

LOCAL GOVERNMENT COMMISSION AGENDA
JUNE 7, 2022

1. PLEDGE OF ALLEGIANCE

2. CONFLICT OF INTEREST STATEMENT

3. MINUTES FOR APPROVAL

May 3, 2022 LGC Meeting

FINAL

RELATED INFORMATION

Approximate Per Capita Debt

State: \$ 534

Federal: \$ 91,372

<u>Unit</u> <u>FPIC Units</u>	<u>Type</u>	<u>Purpose</u> <u>ATTACHMENT A</u>	<u>Amount</u>	<u>Comments</u>	<u>Page</u>	<u>Last request to Borrow</u>
Greensboro	G.O. Bonds	Voter Referenda	\$ 135,000,000	FPIC	3	1-5-2021; \$37 MM LOB's
Greensboro	Revenue Bond	Combined Enterprise System Revenue Refunding	\$ 96,000,000	FPIC	3	FA 1-2021 \$36MM
Shelby	G.O. Bonds	Private Placement - Streets and Sidewalks	\$ 6,000,000	FPIC	3	12-3-2019; \$5.5 MM IFC
BEGIN Consent Agenda						
Asheville	Financing Agreement	Interim Draw Facility (LOB)	\$ 42,000,000		4	GN 3-2022 \$2.5MM
Buncombe County	Financing Agreement	Multiple Capital Projects, Refunding	\$ 145,000,000		4	FA 10/20 \$10.4m
Chowan County	Financing Agreement	Sewer	\$ 2,750,000		5	FA 9-2019 \$1.7MM
Durham	Financing Agreement	Draw Facility - Multiple Capital Projects	\$ 132,000,000		5	FA 12/20 \$4.3m
Fayetteville	Financing Agreement	Fire Station	\$ 10,500,000		6	RL \$10.719M - 12-2021
Graham County	Financing Agreement	School, County Projects, Excavator	\$ 2,129,000		6	FA 05/17 \$2.9m
Johnston County	Financing Agreement (LOBS)	Public Safety Center Facility	\$ 17,500,000		7	REV \$52.5M - 8-2021
Kernersville	Financing Agreement	Civitan Park & Police Range Bldg. Improvements	\$ 1,901,000		7	FA 12-2021 \$320K
New Hanover County	Financing Agreement	Multiple Capital Projects	\$ 18,500,000		8	FA 02/21 \$74.5m
Wilkes County	Financing Agreement	EMS & testing Facility	\$ 9,710,000		8	FA 10/06 \$24.4m
Brunswick County	G.O. Bonds	Two-Thirds Net Debt Reduction Authorization	\$ 5,740,000		9	4-5-2022: \$160 MM Rev Bond
City of Charlotte Housing Authority aka Inlivan	Revenue Bond	Multifamily Housing - Forest Park Family Apts	\$ 26,000,000		10	R \$23M; 02/2022
City of Charlotte Housing Authority aka Inlivan	Revenue Bond	Multifamily Housing - Johnston Oehler Seniors	\$ 16,000,000		11	R \$23M; 02/2022
Cleveland County Water	USDA Revenue Bond	Operations Building	\$ 4,997,000.00		11	RL - \$2,750M - 9/14/2021
North Carolina Housing Finance Agency	Revenue Bond	Multi-family Housing	\$ 37,515,000		13	REV 3-2022 \$850MM
ECU Health (Formerly Vidant Health)	NC Medical Care Commission	Refunding	\$ 149,080,000		14	NCMCC 3-2021 \$125M
Johnston County	Revolving Loan	Water	\$ 6,289,100		15	R 8-2021 \$52.5M
Spindale	Revolving Loan	Sewer	\$ 2,000,000		15	RL - \$8.035 MM - 4/20/2018
Woodland	Revolving Loan	Sewer	\$ 419,150		15	RL 5-2017 \$453K
MISCELLANEOUS ITEMS						
ACTION ITEMS						
Apex	Financing Agreement	Volunteer Fire Annexation	\$ 1,004.17		16	FA 10-2021 \$8.7MM
Jackson County	G.O. Bonds	Private Placement - Indoor Pool/Aquatics Center	\$ 20,000,000		16	9-1-2020; \$20 MM GO Bonds
La Grange	Miscellaneous Action	Due Date Change	\$ 3,750,000		16	FA 06/21 \$3.75m
Mount Holly	Financing Agreement	Volunteer Fire Annexation	\$ 3,144.22		16	RL 7-2022 \$3.8MM
Whiteville	Revolving Loan	Loan Increase	\$ 4,187,486		16	RL 3-2021 \$2.9MM
END Consent Agenda						
NON-ACTION ITEMS						
Stokes County	Miscellaneous	Rate Modification	\$ 5,910,714		16	FA 09/20 \$1.27m
OTHER ACTION ITEMS						
Cabarrus County	Financing Agreement	P3 Library & Senior Center Lease Agreement	\$ 15,000,000		17	2xFA 05/22 \$115m, \$130m

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

LOCAL GOVERNMENT COMMISSION AGENDA
JUNE 7, 2022

UNIT UPDATES

East Laurinburg	Update and action item
Eureka	Update and action item
Cliffside Sanitary District	Update only
Robersonville	Update only
Pikeville	Update only
Kingstown	Update only
Spring Lake	Update and action item
Units Engaged in Fiscal Accountability Agreements	

DISCUSSION ITEMS

Update on East Laurinburg dissolution	Update only
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OTHER ACTION ITEMS

Resolution Approving Conveyance of East Laurinburg Property	Action Item
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ATTACHMENT B

Resolution - ARPA UG policies	Vote Needed
Resolution - Accepting VUR grant	Vote Needed

Budget Amendment	Vote Needed
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ATTACHMENT D

Update on Dissolution

ATTACHMENT C

Resolution	Vote Needed
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UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	
GREENSBORO	To provide funds to pay the capital costs for:	Greensboro has experienced	Cost estimates	No major deficiencies.	A tax rate increase of	Bond Counsel:	Moody's: Aaa
\$135,000,000	\$30,000,000 Housing:	steady growth and the trend is	provided by Vines	No defaults noted.	up to 1.25% is	Wombie Bond Dickinson	S&P: AAA
General Obligation Bonds	To acquire, construct, improve, rehabilitate	projected to continue into	Architecture and	The City had FPIC	anticipated to service	(US) LLP	Fitch: AAA
	and equip multifamily and single family	the foreseeable future.	EVOKE Studio for				
	housing units in the City, principally for	The City has conducted studies	the Park & Rec.				
	persons of low and moderate incomes;	to demonstrate the need for the	projects and by				
	\$70,000,000 Parks & Recreation:	anticipated projects.	City professional				
	To acquire, construct, improve and		staff for the other	deficiency related to		Financial Advisor:	(Expected Ratings)
	expand park and recreation facilities, a		projects.	Federal Emergency			
	joint library and parks and recreation facility,			Rental Assistance.			
	and to acquire land, related rights-of-way			The City's responses			
	and equipment;			were deemed adequate.			
	\$14,000,000 Fire Fighting Facilities:			Another FPIC was			
	To acquire, construct, renovate and						
	equip various fire fighting facilities, including						
	to acquire land, related rights-of-way						
	and equipment;						
	\$6,000,000 Law Enforcement Facilities:						
	To acquire, construct, renovate and						
	equip various law enforcement facilities,						
	including to acquire land, related rights-of-						
	way and equipment;						
	\$15,000,000 Transportation:						
	To pay the capital costs of transportation						
	and related facilities, including to construct						
	and improve street, sidewalk, streetscape						
	and bridge improvements, bicycle lanes,						
	greenways, buses, bus station and shelter						
	improvements, and to acquire land rights-of-						
	way and equipment therefor. Projects are						
	intended to reduce congestion and improve						
	safety.						

Purpose	Estimated Census	Amount	Election Date	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	To Property Values		Per Capita
								Before	After	
\$30,000,000 Housing	299,556	\$ 135,000,000	7/26/2022	\$ 43,785,000	\$ 29,817,539,635	\$ 418,324,685	\$ 0.6625	1.40%	1.86%	\$ 1,543
\$70,000,000 Parks & Recreation										\$ 1,993
\$14,000,000 Fire Fighting Facil.										
\$ 6,000,000 Law Enforcement										
\$15,000,000 Transportation										
Guilford County								\$ 2,087		

GREENSBORO

Combined Enterprise System Revenue Refunding Bonds, Series 2022
Amount not to exceed: \$ 96,000,000
G.S. 159; Article 5
Public Offering

(1)This project will refund all or a portion of the Outstanding Combined
Enterprise System Revenue Bonds Series 2012A

(2) Refund the outstanding principal amount of the Combined
Enterprise System Revenue Bond Anticipation Note, Series 2020 (BAN);

(3) Pay the cost of acquiring, constructing and equipping certain
additional improvements to the City's water system and sanitary
sewer system; and

(4) Pay the fees and expenses to be incurred in connection with the sale
and issuance of the bonds.

Expected Sources and Uses of Funds:

Sources:	2020 BAN and New Money:	Refunding of Series 2012A	Total:
Par Amount:	\$ 77,145,000.00	\$ 8,005,000.00	
Premium:	\$ 10,438,772.95	\$ 490,557.20	
Total Sources	\$ 87,583,772.95	\$ 8,495,557.20	
Uses:			
Project Fund:	\$ 87,000,000.00		
Cash Deposit:	\$	\$ 8,436,038.75	
Cost of Issuance:	\$ 271,796.83	\$ 28,203.17	
Underwriter's Discount:	\$ 308,580.00	\$ 32,020.00	
Additional Proceeds:	\$ 3,396.12	\$ (704.72)	
Total Uses	\$ 87,583,772.95	\$ 8,495,557.20	

Necessary and expedient to
secure adequate and reliable
water and sanitary sewer
service and to promote the
present and future welfare of
the residents of the City and
its environs.

The refunding of the 2012A
Bonds is expected to have
NPV Savings of \$421,923.59
or 5%.

This is a Draw program with
some bids in hand and cost
estimates provided by the City.

The refunding's for the new
project loan are current and all
cost and fund requirements
are known or reasonably
estimated.

No major deficiencies.
No defaults noted.

The City had FPIC
findings in the FY 2021
financial statements
for late submission of
the audit and for a
deficiency related to
sub-recipients of
Federal Emergency
Rental Assistance.
The City's responses
were deemed adequate.

Another FPIC was
related to available
fund balance at 6-30-
2021 which was 21.96%
of expenditures, com-
pared to the peer group
average of 25%. The
City's fund balance is
deemed sufficient for
working capital and for
normal risk of volatility.
However, the City plans
to strengthen fund bal-
ance over the next few
years.

The refunding of the
Combined Enterprise
2012A Bond if expectations
expectations are realized,
will produce net average
cashflow savings of
approximately
\$421,923.59 in years
2023 through 2027 .

The City provided
internal projections that
demonstrate required
coverages of debt
service by net revenues
available for debt service
as defined in the Trust
Agreement of at least
2.0X on total system
debt and at least 2.0X
on Parity Bonds only
through FY 2027 .

Public Sale. Public Sale is
scheduled for 6/9/2022
so as not to conflict with
any other revenue bonds.
Bonds are expected to be
rated.

Expected ratings:
Moody's: Aa1
S&P: AAA
Fitch: AAA

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE								
SHELBY	<p>The City of Shelby requests the Commission sell a \$6,000,000 General Obligation Street and Sidewalk Improvement Bond, Series 2022 (the "Bond") by private negotiated sale to JP Morgan Chase Bank, N.A. at a rate not to exceed 2.70%, subject to adjustment as provided in the Bond. The Bond will have a final maturity of June 1, 2037. The Bond will be subject to optional redemption in whole or in part on any date on or after June 1, 2032 at a redemption price equal to 100% of the principal amount of the Bond to be redeemed, plus accrued interest to the redemption date, all as provided in the Bond. The Commission previously approved the issuance of \$10,000,000 G.O. Street and Sidewalk Improvement Bonds by the City on September 14, 2021, which bonds were approved by voters on November 2, 2021.</p> <p>With rising interest rates, locking in the interest rate now offers savings over a competitive sale at a future date. The City has no publicly held debt at present, and the Bond will not be rated.</p> <p>Staff recommends approval.</p> <p><u>Financing Team Members:</u></p> <table><tr><td>Bond Counsel:</td><td>Womble Bond Dickinson (US) LLP</td></tr><tr><td>Financial Advisor:</td><td>First Tryon Advisors</td></tr><tr><td>Purchaser:</td><td>JP Morgan Chase Bank, N.A.</td></tr><tr><td>Purchaser's Counsel:</td><td>McGuireWoods LLP</td></tr></table>	Bond Counsel:	Womble Bond Dickinson (US) LLP	Financial Advisor:	First Tryon Advisors	Purchaser:	JP Morgan Chase Bank, N.A.	Purchaser's Counsel:	McGuireWoods LLP				<p>FPIC: The City's audit included two FPICs for the FYE 2021. First, the City reported a prior period adjustment in their financial statements as a result of an error in the prior year. They have implemented some changes in the current year that should minimize the chance of a recurrence. Second, the City transferred more from the Electric Fund to the General Fund that is allowed under state statute. The City used the funds for economic development not for operations. The response was satisfactory.</p>	
Bond Counsel:	Womble Bond Dickinson (US) LLP													
Financial Advisor:	First Tryon Advisors													
Purchaser:	JP Morgan Chase Bank, N.A.													
Purchaser's Counsel:	McGuireWoods LLP													

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
ASHEVILLE \$42,000,000 Limited Obligation Bonds, Series 2022 Interim Draw Facility G.S. 160A-20 Private Placement	This project consists of various projects in the City, including but not limited to projects for affordable housing, public safety, transportation, infrastructure, economic development, parks and recreation, repair and renovations to City facilities, construction of City facilities and acquisition of vehicles and equipment.	Necessary and expedient because the projects will provide an essential use and will permit the City to carry out public functions that it is authorized by law to perform.	Internal engineering cost estimates provided by the City.	Any FPICs reported by this unit in the most recent audit were immaterial.	No tax increase is anticipated. General Fund revenues will provide for debt service.	Structure: Non-revolving, draw down, interest only variable rate bridge loan installment financing. Principal payable at maturity or prior to redemption. If the City is not able to obtain financing at the end of the three year term, the Draw Facility will convert to a three year fixed rate loan with 12 equal quarterly principal payments plus interest.
						Estimated Effective Interest Cost: 0.86%
<u>Expected Sources and Uses of Funds:</u>						
<u>Sources:</u>						
Loan Amount \$ 42,000,000						
Grants \$ 13,732,250						
Total Sources: \$ 55,732,250						
<u>Uses:</u>						
Construction Cost \$ 51,523,250						
Engineer or Arch. Fees \$ 2,700,000						
Contingency \$ 1,500,000						
Total Uses: \$ 55,723,250						
						APPROVALS
						Amount Not To Exceed: \$ 42,000,000
						Approval rate not to exceed : 79% Daily-SOFR +.23
						Initial Term (Years): 3
						Final Maturity not beyond: June 1, 2028
						Term Loan Rate: Base rate +1%
						Default Rate: Base Rate plus 3%
						Maximum Default Rate: 20%
						FINANCING TEAM
						Lender: Well Fargo Bank, N.A.
						Bond Counsel: Parker Poe Adams & Bernstein LLP
						Lender's Counsel: Kutak Rock LLP
						Financial Advisor: DEC Associates, Inc.
						Trustee: Truist Bank
						Installment financing agreement is the necessary vehicle for this financing.

[illegible]

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
BUNCOMBE COUNTY \$145,000,000 Multiple Capital Projects Series A Series B G.S.160A-20 Installment Contract Private Placement	Construction, repairs and renovations to numerous County buildings, Buncombe County schools and Asheville City Schools. Advanced refunding of outstanding maturities of the Series 2014A Limited Obligation Bonds (LOBs). Refunding will make use of "Cinderella" structure allowing the conversion from taxable to tax exempt on the call date of 06/01/2024. Bank loan terms indicate an aggregate net present value savings (NPV) of approximately \$5,604,151 or 7.253% of the refunded balance.	Necessary and expedient to make needed repairs and upgrades to various County facilities. and avail the County of lowered financing costs.	Bids are in hand or construction underway or complete on most projects. Verification of the adequacy of the advanced refundings will be performed by Bingham Arbitrage Rebate Services.	Any FPICs reported by this unit in the most recent audit were immaterial.	No tax increase is necessary. Debt service will be paid from the revenues to the General Fund. Debt service for the refundings has been budgeted. If an NPV savings of 7.253% is generated, it will result in an aggregate average annual savings of approximately \$548,000 through fiscal year 2034 and approximately \$63,000 for the remaining three fiscal years.	Structure: Annual principal and semi-annual interest payments. Approximate level realization of savings over the life of the original LOBs. The original terms of the financings have not been extended. Current GO Ratings: S&P: AAA, Moody's: Aaa APPROVALS Total Amount Not To Exceed: \$ 145,000,000 Approval Rate (Series A): 2.930% Approval Rate (Series B)**: 3.710% Final Maturity not beyond (Series A): 2037 Final Maturity not beyond (Series B): 2037 **The taxable rate (3.71%) will convert to the tax-exempt rate (2.93%) on or around the call date (06/01/2024) of the refunded Series 2014A Limited Obligation Bonds FINANCING TEAM Lender: Truist Bank Bond Counsel: Parker Poe Adams & Bernstein LLP Lender's Counsel: Pope Flynn LLP Financial Advisor: Davenport & Company LLC Trustee: Regions Bank Verification Agent: Bingham Arbitrage Rebate Services. Limited Obligation Bond structure is more timely and feasible than G.O. Bonds
<u>Expected Sources and Uses of Funds:</u>						
		SERIES A (TAX-EXEMPT)	SERIES B (TAXABLE EXCHANGEABLE BOND)			
Sources:						
Loan Amount	\$	59,285,000	\$ 81,156,000			
Total Sources	\$	59,285,000	\$ 81,156,000			
Uses:						
Project Costs:	\$	59,192,800				
Refunding Escrow Deposit			\$ 80,997,582			
Cost of Issuance	\$	92,200	\$ 158,418			
Total Uses	\$	59,285,000	\$ 81,156,000			
Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds
Schools	269,400	\$ 74,384,096	5/3/2022	\$ -	\$ 47,455,289,903	\$ 375,675,956
Community College		\$ 38,532,370				
Solid Waste		\$ 15,508,643				
County Buildings		\$ 8,494,276				
Redevelopment		\$ 6,435,945				
Courthouse		\$ 1,239,215				
Equipment		\$ 405,455				
		\$ 145,000,000				
CABARRUS COUNTY \$15,000,000 160A-20 Financing Agreement Private Loan	Enter into a public-private partnership with a developer for newly constructed library and senior center in the Western portion of the County. As part of the development agreement the County will lease the buildings for term of 20 years during which the County intends to purchase the project.Through the initial term of the lease (240 months) the County has the option to purchase the property from the landlord for an amount equal to the sum of the rent over the previous 12 months and divided by the capitalization rate of 0.06875. During the first two years of the lease the developer will construct the outer shell of the building. As part of an anticipated 2024 fixed loan the County intends to expend approximately \$10-12 million to upfit and furnish the interior of the building to suit it's needs and will ultimately purchase the building in FY 2026.	Necessary and expedient to provide necessary County facilities in an underserved area.	The County in their approval of the lease agreement has capped the maximum amount spent at \$15,000,000.	No deficiencies or defaults noted.	No tax increase is required. Debt service will be paid from revenues to the General Fund.	Lessor: CK Lakepointe Corporate Center, LLC Amount \$ 15,000,000 Term (years): 20 Payment: Estimated Monthly Payment of \$59,333 with an increase of 10% every five years. FINANCING TEAM Bond Counsel: Nexsen Pruet, PLLC Installment purchase contract is more timely than issue of G.O. Bonds.
<u>Debt Ratios-Excluding Enterprise Funds</u>						
		To Property Values			Per Capita	
Tax Rate	Before	After	Before	After	Before	After
\$0.4880	0.79%	0.92%	\$ 1,394	\$ 1,617		

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
CHOWAN COUNTY	This project consists of the renovation to the 2nd floor of DF Walker Building to use as temporary classroom space while new high school is being constructed.	Necessary and expedient because temporary classroom space is necessary for students while new high school is under construction.	Bids in hand.	Any FPICs reported by this unit in the most recent audit were immaterial.	No tax increase is anticipated. General Fund revenues will provide for debt service.	Bank: Truist Bank Approval Rate: 3.20% Term: 15 Years Payment: Semi-Annual S&P: N/A Moody's: N/A
\$2,750,000						
2nd Floor Building Renovation						
G.S. 159G-22						
Installment Purchase Contract						
Private Placement						
	<u>Sources:</u>					
	Bank Loan:	\$2,750,000				
	Total Sources:	<u>\$2,750,000</u>				
	<u>Uses:</u>					
	Construction Cost:	\$2,197,000				
	Engineer or Arch. Fees	\$244,000				
	Contingency:	\$309,000				
	Total Uses:	<u>\$2,750,000</u>				
						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	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
								To Property		Per	
								Values		Capita	
								Before	After	Before	After
Municipal Buildings	14,114	\$ 2,750,000	5/2/2022	\$ -	\$ 1,504,458,832	\$ 4,189,000	\$0.755	0.28%	0.46%	\$ 297	\$ 492

DURHAM \$132,000,000 Draw - Multiple Projects 2022 Interim Installment Financing G.S.160A-20 Installment Contract Private Placement	Provide interim financing for various new capital facilities and improvements throughout the City , including streets, parks and recreation, fire station / public safety, sidewalks, IT infrastructure, public works, and general	Necessary and expedient to continue to provide adequate services to its citizens across a number of different areas.	Project costs have been provided by County officials.	Any FPICs reported by this unit in the most recent audit were immaterial.	No tax increase is anticipated. Debt service will be paid with revenues to the Debt Service Fund.	Structure: Non-revolving, draw down, interest only variable rate bridge loan installment financing. The City expects to convert to conventional permanent financing in FY 2024. If the City is not able to obtain financing at the end of the two year term the Draw Facility will convert to a five year loan with 10 equal principal payments due semi-annually and interest due monthly.
Expected Sources and Uses of Funds:						
Sources:						
Draw Facility	\$	132,000,000				
Total Sources	\$	132,000,000				
Uses:						
Project Funds:	\$	131,894,000				
Costs of Issuance	\$	106,000				
Total Uses	\$	132,000,000				
APPROVALS						
Amount Not To Exceed:						
Approval rate not to exceed :						
\$ 132,000,000						
Initial Term (Years):						
Weekly SIFMA + 0.17%						
Final Maturity not beyond:						
2024						
Term Loan Rate:						
2029						
Default Rate:						
2% + Greater of: PNC Prime Rate; Fed Funds + 0.5%; or 4%						
Maximum Default Rate:						
Greater of: PNC Prime Rate + 3%; Fed Funds + 3.5% ; or 7%						
22%						
FINANCING TEAM						
Bond Counsel: Parker Poe Adams & Bernstein.						
Financial Advisor: First Tryon Advisors						
Lender: PNC Public Finance						
Lender's Counsel: Moore & Van Allen						

[illegible]

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
JOHNSTON COUNTY not to exceed \$17,500,000 Public Safety Center Facility G.S. 160A-20 Limited Obligation Bonds Installment Purchase Contract Private Loan	Construction of a two story, approximately 63,000 square-foot public safety facility to house the County's sheriff's offices, emergency management operations (fire, EMS, etc) and 9-1-1 communications on property owned by the County.	Construction of the facility is necessary to alleviate overcrowding at the County's courthouse in downtown Smithfield when these public safety agencies relocate to this new facility. Additionally to relocate the County's sheriff's offices adjacent to the County's new detention facility nearing construction completion on the same site.	Bids in hand.	No major deficiencies. No defaults noted.	No tax increase is anticipated. Debt service will be paid from the General Fund.	Structure: Private Loan Interest due semi-annually on April 1 and October 1 beginning October 1, 2022 until final maturity Principal due annually on April 1 beginning April 1, 2024 until final maturity. Final maturity: April 1, 2042 - approximately 20 years from closing. This issue will not be rate, however; the County's Current Ratings: S&P: AA+; Moody's: Aa1 Expected Rate: Effective Interest Cost3.36%
	Estimated Sources and Uses of Funds:					Expected Ratings: S&P AA+; Moody's Aa1 Expected Rate: Effective Interest Cost3.36%
	Sources:					Expected closing date: June 10, 2022
	Par Amount/Loan	\$16,500,000				APPROVALS
	2020A LOBs Proceeds	3,000,000				Total Amount not to exceed:\$17,500,000
	Available Cash	1,548,420				Approval rate not to exceed:3.36%
	Total Sources	\$21,048,420				Final Maturity not beyond:12/31/2042
	Uses:					Limited Obligation Bond structure is more timely and feasible than G.O. Bonds. LOB Private loan is best as compared to a Public Sale with the interest is known and "locked-in" until June's closing.
	Construction Cost	\$17,965,000				FINANCING TEAM
	Engineer/Architect Fees	1,143,750				Bond Counsel: Nexsen Pruet, PLLC
	Furniture/Fixtures/Equipment	889,850				Financial Adviser: Davenport & Company, LLC
	Permitting, Sitework	274,240				Lender: Webster Bank, N.A.
	Communications Tower	150,000				Lender's Counsel: Gilmore & Bell
	Contingency	460,580				Trustee: The Bank of New York Mellon Trust Company, N.A.
	Costs of Issuance	165,000				
	Total Uses	\$21,048,420				

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
								To Property Values		Per Capita	
								Before	After	Before	After
Public Safety Center Facility	217,723	\$17,500,000	5/16/2022		22,073,956,462	301,380,202	0.76	0.0137	#REF!	1384.24	1464.61

[illegible]

MOUNT HOLLY

The City of Mount Holly and the following fire departments have requested approval of annexation payment for 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:

Volunteer Fire Depart.	Effective Annexation Date	Payment Period	Reimbursement
East Gaston Volunteer FD	8/31/2019	2022	\$ 925.02
East Gaston Volunteer FD	8/31/2020	2022	\$ 1,445.04
East Gaston Volunteer FD	9/30/2020	2022	\$ 774.16

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE					
NEW HANOVER COUNTY \$18,500,000 Limited Obligation Bonds Series 2022 160A-20 Installment Contract Public Offering	(1) Acquisition, construction and development of Hanover Pines Nature Park, (2) water & sewer lines and road improvements at Blue Clay Business Park, (3) renovations and improvements to parks and recreation facilities in the County, (4) purchase and installation of certain information technology and communication equipment, (5) aquisition of vehicles and equipment for schools, police and fire rescue, (6) other miscellaneous capital improvemenst for County purposes.	Necessary and expedient to provide adequate services to its citizens across a number of different areas.	Bids are in hand for the larger projects. The remaining projects costs have been provided by County officials.	No major deficiencies. No defaults noted.	No tax increase is required. Debt service will be paid with revenues to the General Fund and Capital Improvement Fund.	Structure: Straight line amortization with annual principal and semi-annual interest payments.					
						Expected Ratings: S&P: AA+, Moody's: Aa1;					
						Expected Rate:					
						Effective Interest Cost:					
						Expected Underwriters Fee/\$1,000:					
						Bond Sale Date:					
						APPROVALS					
						Amount Not To Exceed:					
						Approval rate not to exceed:					
						Final Maturity not beyond:					
<u>Expected Sources and Uses of Funds:</u>						FINANCING TEAM					
Sources:						Bond Counsel: Parker Poe Adams & Bernstein LLP					
Limited Obligation						Underwriter: PNC Capital Markets;					
Bonds at Par:						Underwriter's Counsel: Holland & Knight					
Premium						Financial Advisor: First Tryon Advisors					
Total Sources						Trustee: U.S. Bank N.A.					
Uses:						Limited Obligation Bond structure is more timely and feasible than G.O.					
Project Funds						Bonds					
Issuance Costs						Debt Ratios-Excluding Enterprise Funds					
Underwriters Discount						To Property Values					
Total Uses						Per Capita					
						Before After Before After					
Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate				
Recreation	237,448	\$ 4,464,198	4/4/2022	\$ -	\$ 36,192,740,774	\$ 428,344,022	\$0.490	1.18%	1.21%	\$ 1,804	\$ 1,850
Schools		\$ 4,212,606									
Equipment		\$ 3,681,097									
Public Vehicles		\$ 3,353,888									
County Buildings		\$ 2,788,211									
		\$ 18,500,000									
WILKES COUNTY \$10,000,000 160A-20 Installment Contract Private Placement	Construction of a new Emergency Management Service center and training facility.	Necessary and expedient to meet public safety needs of the County.	Guaranteed Maximum Price (GMP) is in hand.	No significant deficiencies or defaults noted.	No tax increase is anticipated. The debt service will be paid from the General Fund.	Bank: JP Morgan Chase Bank					
						Amount \$ 9,710,000					
						Approval Rate: 2.810%					
						Term (years): 15					
						Structure: Annual principal and interest payments.					
						Bank placement will not be rated. Current G.O. ratings:					
						S&P					
						Moody's: AA-Aa3					
						FINANCING TEAM					
						Bond Counsel: Womble Bond Dickinson (US) LLP					
Financial Advisor: FHN Financial											
Bank Counsel: McGuire Woods LLP											
<u>Expected Sources and Uses of Funds:</u>						Installment purchase structure is more timely and feasible than G.O.					
Uses:						Debt Ratios-Excluding Enterprise Funds					
Loan Proceeds						To Property Values					
Cash Contribution						Per Capita					
Total Sources						Before After Before After					
Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate				
Municipal Buildings	65,806	\$ 10,000,000	5/3/2022	\$ -	\$ 6,753,211,416	\$ 21,990,000	\$0.660	0.33%	0.47%	\$ 334	\$ 486

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
BRUNSWICK COUNTY \$5,740,000 General Obligation Bonds <i>(Two-thirds net debt reduction)</i> Public Improvement/Buildin	To provide funds to pay the capital costs of constructing a multipurpose building for public safety offices, emergency medical services and senior citizens services on a County-owned site adjacent to the Waccamaw Park.	Necessary and expedient to meet County needs for essential County services in the Ash Community.	Cost estimates provided by professional consultant: Sawyer, Sherwood & Associates, Architects.	Any FPICs reported by this unit in the most recent audit were immaterial.	No tax increase is expected. Growth in the tax base will cover debt service costs and the County has adequate reserves for any unanticipated cost overruns.	Approvals: Amount not to exceed: \$5,740,000 Sale: Competitive sale Sale Date: July 12, 2022 <u>Financing Team:</u> Bond Counsel: Parker Poe Adams & Bernstein LLP Financial Advisor: Davenport & Company LLC	Moody's: Aa1 S&P: AAA (Expected Ratings)

Debt Ratios-Excluding Enterprise Funds

Purpose	Estimated Census	Amount	Election Date	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	To Property Values		Per Capita	
								Before	After	Before	After
Public Buildings	137,530	\$ 5,740,000	N/A ⁽¹⁾	\$ 60,250,000	\$ 31,248,434,274	\$ 95,736,180	\$ 0.4850	0.50%	0.52%	\$ 1,134	\$ 1,176

⁽¹⁾ Election not required pursuant to G.S. 159-49.

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
INLIVIAN - aka -CITY OF CHARLOTTE HOUSING AUTHORITY Multifamily Housing Note (Forest Park Family Apartments) 7140 Forest Point Boulevard, Charlotte, NC 28217 G.S. 159-148; 159-153	INLIVIAN finds that the project is necessary and expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Charlotte.	The developer provided a Market Study and pro forma which supports the valuations in acquiring and construction of the Development.	The developer provided a pro forma and Market Study which supports the valuations. The lenders performed their own credit review.	No defaults noted No major deficiencies.	Private Placement	Term: Approx. 15 years after 36 month interest-only construction period for Tax Exempt bonds and Taxable Bridge Loan with a 40 year amortization schedule. Interest Rate: Construction Phase - Daily Simple SOFR plus margin of 2.25% Permanent Phase - 10yr UST + 230 bps (currently 3.97%) Structure: Approximately level debt service
Not to exceed \$26,000,000. The proceeds of the note will be loaned to Forest Park Family Apartments, LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Borrower"), and used to finance a portion of the cost of the acquisition, construction and equipping of a multifamily rental housing development consisting of a 200 units. The project will target low and moderate-income households earning up to 30%, 60%, and 80% of the Area Median Household Income under the LIHTC program. The 200 units will consist of 20 one-bedroom, 60 two-bedroom, 100 three-bedroom, and 20 four-bedroom units. The apartments will be built in accordance with the specifications provided in the application for low-income housing tax credits (LIHTC) as approved by the NC Housing Finance Agency (NCHFA).	The development will include one, two, three and four bedroom units. None of the units within the development will receive project based rental assistance.	The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.	The City provided internal projections that demonstrate required coverages of debt service by net revenues available for debt service as defined in the Trust Agreement of at least 1.22 on total system debt.			APPROVALS Amount: Not to exceed \$26,000,000 Final Maturity: Not to exceed December 31, 2041 Interest Rate: Tax-exempt not to exceed 12.0%
						FINANCING TEAM Bond Counsel: McGuireWoods LLP Authority's Counsel: The Banks Law Firm, P.A. Fiscal Agent: Truist Bank Borrower: Forest Park Family Apartments, LLC Borrower's Counsel: Nelson Mullins Riley & Scarborough, LLP Initial Funding Lender: Bank of America Initial Funding Lender's Counsel: Tiber Hudson LLC Permanent Lender: Federal Home Loan Mortgage Corporation Freddie Mac Servicer: KeyBank National Association Freddie Mac's/Servicer's Counsel: Ballard Spahr LLP Tax Credit Investor: Bank of America, N.A. Tax Credit Investor's Counsel: Holland & Knight LLP
Sources of Funds	Construction	Permanent				
Tax-Exempt Bonds	\$ 24,075,000	\$ 23,530,000				
Permanent Loan						
Taxable Bridge Loan	\$ 11,600,000					
Federal Tax Credit Equity	\$ 6,274,996	\$ 20,916,653				
GP/Class B Equity	\$ 100	\$ 100				
City of Charlotte - HTF	\$ 2,250,000	\$ 2,500,000				
NRP Sponsor Loan: 4% for NA Years	\$ 1,125,000	\$ 1,250,000				
Deferred Developer Fees		\$ 1,131,410				
Total Sources	\$ 45,325,096	\$ 49,328,163				
Uses of Funds:						
Acquisition Costs	\$ 2,180,000	\$ 2,180,000				
Contingency (Outside Contract)	\$ 747,286	\$ 747,286				
Contingency (Inside Contract)	\$ 747,286	\$ 747,286				
Construction Costs	\$ 34,000,000	\$ 34,000,000				
Architectural & Engineering	\$ 1,291,391	\$ 1,291,391				
Permits & Fees	\$ 696,178	\$ 696,178				
Title & Survey	\$ 146,129	\$ 146,129				
Construction Period Expenses	\$ 411,089	\$ 411,089				
Financing Costs	\$ 3,432,657	\$ 3,457,657				
Professional Services	\$ 350,000	\$ 405,000				
Tax Credit Fees	\$ 478,066	\$ 782,066				
Development Fee	\$ -	\$ 2,700,000				
Reserves & Other	\$ 721,000	\$ 1,764,081				
Total Uses	\$ 45,201,082	\$ 49,328,163				

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
CITY OF CHARLOTTE HOUSING AUTHORITY AKA INLIVIAN Multifamily Housing Note (Johnston Oehler Seniors), Series 2022 2827 Barrow Road, Charlotte, NC G.S. 159-148; 159-153 Not to exceed \$16,000,000. The proceeds of the note will be loaned to JOS Apartments, LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Borrower"), and used to finance a portion of the cost of the acquisition, construction and equipping of a multifamily rental housing development consisting of a 140 units. The project will target low and moderate-income senior households earning up to 30%, 60%, and 80% of the Area Median Household Income under the LIHTC program. The 140 units will consist of 58 one-bedroom and 82 two-bedroom. The apartments will be built in accordance with the specifications provided in the application for low-income housing tax credits (LIHTC) as approved by the NC Housing Finance Agency (NCHFA).	INLIVIAN finds that the project is necessary and expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Charlotte. The development will include one and two bedroom units. None of the units within the development will receive project based rental assistance.	The developer provided a Market Study and pro forma which supports the valuations in acquiring and construction of the Development. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.	The developer provided a pro forma and Market Study which supports the valuations. The lenders performed their own credit review. The City provided internal projections that demonstrate required coverages of debt service by net revenues available for debt service as as defined in the Trust Agreement of at least 1.02 on total system debt.	No defaults noted No major deficiencies.	Private Placement	Term: Approx. 15 years after up to 36 month interest-only construction period; 40 year amortization Interest Rate: Construction Phase - Daily Simple SOFR plus margin of 2.80% Permanent Phase -10 year UST (with a floor of 1.29%) + 2.25% Structure: Approximately level debt service APPROVALS Amount: Not to exceed \$16,000,000 Final Maturity: Not to exceed December 31, 2040 Interest Rate: Tax-exempt not to exceed 12.0% FINANCING TEAM Bond Counsel: McGuireWoods LLP Authority's Counsel: The Banks Law Firm, P.A. Fiscal Agent: U.S. Bank Trust Company, National Association Fiscal Agent's Counsel: Nexsen Pruet, PLLC Borrower: JOS Apartments, LLC Borrower's Counsel: The Brockmann Law Firm, P.C. Initial Funding Lender: Truist Bank Initial Funding Lender's Counsel: Holland & Knight LLP Permanent Lender: Federal Home Loan Mortgage Corporation Freddie Mac Servicer: Grandbridge Real Estate Capital, LLC Freddie Mac's/Servicer's Counsel: Kutak Rock LLP Tax Credit Investor: Truist Community Capital Tax Credit Investor's Counsel: Nixon Peabody LLP
Sources of Funds First Mortgage \$ 12,270,000 LP Tax Credit Equity \$ 10,462,476 Charlotte Housing Trust Fund ("HTF") \$ 2,000,000 Truist Bank \$ 2,800,000 DreamKey Sponsor Loan (gap funding) \$ 2,917,156 DreamKey Sponsor Loan (grant funding) \$ 2,750,000 Deferred Developer Fees \$ 945,000 Total Sources \$ 34,144,632						
Uses of Funds: Land Acquisition and Construction Costs \$ 27,126,722 Soft Costs \$ 4,075,425 Development Fee \$ 1,890,000 Reserves \$ 1,052,485 Total Uses \$ 34,144,632						
CLEVELAND COUNTY WATER New Operations Center \$4,997,000 G.S. 159; Article 5 Private Placement The project includes construction of a new operations center consisting of and administration building (approximately 17,700 s.f.) and ancillary support buildings (totaling approximately 2,100 s.f.). The work involves slab on-grade pre-engineered steel buildings with metal roofing, metal stud and masonry walls, with typical plumbing, mechanical, and electrical systems.	Necessary and expedient as the project will increase the efficiency of the District's public water system to the benefit of the District and the customers of the system.	Bids in hand.	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: \$30.53 for 5,000 gallons	No major deficiencies. No defaults noted.	USDA commitment to purchase the bonds upon substantial completion of the project.	Term: RBAN: 15 months RB: 40 years Interest Rate: Fixed Structure: RBAN: Interest due at maturity. RB: Approximately level debt service APPROVALS Issue Amount Revenue Bond: \$4,997,000 Issue Amount Revenue BAN: \$4,997,000 Final Maturity: RBAN: No later than 9/20/2023 Interest Rate: RBAN: 1.84% RB: 1.75% FINANCING TEAM Bond Counsel: Sanford Holshouser LLP Revenue BAN Purchaser: Truist Financial Corporation Revenue Bond Purchaser: USDA Rural Development

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
NORTH CAROLINA HOUSING FINANCE AGENCY (NCHFA) - \$37,515,000 Multifamily Housing Revenue Bonds, (South Emerson Hills Apartment Homes Project), Series 2022 G.S. 122A-8 The proceeds of the bonds will be used to provide funds to finance the acquisition, construction, improvement, equipping and furnishing of an approximately 198-unit family apartment complex known as South Emerson Hills located in Kannapolis, NC. Pedcor-Investments-2020-CLXXIX, LP (the "Borrower") is a for-profit developer from Carmel, IN. The bonds will be issued as a "draw down" bond in which the principal amount of the bonds will increase from time to time. The aggregate principal amount of the bonds is expected not to exceed \$37,515,000 and will mature no later than 43 years after their date of issuance. Collateral for the bonds will be (i) a single mortgage backed security, which will pay bond principal and interest at a fixed rate and support the debt service on the bonds and (ii) Project revenues for interest not paid from the mortgage backed security. If project revenues are not sufficient to pay the additional interest, the unpaid interest will continue and failure to pay is not an event of default. The project will be eligible for low income housing tax credits (LIHTC) being built in accordance with specifications provided in the application for LIHTC and adhering to the Land Use Restriction Agreement (LURA).	The NCHFA has found that the project is necessary to provide safe, sanitary, affordable housing opportunities for low- to moderate-income residents. residents. The project is subject to tax requirements with LIHTC 15 year use restrictions of 60% of the area median income.	The developer has provided appraisals, construction cost estimates, Phase I environmental studies, and market studies which support the valuations thereof. The NCHFA Rental Investment Section has reviewed the above and the adequacy and cost of the proposed project and found it to be reasonable.	The developer has provided 20 year cashflow pro forma projections that show debt service coverage to begin at 1.01X and end at 1.54X.	No deficiencies. No defaults noted.	Private Placement	Term: Final maturity not to exceed 43 years Structure: Principal and interest payable over 42 years based principally on payments from the mortgage backed securities with additional interest payable from Project Revenues. Interest Rate: Variable Rate based on 1-Month LIBOR + 0.75%, or a SOFR-based equivalent, with a floor of 3% and a cap of 6.69%. APPROVALS Amount: Not to exceed \$37,515,000 Final Maturity: Not to Exceed 43 years after the closing date Maximum Variable Rate: Tax-exempts not to exceed 18.00% per annum FINANCING TEAM Bond Counsel: Womble Bond Dickinson (US) LLP Borrower: Pedcor Investments-2020-CLXXIX, LP Borrower's Counsel: Pedcor Investments, LLC Developer: Pedcor Development Associates, LLC Financial Advisor: Caine Mitter & Associates Inc. FHA Mortgage Lender: Merchants Capital FHA Lender's Counsel: Dinsmore & Shohl LLP Purchaser: United Fidelity Bank, fsb Purchaser's Counsel: Ice Miller LLP

Sources of Funds		
Bonds	\$	37,515,000
Tax Credit Equity	\$	22,235,000
Bridge Loan	\$	20,000,000
FHA Loan	\$	31,665,000
Deferred Developer Fees	\$	838,693
Total Sources	\$	112,253,693

Uses of Funds:		
Construction Cost	\$	41,461,258
Developer Fees	\$	2,700,000
Reserves, Insurance and Escrows	\$	19,129,166
Admission, Closing and Permit	\$	18,812,808
Other	\$	30,150,461
Total Uses	\$	112,253,693

PROJECT	NECESSARY AND EXPEDIENT ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY	DATE & MANNER OF SALE/ADVERSE EFFECTS	TERMS/OTHER INFORMATION
UNIVERSITY HEALTH SYSTEMS OF EASTERN CAROLINA, INC. (DBA ECU HEALTH) and PITT COUNTY MEMORIAL HOSPITAL, INCORPORATED (DBA ECU HEALTH MEDICAL CENTER)	NCMCC has granted preliminary approval for the financing. Amount is adequate to refund the Vidant Series 2011, 2013A and 2013B Bonds.	No defaults or deficiencies were noted.	The Borrower has provided projections showing estimated debt service coverage of at least 3.16 times for 2022 and at least 3.57 times through 2027.	Direct Placement with Banc of America Public Capital Corp ("BAPCC") of the Series 2022 B & C Bonds are currently scheduled to close on June 15, 2022. Current Bond Ratings: S & P: A+ Moody's: A2 The proposed bonds will not be rated.	Term: 2022B: Approximately 14 years 2022C: Approximately 18 years The Series 2022B & 2022C Bonds have a 7 year mandatory tender for purchase date on 10/1/29. Interest Rate: Variable 2022B (Tax-Exempt): 79% x (Daily SOFR + 0.11448%) + 0.46% 2022C (Tax-Exempt): 79% x 1-Month BSBY + 0.46% The 2013A & B Bonds are hedged by LIBOR based swap, will be converted to a SOFR-based formula under the ISDA swap which protocol to correspond with the interest rate on the Series 2022B Bonds, eliminating the basis risk between the swap and the Series 2022B Bonds. The Series 2022C Bonds will have a BSBY based formula for diversification purposes.
North Carolina Medical Care Commission Health Care Facilities Revenue Refunding Bonds (ECU Health), Series 2022B and Series 2022C G.S. 131A Amount: Not to exceed: \$ 149,080,000	The estimated net present value savings for the overall financing will be \$1.6 million or 1.08% of the refunded bonds.		Historical 3 years of days-of-cash-on-hand averaged 180 days.		Structure: Approximate level debt service
Locations: Greenville, Ahoskie, Edenton, Kenansville, Nags Head, Roanoke Rapids, Tarboro, Washington and Windsor Licensed Beds: 1,708					
The Refunded Bonds currently bear variable rate interest based on the LIBOR index. With the LIBOR index ceasing to be published in June 2023, ECU Health must refinance the Refunded Bonds with variable rate bonds tied to an alternative variable rate index.					

Series 2022B Purpose:

The Series 2022B Bonds will be issued to refund the \$111,720,000 aggregate outstanding principal amount of the Series 2013A & B Bonds maturing in 2036. The Series 2013A & B Bonds were issued to refund the outstanding principal amount of the Series 2008A & B Bonds. The Borrower will pay from its own funds all fees and expenses incurred in connection with the sale and issuance of the Series 2022B Bonds.

Series 2022C Purpose:

The Series 2022C Bonds will be issued to refund the \$37,360,000 aggregate outstanding principal amount of the Series 2011 Bonds maturing in 2040. The Series 2011 Bonds were issued to fund the pre-payment of a 30 year capital lease of Beaufort Regional Health System in Washington, NC and to fund routine capital expenses. The Borrower will pay from its own funds all fees and expenses incurred in connection with the sale and issuance of the Series 2022C Bonds.

Sources:

	Series 2022B	Series 2022C	Total
Bond Proceeds: Par Amount	\$ 111,720,000	\$ 37,360,000	\$ 149,080,000
ECU Health Contribution	\$ 310,000	\$ 110,000	\$ 420,000
Total Sources	\$ 112,030,000	\$ 37,470,000	\$ 149,500,000

Uses:

Refunding: Cash Deposit	\$ 111,720,000	\$ 37,360,000	\$ 149,080,000
Cost of Issuance	\$ 310,000	\$ 110,000	\$ 420,000
Total Uses	\$ 112,030,000	\$ 37,470,000	\$ 149,500,000

APPROVALS:

Principal amount not to exceed \$149,080,000
Final maturity: 2022B: Not to exceed December 1, 2036
2022C: Not to exceed December 1, 2040
Initial interest rate not to exceed: 6.00 %

FINANCING TEAM:

Bond Counsel: Womble Bond Dickinson (US) LLP
Borrower Counsel: K&L Gates LLP
Bond Purchaser: Banc of America Public Capital Corp
Bond Purchaser Counsel: Mark E. Raymond
Master Trustee/Bond Trustee: U.S. Bank Trust Company, National Association
Trustee Counsel: McGuire Woods LLP
Financial Advisor: Ponder & Co.

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
JOHNSTON COUNTY Water (Drinking Water) \$6,289,100 G.S. 159G-22 Revolving Loan Project No. WIF-2013	This project consists of the replacement of the last three sections of asbestos cement (AC) lines in the County totaling 14,990 linear feet. The project will replace the AC lines with 16" ductile iron lines and route them out of railroad controlled access right of way (ROW) as much as possible. Section 1 is 1,600 linear feet and is in the railroad ROW and crosses under US 70 near Selma. Sections 2 and 3 are both in the controlled access row of I-95 near Kenly and together total 13,390 linear feet.	<p>Necessary and expedient to replace the over 40 year old asbestos cement lines that are no longer allowed in water system construction. Having the AC lines in the system increases the potential hazard to water quality and requires additional testing.</p> <p>The AC lines are considered the most fragile in the system and most difficult to repair due to the location of the lines. Inspection and emergency repair of the lines is complicated by the locations restricted access to the railroad and controlled access highways. All the lines are critical pathways that provide adequate water supply to the Towns they are in or near.</p>	Cost estimated provided by Johnston County Engineer Manager Kimberly C. Rineer, PE.	Any FPICs reported by this unit in the most recent audit were immaterial.	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 with the estimate of a 6.3%-6.9% increase in fees. Current Rates (5,000 gal.): Water: \$42.70 Sewer: \$65.50 Expected Rates after completion of the project: Water: \$45.40 Sewer: \$70.00	Loan from State of North Carolina Terms: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.
SPINDALE Sewer \$2,000,000 G.S. 159G-22 Revolving Loan Project No. SRP-W-0191	Abandonment and relocation of the existing Oak Street Pump Station to include installation of a new 1,000 gpm triplex pump station [with three (3) 798 gpm submersible pumps], a mechanical bar screen, a new wet well, electrical controls, and associated piping; relocation of existing 400 KW generator; and rehabilitate existing pump station building roof. Electric controls will be located in existing building.	This project is necessary and expedient in that it will rebuild the 50 year-old Oak Street Pump Station originally constructed in 1969. The pump station handles approximately 41% of the flow in the Town and suffers from repeated and systemic pump failures, has structural deficiencies, represents an asset at the end of its service life, and poses a significant sanitary sewer overflow (SSO) risk.	A certified cost estimate has been provided by Maurice J. Walsh, PE SDG Engineering.	Any FPICs reported by this unit in the most recent audit were immaterial.	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 Town plans to increase sewer rates by FY 2023-24 to accommodate the additional debt. The current monthly cost for an average residential customer sewer bill is \$54.55. The new amount is proposed at \$58.60 monthly.	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%.
WOODLAND Sewer \$419,150 G.S. 159G-22 Revolving Loan	This project consists of the replacement of approximately 1,735 linear feet of 6-inch to 10-inch lines vitreous clay pipe (VCP) with new 10-inch PVC gravity sewer. The 6-inch line extension from manhole 22 to manhole 21 will be replaced with 10-inch PVC so as to maintain similar size piping between manhole 28 and proposed manhole 21a. The project will also replace/abandon three existing manholes, install four new manholes, replace approximately 22 sewer services, and abandon and grout a gravity sewer line.	Necessary and expedient because it will enable the Town to curtail/abate sanitary sewer overflows, infiltration & inflow, manhole surcharges, pump station problems, breakdowns, and attendant and related problems and d efficiencies.	Cost estimated provided by Rivers and Associates, Inc.	No major deficiencies No defaults noted.	The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. Water: \$16.50 Sewer: \$22.85	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%.

MISCELLANEOUS:

APEX

(ACTION ITEMS):

The Town of Apex and the following fire departments have requested approval of annexation payment schedules developed in accordance with G.S. 160A-31.1, whereby the Town will make lump sum payments for the Town'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>
North Chatham Volunteer	3/23/2022	2022	\$ 1,004.17
Rural Fire Protection District			

JACKSON COUNTY

Jackson County requests the Commission to sell a \$20,000,000 General Obligation Public Improvement Bond (Indoor Swimming Pool) through a private sale to Key Government Finance at a rate not to exceed 3.228%, due to rapidly increasing interest rates. The bond will have a final maturity of June 1, 2037. The Commission previously approved the \$20,000,000 G.O. Indoor Swimming Pool Bonds by the County on September 1, 2020, which were approved by voters on November 3, 2020.

The County had a competitive sale set for June 28, 2022, but with rising interest rates, locking in the interest rate now offers savings over a competitive sale in late June. Jackson County has no publicly held debt at present and this bond will not be rated.

Staff recommends approval.

Financing Team Members:

Bond Counsel:	Sanford Holshouser LLP
Financial Advisor:	Davenport & Company LLC
Purchaser:	Key Government Finance
Purchaser's Counsel:	Kutak Rock LLP

Rate:

Fixed rate of 3.228%

Term:

Fifteen years, not beyond June 1, 2037

LA GRANGE

The Town of La Grange entered into a Financing Agreement with Truist Bank on July 29, 2021 with an annual payment date of June 29th. The Town is requesting that the date be moved forward to July 7th to align with the subsequent fiscal year for budgetary considerations. No other terms of the contract would be changed.

MOUNT HOLLY

The City of Mount Holly and the following fire departments have requested approval of annexation payment for 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>
East Gaston Volunteer FD	8/31/2019	2022	\$ 925.02
East Gaston Volunteer FD	8/31/2020	2022	\$ 1,445.04
East Gaston Volunteer FD	9/30/2020	2022	\$ 774.16

WHITEVILLE

Loan Increase

Project No. CS370534-02

The City of Whiteville is requesting approval for an increase in additional funds to State Revolving Loan CS370534-02. The loan is for phase 2 sewer improvements that consist of replacing the lower portion of the City's main interceptor from W. Main St. to Pump Station #1. This will include replacement and rehabilitation of 6,325 linear feet of 15", 24", and 30" VC gravity sewer, 31 manholes and 24 sewer services. The original loan was approved by the LGC on March 2, 2021 for \$2,958,814. The City is requesting an increase of \$1,728,672 making the new loan amount \$4,687,486. The increase is due to construction bids received being higher than expected with increases in labor and construction cost. Citing supply chain issues, material shortages, increase cost for construction materials, labor shortages in the building trades, increased wages/benefits to attract skilled labor and higher fuel costs as major factors to the increase. Any FPICs reported by this unit in the most recent audit were immaterial.

(NON-ACTION ITEMS)

The County has negotiated a rate modification with Truist (Branch Bank & Trust) to its existing, privately held, tax exempt, installment purchase contract:

03/30/22	(modification date)						
Original Date	Original Amount	New Amount	Previous Rate	New Rate	Interest Savings	Maturity Date	
07/16/15	\$ 10,000,000	\$ 5,910,714	2.89%	2.34%	\$ 131,815	2/4/2030	

STOKES COUNTY

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE					
CABARRUS COUNTY \$15,000,000 160A-20 Financing Agreement Private Loan	Enter into a public-private partnership with a developer for newly constructed library and senior center in the Western portion of the County. As part of the development agreement the County will lease the buildings for term of 20 years during which the County intends to purchase the project. Through the initial term of the lease (240 months) the County has the option to purchase the property from the landlord for an amount equal to the sum of the rent over the previous 12 months and divided by the capitalization rate of 0.06875. During the first two years of the lease the developer will construct the outer shell of the building. As part of an anticipated 2024 fixed loan the County intends to expend approximately \$10-12 million to upfit and furnish the interior of the building to suit it's needs and will ultimately purchase the building in FY 2026.	Necessary and expedient to provide necessary County facilities in an underserved area.	The County in their approval of the lease agreement has capped the maximum amount spent at \$15,000,000.	No deficiencies or defaults no	No tax increase is required. Debt service will be paid from revenues to the General Fund.	Lessor: akepointe Corporate Center, LLC Amount \$ 15,000,000 Term (years): 20 Payment: Estimated Monthly Payment of \$59,333 with an increase of 10% every five years.					
FINANCING TEAM Bond Counsel: Nexsen Pruet, PLLC Installment purchase contract is more timely than issue of G.O. Bonds.											
Debt Ratios-Excluding Enterprise Funds											
Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	To Property Values	Per Capita		
								Before	After	Before	After
County Buildings	221,479	\$ 15,000,000	3/21/2022	\$ -	\$ 29,792,368,199	\$ 295,113,383	\$0.740	0.99%	1.04%	\$ 1,332	\$ 1,400