

LOCAL GOVERNMENT COMMISSION AGENDA  
SEPTEMBER 22, 2022

1. PLEDGE OF ALLEGIANCE

2. CONFLICT OF INTEREST STATEMENT

3. MINUTES FOR APPROVAL  
August 2, 2022

**PRELIMINARY**

RELATED INFORMATION  
Approximate Per Capita Debt

State: \$ 544  
Federal: \$92,750

<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>
Edgecombe County Water & Sewer District #4	USDA Revenue Bond	Waterline/Sewerline Extension/Connection	\$ 503,000	FPIC	3	FA 8-2018 \$7M
Godwin	USDA Revenue Bond	Water	\$ 736,000	FPIC	3	GO 5-1993 \$91K
Hendersonville	Financing Agreement	Fire Department, Fire Truck, Park Improvements	\$ 18,802,000	FPIC	4	FA 02-2022 \$6.9M
Kings Mountain	Financing Agreement	Electric & Gas Projects	\$ 6,996,000	FPIC	5	SRF 05-2016 \$13.2M
Southeast Regional Airport Authority	Revolving Loan Increase	Sewer	\$ 731,341	FPIC	5	IP 6-1999 \$350K
Spring Lake	Financing Agreement	Fire Station	\$ 1,000,000	FPIC	6	FA 11-2014 \$575K
<b>BEGIN CONSENT AGENDA</b>						
Randolph County	Financing Agreement	Family Center/Event Center	\$ 4,000,000		7	FA 4-2021 \$34M
New Hanover County*	Financing Agreement	P3 Library & Museum	\$ 80,060,000		8	FA 06-2022 \$18.5M
Sunset Beach	Financing Agreement	Land Purchase	\$ 1,500,000		8	FA 10-2004 \$3.1M
<b>See ATTACHMENT B - Public Comments RE: Sunset Beach</b>						
Topsail Beach	Financing Agreement	Land Purchase	\$ 1,085,000		9	FA 11-2014 \$575K
Charlotte	G.O. Bonds	Streets, Neighborhood Impr, Housing - Referenda	\$ 226,000,000	Referenda (11-8-2022)	10	REV \$500M 8-2022
Fayetteville	G.O. Bonds	Public Safety, Streets, Housing - Voter Referenda	\$ 97,000,000	Referenda (11-8-2022)	11	FA \$10.5M 6-2022
Guilford County	G.O. Bonds	Schools - Voter Referendum	\$ 1,700,000,000	Referendum (5-17-2022)	12	GO \$41MM 3-2022 (2/3 Bonds)
Johnston County	G.O. Bonds	School Referendum	\$ 177,000,000	Referendum (11-8-2022)	12	FA 6-2022 \$17.5M
Matthews	G.O. Bonds	Transportation, Parks & Recreation - Referenda	\$ 35,000,000	Referenda (11-8-2022)	13	FA 1-2016 \$800K
Raleigh	G.O. Bonds	Parks & Recreation - Voter Referenda	\$ 275,000,000	Referendum (11-8-2022)	14	REV 6-2021 \$200M
Wake County	G.O. Bonds	Schools & Comm College - Voter Referenda	\$ 883,900,000	Referenda (11-8-2022)	15	GO 2-2022 \$46M (Refdg)
Wake Forest	G.O. Bonds	Roadway, Transportation, Parks/Rec, Greenway Improvements and Parking Facilities	\$ 75,000,000	Referenda (11-8-2022)	16	GO 6-2021 \$4.920M
Charlotte	Revenue Bond	Storm Water Improvements Draw Program	\$ 125,000,000		17	REV 8-2-22 \$500M
Housing Authority of the City of Durham	Revenue Bond	Multifamily Housing - 300 East Main, Series 2022	\$ 22,500,000		18	REV 4-2022 \$19M
Greensboro	Revenue Bond	Water and Wastewater Improvements	\$ 175,000,000		19	FA 1-2021 \$35M
Greensboro Housing Authority	Revenue Bond	Multifamily Housing - Townsend Trace	\$ 17,000,000		20	
Greenville Housing Authority	Revenue Bond	Multifamily Housing - Arlington Trace	\$ 17,000,000		21	
INLIVIAN (FKA Charlotte Housing Authority)	Revenue Bond	Multifamily Housing - Ballantyne Seniors	\$ 12,332,000		22	REV 7-2022 \$19.5M
INLIVIAN (FKA Charlotte Housing Authority)	Revenue Bond	Multifamily Housing - Kingspark Commons	\$ 23,190,000		23	REV 7-2022 \$19.5M
Raleigh Housing Authority	Revenue Bond	Multifamily Housing - Thrive at South End	\$ 12,000,000		24	REV 12-2021 \$14M
Wake County Housing Authority	Revenue Bond	Multifamily Housing - Broadstone Walk	\$ 32,500,000		25	REV 10-2021 \$30.8M
Graham	Revolving Loan	Sewer	\$ 81,489,500	(CS370563-04)	26	RL 5-2021 \$2.6MM
<b>MISCELLANEOUS ITEMS</b>						
<b>Action Items</b>						
Fuquay-Varina	G.O. Bonds - Misc. Action item	Transportation, Water, Wastewater	\$ 8,650,000	Extension Request	27	FA 8-2022 \$9.050M
<b>END CONSENT AGENDA</b>						

NOTE: LGC Staff recommends approval of all financing requests on the September 22, 2022 Agenda

(cont on next page)

\*Pre-approved citizen public comment (pursuant to the Policy on Public Participation in LGC Meetings)

LOCAL GOVERNMENT COMMISSION AGENDA  
SEPTEMBER 22, 2022

**UNIT UPDATES**

Eureka  
Cliffside Sanitary District  
Robersonville

Update only  
Update only  
Update  
Update/ Action Items (2)

**ATTACHMENT C**

Resolution - VUR Grant Application  
Grant Project Ordinance  
Budget Amendment

Vote Needed  
Vote Needed  
Vote Needed

Pikeville  
Kingstown  
Spring Lake

Update/ Action item (1)

**OTHER ACTION ITEMS**

**Resolution:**  
Designating VUR Distressed Units

**ATTACHMENT D**

Vote needed

**INFORMATIONAL ITEMS**

Updates on Units 2 or More Years Late on Audits  
SEI Evaluations

**ATTACHMENT E  
ATTACHMENT F**

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												
<b>EDGECOMBE COUNTY WATER AND SEWER DISTRICT #4</b> Water and Sewer Line Extension/ Connection \$503,000 G.S. 159; Article 5 Private Placement	This project consists of the construction and operation of approximately 5,100 linear feet of 8-inch gravity sewer, a 90-gallon per minute pump station with duplex pumps, on site audible and visual high water alarms, telemetry, and a permanent generator with automatic transfer switch; as well as approximately 3,560 linear feet of 4-inch force main to serve 29 single family residences and approximately 2,400 linear feet of pressure sewer main and 10 simplex grinder pumps with on-site audible and visual alarms as well as the associated pressure sewer laterals, to serve 10 single family residences and the discharge of 13,200 gallons per day of collected domestic wastewater into Edgemcombe County and the Town of Tarboro's existing sewerage system.	Necessary and expedient to extend and connect sewer to the Town of Speed and Surrounding areas.	Bids in hand.	Please refer to FPIC responses, Attachment A.	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: \$55.50 Sewer: \$62.50.	Term: RB: 40 Years  Interest Rate: Fixed  Structure: RB: Approximately level debt service  APPROVALS Issue Amount Revenue Bond: \$503,000  Final Maturity: RB: 2060 or 40 years after the maturity of the RBAN  Interest Rate: RB: \$410,000, NTE 2.25% RB: \$93,000, 1.75%	USDA commitment to Purchase the Bonds  Note: This project is a Direct Purchase through USDA.												
	<table border="0"> <tr> <td>USDA Loan:</td> <td>\$</td> <td>503,000</td> </tr> <tr> <td>USDA Grant:</td> <td>\$</td> <td>3,263,378</td> </tr> <tr> <td>CDBG Grant:</td> <td>\$</td> <td>2,981,569</td> </tr> <tr> <td>Total:</td> <td>\$</td> <td><u>6,747,947</u></td> </tr> </table>	USDA Loan:	\$	503,000	USDA Grant:	\$	3,263,378	CDBG Grant:	\$	2,981,569	Total:	\$	<u>6,747,947</u>					FINANCING TEAM Bond Counsel: Parker Poe Adams & Bernstein LLP Revenue Bond: USDA Rural Development Registrar: Finance Officer	
USDA Loan:	\$	503,000																	
USDA Grant:	\$	3,263,378																	
CDBG Grant:	\$	2,981,569																	
Total:	\$	<u>6,747,947</u>																	
<b>GODWIN</b> Water \$736,000 G.S. 159; Article 5 Private Placement USDA Series 2023	The proposed project includes the extension of water main to provide water service to currently unserved residents in areas surrounding the Town of Godwin.	Necessary and expedient as the project will extend water service to unserved areas surrounding the Town of Godwin and expand the water system customer base.	Bids in hand.	Please refer to FPIC responses, Attachment A.	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 average monthly water bill is \$53.00 for 2,850 gallons. The funding for this project includes as \$1,674,000 USDA grant and \$10,500 in local funds from project related tap fees.	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: \$736,000 Issue Amount Revenue BAN: \$736,000 Final Maturity: RBAN: No later than 10/20/2023 RB: 2063 Interest Rate: RBAN: 1.06% RB: 1.25%	USDA commitment to purchase the bonds upon substantial completion of the project.												
						FINANCING TEAM Bond Counsel: McGuireWoods LLP Revenue BAN Purchaser: To be approved by the Secretary of the Commission Revenue Bond Purchaser: USDA Rural Development													







UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
<b>RANDOLPH COUNTY</b> \$4,000,000 Family Center/Event Center G.S. 160A-20 Installment Purchase Contract Private Placement	These two combined projects consists of the construction of the Farm, Food and Family Education Center and construction of the Agricultural Events Center and Office Building located at the same site. These loans will fund the design and construction of the Family Center and Event Center.	Necessary and expedient because present facilities are not adequate to meet the specific educational and business needs of the agricultural community.	Bids in hand.	Any FPIC 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: Randolph Electric Membership Corporation Approval Rate: 0.00% Term: 10 Years Payment: Annually S&P: AA Moody's: Aa2

This project is a part of Rural Economic Development Loan and Grant program (REDLG), which provides funding for rural projects through local utility organizations. Under this program USDA provides zero-interest loans to local utilities.

Installment purchase contract is more timely than issue of G.O. Bonds

Sources:

Loan:

Farm, Food & Family Center:	\$	2,000,000
Event Center :	\$	2,000,000
SCIF Grant:	\$	18,400,000
Commerce Dev. Grant	\$	900,000
Cash:	\$	6,264,039
Total Sources:	\$	<u>29,564,039</u>

Uses:

Construction Cost:	\$	23,919,125
Soft Costs:	\$	4,927,340
Contingency:	\$	717,574
Total Uses:	\$	<u>29,564,039</u>

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 Before	After	Per Capita Before	After
Convention Centers	146,165	\$ 4,000,000	8/1/2022	\$ -	\$ 12,415,000,000	\$ 146,612,900	\$0.6327	1.18%	1.21%	\$ 1,003	\$ 1,030

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
<b>NEW HANOVER COUNTY</b> \$80,060,000 153A-165 Financing Agreement Private Placement	Enter into a public-private partnership with Zimmer Development Company (ZAC)* for newly constructed, mixed-use development located in Downtown Wilmington. The County will enter into a leasehold condominium agreement for approximately 85,000 square feet to house the main Library and Cape Fear Museum. The private component will include office, civic, retail, residential including multi-family use on the North Parcel with a portion set aside for workforce housing.  *The land is subject to the provisions of NC Session Law 2017-86 (Downtown Development Partnership) which provides the County the right to enter into a downtown development project on the land.	Necessary and expedient to replace facilities that are dated, inefficient and not designed for their current usage. The project will also create economic activity in the downtown area.	The lease payment is fixed and inclusive of all construction costs. Any increase in construction costs will be the responsibility of the developer to incur. The construction costs have been evaluated by a third party construction group and were deemed to be reasonable.	No deficiencies or defaults noted.	No tax increase is required. Debt service will be paid from revenues to the General Fund.	Lessor: Zimmer Development Company (ZAC) Amount: \$ 80,060,000 Term (years): 20 Annual Payment: \$ 4,003,000  Installment purchase contract is the necessary financial contract for a lease transaction

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
Library Museum	237,448	\$ 43,244,152 \$ 36,815,848 <u>\$ 80,060,000</u>	6/20/2022	\$ -	\$ 36,192,740,774	\$ 444,984,022	\$0.490	1.23%	1.45%	\$ 1,874	\$ 2,211

<b>SUNSET BEACH</b> \$1,500,000 Land Purchase G. S. 160A-20 Financing Agreement Private Placement	Purchase of 4.28 acres of land on Sunset Beach Island near Cobia Street.  <u>Sources:</u> Bank Loan: PARTF Grant: \$ 1,500,000 Total Sources \$ 500,000 <u>\$ 2,000,000</u>	Necessary and expedient to purchase land to be used for park and recreation use for the Town of Sunset Beach. Anticipated use will be for kayak launch, swings and benches.	Appraisal is in hand and values the property at \$2,130,000	No deficiencies or defaults noted.	No tax increase is anticipated. Debt service will be paid from the General Fund.	Bank: South State Bank, N.A. Amount: \$1,500,000 Approval Rate: 3.15% Term: 15 years  Structure: Level Semi-Annual principal and interest payments S&P: N/A Moody's: N/A
	<u>Uses:</u> Land Purchase: Total Uses \$ 2,000,000 <u>\$ 2,000,000</u>					FINANCING TEAM Counsel: Nexsen Pruet, PLLC Town Attorney: G. Grady Richardson, Jr., Esq.
						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 Values		Per Capita	
								Before	After	Before	After
Land Acquisition	4,201	\$ 1,500,000	8/10/2022	\$ -	\$ 1,728,935,000	\$ 2,526,216	\$0.1600	0.15%	0.23%	\$ 601	\$ 958

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE							
<b>TOPSAIL BEACH</b> \$1,085,000 Land Purchase 160A-20 Installment Contract Private Placement	Purchase of 3 contiguous parcels of property located on 802-806 S. Anderson Blvd. The Town intends to use the property for parking and special events in the short term and in the future use the land for municipal facilities including but not limited to Town Hall, Community Development, Police and Public Works.  <u>Expected Sources and Uses of Funds:</u>  Uses: Loan Proceeds \$ 1,085,000 Total Sources \$ 1,085,000  Uses: Property Cost \$ 1,079,100 Cost of Issuance \$ 5,900 Total Uses \$ 1,085,000	Necessary and expedient to plan for future Town needs.	Appraisal is in hand and substantiates the purchase price of the properties.	No major defaults or deficiencies noted.	No tax increase is anticipated. The debt service will be paid from the General Fund.	Bank: Truist Bank Amount \$ 1,085,000 Approval Rate: 2.950% Term (years): 15 Structure: Annual principal and semi-annual interest payments.  Bank placement will not be rated. Current G.O. ratings: S&P N/A Moody's: N/A  Installment purchase structure is more timely and feasible than G.O.							
						<u>Debt Ratios-Excluding Enterprise Funds</u>							
						To Property Values      Per Capita							
						Before      After      Before      After							
Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate						
Land Acquisition	466	\$ 1,085,000	8/10/2022	\$ -	\$ 743,806,403	\$ 450,000	\$0.278	0.06%	0.21%	\$ 966	\$ 3,294		
										Pender Co.		\$ 1,436	



UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY				
<b>FAYETTEVILLE</b> \$97,000,000 General Obligation Bonds	To provide funds to pay the capital costs of the following projects:	Necessary and expedient to meet City needs for essential police and fire protection services in a growing City and to provide adequate transportation and workforce housing resources.	Cost estimates provided by professional City staff, including licensed engineers.	No major deficiencies. No defaults noted.	A tax increase of approximately 4.0¢ is expected for these projects.	<u>Bond Counsel:</u> The Charleston Group  <u>Financial Advisor:</u> First Tryon Advisors	Moody's: Aa1 S&P: AA+ Fitch: N/A  <i>(Expected Ratings)</i>				
Public Safety Improvement:	Various law enforcement and firefighting facilities including acquisition of land and related rights-of-way, necessary furnishings, and incidental facilities and equipment.										
Streets, Sidewalks and Connectivity:	Acquiring and constructing various transportation related improvements inside and outside the City, including street, road, mobility, sidewalk and streetscape improvements, bridges, bicycle lanes, curbs, drains, traffic controls and greenways, and acquiring the necessary land and rights-of-way and equipment therefor.	Fayetteville is the 6th largest city in North Carolina.									
Housing:	Community development programs to provide and rehabilitate multifamily and single family housing, primarily for persons of low and moderate income, including construction of new housing units and rehabilitation of existing structures, revitalization improvements, along with loans and other financial assistance, including to public and private providers of housing, and the acquisition of land and rights-of-way therefor.										
<b>Purpose</b>	<b>Estimated Census</b>	<b>Amount</b>	<b>Election Date</b>	<b>Bonds Authorized &amp; Unissued</b>	<b>Assessed Valuation</b>	<b>Existing Debt Excluding Enterprise Funds</b>	<b>Tax Rate</b>	<b>Debt Ratios-Excluding Enterprise Funds</b>			
\$60,000,000 Public Safety Bonds	208,530	\$ 97,000,000	11/8/2022	\$ -	\$ 14,395,907,182	\$ 97,200,790	\$ 0.4995	<u>To Property Values</u>		<u>Per Capita</u>	
\$25,000,000 Streets, Sidewalks & Connectivity Bonds								Before	After	Before	After
\$12,000,000 Housing Bonds								0.68%	1.35%	\$ 466	\$ 931
								Cumberland Co.		\$	219





UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
<b>RALEIGH</b> \$275,000,000 General Obligation Bonds	<u>Parks and Recreation</u> To pay the capital costs of providing, improving and expanding park, recreational and greenway facilities inside and outside the City, including acquiring land, rights of way and construction of and furnishing of supporting facilities. The current capital plan includes construction of new facilities, expansion and upgrades to existing facilities, extension of existing greenway and path facilities, and design of future facilities (approx. 33 distinct projects). The plan includes design work on the Dix Park and renovation of buildings there for office and operations space, along with Phase 2 of the Chavis Park Aquatics Center and Plaza, among the many projects.	Relatively rapid growth along the periphery of the City and in the downtown core leaves areas without adequate parks and recreation facilities, and some older City park facilities need updates and improvements. Includes design work on the Dix Park and renovation of buildings there.	Cost estimates provided by professional City staff, including licensed engineers and architects, based on consultant studies, with an inflation index.	No major deficiencies. No defaults noted.	A tax increase of approximately 4.0¢ is expected for these projects.	<u>Bond Counsel:</u> Womble Bond Dickinson (US) LLP  <u>Financial Advisor:</u> DEC Associates, Inc.	Moody's: Aaa S&P: AAA Fitch: AAA  <i>(Expected Ratings)</i>

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		Per Capita	
								Before	After	Before	After
Parks & Recreation	467,465	\$ 275,000,000	11/8/2022	\$ 385,475,000	\$ 78,333,526,000	\$ 749,454,487	\$ 0.3930	1.45%	1.80%	\$ 2,428	\$ 3,016
								Wake Co.		\$ 2,538	





PROJECT		PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
<b>CHARLOTTE</b> Storm Water Fee Revenue Bond Anticipation Note-Series 2022 G.S. 159, Article 5 Amount not to exceed \$125,000,000 Private Bank Placement of Revenue Bond Anticipation Notes	Draw program to finance the costs of additions and capital improvements to, or acquisition, renewal or replacement of capital assets of, or purchasing and installing new equipment relating to the operation and maintenance of the storm water facilities located within the jurisdiction of the City.	Necessary and expedient to meet the expanding needs of the users of the storm water system and to assure that the storm water system remains in full compliance with all state and federal requirements for the provision of storm water services. The construction period draw structure, using bond anticipation notes, allow efficient use of cash resources to implement projects. The "construction period financing" methodology has been utilized by the City of Charlotte on several different occasions.	The City has an extensive and formalized Capital Improvement Program that is funded partially by internal cash generation ("PAYGO") and partially by debt financing. It is the practice of the City to execute financings periodically as considered advantageous and adequate until a financing is in place to fund the cash requirements with the intent to reimburse itself. Consequently, at closing, an initial draw will be made at closing as required to reimburse expenditures for projects already completed or at the appropriate stage of development to be under construction. The balance is expected to be run through 2025	The City has provided internal projections for the period 2022 - 2027 and the projections have been reviewed by First Tryon Advisors. Current projections demonstrate required coverage of debt service by net revenues as defined in the Bond Covenants of at least 2.76X on total system debt through 2027.	No major deficiencies and no defaults noted.	The BANS will be a direct bank placement with Truist Commercial Equity Inc.	TERM: 3 years in initial draw mode; 5 years if converted to amortizing term loan. INTEREST RATE: Variable  Structure: Monthly payment of interests accruing on draws. Drawn principal is payable in full at the end of the term or earlier. It is the expectation of the City to terminate the Bond Anticipation Note Draw Facility at the end of the term or earlier and replace it with publicly offered and conventionally termed Storm Water Revenue Bonds. If at the end of the three year term, the City is unable to execute a long-term replacement, the Draw Facility will convert to a five year term loan payable in semiannual installments at a variable term loan rate not exceeding the maximum rate.
							<b>APPROVALS</b> Final Maturity: not beyond 2025 in initial draw mode; 2030 if converted to amortizing term loan.  Interest Rate: variable rate applied to drawn amounts calculated at SIFMA + 14.5 bps, subject to adjustment as provided in the Series 2022 Note. Issue Amount: not to exceed \$125,000,000
							<u>Financing Team:</u> Bond Anticipation Note Purchaser: Truist Commercial Equity, Inc. Bond Counsel: Parker, Poe, Adams & Bernstein, LLP Financial Advisor: DEC Associates, Inc. Financial Consultant: First Tryon Securities, Inc. Trustee: U.S. Bank Trust Company, National Association Purchasers Counsel: Moore & Van Allen

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
<p><b>HOUSING AUTHORITY OF THE CITY OF DURHAM</b>                      Housing Authority of the City of Durham                      Multifamily Housing Revenue Bonds (300 East Main), Series 2021 G.S. 159-148; 159-153</p> <p>Not to exceed \$22,500,000 the proceeds of the bonds will be loaned to 300 East Main LLC, a North Carolina limited liability company, or 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 110 units in one residential building. Serving households with incomes below 30%, 60% and 80% of the area median income (AMI). Of these, 12 units will be made accessible to the mobility-impaired and 11 units will target disabled persons or the homeless. Additionally, 22 of the units restricted to 30% AMI will operate with project-based rental subsidy, where tenants will pay 30% of their income towards rent. Of the 110 units, there will be 15 studios, 30 one-bedroom, 50 two-bedroom and 15 three-bedroom units.</p> <p>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).</p>	<p>Durham Housing Authority found that the project is necessary to continue to provide an adequate supply of affordable housing for the residents of the City.</p> <p>The development will include studio, one, two and three bedroom units, 100% of which will be subject to income and rent restrictions.</p>	<p>The developer provided a Market Study and pro forma which support the valuations.</p> <p>The issuer found that the debt to be incurred in connection with the project is adequate but not excessive.</p> <p>In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.</p>	<p>The developer provided a 10-year cash flow projections that show debt service coverage for the bonds will range from 1.33X to 1.48X.</p> <p>The lenders performed their own credit review.</p>	<p>No defaults noted.                      No major deficiencies.</p>	<p>Private Placement</p>	<p>Term: Approx. 18 years after 30 month interest-only construction period; 40 year amortization.                      Interest Rate: Construction Phase - 1-Month LIBOR + 2.50% with a minimum LIBOR floor of 0.75%.</p> <p>Permanent Phase - 4.74%. The interest rate shall be fixed by a SWAP Agreement that is calculated to include a 30 month forward rate lock, with an underlying Loan accruing interest at the tax exempt equivalent of SOFR + 1.70% per annum. All unpaid principal and interest due at maturity.</p> <p>Structure: Approximately level debt service</p>
<b>APPROVALS</b>						
<p>Amount: Not to exceed \$22,500,000                      Final Maturity: Not to exceed December 31, 2044                      Interest Rate: Tax-exempt not to exceed 12.0%</p>						
<b>FINANCING TEAM</b>						
<p>Bond Counsel: McGuireWoods LLP                      Issuer's Counsel: The Banks Law Firm, P.A.                      Borrower: 300 East Main, LLC                      Borrower's Counsel: The Banks Law Firm, P.A.                      Trustee: Truist Bank                      Initial Purchaser: Truist Bank                      Initial Purchaser's Counsel: Womble Bond Dickinson (US) LLP                      Permanent Bondholder: Cedar Rapids Bank and Trust Company                      Permanent Bondholder's Counsel: Winthrop &amp; Weinstine, P.A.                      Tax Credit Investor: TCC 300 East Main, LLC                      Tax Credit Investor's Counsel: Holland &amp; Knight LLP</p>						
<b>Initial Sources of Funds</b>						
Federal LIHTC Equity	\$	11,915,291				
First Mortgage	\$	15,370,000				
Durham County Loan	\$	9,765,000				
Total Sources	\$	<u>37,050,291</u>				
<b>Uses of Funds:</b>						
Acquisition and Construction Costs	\$	26,888,792				
Contingency - Materials and Construction	\$	3,038,434				
Total Design and Engineering Costs	\$	936,662				
Development Fees	\$	1,485,000				
Financing Costs	\$	2,480,325				
Reserves	\$	778,157				
Other	\$	1,442,921				
Total Uses	\$	<u>37,050,291</u>				

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
<p><b>CITY OF GREENSBORO</b>                      Combined Enterprise System, Revenue BAN Series 2022A (Taxable) &amp; 2022B (Tax-Exempt) G.S. 159; Article 5                      Amount NTE: \$25,000,000 ( 2022A Taxable) and NTE \$150,000,000 (2022B Tax Exempt)</p>	<p>The project consists of water and wastewater improvements inclusive of water main, force main, lift station, gravity sewer, on-site utilities for the building pad, and an elevated water tank; Alamance Church Road Utilities, Southeast Feeder Main Phase 1 and 2, Elm Steet waterline, Camp Burton Water and Sewer, TZO Influent Pump Station Replacement.</p>	<p>Necessary and expedient to pay the costs of various improvements to the City's water system and sanitary sewer system.                      The construction period draw structure, using bond anticipation notes, allows efficient use of cash resource implement projects.</p>	<p>The City has an extensive and formalized capital improvement program that is funded partially by internal cash generation ("PAYGO") and partially debt financing. It is the practice of the City to execute financings periodically as considered advantageous and, until a financing is in place, to fund the cash requirements with the intent to reimburse itself. The construction period draw structure using BANS together with fixed rate bonds provides the cash resources and timing coordination to implement the multiple projects.</p>	<p>Any FPIC reported by this unit in the most recent audit were immaterial.</p>	<p>The City provided internal projections for the period 2022-2027 and current projections demonstrate required coverage of debt service by net revenues as defined in the Bond Covenants of at least 2.00X on total system debt through 2027.</p>	<p>Series 2022A will be taxable; and Series 2022B will be tax-exempt.                       Structure: monthly payments of interest accruing on draws. Drawn principal is expected to be paid 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 revenue bonds.                      If at the end of the three year term, the City is unable to execute a long-term replacement, the Draw Facility will convert to a five year term loan payable in semiannual installments at a variable rate not exceeding the maximum rate.  <b>Approvals:</b>                      Final maturity: note beyond 2025 in initial draw mode; 2030 if converted to amortizing term loan.  <b>Series 2022A (Taxable)\$25,000,000</b>                      Interest Rate: Variable rate applied to drawn amount calculated at Daily Simple SOFR +.20, subject to adjustment as provided in the series 2022A Note.  <b>Series 2022B (Tax-Exempt)\$150,000,000</b>                      Expected Rate:                      Interest Rate: Variable rate applied to drawn amount calculated at SIFMA + .145 bps, subject to adjustment as provided in the series 2022B Note.  <b>FINANCING TEAM:</b>                      Bond Counsel: Womble Bond Dickinson (US) LLP                      Financial Advisor: DEC Associates Inc.                      2022A Purchaser: Truist Bank                      2022B Purchaser: Truist Commercial Equity, Inc.                      Purchaser's Counsel: Moore &amp; Van Allen PLLC                      Trustee: U.S. Bank Trust Company, National Association</p>

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
<p><b>GREENSBORO HOUSING AUTHORITY</b>                      Multifamily Note - Townsend Trace Series 2022                      2571 16th Street, Greensboro, NC                      G.S. 159-148; 159-153</p> <p>Not to exceed \$17,000,000. The proceeds of the Multifamily Note will be loaned to Townsend Trace, 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 180-unit multifamily residential rental facility to be known as Townsend Trace. The development will consist of 180 units located in six, elevator served residential buildings with playground, picnic areas, computer center and exercise room. Townsend Trace will be developed using low-income housing tax credits (LIHTC) and will target lower-income households earning up to 60% of Area Median Income. The unit mix will be 18 one-bedroom, 108 two-bedroom, and 54 three-bedroom units.</p>	<p>Greensboro HA 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 Greensboro.</p>	<p>The developer provided a Market Study and pro forma which supports the valuations in acquiring and construction of the Development.</p> <p>The issuer found that the debt to be incurred in connection with the project is adequate but not excessive.</p> <p>In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.</p>	<p>The developer provided a pro forma and Market Study which supports the valuations.</p> <p>The lenders performed their own credit review.</p> <p>The developer has provided 15-year cash flow projections that show debt service coverage for the bonds will range from 1.15X to 1.32X.</p>	<p>No defaults noted, no major deficiencies.</p>	<p>Private Placement</p>	<p>Term approximately 18 years after up to 42 month interest only construction period; with a 40 year amortization schedule.</p> <p>Interest Rate: Construction Phase - tax exempt rate of SOFR + 2.65% with floor of 3.50%; permanent phase - 4.85%</p> <p>Structure: approximately level debt service.</p>
<b>APPROVALS</b>						
<p>Amount: Not to exceed \$17,000,000                      Final Maturity: not to exceed December 31, 2044                      Interest Rate: Tax-exempt not to exceed 12%</p>						
<b>FINANCING TEAM</b>						
<p>Bond Counsel: McGuireWoods LLP                      Authority's Counsel: The Banks Law Firm, P.A.                      Borrower: Townsend Trace, LLC                      Borrower's Counsel: Ellinger &amp; Carr, PLLC                      Fiscal Agent: U.S. Bank Trust Company, N.A                      Fiscal Agent's Counsel: Nexsen Pruet, PLLC                      Initial Funding Lender: Towne Bank                      Initial Funding Lender's Counsel: Womble Bond Dickinson ( US) LLP                      Permanent Lender: Churchill Mortgage Investment LLC                      Permanent Lender's Counsel: Norris George &amp; Ostrow PLLC and Butler Snow LLP                      Tax Credit Investor: TB Townsend Trace Affordable Housing, LLC                      Tax Credit Investor's Counsel: Womble Bond Dickinson (US) LLP</p>						
<b>SOURCES</b>						
1st Mortgage - Churchill State Group	\$	14,390,000				
Tax Credit Equity/Pricing	\$	13,183,853				
Other: City of Greensboro Funds	\$	3,550,000				
Other: Interim Income	\$	139,350				
Owner's Deferred Development Fee	\$	1,730,514				
Owner's GP Equity Contribution	\$	100				
<b>TOTAL</b>	<b>\$</b>	<b>32,993,817</b>				
<b>USES</b>						
Building/Architecture	\$	24,431,861				
Construction Int. Fees, Soft Costs	\$	2,244,016				
Legal, Acctg., Agency Fees	\$	638,332				
Furnishings, Dev. Fees, Rent Up	\$	2,528,000				
Reserves	\$	851,608				
Land	\$	2,300,000				
<b>TOTAL</b>	<b>\$</b>	<b>32,993,817</b>				

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
<b>GREENVILLE HOUSING AUTHORITY</b> Multifamily Note - Arlington Trace Series 2022 2721 U.S. Highway 13, Greenville, NC G.S. 159-148; 159-153  Not to exceed \$17,000,000. The proceeds of the Multifamily Note will be loaned to Arlington Trace, 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 180-unit multifamily residential rental facility to be known as Arlington Trace. The development will consist of 180 units located in eight, elevator served residential buildings with playground, picnic areas, computer center and exercise room. Arlington Trace will be developed using low-income housing tax credits (LIHTC) and will target lower-income households earning up to 60% of Area Median Income. The unit mix will be 18 one-bedroom, 102 two-bedroom, and 60 three-bedroom units.	Greenville HA 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 Greenville.	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 developer has provided 15-year cash flow projections that show debt service coverage for the bonds will range from 1.15X to 1.33X.	No defaults noted, no major deficiencies.	Private Placement	Term Approximately 18 years after up to 42 month interest only construction period; with a 40 year amortization schedule.  Interest Rate: Construction Phase - tax exempt rate of 30-day SOFR +2.65% with floor of 3.50%; Permanent Phase - 4.85% Structure: approximately level debt service.

**APPROVALS**

Amount: Not to exceed \$17,000,000  
 Final Maturity: not to exceed December 31, 2044  
 Interest Rate: Tax-exempt not to exceed 12%

**FINANCING TEAM**

Bond Counsel: McGuireWoods LLP  
 Authority's Counsel: The Banks Law Firm, P.A.  
 Borrower: Arlington Trace, LLC  
 Borrower's Counsel: Ellinger & Carr, PLLC  
 Fiscal Agent: U.S. Bank Trust Company, N.A  
 Fiscal Agent's Counsel: Nexsen Pruet, PLLC  
 Initial Funding Lender: Towne Bank  
 Initial Funding Lender's Counsel: Womble Bond Dickinson ( US) LLP  
 Permanent Lender: Churchill Mortgage Investment LLC  
 Permanent Lender's Counsel: Norris George & Ostrow PLLC and Butler Snow LLP  
 Tax Credit Investor: TB Arlington Trace Affordable Housing, LLC  
 Tax Credit Investor's Counsel: Womble Bond Dickinson (US) LLP

SOURCES	
1st Mortgage	\$ 15,015,000
Tax Credit Equity/Pricing	\$ 13,477,704
Other: City of Greenville Funds	\$ 1,000,000
Other: Interim Income	\$ 150,000
Owner's Deferred Development Fee	\$ 1,872,470
Owner's GP Equity Contribution	\$ 100
<b>TOTAL</b>	<b>\$ 31,515,274</b>

USES	
Building/Architecture	\$ 24,455,698
Construction Int. Fees, Soft Costs	\$ 2,335,727
Legal, Acctg., Agency Fees	\$ 671,400
Furnishings, Dev. Fees, Rent Up	\$ 2,528,000
Reserves	\$ 874,449
Land	\$ 650,000
<b>TOTAL</b>	<b>\$ 31,515,274</b>

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
<p><b>INLIVIAN (FKA CHARLOTTE HOUSING AUTHORITY)</b>                      Multifamily Note - Ballantyne Seniors                      15201 Ballancroft Parkway, Charlotte, NC</p> <p>G.S. 159-148; 159-153</p> <p>Not to exceed \$12,332,000. The proceeds of the Multifamily note will be loaned to Ballantyne Seniors, 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 Ballantyne Seniors. This is an 82-unit multifamily new construction project for seniors consisting of 61 one-bedroom and 21 two-bedroom units.</p> <p>The project is designed for seniors aged 55+ and is a four story building serviced by an elevator for accessibility. It will target senior households earning up to 30, 60, and 80 percent of the Area Median Household Income (AMHI). None of the units within the subject development will receive project-based rental assistance.</p>	<p>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.</p>	<p>The developer provided a Market Study and pro forma which supports the valuations in acquiring and construction of the Development.</p> <p>The issuer found that the debt to be incurred in connection with the project is adequate but not excessive.</p> <p>In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.</p>	<p>The developer provided a pro forma and Market Study which supports the valuations.</p> <p>The lenders performed their own credit review.</p> <p>The developer provided 20-year cash flow projections that show debt service coverage for the bonds will range from 1.23X to 1.40X.</p>	<p>No defaults noted, no major deficiencies.</p>	<p>Private Placement</p>	<p>Term Approximately 15 years after 36-month interest only construction period and a 40 year amortization.</p> <p>Interest Rate: Construction Phase - SOFR plus a margin of 2.60%                      Permanent Phase - 10 year UST (floor of 2.89%) + 2.42% .</p> <p>Structure: approximately level debt service.</p>

**APPROVALS**

Amount: Not to exceed \$12,332,000  
 Final Maturity: not to exceed December 31, 2041  
 Interest Rate: Tax-exempt not to exceed 12%

**FINANCING TEAM**

Bond Counsel: McGuireWoods LLP  
 Authority's Counsel: The Banks Law Firm, P.A.  
 Borrower: Ballantyne Seniors, LLC  
 Borrower's Counsel: The Banks Law Firm, P.A.  
 Fiscal Agent: Truist Bank  
 Fiscal Agent's Counsel: Womble Bond Dickinson (US) LLP  
 Initial Funding Lender: Truist Bank  
 Initial Funding Lender's Counsel: Womble Bond Dickinson (US) LLP  
 Permanent Lender: Federal Home Loan Mortgage Corporation (Freddie Mac)  
 Freddie Mac Servicer: Grandbridge Real Estate Capital, LLC  
 Freddie Mac Servicer's Counsel: Ballard Spahr, LLP  
 Tax Credit Investor: Truist Community Capital  
 Tax Credit Investor's Counsel: Holland & Knight LLP

SOURCES

Federal Tax Credit Equity	\$	10,347,479
Lender Sub Loan	\$	1,640,000
1st Mortgage	\$	7,408,709
City of Charlotte (HTF)	\$	4,000,000
Deferred Development Fee	\$	129,418
	\$	<u>23,525,606</u>

USES

Design, Construction & Engineering Costs	\$	17,285,615
Construction Contingency	\$	812,625
Marketing, Furniture, Equipment, Financing, Legal fees	\$	2,119,405
Operating & Lease Reserves	\$	315,960
Soft Cost Contingency	\$	85,000
Land Purchase	\$	1,800,000
Development fees	\$	1,107,000
	\$	<u>23,525,605</u>

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
<p><b>INLIVIAN (FKA CHARLOTTE HOUSING AUTHORITY)</b>                      Multifamily Mortgage Revenue Note - Kingspark Commons                      2662 Dr. Carver Road, Charlotte, NC</p> <p>G.S. 159-148; 159-153</p> <p>Not to exceed \$23,190,000. The proceeds of the Multifamily Note will be loaned to WCO Kingspark, LP, a North Carolina limited partnership, or an affiliated or related entity (the "Borrower") and used to finance a portion of the cost of the acquisition, construction, and equipping of Kingspark Commons. This is a 176-unit multifamily new construction project for general occupancy (family) households consisting of 65 one-bedroom, 24 two-bedroom, 77 three-bedroom and 10 four-bedroom units. The project targets general-occupancy (family) households earning up to 60% of Area Median Household Income (AMHI) under the Low-Income Housing Tax Credit (LIHTC) program. None of the units within the subject development will receive project-based rental assistance.</p>	<p>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.</p>	<p>The developer provided a Market Study and pro forma which supports the valuations in acquiring and construction of the Development.</p> <p>The issuer found that the debt to be incurred in connection with the project is adequate but not excessive.</p> <p>In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.</p>	<p>The developer provided a pro forma and Market Study which supports the valuations.</p> <p>The lenders performed their own credit review.</p> <p>The developer provided 15-year cash flow projections that show debt service coverage for the bonds will range from 1.15X to 1.45X.</p>	<p>No defaults noted, no major deficiencies.</p>	<p>Private Placement</p>	<p>Term: 18 years (with up to 42-month interest only construction period); 30 year maturity.</p> <p>Interest Rate: Construction period - floating rate equal to 1-month term SOFR plus 2.55%; Permanent period - fixed rate of 5.50%</p> <p>Structure: approximately level debt service.</p>
						<b>APPROVALS</b>
						<p>Amount: Not to exceed \$23,190,000                      Final Maturity: not to exceed December 31, 2056                      Interest Rate: Tax-exempt not to exceed 12%</p>
						<b>FINANCING TEAM</b>
						<p>Bond Counsel: McGuireWoods LLP                      Authority's Counsel: The Banks Law Firm, P.A.                      Borrower: WCO Kingspark, LP                      Borrower's Counsel: Reno &amp; Cavanaugh PLLC and Pease Law PLLC                      Funding Lender: First Horizon Bank                      Funding Lender's Counsel: Sherrard Roe Voigt Harbison, PLC                      Permanent Lender: Citibank, N.A.                      Permanent Lender's Counsel: Sidley Austin LLP and Norris George &amp; Ostrow PLLC                      Tax Credit Investor: First Horizon Community Investment Group, Inc.                      Tax Credit Investor's Counsel: Amall Golden Gregory, LLP</p>
<b>SOURCES</b>						
Financing	\$	24,261,000				
LIHTC Equity	\$	19,770,542				
Additional Equity	\$	1,200,000				
Deferred Development Fee	\$	1,919,408				
	\$	<u>47,150,950</u>				
<b>USES</b>						
Design, Construction & Engineering Costs	\$	34,678,297				
Construction Contingency	\$	1,684,915				
Marketing, Furniture, Equipment	\$	100,000				
Financing, Legal, Other fees	\$	4,745,671				
Operating Reserves	\$	741,067				
Soft Cost Contingency	\$	125,000				
Land Purchase	\$	2,700,000				
Development fees	\$	2,376,000				
	\$	<u>47,150,950</u>				

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
<p><b>RALEIGH HOUSING AUTHORITY</b>                      Multifamily Note - Thrive at South End                      420 Chapanoke Rd., Raleigh, NC</p> <p>G.S. 159-148; 159-153</p> <p>Not to exceed \$12,000,000. The proceeds of the Multifamily Note will be loaned to BRAD Thrive at Renaissance, LLC, a North Carolina limited liability, or an affiliated or related entity (the "Borrower") and used to finance a portion of the cost of the acquisition, construction, and equipping of Thrive at South End. This is a 90-unit multifamily new construction project consists of 15 one-bedroom 57 two-bedroom, and 18 three-bedroom units.</p> <p>The project target general-occupancy households earning up to 30%, 50% 60% and 80% of Area Median Household Income (AMHI) under the LIHTC program.</p>	<p>Raleigh Housing Authority 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 Raleigh.</p>	<p>The developer provided a Market Study and pro forma which supports the valuations in acquiring and construction of the Development.</p> <p>The issuer found that the debt to be incurred in connection with the project is adequate but not excessive.</p> <p>In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.</p>	<p>The developer provided a pro forma and Market Study which supports the valuations.</p> <p>The lenders performed their own credit review.</p> <p>The developer provided 15-year cash flow projections that show debt service coverage for the bonds will range from 1.16X to 1.35X.</p>	<p>No defaults noted, no major deficiencies.</p>	<p>Private Placement</p>	<p>Term Approximately 15 years after 30-month interest only construction period and a 40 year amortization.</p> <p>Interest Rate: Tax-exempt interest rate of Wall Street Journal Prime Rate (WSJP) less 75 bps, floor rate of approximately 4.00% (Construction period)                      Fixed Interest rate of 3.60% (Permanent phase).</p> <p>Structure: approximately level debt service.</p>

**APPROVALS**

Amount: Not to exceed \$12,000,000  
 Final Maturity: not to exceed December 31, 2042  
 Interest Rate: Tax-exempt not to exceed 12%

**FINANCING TEAM**

Bond Counsel: McGuireWoods LLP  
 Authority's Counsel: The Francis Law Firm, PLLC  
 Borrower: BRAD Thrive at Renaissance, LLC  
 Borrower's Counsel: Coleman Talley LLP  
 Fiscal Agent: U.S. Bank Trust Company, N.A  
 Fiscal Agent's Counsel: Nexsen Pruet, PLLC  
 Initial Funding Lender: Bank OZK  
 Initial Funding Lender's Counsel: Jones Walker LLP  
 Permanent Lender: Federal Loan Mortgage Corporation  
 Freddie Mac Servicer: Lument Capital, LLC  
 Freddie Mac's/Servicer's Counsel: Katten Muchin Rosenman LLP  
 Tax Credit Investor: RBC Community Investments, LLC  
 Tax Credit Investor's Counsel: Applegate & Thorne-Thomsen, P.C.

SOURCES		
	Interim Sources	Permanent Sources
Tax-Exempt Bond Issuance	\$ 10,679,000	
Construction Debt	\$ 15,000,000	
Mortgage FMAC		\$ 8,880,000
City of Raleigh		\$ 2,100,000
Wake County		\$ 2,100,000
Tax Credit Equity		\$ 8,535,266
Investment Income		\$ 331,780
Deferred Developer Fee		\$ 267,615
	<u>\$ 25,679,000</u>	<u>\$ 22,214,661</u>

USES		
	Assumed Debt	Permanent Uses
Tax Exempt Bond Redemption	\$ 10,679,000	
Acquisition Costs		\$ 1,658,480
Rehabilitation Costs		\$ 16,294,452
Financing Costs/Legal Costs		\$ 1,953,542
Soft Costs		\$ 537,045
Developer Fee		\$ 1,215,000
Project Reserves		\$ 556,142
	<u>\$ 10,679,000</u>	<u>\$ 22,214,661</u>

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION																					
<p><b>WAKE COUNTY HOUSING AUTHORITY</b>                      Multifamily Housing Revenue Bonds-Broadstone Walk, Series 2022                      950 S. Hughes Street, Apex, NC                      G.S. 159-148; 159-153</p> <p>Not to exceed \$32,500,000: \$23,000,000 Non-Taxable, Series 2022A and \$9,500,000 Taxable, Series 2022B Revenue Bonds                      The proceeds of the Bonds will be loaned to Broadstone Walk, LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Borrower").                      Funds will be used to finance a portion of the cost of the acquisition, construction and equipping of a 164-unit multifamily residential rental facility to be known as Broadstone Walk.                      The development will consist of 164 units restricted to households earning 40, 50, and 60 percent of the AMI, or less. Additionally 18 units will be made accessible to the mobility-impaired, and 17 units will target disabled persons or the homeless.                      The apartments will be comprised of eight, three-story residential and one community building offering 32 one, 100 two, and 32 three bedroom units.</p>	<p>Wake County HA finds that the project is necessary and expedient to further the Authority's purpose of promoting low and moderate income housing in Wake County.</p>	<p>The developer provided a Market Study and pro forma which supports the valuations in acquiring and construction of the Development.</p> <p>The issuer found that the debt to be incurred in connection with the project is adequate but not excessive.</p> <p>In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.</p>	<p>The developer provided a pro forma and Market Study which supports the valuations.</p> <p>The lenders performed their own credit review.</p> <p>The developer has provided 20-year cash flow projections that show debt service coverage for the bonds will range from 1.15X to 1.51X.</p>	<p>No defaults noted, no major deficiencies.</p>	<p>Private Placement</p>	<p>Term Approximately 15 years after a 36 month interest only construction period; with a 45 year amortization schedule; Taxable- approximately 36-month interest only with 5 year term.                      Interest Rate: tax exempt - floating rate spread of 2.50% over SOFR with index floor of .75% (currently 4.01%); Taxable - floating rate spread of 3.00% over SOFR with index floor.75% (currently 4.51%)                      Structure: approximately level debt service.</p>																					
						<b>APPROVALS</b>																					
						<p>Amount: Not to exceed \$32,500,000                      Final Maturity: not to exceed December 31, 2067 Series 2022A and not to exceed September 1, 2027 Series 2022B                      Interest Rate: Tax-exempt not to exceed 12%</p>																					
						<b>FINANCING TEAM</b>																					
						<p>Bond Counsel: McGuireWoods LLP                      Issuer: Housing Authority of the County of Wake                      Issuer's Counsel: The Charleston Group                      Borrower: Broadstone Walk, LLC                      Borrower's Counsel: Blanco Tackabery &amp; Matamoros, P.A.                      Trustee: U.S. Bank Trust Company, N.A                      Trustee's Counsel: Nexsen Pruet, PLLC                      Purchaser: Western Alliance Business Trust                      Purchaser's Counsel: Squire Patton Boggs                      Placement Agent: Stern Brothers &amp; Co.                      Majority Owner Representative: Bellwether Enterprise Real Estate Capital, LLC                      Majority Owner Rep's Counsel: Kutak Rock LLP                      Tax Credit Investor: Wincopin Circle LLLP or an affiliate                      Tax Credit Investor's Counsel: Gallagher Evelius &amp; Jones LLP</p>																					
<p><b>SOURCES</b></p> <table border="0"> <tr><td>Permanent Loan</td><td>\$</td><td>23,000,000</td></tr> <tr><td>Wake County</td><td>\$</td><td>3,500,000</td></tr> <tr><td>Apex Loan</td><td>\$</td><td>1,850,000</td></tr> <tr><td>Other: Interim Income</td><td>\$</td><td>955,000</td></tr> <tr><td>Owner's Deferred Development Fee</td><td>\$</td><td>962,515</td></tr> <tr><td>Federal LIHTC Equity</td><td>\$</td><td>13,684,719</td></tr> <tr><td><b>TOTAL</b></td><td><b>\$</b></td><td><b>43,952,234</b></td></tr> </table>	Permanent Loan	\$	23,000,000	Wake County	\$	3,500,000	Apex Loan	\$	1,850,000	Other: Interim Income	\$	955,000	Owner's Deferred Development Fee	\$	962,515	Federal LIHTC Equity	\$	13,684,719	<b>TOTAL</b>	<b>\$</b>	<b>43,952,234</b>						
Permanent Loan	\$	23,000,000																									
Wake County	\$	3,500,000																									
Apex Loan	\$	1,850,000																									
Other: Interim Income	\$	955,000																									
Owner's Deferred Development Fee	\$	962,515																									
Federal LIHTC Equity	\$	13,684,719																									
<b>TOTAL</b>	<b>\$</b>	<b>43,952,234</b>																									
<p><b>USES</b></p> <table border="0"> <tr><td>Development/Construction Costs</td><td>\$</td><td>40,687,154</td></tr> <tr><td>Land Cost</td><td>\$</td><td>2,250,000</td></tr> <tr><td>Reserves</td><td>\$</td><td>1,015,080</td></tr> <tr><td><b>TOTAL</b></td><td><b>\$</b></td><td><b>43,952,234</b></td></tr> </table>	Development/Construction Costs	\$	40,687,154	Land Cost	\$	2,250,000	Reserves	\$	1,015,080	<b>TOTAL</b>	<b>\$</b>	<b>43,952,234</b>															
Development/Construction Costs	\$	40,687,154																									
Land Cost	\$	2,250,000																									
Reserves	\$	1,015,080																									
<b>TOTAL</b>	<b>\$</b>	<b>43,952,234</b>																									

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
<b>GRAHAM</b> Sewer \$81,489,500 G.S. 159G-22 Revolving Loan (CS370563-04)	This project includes upgrading existing annexation aeration basins to a 5-stage process, adding additional aeration basins, a new blower facility, a new chemical facility, a new mixed liquor suspended solids distribution box, updated return activated sludge pump stations, a new secondary effluent junction box, new tertiary filter facility, new chlorine contact tank, new aerobic digester and sludge holding tank, a new maintenance building, and site electrical upgrades.	Necessary and expedient because the treatment infrastructure has exceeded its useful life, as well as increase the treatment and hydraulic capacity of the plant to meet the anticipated demands in the Graham service area over the next 20- year planning period.	Cost estimated provided by Hazen and Sawyer.	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: \$26.46 Sewer: \$55.58	Loan from State of North Carolina Term: 30 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.
<u>Funding Sources:</u>						
CWSRF Loan:		\$ 59,989,500				
ASADRA Loan:		\$ 23,000,000				
Principal Foregiveness		\$ (1,500,000)				
Loan:		<u>\$ 81,489,500</u>				

**MISCELLANEOUS:**  
**Town of Fuquay-Varina**

**(ACTION ITEMS):**

The Town of Fuquay-Varina requests a three-year extension per G.S.159-64 of the following bonds authorized by voters at a referendum on November 3, 2015:

\$21,000,000 G.O. Transportation Bonds, of which \$3,650,000 of such bonds remain unissued;  
\$ 3,000,000 G.O. Water Bonds, of which all \$3,000,000 of such bonds remain unissued, and  
\$ 2,000,000 G.O. Wastewater Bonds, of which all \$2,000,000 of such bonds remain unissued.

Fuquay-Varina requests the extension as it has taken longer to complete design, permitting and construction of these projects, and the Town believes the three-year extension will provide adequate time to design and finance construction of the various projects. The Town is one of the fastest growing municipalities in NC.

Staff recommends approval of extending the authorization to November 3, 2025.