in wasted energy. Also, the current blowers are 10 years old and have started needing frequent repairs.</p>	<p>Cost estimates provided by West Consultants, PLLC.</p>	<p>No major deficiencies No defaults noted.</p>	<p>No rate increase is anticipated. Debt service will be paid from the Sewer Fund</p>	<p>Loan from State of North Carolina Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.</p>	<p>N/A</p>

**MISCELLANEOUS:
CAPE FEAR PUBLIC UTILITY
AUTHORITY**

Project No. CS370923-12

(ACTION ITEMS):

The Authority is requesting approval for an increase of additional funds on a State Revolving Loan. The Loan is for the Pump Station 14 Greenfield Lake Force Main replacement project, which consists of replacing a 20-inch/24-inch Pre stress Concrete Cylinder Pipe (PCCP) force main which discharges from Pump Station 14 and into the headworks at SSWWTP (Southside Wastewater Treatment Plant). The original loan was approved on December 1, 2020 for \$7,629,000. The Authority is requesting an increase of \$4,018,309 for a total loan amount of \$11,647,309. The Increase is due to increases in material costs across the board.

**EAST YANCEY WATER & SEWER
DISTRICT**

Loan Increase

Project No. CS370504-01

The East Yancey Water and Sewer District is requesting approval of an increase in funding related to a State Revolving Loan (CS370504.01). 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 project. The original loan was approved on June 4, 2019 for \$565,835. An increase of \$480,315 was approved by the LGC on February 2, 2021 for a total loan amount of \$1,046,150. The District is requesting an additional increase in the amount of \$315,161 for a new total loan amount of \$1,361,311. The loan has a principal forgiveness amount of \$282,918 and a total repayable loan amount of \$1,078,393. The first increase was due to actual construction bids received being higher than expected due to an increasing cost environment. The new increase is to address contaminated soil discovered along the installation route and the sewer pipe must be redirected around the contaminated soil. Additionally, a previously constructed portion of the project in a prior phase was installed incorrectly and the updated budget reflects the installation of a replacement 30" casing crossing.

FSU HOUSING FOUNDATION, LLC

The Local Government Commission and the North Carolina Capital Facilities Finance Agency approved the Revenue Refunding Bonds (Fayetteville State University Housing Foundation, LLC), Series 2017. The 2017 Bond refunded the original 2001 bonds which were issued to finance the construction of student housing facilities with a total of 346 beds which represents approximately 21% total available dormitory space at FSU.

The 2017 Refunding Bond is currently held by PNC Bank, National Association for the initial 5 year term which ends on Nov 1, 2022 (2.82%). Under the initial terms of the purchase agreement, the bond terms may be extended by the purchaser or the borrower (FSU) may opt to find another loan provider. FSU Foundation has elected to finance the balance of the loan (\$7,454,000) with DNT Asset Trust, a wholly owned subsidiary of JP Morgan Chase Bank N.A. Forward rate lock at close of approximately 3.01%. The new agreement with DNT Asset Trust offers in addition, a full-term commitment through final maturity of November 1, 2033.

No change to principal structure or extension of final maturity. Scheduled to close on November 1, 2022.

FSU Housing Foundation Board has confirmed as stated in the original Resolution and covenant that the project is currently and will be operated for the public good as a part of the University's educational mission and it will benefit the University community without regard to race, creed, color or national origin.

HIGH POINT

The City of High Point requests the Commission to sell a NTE \$7,200,000 General Obligation Refunding Bond through a private sale to Pinnacle Bank at a rate not to exceed 1.9606%, and with a final maturity of March 1, 2032. The Commission approved the Refunding on April 5, 2022. However, with the recent increase in interest rates, a bank loan will lock in the interest rate now and provide greater savings on the refunding compared to the planned competitive sale. The refunding will now only include the \$4,095,000 G.O. Refunding Bonds, Series 2012 and the \$2,885,000 G.O. Public Improvement Bonds, Series 2012. Net Present Value Savings are calculated at \$121,347, or 4.206% for the Public Improvement Bonds and \$37,744 or 0.9217% for the Refunding Bonds (only 3 remaining maturities).

RALEIGH

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

<u>Volunteer Fire Depart.</u>	<u>Effective Annexation Date</u>	<u>Payment Period</u>	<u>Reimbursement</u>
Garner Fire-Rescue	3/31/2022	2022	\$ 1,110.02

WASHINGTON

(ACTION ITEMS Cont):

The City is requesting approval of an increase in funding related to the police station project. The original Installment Purchase Agreement was approved by the LGC on January 11, 2022 for \$6,610,920 and held by First Bank at a rate of 1.85%. The new total loan amount for the project is \$7,250,000 (\$639,080 increase). First Bank will be holding the loan rate at 1.85% and will close once the new public hearing is held on 4/11/2022 & LGC approval is received. The request for the loan increase is for engineer cost, security & communication equipment, environmental testing, permitting and legal fees that were not included in the original request for financing.

(NON-ACTION ITEMS):

ONSLOW COUNTY

The County has negotiated a rate modification with PNC Bank to its existing, privately held, tax exempt, installment purchase contract:

Date Issued	Original Amount	Current Balance	Previous Rate	New Rate	Interest Savings	Maturity Date
10/8/2013	\$ 6,600,000	\$ 2,200,000	2.56%	1.56%	\$ 38,709	10/8/2025

WILMINGTON HOUSING AUTHORITY
Market North Apartments

This financing was approved by the LGC on or about October 1, 2019. There were 3 series of bonds issued: \$27M Tax-Exempt Series 2019A, \$7.850M Taxable Series 2019B and \$6.650M Taxable Series 2019C. This was a private placement with Sterling National Bank (now Webster Bank, N.A.). The Series 2019C Bonds were set up with a short maturity and are intended to be paid off once the project reaches stabilization. The 2019A and 2019B Bonds have longer maturities (2059 and 2036, respectively). The LGC approved these bonds with a not to exceed maturity of December 31, 2061. The bondholder and borrower are requesting an extension of the Stabilization Date and the maturity date for approximately 6 - 12 months for six months for the 2019C Bonds. The rehab is mostly complete with the developer finalizing several outstanding items. All other terms remain the same for the 2019C Bond as well as the 2019A and 2019B Bonds.