

Attachment A:
Consent Agenda



LGC Staff Analysis For:	CAPE FEAR PUBLIC UTILITY AUTHORITY		
PAR Amount Not To Exceed	\$ 22,361,131		
Financing Type	Revolving Loan		
Purpose and Type	Water/Sewer	Sewer	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Southside WWTP Replacement and Capacity Upgrade (CS370923-15) GMP No. 2 Long-Lead Yard Pipe & Long-Lead Equipment and Final Design: The project will replace and expand the existing Authority's Southside WWTP from 12 mgd to 16 mgd. This project will include a completely new treatment process and most existing facilities will be replaced or re-purposed, consisting of: New headworks; new primary clarifiers; a new biological (activated sludge) treatment process; new secondary clarifiers; new tertiary filters; new UV disinfection facility located outside the floodplain; new generators; new biosolids digesters and refurbishment of one existing digester, new thickening and dewatering new biosolids storage and bio-gas utilization facilities, and associated ancillary equipment; new operations and maintenance facilities, buildings and miscellaneous ancillary equipment and facilities.		
Statutory Reference	G.S. 159G-40 AND 159-52 Last Request to Borrow 8/2025 REV \$500,000		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	New Hanover County has experienced increased growth and development over the past decade. By 2044, the average daily flow generated in the SSWWTP service area is projected to be 13.575 MGD, which is approximately 113% of the facility's existing 12 MGD permitted capacity and approximately 84.85% of the facility's proposed 16 MGD capacity.	Proposed Amount is Adequate and Not Excessive	The Authority received a Guaranteed Maximum Price (GMP) Proposal No. 2 (change order no.1) dated September 22, 2025. The objective of this GMP No. 2 Proposal is to procure long-lead yard-pipe and long-lead equipment.
Feasibility	The Authority has projections prepared by Raftelis Financial Consultants for the period 2025-2031. Current projections demonstrate total debt service coverages of 1.71X in FY2025 and of at least 1.60X through 2031. The FY25 combined water and sewer bill for the average customer using 4,000 gallons is \$74.71.		
Tax Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Additional Information (as applicable): The combined rate increases are projected to be between 6.2% and 7.5% each year of the projection period (FY26-31).	
Rate Increase Anticipated	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

CAPE FEAR PUBLIC UTILITY AUTHORITY

Terms	Lender/Purchaser/Bank	State of North Carolina	Marketability Ratings as of 5/7/2025
	Interest Rate	NTE 4%	
	Term	20 years	
	Payment	annual principal; semi-annual interest	
	Structure and Term	level principal; declining interest	
	Final Maturity		
Other:	The Authority received approval for an additional \$35 million loan from DEQ bringing the total loan amount to \$175,000,000.		
Southside WWTP Replacement and Capacity Upgrade (CS370923-15) GMP No. 1 Proposal for Early Site work in the amount of \$26,305,499 was approved by the LGC July 1, 2025. Loan funds with prior approval by the LGC in the amount of \$11,423,554 remain and are to be used in conjunction with the loan funds requesting approval at this time.			

Financing Team			
Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 22,361,131		
Sources:	Amount:	
1 DEQ Repayable Loan (CS370923-15) GMP-1 (remaining balance from prior approval)		\$ 11,423,554
2 DEQ Repayable Loan (CS370923-15) GMP-2 (new funds requesting approval)		\$ 22,361,131
3		
4		
Total		\$ 33,784,685
Uses:	Amount:	
1 GMP No. 2 Long-Lead Yard Pipe & Long-Lead Equipment & Final Design		\$ 18,214,935
2 Design Build GMP #1 Site Work (remaining from GMP-1)		\$ 11,423,554
3 Allowances: Design-Builder construction fee and contingencies		\$ 4,146,196
4		
Total		\$ 33,784,685

General Fund Debt and Debt Ratios			
Amount	\$ 22,361,131	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	



LGC Staff Analysis For:		CLAYTON, TOWN OF - PRITCHARD WOODS	
Amount Not To Exceed	\$ 45,000,000	Housing Financing Type	Conduit Revenue Bonds
Project Description	<p>The proceeds of the Multifamily Notes and Bonds will be loaned to Clayton Leased Housing Associates I, LLLP, a Minnesota limited liability 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 a 167-unit multifamily residential rental facility for seniors to be known as Pritchard Woods and located at the intersection of Pritchard Road and Swann Trail, Clayton, NC.</p> <p>Pritchard Woods will be constructed using low-income housing tax credits (LIHTC) and will include 92 one-bedroom units and 75 two-bedroom units targeting lower-income households earning 60% of Area Median Income (AMI).</p>		
Statutory Reference	G.S. 159-153	Last Request to Borrow	9/2025; CONREV; \$14,500,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	The Town finds the financing is necessary or expedient to further the Town's purpose of promoting low and moderate income housing in the Town of Clayton.		
Proposed Amount is Adequate and Not Excessive	The developer provided a Market Study and pro-forma which support the valuations. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.		
Feasibility	The developer provided a 19 year cash flow projection that shows debt service coverage will range from 1.33X - 1.90X. The lenders performed their own credit review.		
TEFRA Hearing	Date 10/20/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	Series A - construction phase: fixed rate set at 3-yr SOFR Swap Rate + 2.4%; permanent: 10-yr UST (floor of 3.65%)+1.88%. Series B - fixed rate of 7.5-15%. Series C: fixed rate set at 3-yr SOFR Swap Rate (floor of 3.25%)+ 2.75% (estimated at 6.05%) NTE 15%	
	Term	Series A - construction to perm loan with 36 month construction period (subject to extension) and permanent loan with term of 15 years; 40 year amortization Series B - construction to perm loan; 40 years Series C - construction loan; 36 months, subject to extension	
	Payment	see other	
	Structure and Term	level debt service	
	Final Maturity	NTE 12/31/2065	
Other:	Series A - interest only during construction followed by monthly principal and interest Series B - monthly interest; annual principal years 31-40 Series C - interest only; principal due at maturity		



LGC Staff Analysis For:

CLAYTON, TOWN OF - PRITCHARD WOODS

Financing Team

Authority's Counsel			
Borrower	Clayton Leased Housing Associates I, LLLP		
Borrower's Counsel	Winthrop & Weinstine, P.A.		
Bond Counsel	McGuire Woods, LLP		
Lender/Purchaser/Bank			
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel			
Series A Initial Lender	Deutsche Bank Securities, Inc.	Series B Placement Agent	Colliers Securities LLC
Series A Initial Lender's Counsel	Kutak Rock LLP	Series B Placement Agent's Counsel	Ballard Spahr LLP
Series A Permanent Lender	Federal Home Loan Mortgage Corp	Series C Lender	Colliers Funding LLC
Freddie Mac Servicer	Grandbridge Real Estate Capital LLC	Series C Lender Counsel	Fabyanske, Westra, Hart & Thomson, P.A.
Freddie Mac Servicer Counsel	Robinson & Cole LLP	Trustee/Fiscal Agent Counsel	Stover Legal Group

Amount Not to Exceed: \$ 45,000,000

Sources:	Amount:
1 1st Mortgage Tax-Exempt	\$ 28,410,000
2 1st Mortgage - Taxable	\$ 2,680,000
3 Tax-Exempt Mezzanine Loan	\$ 2,590,000
4 Interest on Equity	\$ 163,773
5 LIHTC Equity	\$ 26,245,620
6 General Partner/Special Limited Partner Equity	\$ 200
7 Income from Operations	\$ 1,244,599
8 Deferred Developer Fee	\$ 1,285,148
9	
10	
Total	\$ 62,619,340
Uses:	Amount:
1 Acquisition and Construction Costs	\$ 45,428,968
2 Interests and Reserves	\$ 7,936,492
3 Professional Services	\$ 2,751,760
4 Financing Costs - Construction Financing	\$ 631,463
5 Financing Costs - Permanent Mortgage	\$ 1,225,335
6 Closing Costs	\$ 287,508
7 Tax Credit Fees	\$ 516,814
8 Developer Fee	\$ 3,841,000
9	
10	
Total	\$ 62,619,340



LGC Staff Analysis For:		CLEVELAND COUNTY	
PAR Amount Not To Exceed	\$ 89,000,000		
Financing Type	Limited Obligation Bonds		
Purpose and Type	General Government	Law Enforcement/Public Safety	
Purpose and Type	Solid Waste	Solid Waste	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	<p>Proceeds will be used to finance a portion of the costs of the Cleveland County Courthouse demolition and the construction and equipping of a new justice center including a courthouse, a detention center, a Sheriff's Office, and related public infrastructure development.</p> <p>Additionally, the loan proceeds will be used to finance the construction of a new solid waste landfill cell at the existing landfill and the acquisition of new solid waste equipment.</p>		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 2/2022; IFC; \$8,500,000		
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Projects are necessary to provide the required services and to address capacity constraints.	Proposed Amount is Adequate and Not Excessive	GMP is in hand for the Justice Center, estimates for the Landfill Cell expansion have been received with definitive bids to be submitted early November. More than 70% of the costs are known and defined.
Feasibility	Debt for the Justice Center will be paid from the general fund and the Landfill Cell expansion will be paid from the solid waste fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 10/21/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

CLEVELAND COUNTY

Terms	Lender/Purchaser/Bank	TD Public Finance LLC	Marketability	
	Interest Rate	3.80%		
	Term	20 year		
	Payment	annual principal and interest		
	Structure and Term	see "Other"		
	Final Maturity	NTE 10/1/2045		
Other:	Structure and Term: level principal for the Justice Center and level debt service for the solid waste landfill cell expansion.			
	This will be a Limited Obligation Bond private placement transaction - no public sale.			

Financing Team			
Municipal Advisor	Davenport & Company LLC		
Underwriter/Senior			
Lender/Purchaser/Bank	TD Public Finance LLC	Bank's Counsel	Pope Flynn LLC
Underwriter's Counsel			
Bond Counsel	Parker Poe Adams & Bernstein, LLP		
Purchaser's Counsel			
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel	Holland & Knight LLP		

Amount Not to Exceed: \$ 89,000,000	
Sources:	Amount:
1 Par Bond Proceeds - Justice Center	\$ 75,000,000
2 Par Bond Proceeds - Solid Waste	\$ 14,000,000
3 SCIF Funds	\$ 103,150,000
4 County Reserves	\$ 19,056,286
Total	\$ 211,206,286
Uses:	Amount:
1 Justice Center	\$ 196,772,472
2 Solid Waste	\$ 13,957,528
3 Cost of Issuance	\$ 270,000
4 Change Order/FF&E Contingency	\$ 206,286
Total	\$ 211,206,286

General Fund Debt and Debt Ratios			
Amount	\$ 89,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 310
Existing Debt Excluding Enterprise Funds	\$ 31,454,365	After	\$ 1,188
Estimated Census	101,378	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.5450	Before	0.22%
Assessed Valuation	\$ 14,358,189,358	After	0.84%



LGC Staff Analysis For:		DURHAM HOUSING AUTHORITY - FAYETTE PLACE PHASE I	
Amount Not To Exceed	\$ 44,000,000	Housing Financing Type	Conduit Revenue Bonds
Project Description	<p>The proceeds of the Multifamily Note will be loaned to Fayette Place JV LLC, a North Carolina limited liability company, or an affiliated or related entity, and used to finance a portion of the cost of the acquisition, construction and equipping of a 252-unit multifamily rental housing development to be located at 1103 Merrick Street, Durham, North Carolina.</p> <p>Fayette Place Phase I will be constructed using low-income housing tax credits (LIHTC) and will include 81 one-bedroom units, 113 two-bedroom units and 58 three-bedroom units targeting lower-income households earning 30%, 50%, 60% and 80% of Area Median Income (AMI).</p>		
Statutory Reference	G.S. 159-153	Last Request to Borrow	09/2025; CON REV; \$22,000,000 & \$10,250,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	The Authority finds the financing is necessary or expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Durham, NC.		
Proposed Amount is Adequate and Not Excessive	<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>		
Feasibility	The developer provided a 20 year cash flow projection that shows debt service coverage for the bonds will range from 1.15X to 1.45X. The lenders performed their own credit review.		
TEFRA Hearing	Date 10/2/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	Construction Phase: 1-month term SOFR (floor of 0.50%) + 1.85%. Current indicative rate is 6.21% Permanent Phase: Fixed rate of 19-year SOFR Swap Index (floor of 0.75%) + 2.15%. Current indicative rate is 6.19%. NTE 12%	
	Term	Construction Phase: 36 months plus two 6-month extensions Permanent Phase: 16 years with payments based on a 40 year amortization schedule	
	Payment	Construction: monthly interest only; Permanent: monthly interest and principal payments	
	Structure and Term	level debt service	
	Final Maturity	NTE 12/31/2047	
Other:			



LGC Staff Analysis For:	DURHAM HOUSING AUTHORITY - FAYETTE PLACE PHASE I
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Financing Team			
Authority's Counsel	The Banks Law Firm, P.A.		
Borrower	Fayette Place JV LLC		
Borrower's Counsel	Winthrop & Weinstine, P.A.		
Bond Counsel	McGuire Woods, LLP		
Lender/Purchaser/Bank			
Trustee			
Trustee's Counsel			
Funding Lender	Citibank, N.A.		
Funding Lender's Counsel	Holland & Knight LLP		
Tax Credit Investor	WNC & Associates, LLC		
Tax Credit Investor's Counsel	Kutak Rock LLP		

Amount Not to Exceed: \$ 44,000,000		
Sources:	Amount:	
1 Tax-Exempt Construction Loan		\$ 44,000,000
2 Taxable Tail		\$ 5,022,756
3 Ground Lease - Promissory Note		\$ 9,320,000
4 Durham City Funds		\$ 17,000,000
5 Federal LIHTC Equity		\$ 15,182,668
6		
7		
8		
9		
10		
Total		\$ 90,525,424
Uses:	Amount:	
1 Construction Loan Prepayment		\$ 8,440,728
2 Taxable Tail Prepayment		\$ 5,022,756
3 Land & Building Acquisition		\$ 9,320,000
4 Site Work		\$ 7,753,681
5 Construction		\$ 44,526,530
6 Architectural & Engineering		\$ 2,393,379
7 Financing & Other Construction Fees		\$ 9,205,576
8 Reserves & Escrows		\$ 3,862,774
9		
10		
Total		\$ 90,525,424



LGC Staff Analysis For:	FRANKLIN COUNTY		
PAR Amount Not To Exceed	\$ 38,000,000		
Financing Type	Limited Obligation Bonds		
Purpose and Type	General Government	Multiple Projects	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	The proceeds will be used to pay or reimburse the costs of (a) renovating, expanding and improving the County Judicial Annex, (b) acquiring, constructing and equipping a new Emergency Medical Services Station, and (c) up-fitting and improving the County's Facilities Management Warehouse and Sheriff's Facility and paying related financing costs.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 02/2025; SRF; \$1,364,112		
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Necessary to expand and improve existing County facilities that will better serve the greater County population.	Proposed Amount is Adequate and Not Excessive	Judicial Center & EMS Station bids are in hand with the Sheriff Facility Upgrades and Facilities Management Warehouse based upon County estimates as of October 2025.
Feasibility	Debt Service will be paid from the General Fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 10/6/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

FRANKLIN COUNTY

Terms	Lender/Purchaser/Bank	Webster Bank, N.A.	Marketability Moody's N/A S&P N/A Fitch N/A	
	Interest Rate	4.39%		
	Term	20 years		
	Payment	annual principal and interest		
	Structure and Term	level principal		
	Final Maturity	8/1/2045		
Other:	Limited Obligation Bond Structure private placement is more timely and feasible than G.O. Bond.			

Financing Team			
Municipal Advisor	Davenport & Company LLC		
Underwriter/Senior			
Lender/Purchaser/Bank	Webster Bank, N.A.		
Underwriter's Counsel			
Bond Counsel	Womble Bond Dickinson (US) LLP		
Purchaser's Counsel	Gilmore & Bell, P.C.		
Trustee	U.S. Bank Trust Company, N.A.		
Trustee's Counsel	Holland & Knight LLP		

Amount Not to Exceed: \$ 38,000,000	
Sources:	Amount:
1 Tax Exempt Bond Proceeds	\$ 36,273,000
2 State Capital Infrastructure Fund Grant	\$ 15,000,000
3	
4	
Total	\$ 51,273,000
Uses:	Amount:
1 Construction & Design Cost	\$ 51,022,273
2 Cost of Issuance + Additional Proceeds	\$ 250,727
3	
4	
Total	\$ 51,273,000

General Fund Debt and Debt Ratios			
Amount	\$ 38,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 445
Existing Debt Excluding Enterprise Funds	\$ 33,880,188	After	\$ 944
Estimated Census	76,168	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.5050	Before	0.26
Assessed Valuation	\$ 13,202,651,648	After	0.54



LGC Staff Analysis For:		INLIVIAN - VINTAGE ON WEST BOULEVARD	
Amount Not To Exceed	\$ 68,000,000	Housing Financing Type	Conduit Revenue Bonds
Project Description	<p>The proceeds of the Bonds will be loaned to Roers Charlotte Apartments II LLC, a Minnesota limited liability company, and used to finance a portion of the cost of the acquisition, construction and equipping of a 238-unit multifamily rental housing development to be known as Vintage on West Boulevard.</p> <p>The project will be located at 3119 West Boulevard, Charlotte, North Carolina. The 238 unit development will consist of 27 one-bedroom units, 60 two-bedroom units, 124 three-bedroom units and 27 four-bedroom units targeting households earning 60% of Area Median Income (AMI) using low-income housing tax credits (LIHTC).</p>		
Statutory Reference	G.S. 159-153	Last Request to Borrow	09/2025; CON REV; \$18,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	The Authority finds the financing is necessary or expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Charlotte, North Carolina.		
Proposed Amount is Adequate and Not Excessive	The developer provided a Market Study and pro-forma which support the valuations. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.		
Feasibility	The developer provided a 15 year cash flow projection that shows debt service coverage for the bonds will range from 2.53X to 3.80X.		
TEFRA Hearing	Date 10/21/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	SERIES A - Construction - fixed rate of 3-Year SOFR + 2.55% (~5.99%); Perm - fixed rate of 18-yr SOFR + 2.30% (~6.15%); SERIES B - Construction and Perm - fixed rate of 18-Year SOFR + 5.0% (~9.0%); SERIES B (fixed rate of 3-Year SOFR + 2.95% (~6.39%); Perm - fixed rate of 18-yr SOFR + 2.95% (~6.85%); all subject to interest rate floors; Rates NTE 12%	
	Term	Construction period of 30 months plus option of one 6-month extension; permanent term of 18 years Interest only through 2 years after stabilization followed by 45 year amortization	
	Payment	See "Other"	
	Structure and Term	Level debt service	
	Final Maturity	NTE 12/31/2075	
Other:	<p>Payment: Interest only payments during the construction period + 2 years followed by monthly principal and interest payments</p> <p>Expect approximately \$40,725,000 of construction-to-permanent tax-exempt bonds and up to \$27,275,000 of construction-to-permanent taxable bonds.</p>		



LGC Staff Analysis For:

INLIVIAN - VINTAGE ON WEST BOULEVARD

Financing Team

Authority's Counsel	The Banks Law Firm, P.A.		
Borrower	Roers Charlotte Apartments II LLC		
Borrower's Counsel	Winthrop & Weinstine, P.A.		
Bond Counsel	McGuire Woods, LLP		
Lender/Purchaser/Bank			
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel	Ballard Spahr, LLP		
Purchaser Representative	CBRE Loan Services, Inc.		
Originator	Boston Capital Finance LLC		
Originator's Counsel	Kutak Rock LLP		
Tax Credit Investor	WNC & Associates, Inc., or an affiliate		
Tax Credit Investor's Counsel	Holland & Knight LLP		

Amount Not to Exceed: \$ 68,000,000

Sources:	Amount:
1 First Mortgage	\$ 17,725,000
2 First Mortgage - Tax Exempt	\$ 23,000,000
3 First Mortgage - Taxable	\$ 5,780,000
4 Construction Mortgage - Tax Exempt A	\$ 17,725,000
5 Construction Mortgage - Tax Exempt B	\$ 23,000,000
6 Equity Bridge Loan - Taxable	\$ 24,416,247
7 Low Income Tax Credit Equity	\$ 27,964,561
8 Capitalized Cash Flow	\$ 1,480,950
9 Deferred Developer Fee	\$ 81,573
10	
Total	\$ 141,173,331
Uses:	Amount:
1 Acquisition Costs	\$ 13,970,042
2 Construction Costs	\$ 94,462,872
3 Interim Escrowed Funds	\$ 13,140,504
4 Lender or Investor Cash Reserves	\$ 1,470,304
5 Professional Services	\$ 5,453,300
6 Construction Financing Costs	\$ 1,332,824
7 Permanent Financing Costs	\$ 1,958,750
8 Closing Costs	\$ 266,468
9 Tax Credit Fees	\$ 2,181,239
10 Developer Fee	\$ 6,937,028
Total	\$ 141,173,331



LGC Staff Analysis For:		NCHFA:HARMONY HOUSING AFFORDABLE DEVELOPMENT INC. (LANDURA PORTFOLIO)	
Amount Not To Exceed	\$ 55,000,000	Financing Type	Conduit Revenue Bonds
Purpose and Type	Housing		
Project Description	<p>Multifamily Housing Revenue Bonds (Landura Portfolio), Series 2025</p> <p>The proceeds of the bonds will be used to provide funds to finance the acquisition, rehabilitation and equipping of 10 separate multifamily housing facilities with a total of 640 units located in Craven, Edgecombe, Forsyth, Halifax, Mitchell, Stanly, Vance and Wilkes Counties. The 10 properties are a part of the Landura Portfolio. Landura Portfolio MM, LLC, is a North Carolina limited liability company.</p> <p>The bonds will be issued as special obligations of the Agency with the proceeds being loaned to the ownership entities of the Landura Portfolio to acquire, renovate, construct and equip the projects. The bonds are payable solely from the revenues and other moneys assigned by the Indenture to secure that payment, which include the payments required to be made pursuant to a Loan Agreement between the Agency and the Borrowers dated as of December 1, 2025.</p> <p>Each Project is subject to a separate Land Use Restriction Agreement (LURA) and is eligible for low-income housing tax credits (LIHTC).</p>		
Statutory Reference	G.S. 122A-8	Last Request to Borrow	9/2025; REV; \$1,250,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	The NCHFA has found that the project is necessary to provide safe, sanitary, affordable housing opportunities for low- to moderate-income residents. The project is subject to tax requirements with LIHTC 15-year use restrictions of 60% of the area median income.		
Proposed Amount is Adequate and Not Excessive	The developer has provided appraisals, construction rehabilitation cost estimates, Phase I environmental studies, and market studies for each project which support the valuations thereof. The NCHFA Rental Investment Section has reviewed the above and the adequacy and cost of the proposed renovations and found it to be reasonable.		
Feasibility	The developer has provided 20 year cash-flow pro forma projections that show debt service coverage to begin at 1.15X and end at 1.44X.		
TEFRA Hearing Date	10/15/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	Fixed Rate, Not to exceed 12%	
	Term		
	Payment		
	Structure and Term	Total 120 month maturity maximum	
	Final Maturity	Not to extend beyond 1/1/2035	
Other:			



LGC Staff Analysis For:		NCHFA:HARMONY HOUSING AFFORDABLE DEVELOPMENT INC. (LANDURA PORTFOLIO)
Marketability	Moody's Aa1	The Bonds are expected to be sold to Stifel, Nicolaus & Company, Inc. for public offering to investors at an interest rate to be determined at the time of sale based on current market conditions.
	S&P N/A	
	Fitch N/A	

Financing Team			
Municipal Advisor	Caine Mitter & Associates Inc.		
Underwriter/Senior	Stifel, Nicolaus & Company, Inc.		
Underwriter's Counsel	Tiber Hudson LLC		
Bond Counsel	Womble Bond Dickinson (US) LLP		
Lender/Purchaser/Bank			
Trustee	Bank of New York Mellon Trust Company,		
Trustee's Counsel	Chapman & Cutler LLP		
Borrower/Developer	Landura Management Associates	Co-Borrower/Developer	Harmony Housing Affordable Development, Inc.
Borrower/Developer Counsel	Blanco Tackabery & Matamoros, P.A.	Co-Borrower/Developer Counsel	Greystone & Co. II LLC.

Amount Not to Exceed: \$ 55,000,000		
Sources:	Amount:	
1 Bond Proceeds		\$ 48,474,000
2 Subordinate 515 Loan Proceeds		\$ 12,389,163
3 RD 538 Loan Proceeds		\$ 52,552,000
4 Tax Credit Equity		\$ 28,421,890
5 Deferred Developer Fee		\$ 3,626,836
6 Capital Magnet Funds		\$ 1,300,000
7 Replacement Reserves		\$ 781,144
8 Bond Reinvestment Proceeds		\$ 6,180,444
9 Capitalized Project Operating Income		\$ 669,602
10		
Total		\$ 154,395,079
Uses:	Amount:	
1 Acquisition Costs		\$ 25,049,568
2 Rehabilitation Costs		\$ 37,988,319
3 Financing Fees and Expenses		\$ 4,994,451
4 Developer Fees		\$ 9,362,943
5 Payment of Bond Principal		\$ 48,474,000
6 General Contractor Costs		\$ 6,306,074
7 Contingency		\$ 4,429,444
8 Architecture & Engineering		\$ 1,048,119
9 Third-Party Reports - \$471,976; Soft Costs - \$1,075,877		\$ 1,547,853
10 Capitalized Interest Reserves - \$11,025,854; Reserves & Escrows - \$4,168,454		\$ 15,194,308
Total		\$ 154,395,079



LGC Staff Analysis For:		RALEIGH HOUSING AUTHORITY - MOORE SQUARE	
Amount Not To Exceed	\$ 31,682,000	Housing Financing Type	Conduit Revenue Bonds
Project Description	<p>The proceeds of the Bonds will be loaned to Moore Square Harmony Housing LLC, a North Carolina limited liability company (the "Borrower"), and used to finance a portion of the cost of the acquisition, construction and equipping of a low and moderate income multifamily housing development, consisting of 160 units located in one residential building, to be located at 319 E. Martin Street in the City of Raleigh, North Carolina.</p> <p>The Project will be developed using low-income housing tax credits (LIHTC) and will include 51 one-bedroom units, 77 two-bedroom units and 32 three-bedroom units targeting lower-income households earning 30%, 50%, 60% or 80% of Area Median Income (AMI).</p>		
Statutory Reference	G.S. 159-153	Last Request to Borrow	10/2025; CON REV; \$23,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	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.		
Proposed Amount is Adequate and Not Excessive	The developer provided a Market Study and Pro-forma which support the valuations. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.		
Feasibility	The developer provided a 20 year cash flow projection that shows debt service coverage for the bonds will be 1.15X - 1.89X		
TEFRA Hearing	Date 9/15/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	Construction Period: Fixed rate estimated at 3.00% Permanent Period: Fixed rate estimated at 6.08% (to be set via rate lock at 10-year U.S. Treasury (with floor of 3.91%) + spread of 1.76%) NTE 12%	
	Term	Construction Period: 36 months, subject to extension Permanent Period: 15 years with 40-year amortization	
	Payment	Construction - Semi-annual interest only; Permanent - Monthly Principal and Interest	
	Structure and Term	level debt service	
	Final Maturity	NTE 12/31/2044	
	Other:		



LGC Staff Analysis For:	RALEIGH HOUSING AUTHORITY - MOORE SQUARE
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Financing Team			
Authority's Counsel	The Francis Law Firm, PLLC	Permanent Lender	Federal Home Loan Mortgage Corporation
Borrower	Moore Square Harmony Housing LLC	Freddie Mac Servicer	Regions Bank
Borrower's Counsel	Womble Bond Dickinson LLP	Freddie Mac/Servicer's Counsel	Ballard Spahr, LLP
Bond Counsel	McGuire Woods, LLP	Tax Credit Investor	Regions Bank
Lender/Purchaser/Bank		Tax Credit Investor's Counsel	Jones Walker LLP
Trustee	Regions Bank		
Trustee's Counsel			
Trustee/Fiscal Agent's Counsel	Maynard Nexsen PC		
Underwriter	Stifel, Nicolaus & Company, Incorporated		
Underwriter's Counsel	Tiber Hudson LLC		

Amount Not to Exceed: \$ 31,682,000		
Sources:	Amount:	
1 Freddie Cash-Backed Forward Commitment		\$ 19,510,000
2 City of Raleigh Soft Loan		\$ 15,700,000
3 Wake County Soft Loan		\$ 3,360,000
4 Federal Low Income Housing TC Loan		\$ 19,221,012
5 Bond Investment Proceeds		\$ 2,535,978
6 Deferred Development Fee		\$ 36,060
7		
8		
9		
10		
Total		\$ 60,363,050
Uses:	Amount:	
1 Construction/Site Work Costs		\$ 35,615,344
2 General Contractor Fee		\$ 3,975,938
3 Developer Fee		\$ 3,600,000
4 Reserves & Escrows		\$ 1,595,929
5 Contingency Costs		\$ 2,123,314
6 Capitalized Interest Reserves		\$ 5,365,601
7 Taxes/Insurance/Architect Fees/Tax Credit Application Fees		\$ 3,993,849
8 Permanent/Construction & Interim Financing Costs		\$ 967,910
9 Soft Costs		\$ 3,125,165
10		
Total		\$ 60,363,050



LGC Staff Analysis For:		RALEIGH HOUSING AUTHORITY - MAPLE RIDGE	
Amount Not To Exceed	\$ 24,500,000	Housing Financing Type	Conduit Revenue Bonds
Project Description	<p>The proceeds of the Bonds will be loaned to Maple Ridge Apts Limited Partnership, a North Carolina limited partnership (the "Borrower"), and used to finance a portion of the cost of the acquisition, construction and equipping of a low and moderate income multifamily housing development consisting of 146 units located in three four-story residential buildings, to be located at 500 Rawls Drive in the City of Raleigh, North Carolina.</p> <p>The Project will be developed using low-income housing tax credits (LIHTC) and will include 16 one-bedroom units, 82 two-bedroom units and 48 three-bedroom units targeting lower-income households earning 20%, 30%, 50% or 70% of Area Median Income (AMI).</p>		
Statutory Reference	G.S. 159-153	Last Request to Borrow	10/2025; CON REV; \$23,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	Raleigh Housing Authority finds that the project is necessary or expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Raleigh.		
Proposed Amount is Adequate and Not Excessive	The developer provided a Market Study and Pro-forma which support the valuations. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.		
Feasibility	The developer provided a 20 year cash flow projection that shows debt service coverage for the bonds will be 1.15X - 1.49X		
TEFRA Hearing	Date 9/4/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	Construction Period: Fixed rate estimated at 3.0% Permanent Period: Fixed rate estimated at 6.06% (to be set via rate lock at 10-year U.S. Treasury (with floor of 3.82%) + spread of 1.74%) NTE 12%	
	Term	Construction Period: 36 months Permanent Period: 15 years with 40-year amortization	
	Payment	Construction - Semi-annual interest only; Permanent - Monthly Principal and Interest	
	Structure and Term	level debt service	
	Final Maturity	NTE 12/31/2044	
	Other:		



LGC Staff Analysis For:	RALEIGH HOUSING AUTHORITY - MAPLE RIDGE
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Financing Team			
Authority's Counsel	The Francis Law Firm, PLLC	Permanent Lender	Federal Home Loan Mortgage Corporation
Borrower	Maple Ridge Apts Limited Partnership	Freddie Mac Servicer	Regions Bank
Borrower's Counsel	Coleman Talley LLP	Freddie Mac/Servicer's Counsel	Ballard Spahr, LLP
Bond Counsel	McGuire Woods, LLP		
Lender/Purchaser/Bank			
Trustee	Regions Bank		
Trustee's Counsel			
Trustee/Fiscal Agent's Counsel	Smith Gambrell Russell	Tax Credit Investor	RAH Investor 481 LLC
Underwriter	Stifel, Nicolaus & Company, Incorporated	Tax Credit Investor Counsel	Kutak Rock LLP
Underwriter's Counsel	Tiber Hudson LLC		

Amount Not to Exceed: \$ 24,500,000		
Sources:	Amount:	
1 Long Term Bond		\$ 21,920,000
2 Wake County Funds		\$ 3,000,000
3 Raleigh Funds		\$ 3,100,000
4 Tax Credit Equity		\$ 18,833,252
5 Refundable Commitment Fee		\$ 200,000
6 Deferred Development Fee		\$ 733,486
7		
8		
9		
10		
Total		\$ 47,786,738
Uses:	Amount:	
1 Land Acquisition		\$ 3,202,525
2 Construction Costs		\$ 31,159,443
3 Developer Fee		\$ 3,285,000
4 Construction Lender Costs/Interest		\$ 3,439,709
5 Contingency Costs		\$ 1,506,163
6 Permanent Financing/Other Financing Costs		\$ 1,668,015
7 Taxes/Insurance/Architect Fees/Tax Credit Application Fees		\$ 1,194,000
8 Lease-Up Reserves/Operating Reserves		\$ 1,098,623
9 Other Soft Costs		\$ 1,211,360
10 Market Study/Appraisal		\$ 21,900
Total		\$ 47,786,738



LGC Staff Analysis For:	TROUTMAN, TOWN OF		
PAR Amount Not To Exceed	\$ 8,700,000		
Financing Type	Installment Financing Contract		
Purpose and Type	General Government	Building	
Purpose and Type	General Government	Land	
Purpose and Type	General Government	Parks & Recreation	
Purpose and Type			
Purpose and Type			
Project Description	Proceeds will be used to acquire a building and property located at 250 Old Murdock Road for the development of a new Town Hall, as well as land at 338 North Avenue, currently leased to the Town of Troutman and serving as a public park. Together, these properties will encompass a total of 74.5 acres.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 5/2021; IP; \$810,000		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Proposed contract is necessary or expedient to enable the Town to secure additional space for expanding public amenities and providing possible future revenue-generating opportunities.	Proposed Amount is Adequate and Not Excessive	Appraisals completed on 10/17/2025 for \$8,280,000 and \$970,000. Costs are defined and known.
Feasibility	Debt service will be paid from the General Fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 9/11/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA

DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

TROUTMAN, TOWN OF

Terms	Lender/Purchaser/Bank	Truist	Marketability Moody's N/A S&P N/A Fitch N/A	
	Interest Rate	4.15%		
	Term	15 Years		
	Payment	Quarterly Principal and interest		
	Structure and Term	Level Principal		
	Final Maturity	11/20/2040		
Other:	The proposed installment financing is preferable to a bond issue for the same purposes.			

Financing Team			
Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 8,700,000	
Sources:	Amount:
1 Loan Proceeds	\$ 8,700,000
2	
3	
4	
Total	\$ 8,700,000
Uses:	Amount:
1 Building and Property Purchase	\$ 8,700,000
2	
3	
4	
Total	\$ 8,700,000

General Fund Debt and Debt Ratios			
Amount	\$ 8,700,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 117
Existing Debt Excluding Enterprise Funds	\$ 937,807	After	\$ 1,205
Estimated Census	8,000	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.5	Before	0.05%
Assessed Valuation	\$ 1,755,931,420	After	0.55%



LGC Staff Analysis For:		NCMCC: THE UNITED METHODIST RETIREMENT HOMES, INC.	
Amount Not To Exceed	\$ 101,905,000	Financing Type Conduit Revenue Bonds	
Purpose and Type	Healthcare		
Project Description	<p>Location: Durham, NC (Durham County); Lumberton, NC (Robeson County)</p> <p>Croasdaile Village Licensed Beds: 451 Independent Living Units; 46 Assisted Living Units; 16 Memory Care Units; 102 Nursing Beds</p> <p>Wesley Pines Licensed Beds: 27 Independent Living Units; 36 Assisted Living Units; 0 Memory Care Units; 62 Nursing Beds</p> <p>The proceeds will be used to 1) finance the expansion and renovation of the continuing care retirement facility located at 2600 Croasdaile Farm Parkway in Durham, North Carolina known as Croasdaile Village, including, but not limited to, (a) demolishing certain cottages and constructing and equipping approximately fifty-eight new independent living units and (b) constructing, equipping and renovating various common area improvements, including, but not limited to, a fitness room expansion and a new staff lounge (collectively, the "Croasdaile Village Project"); 2) finance improvements to and renovation of the continuing care retirement facility located at 1000 Wesley Pines Road in Lumberton, North Carolina known as Wesley Pines, including, but not limited to, (a) constructing and equipping four private skilled nursing rooms and converting four semi-private skilled nursing rooms to private skilled nursing rooms, (b) constructing and equipping a new therapy suite and renovating the former therapy suite into a new skilled nursing activity zone and (c) renovating and expanding the independent living and assisted living dining and activity facilities (collectively, the "Wesley Pines Project," and together with the Croasdaile Village Project, the "Project"); 3) fund a portion of interest accruing on the Bonds; 4) fund a debt service reserve fund, if necessary; and 5) finance certain costs to be incurred in connection with the issuance of the Bonds.</p>		
Statutory Reference	G.S. 131A	Last Request to Borrow	2/2024; REV; \$90,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	NCMCC has previously approved the project. All necessary permits and approvals have been received.		
Proposed Amount is Adequate and Not Excessive	The Project is under Guaranteed Maximum Price contracts.		
Feasibility	A financial feasibility study completed by FORVIS, LLP shows estimated debt service coverage of at least 2.06 times through 2029. The Unit has an estimated average of 641 days of cash on hand through 2029.		
TEFRA Hearing Date	10/13/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	NTE: 6%; Estimated All-in TIC: 5.24%	
	Term	Series 2025A: 10/1/2056 Series 2025B: 10/1/2032 Series 2025C: 10/1/2056	
	Payment		
	Structure and Term	Approximately overall level debt service	
	Final Maturity	October 1, 2056	
	Other:	NC Medical Care Commission will issue the bonds, and loan the proceeds to The United Methodist Retirement Homes, Inc. (Borrower). Borrower is solely responsible for repayment of the bonds, and not the NCMCC, nor the state of NC.	



LGC Staff Analysis For:		NCMCC: THE UNITED METHODIST RETIREMENT HOMES, INC.
Marketability	Moody's N/A	A public sale is scheduled for November 12, 2025, not to conflict with any other bond sales.
	S&P N/A	
	Fitch BBB	

Financing Team			
Municipal Advisor		Feasibility Consultant	FORVIS, LLP
Underwriter/Senior	B.C. Ziegler & Company	Developer	LCS Development
Underwriter's Counsel	Hawkins Delafield & Wood		
Bond Counsel	Robinson, Bradshaw & Hinson, P.A.		
Lender/Purchaser/Bank	Truist Commercial Equity, Inc.	Purchaser's Counsel	Moore & Van Allen, PLLC
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel	Holland & Knight LLP		
Borrower's Counsel	Womble Bond Dickinson (US) LLP		
Auditor	FORVIS, LLP		

Amount Not to Exceed: \$ 101,905,000	
Sources:	Amount:
1 Bond Proceeds	\$ 92,754,866
2 Equity Contribution	\$ 1,500,000
3	
4	
5	
6	
7	
8	
9	
10	
Total	\$ 94,254,866
Uses:	Amount:
1 Project Fund	\$ 86,943,278
2 Capitalized Interest Fund	\$ 5,454,970
3 Cost of Issuance	\$ 1,852,400
4 Additional Proceeds	\$ 4,217
5	
6	
7	
8	
9	
10	
Total	\$ 94,254,866



LGC Staff Analysis For:	WINSTON-SALEM, CITY OF		
PAR Amount Not To Exceed	\$ 26,550,000		
Financing Type	Limited Obligation Bonds		
Purpose and Type	Solid Waste	Solid Waste	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Proceeds will be used to finance (1) improvements to the City's Solid waste management facilities, including, the expansion of and improvements to the Hanes Mill Road Solid Waste Facility and (2) costs of issuance of the 2025C Bonds.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 08/2025; LOB; \$40,850,000		
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Necessary to the City's proper, efficient and economic operation and the general health and welfare of its inhabitants.	Proposed Amount is Adequate and Not Excessive	Bids in hand. Costs are known and defined.
Feasibility	Debt service will be paid from the Solid Waste Disposal Fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 10/6/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

WINSTON-SALEM, CITY OF

Terms	Lender/Purchaser/Bank		Marketability		Ratings from 2024 Audit are shown. Receive updated ratings October 24, 2025.
	Interest Rate	Estimated All-in TIC 3.83%; NTE 6.5%			
	Term	20 years			
	Payment	Annual principal; semi-annual interest			
	Structure and Term	Level principal			
	Final Maturity	6/1/2045			
Other:	Negotiated public sale scheduled for November 13, 2025. Limited Obligation Bond Structure is more timely and feasible than G.O. bond.				

Financing Team

Municipal Advisor	First Tryon Advisors, LLC		
Underwriter/Senior	J.P. Morgan Securities LLC		
Lender/Purchaser/Bank			
Underwriter's Counsel	Chapman and Cutler LLP		
Bond Counsel	Parker Poe Adams & Bernstein, LLP		
Purchaser's Counsel			
Trustee	Bank of New York Mellon Trust Company, N.A.		
Trustee's Counsel	Maynard Nexsen		

Amount Not to Exceed: \$ 26,550,000

Sources:		Amount:
1	Bond Proceeds: Par Amount	\$ 24,330,000
2	Bond Proceeds: Premium	\$ 2,542,962
3		
4		
Total		\$ 26,872,962
Uses:		Amount:
1	Project Fund	\$ 26,550,000
2	Cost of Issuance	\$ 250,000
3	Underwriter's Discount	\$ 71,287
4	Additional Proceeds	\$ 1,675
Total		\$ 26,872,962

General Fund Debt and Debt Ratios

Amount	\$ 26,550,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	



LGC Staff Analysis For:	WINSTON-SALEM, CITY OF		
PAR Amount Not To Exceed	\$ 70,000,000		
Financing Type	Revenue Bonds		
Purpose and Type	Water/Sewer	Water	
Purpose and Type	Water/Sewer	Sewer	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Series 2025 - This project funding includes (1) upgrades and enhancements to its Advanced Metering Infrastructure (AMI) system, (2) modernization of the R.W. Nielson Water Treatment Plant, (3) repairs to a lagoon and a biosolids dryer facility at the Archie Elledge Wastewater Treatment Plant, (4) replacement and capacity upgrades of sewer lines along Peters Creek Outfall within the Elledge Basin, (5) various water distribution system improvements, (6) repairs and rehabilitation of sewer lines and manholes under the Collection System Improvement Program (CSIP), (7) replacement of a force main near Tanglewood Park, and (8) upgrades to the 15th Street Pump Station. Project funds distribution equals 57% water and 43% sewer.		
Statutory Reference	G.S. 159 Article 5 Last Request to Borrow 07/2025; LOB; \$44,000,000		
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The proceeds of the Bonds are to finance the costs of extensions, additions, and capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the City's enterprise systems related to the project described above and to pay expenses incurred with the sale and issuance of the Bonds.	Proposed Amount is Adequate and Not Excessive	Multiple projects make up this financing. Seventy-six percent (76%) of total project values have been bid. Outstanding project bids are expected to be received in the first half of FY26.
Feasibility	The City has projections prepared by Raftelis Financial Consultants for the period 2026-2030. Current projections demonstrate total debt service coverages of 1.65X in FY2026 and of at least 1.66X through 2030.		
Tax Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Additional Information (as applicable): The City forecasts a water rate increase of 4% in FY 2027-FY2030 and a sewer rate increase of 6% in FY2027-FY2030.	
Rate Increase Anticipated	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

WINSTON-SALEM, CITY OF

Terms	Lender/Purchaser/Bank		Marketability Moody's Aa1 S&P AA+ Fitch N/A	Ratings from 2024 Audit are shown. Receive updated ratings October 24, 2025.
	Interest Rate	NTE TIC of 5.50%		
	Term	20 years		
	Payment	Annual principal and semi-annual interest		
	Structure and Term	Level principal and interest		
	Final Maturity	6/1/2045		
Other:				

Financing Team

Municipal Advisor	First Tryon Advisors, LLC	Feasibility Consultant	Raftelis Financial Consultants
Underwriter/Senior	J.P. Morgan Securities LLC		
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel	Parker Poe Adams & Bernstein, LLP		
Purchaser's Counsel			
Trustee	Bank of New York Mellon Trust Company, N.A.		
Trustee's Counsel	Maynard Nexsen		

Amount Not to Exceed: \$ 70,000,000

Sources:		Amount:
1 Par Amount		\$ 64,360,000
2 Net Premium		\$ 6,261,979
3		
4		
Total		\$ 70,621,979
Uses:		Amount:
1 Construction projects		\$ 70,000,000
2 Cost of Issuance		\$ 300,000
3 Underwriter's Discount		\$ 321,800
4 Additional Proceeds		\$ 179
Total		\$ 70,621,979

General Fund Debt and Debt Ratios

Amount	\$ 70,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

Unit	Miscellaneous Action Item
SOUTHERN PINES, TOWN OF	At its October 7, 2025 meeting, the LGC approved the Town of Southern Pines' installment financing contract for \$7,000,000 to acquire a building with property. The agenda write up identified Truist Bank as the lender, whereas the actual lender is First Bank. All other approved financing terms remain the same.



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

Unit	Miscellaneous Non-Action Item
KING, CITY OF	<p>The City previously entered into an installment financing contract and issued \$3,720,000 to finance the construction of the Muddy Creek Sewer Pump Station replacement. The LGC approved this project in October 2023.</p> <p>Truist has offered to refinance at a lower interest rate. The rate on the loan decreased from 5.40% to 3.997%. All other terms remain the same.</p> <p>The City closed on its refinancing October 15, 2025 with a par amount of \$2,759,431.91. The net present value savings amounts to \$163,655.06.</p>

Attachment B:
Debt Requests from Units on the
Unit Assistance List (UAL)

REQUESTS FOR LGC APPROVAL OF CERTAIN FINANCINGS BY UNITS ON THE UNIT ASSISTANCE LIST (UAL)

BACKGROUND

[Article 8](#) of North Carolina General Statutes [Chapter 159](#) (Local Government Finance) addresses financing agreements and other financing arrangements and the circumstances under which LGC approval is required for such agreements. Session Law [2022-53](#) made several changes to this Article related to financing arrangements for units on the Unit Assistance List (UAL). A summary of the requirements of the Article and requirements specific to units on the UAL as a result of the changes enacted in S.L. 2022-53 follows.

G.S. 159-148(a) defines the contracts and financing arrangements requiring LGC approval; this section was modified by North Carolina Session Law [2022-53](#), which assigned a lower threshold for UAL units in several of the criteria which trigger required LGC approval. Specifically:

LGC approval is required for any contract, agreement, memorandum of understanding, or any other transaction having the force and effect of a contract relating to the lease, acquisition, or construction of capital assets in which the contract:

- Extends for **five or more years** from the date of the contract, including periods that may be added to the original term through the exercise of options to renew or extend. S.L. [2022-53](#) modified this term to **three or more years** for units included on the most recently published Unit Assistance List. (G.S. 159-148(a)(1))
- Obligates the unit to **\$500,000** or one-tenth of one percent (1/10 of 1%) of the assessed value of property subject to taxation, whichever is less. S.L. [2022-53](#) modified this threshold to **\$50,000** for units included on the most recently published Unit Assistance List. (G.S. 159-148(a)(3))

G.S. 159-148(b) defines exceptions to Article 8 and includes an exemption for contracts for the purchase, lease, or lease with option to purchase of motor vehicles. S.L. [2022-53](#) modified this exemption to include in Article 8 (and therefore require LGC approval of) financing contracts for the purchase, lease, or lease with option to purchase of motor vehicles for units on the Unit Assistance List if the financing contract amount equals or exceeds \$50,000.

(Continued on next page)

LGC CONSIDERATION

LGC staff provides enhanced reviews of UAL units' fiscal and debt management practices to ensure these units are making sound financial decisions. UAL units seeking LGC approval of financing contracts under these modified thresholds are presented to the LGC as a group separate from other approval requests so that any concerns of staff may be presented and any questions of LGC members may be addressed prior to members' consideration and vote. In addition, representatives of UAL units requesting approval of financing contracts are requested to be available at the meeting their application is being considered to answer questions of LGC members.

Pursuant to [G.S. 159-151\(b\)](#), the LGC shall approve an application under Article 8 if it makes six required findings, including that the unit's debt management procedures and policies are good or that reasonable assurances have been given that its debt will be managed in strict compliance with law. However, the statute also allows the LGC to approve a financing under Article 8 if it does not make all of the required findings but concludes that (i) the proposed project is necessary and expedient, (ii) the proposed undertaking cannot be economically financed by a bond issue and (iii) the contract will not require an excessive increase in taxes. This provision allows the LGC to approve requests from UAL units for financing contracts for critical needs of the unit.

IMPLEMENTATION OF SESSION LAW [2022-53](#)

Since the enactment of Session Law [2022-53](#) in July of 2022, staff have worked to implement a streamlined application and review process for units on the UAL seeking approval of financing contracts under the modified thresholds described above. Staff have:

- Updated the letters sent to units notifying them of their inclusion on the UAL to include details of the requirements for LGC approval of financing contracts.
- Deployed an online [Debt Inquiry Portal](#) which allows units to quickly and easily send questions to staff regarding LGC debt approval.
- Developed a streamlined application process for UAL units seeking financing contract approval under these changes.
- Waived the requirement for a current audit for applications under these new limits. The focus of these reviews is to ensure that UAL units are making sound financial decisions while they work to address late audits and other financial and fiscal management issues that resulted in their inclusion on the UAL.
- Created a dedicated team including both fiscal management staff and debt management staff to review these applications and to provide oversight and guidance to the UAL units.



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:	BAILEY, TOWN OF		
PAR Amount Not To Exceed	\$ 59,586		
Financing Type	Lease Financing Agreement		
Purpose and Type	General Government	Public Vehicles	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	The Town is planning to lease a Police Interceptor vehicle with Ford Motor Credit Company (FMCC).		
Statutory Reference	G.S. 160A-19 Last Request to Borrow 10/2017; SRF; \$234,000		
FPICs	<input type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input checked="" type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input checked="" type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The lease is necessary to provide the Town with an additional vehicle which is reliable for public safety and day to day services to the residents.	Proposed Amount is Adequate and Not Excessive	Cost estimates provided 9/24/25. Costs are defined.
Feasibility	General fund revenue will pay for debt service.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA

DEPARTMENT OF STATE TREASURER

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STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

BAILEY, TOWN OF

Terms	Lender/Purchaser/Bank	N/A	Marketability Moody's N/A S&P N/A Fitch N/A	
	Interest Rate	7.99%		
	Term	5 years		
	Payment	Annual		
	Structure and Term	Level debt service payments		
	Final Maturity	Not to extend beyond 1/31/31		
Other:	Lessor: Ford Motor Credit Company (FMCC)			

Financing Team			
Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 59,586	
Sources:	Amount:
1 General Fund	\$ 59,586
2	
3	
4	
Total	\$ 59,586
Uses:	Amount:
1 2025 Ford Police Interceptor Utility w/equipment	\$ 59,041
2 Underwriting Fee	\$ 545
3	
4	
Total	\$ 59,586

General Fund Debt and Debt Ratios			
Amount	\$ 59,586	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 397
Existing Debt Excluding Enterprise Funds	\$ 236,854	After	\$ 497
Estimated Census	597	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	\$0.6800	Before	0.43%
Assessed Valuation	\$ 55,286,220	After	0.54%

REQUESTS FOR LGC APPROVAL OF CERTAIN FINANCINGS BY UNITS ON THE UNIT ASSISTANCE LIST (UAL)

Town of Bailey

The Town of Bailey has been on the Unit Assistance List (UAL) since 2020 due to internal control issues. In fiscal year 2024 it scored for UAL inclusion due to financial concerns in the General Fund as well.

Delays in providing audited financial statements for four of the last five years are attributed to management staff turnover. Bailey is now current on their statutorily required reporting.

Budget violations have been another issue, with the town exceeding budgeted amounts in two of the last three years. These violations are part of the broader financial challenges Bailey faces, including reliance on fund balance. The current administration has made efforts to cut expenditures and raise taxes to better align revenues and expenses, working to improve budgeting practices to prevent future violations.

Bailey has also struggled with internal control issues related to segregation of duties. To address this, the town currently has a bookkeeper who comes in once a month and a local CPA who helps with quarterly and annual reporting as well as monthly bank reconciliations and journal entries. In the next budget cycle, the Town Administrator plans to request funding for part-time staff to assist in financial responsibilities as well.

Over the past three years, Bailey has relied heavily on its fund balance to cover operational costs, a practice that has raised concerns about its long-term fiscal health. Despite having a strong general fund available as a percentage of expenditures of 103%, the town's repeated use of fund balance is unsustainable. Recognizing this, the town board adopted a fund balance policy in June 2025, committing to maintaining fund balance levels above the Local Government Commission (LGC) staff recommended levels, currently set at 71% for units of local government with comparable expenditure levels.

Additionally, the town board approved a 12-cent increase on the property tax rate per \$100 valuation, raising the tax rate to 80 cents per \$100 in fiscal year 2026. This increase is part of a broader strategy to align revenues with rising expenditures and address budget shortfalls. Alongside raising taxes, the town made cuts to expenditures in the current year to balance the budget and reduce the use of fund balance for operations.

These fiscal actions have helped reduce the reliance on fund balance from over \$300,000 to just over \$100,000, with the town aiming to eliminate reliance on fund balance in the next budget cycle. However, Bailey remains under a DEQ-imposed sewer moratorium for 21 years, limiting growth and tax base expansion, which constrains budget growth and contributes to financial challenges.



LGC Staff Analysis For:	RED SPRINGS, TOWN OF		
PAR Amount Not To Exceed	\$ 385,151		
Financing Type	Lease Financing Agreement		
Purpose and Type	General Government	Public Vehicles	
Purpose and Type	Electric	Public Vehicles	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	The Town is planning to enter into a lease agreement with Enterprise Fleet Management for 7 vehicles for operational purposes for Police (5), Parks and Recreation (1), and Electric Departments (1), to replace an aging fleet. Transitioning to a professionally managed leasing program, the Town can reduce maintenance expenses, lower fuel costs, and ensure that departments have access to safe, reliable, and up-to-date vehicles. This initiative will help optimize fleet operations, minimize downtime, and provide long-term financial benefits through improved asset management and resale value.		
Statutory Reference	G.S. 160A-19 Last Request to Borrow 7/2022; REV; \$2,200,000		
FPICs	<input type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input checked="" type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input checked="" type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The lease is necessary to replace an aging fleet. Providing the Town staff with reliable, safe and fuel efficient vehicles when providing public services to the Town.	Proposed Amount is Adequate and Not Excessive	Bids are in hand for the multiple vehicles. Costs are defined.
Feasibility	Debt for six vehicles will be paid through the General Fund or 91.08% of the total cost. Debt for one vehicle will be paid through the Electric Fund or 8.92% of the total cost.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

RED SPRINGS, TOWN OF

Terms	Lender/Purchaser/Bank		Marketability	
	Interest Rate	*6.97%		
	Term	5 years		
	Payment	Monthly		
	Structure and Term	Variable		
	Final Maturity	Variable		
Other:	Lessor: Enterprise Fleet Management, Inc.			
	*Enterprise Fleet Management uses “Sourcewell” for all pricing. The interest rate locks in once the vehicles are delivered. The most recent rate quoted was 6.97% for October 2025.			

Financing Team

Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 385,151

Sources:		Amount:
1 General Fund		\$ 350,793
2 Enterprise Fund		\$ 34,358
3		
4		
Total		\$ 385,151
Uses:		Amount:
1 Police Department - 5 vehicles		\$ 316,435
2 Parks and Recreation - 1 vehicle		\$ 34,358
3 Electric Department - 1 vehicle		\$ 34,358
4		
Total		\$ 385,151

General Fund Debt and Debt Ratios

Amount	\$ 350,793	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 0
Existing Debt Excluding Enterprise Funds	\$ 0	After	\$ 112
Estimated Census	3,130	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.64	Before	0
Assessed Valuation	\$ 162,161,400	After	0.22%



NORTH CAROLINA
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DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:	RED SPRINGS, TOWN OF		
PAR Amount Not To Exceed	\$ 192,000		
Financing Type	Installment Financing Contract		
Purpose and Type	Electric	Equipment	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	The Town is entering into a purchase agreement with Altec Capital for a bucket truck for the Electric Department. The Town's 25-year old bucket truck is experiencing significant wear and tear, as well as mechanical failures, which prevent the vehicle from passing safety inspections.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 7/2022; REV; \$2,200,000		
FPICs	<input type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input checked="" type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input checked="" type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The contract is necessary to provide quality utility service to the Town. The Town has been using a loaner truck from Altec for two months.	Proposed Amount is Adequate and Not Excessive	Cost estimate provided. Costs are defined.
Feasibility	Electric fund revenue will pay for debt service.		
Tax Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

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STATE AND LOCAL GOVERNMENT FINANCE DIVISION
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DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

RED SPRINGS, TOWN OF

Terms	Lender/Purchaser/Bank		Marketability	
	Interest Rate	6.75%		
	Term	5 Years		
	Payment	Annual		
	Structure and Term	Level Debt		
	Final Maturity	Not to extend beyond 1/31/2031		
Other:	Lender: Altec Corporation			

Financing Team

Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 192,000

Sources:		Amount:
1 Electric Fund		\$ 192,000
2		
3		
4		
Total		\$ 192,000
Uses:		Amount:
1 Bucket Truck		\$ 192,000
2		
3		
4		
Total		\$ 192,000

General Fund Debt and Debt Ratios

Amount	\$ 192,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	
Existing Debt Excluding Enterprise Funds	\$ 0	After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	

REQUESTS FOR LGC APPROVAL OF CERTAIN FINANCINGS BY UNITS ON THE UNIT ASSISTANCE LIST (UAL)

Town of Red Springs

The Town of Red Springs has been on the Unit Assistance List (UAL) since 2017 due to Water and Sewer Fund financial health issues. The fiscal year 2024 audited financial statements for the Town of Red Springs highlight the persistent fiscal and operational challenges that have kept the town on the Unit Assistance List (UAL).

Red Springs' fund balance available (FBA) is 24.76% of expenditures which is below the Local Government Commission (LGC) staff's recommended minimum of 34%. Also noted is the FBA % decrease of 21.45 percentage points since fiscal year 2022. In fiscal year 2024, the Town used fund balance to support operations, underscoring ongoing fiscal stress.

In response to financial performance concerns, Red Springs is working to strengthen its budget practices and reduce reliance on reserves for recurring expenses. In the most current fiscal year, police vehicles have required multiple repair bills, highlighting the urgent need for replacement. Red Springs is prioritizing the replacement of these vehicles to reduce maintenance costs and ensure reliable service for the community.

Also, discussed in recent conversation with LGC staff was the fact that many costs recorded in the General Fund are in fact related to the operations of the Water and Sewer Fund and the Electric Fund. Town management will work on allocating these expenses properly going forward to reflect the most accurate and appropriate costs by fund.

The Water and Sewer Fund faces significant financial strain. For fiscal year 2024, the fund operated at a net loss of \$166,529, and the unrestricted cash ratio is 0.00%, meaning there are no liquid resources available to cover expenses at June 30, 2024. To address these issues, the Town has taken concrete steps to improve the financial health of its utilities—most notably, Red Springs has increased water rates. This rate adjustment is intended to boost revenues, help cover operating costs, and begin building reserves for future infrastructure needs.

Internal controls and compliance remain areas for improvement. The audited financial statements document that reconciliations have not been completed timely in one of the last three years, and statutory violations have occurred at a similar rate. The Town is responding by reviewing its financial management processes and increasing oversight to ensure timely reconciliations and compliance with statutory requirements. The Town has also had some turnover in management in recent years. The current Town Manager has been with the town for a little over a year and has implemented practices that are expected to result in improvement in internal controls.

In summary, the Town is actively working to address these concerns by improving budget discipline, increasing water rates to stabilize utility finances, replacing aging police vehicles, and enhancing financial oversight, but continued support and monitoring will be essential while they work to restore their fiscal health.



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:	STONEVILLE, TOWN OF		
PAR Amount Not To Exceed	\$ 136,599		
Financing Type	Installment Financing Contract		
Purpose and Type	General Government	Public Vehicles	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	The Town is planning to purchase 2 Dodge Durango Police vehicles.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 10/2017; REV \$813,000		
FPICs	<input type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input checked="" type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input checked="" type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The vehicles are necessary to replace aging vehicles in the fleet that have surpassed their useful life, allowing the Town to maintain safe, reliable, and acceptable public safety services to the residents.	Proposed Amount is Adequate and Not Excessive	Cost estimates provided 7/3/25. Costs are defined.
Feasibility	General fund revenue will pay for debt service.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA

DEPARTMENT OF STATE TREASURER

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STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

STONEVILLE, TOWN OF

Terms	Lender/Purchaser/Bank	Fidelity Bank	Marketability	
	Interest Rate	3.470% Fixed		
	Term	5 years		
	Payment	Monthly		
	Structure and Term	Level debt service payments		
	Final Maturity	Not to extend beyond 1/31/2031		
Other:				
			Moody's	N/A
			S&P	N/A
			Fitch	N/A

Financing Team			
Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 136,599	
Sources:	Amount:
1 Bank Proceeds	\$ 136,599
2	
3	
4	
Total	\$ 136,599
Uses:	Amount:
1 2 - 2025 Dodge Durango PPV	\$ 136,599
2	
3	
4	
Total	\$ 136,599

General Fund Debt and Debt Ratios			
Amount	\$ 136,599	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 134
Existing Debt Excluding Enterprise Funds	\$ 183,479	After	\$ 233
Estimated Census	1,373	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	\$0.6900	Before	0.14%
Assessed Valuation	\$ 129,514,972	After	0.25%

REQUESTS FOR LGC APPROVAL OF CERTAIN FINANCINGS BY UNITS ON THE UNIT ASSISTANCE LIST (UAL)

Town of Stoneville

The Town of Stoneville was placed for the first time on the Unit Assistance List (UAL) based on the audited financial statements for fiscal year 2024 due to financial concerns centered around the Water and Sewer Fund's financial health. Additionally, there were some concerns related to budget compliance and statutory fidelity bond requirements.

The unit has in prior years experienced net operating losses in the Water and Sewer Funds. Stoneville's Water and Sewer Fund reported a negative operating net loss of \$174,607 in fiscal year 2024, a 2.25 times higher loss than in fiscal year 2023. Additionally, the fund's unrestricted cash adequacy was only 6.74%, significantly below the recommended 16%. These indicators reflect ongoing challenges in maintaining sufficient liquidity and operational sustainability for essential services.

The Town had a major water main break in fiscal year 2024 which resulted in what the Town believes to have been a one-time abnormally high increase in repair expenses. Since this occurrence the town has increased staff in the Water and Sewer Fund to allow for ongoing maintenance and for future repairs to be handled in-house more efficiently. Additionally, the Town increased rates to not only cover the increased payroll but to build balances for future repairs or infrastructure improvements. The Town plans to evaluate rates and income results annually to ensure future operating expenses are covered.

The Town's financial statements disclosed violations at the adopted budget ordinance level in the Water and Sewer Fund. Since the fiscal year 2024 financial statements were issued the Town has experienced turnover in the finance officer position. The current finance officer started in September of 2025 and has implemented the practice of providing monthly budget to actual reports to the Board. This practice along with an increased awareness towards complying with the preaudit requirements is expected to prevent the recurrence of these budget related issues.

Also noted in the 2024 audited financial statements was a material weakness in the Finance Officer's fidelity bond. Stoneville has since increased the bond to \$500,000 to comply with state law.

Attachment C:
Spencer Mountain Update to the LGC



NORTH CAROLINA DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

Town of Spencer Mountain

Update to the Local Government Commission As of November 2025

Background

On November 5, 2013, the Local Government Commission (LGC) acted under G.S. 159-181(c) to issue notice and warning to the Town of Spencer Mountain, directing the Town to take necessary actions to comply with the provisions of Chapter 159 of the North Carolina General Statutes.

On December 3, 2013, the LGC acted under G.S. 159-181(c) to impound the Town's books and assume full control of the Town's financial affairs. The LGC has had control of the financial affairs since this date.

Because the LGC currently has control of the financial affairs of the Town of Spencer Mountain, staff are providing this annual update and summary of the financial information and transactions for fiscal year 2025. The unaudited financial statements for the Town are attached.

Town Charter Suspended

- Effective July 1, 2016, under [Session Law 2016-45](#), the town charter of Spencer Mountain was suspended until June 30, 2019. Under this legislation, no audit is required for any fiscal year during the period of suspension and the provisions of the Local Government Budget and Fiscal Control Act do not apply.
- [Session Law 2019-29](#) extended the period of suspension to June 30, 2023.
- [Session Law 2023-49](#) extended the period of suspension to June 30, 2026.

Fiscal Summary

- Bank reconciliations are current as of July 31, 2025.
- Since July 1, 2017, the only expense has been the annual cost of a surety bond. While G.S. 159-29 requires local units to obtain a bond for their finance officer, the LGC has voluntarily secured a bond each year for the staff member serving as the Town finance officer for that year. The LGC staff recommend ending this practice, saving the Town the expense of the bond.

Status of Audits

While the charter is suspended, an annual financial audit is not required, per [Session Law 2016-45](#).

Action Items

None

Spencer Mountain, North Carolina
Statement of Net Position
June 30, 2025

	<u>Primary Government</u>
	<u>Governmental Activities</u>
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 4,899
Prepaid insurance	65
	<hr/>
Total current assets	4,964
	<hr/>
Non-current assets:	
Capital assets:	
Land and construction in progress	8,400
Other capital assets, net of depreciation	3,755
	<hr/>
Total capital assets	12,155
	<hr/>
Total non-current assets	12,155
	<hr/>
Total assets	17,119
	<hr/>
LIABILITIES	
Current liabilities:	-
	<hr/>
Total current liabilities	-
	<hr/>
NET POSITION	
Net investment in capital assets	8,712
Unrestricted	8,407
	<hr/>
Total net position	\$ 17,119
	<hr/> <hr/>

Unaudited

Town of Spencer Mountain, North Carolina
Statement of Activities
For the Year Ended June 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Total
Primary government:						
Governmental Activities:						
* General government	\$ 773	-	-	-	\$ (773)	\$ (773)
Total governmental activities (See Note 1)	\$ 773	-	-	-	\$ (773)	\$ (773)
General revenues:						
Unrestricted investment earnings					0	0
Total general revenues					0	0
Change in net position					(773)	(773)
Net position, beginning					17,892	17,892
Net position, ending					\$ 17,119	\$ 17,119

The notes to the financial statements are an integral part of this statement.

* Includes insurance (\$173.00) and depreciation (\$600.00)

Unaudited

**Town of Spencer Mountain
Balance Sheet
Governmental Funds
June 30, 2025**

	General	Total Governmental Funds
ASSETS		
Cash and cash equivalents	\$ 4,899	\$ 4,899
Prepaid Insurance	\$ 65	\$ 65
Total assets	\$ 4,964	\$ 4,964
LIABILITIES		
Total liabilities	-	-
FUND BALANCES		
Non Spendable		
Prepaid Insurance	65	65
Unassigned	4,899	4,899
Total fund balances	\$ 4,964	\$ 4,964
Total liabilities, deferred inflows of resources and fund balances	\$ 4,964	

Amounts reported for governmental activities in the Statement of Net Position (Exhibit 1) are different because:

Total Fund Balance, Governmental Funds	\$ 4,964
--	----------

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

Gross capital assets at historical cost	64,422
Accumulated depreciation	(52,267)
Net position of governmental activities	\$ 17,119

Unaudited

Town of Spencer Mountain
Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Funds
June 30, 2025

	General Fund	Total Governmental Funds
REVENUES		
Investment earnings	0	0
Total revenues	0	0
EXPENDITURES		
Current:		
Insurance	173	173
Total expenditures	173	173
Excess (deficiency) of revenues over expenditures	(173)	(173)
Net change in fund balance	(173)	(173)
Fund balances, beginning	5,137	5,137
Fund balances, ending	\$ 4,964	\$ 4,964

Unaudited

Attachment D:
Notice of Noncompliance Follow-Up
Matters from September 9, 2025

- Town of Speed
- Elm City
- Town of Taylortown



RESOLUTION GRANTING TOWN OF SPEED'S APPEAL
OF NOTICE OF NONCOMPLIANCE BASED ON
"OTHER GOOD CAUSE WITH EVIDENCE"

WHEREAS, the Town of Speed ("Town") has failed to submit a fiscal year 2024 annual audit report as required by G.S. 159-34(a) within nine (9) months of fiscal year end;

WHEREAS, on April 21, 2025, the Secretary of the Local Government Commission ("Secretary") provided a Notice of Noncompliance to the Town as required by G.S. 159-34(e);

WHEREAS, the Town has failed to comply with the Notice of Noncompliance and has not submitted its fiscal year 2024 annual audit report within twelve (12) months of fiscal year end;

WHEREAS, the Town has also not filed the required audit reports for fiscal years 2022 and 2023;

WHEREAS, as provided by G.S. 159-34(e), the Town is deemed to have given consent to the withholding of a portion of its sales tax distributions as provided in G.S. 159-34(g);

WHEREAS, the Town has filed written notice pursuant to G.S. 159-34(f) appealing the action of withholding a portion of its sales tax distributions;

WHEREAS, consideration of the Town's appeal by the Commission at the September 9, 2025, Commission meeting was deferred to the November 4, 2025, meeting; and

WHEREAS, on October 14, 2025, the Board of Commissioners of the Town adopted a *Resolution of Intent to Voluntarily Dissolve the Town of Speed Under North Carolina General Statutes Chapter 160A, Article 32, Part 3*, included as Attachment A.

NOW THEREFORE, BE IT RESOLVED that:

1. The Commission finds that the Town of Speed's action to initiate voluntary dissolution of the Town is a thoughtful and deliberate action that acknowledges the administrative challenges and realities facing the Town;
2. The Commission finds that the Town's adoption of the *Resolution of Intent to Voluntarily Dissolve* constitutes sufficient evidence of other good cause for the failure to submit the fiscal year 2024 audit report, is due to circumstances within the Commission's established [guidelines for successful appeal](#), and therefore the appeal is GRANTED; and

3. The Commission directs the Secretary to provide written notice to the Town that its appeal has been considered by the Commission, that the Town has provided sufficient evidence of other good cause to support the basis of its appeal, and that no sales tax distributions will be withheld.

I, Denise Canada, Secretary of the North Carolina Local Government Commission, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the resolution adopted by the North Carolina Local Government Commission at its meeting held on November 4, 2025.

WITNESS my hand this 4th day of November, 2025.

Denise Canada, Secretary
North Carolina Local Government Commission

Attachment A

Resolution Of Intent to Voluntarily Dissolve the Town of Speed Under North Carolina General Statute Chapter 160A, Article 32, Part 3

WHEREAS, the Town of Speed, incorporated by the North Carolina General Assembly in 1923, has served as a proud and resilient community within Edgecombe County for over a century; and

WHEREAS, the governing body of the Town of Speed recognizes the changing demographics, economic challenges, and administrative realities facing the Town and its residents; and

WHEREAS, the Town Board has engaged in thoughtful deliberation regarding the future of the municipality, with full awareness of the implications for local governance, community identity, and public services; and

WHEREAS, the Board acknowledges that municipal status is not the sole determinant of community strength, and that the bonds of neighborliness, shared history, and civic pride will endure regardless of incorporation status; and

WHEREAS, pursuant to North Carolina General Statute Chapter 160A, Article 32, Part 3, a municipality may voluntarily initiate administrative dissolution by adopting a resolution of intent followed by public notice, hearing, and final adoption of a dissolution ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF SPEED:

1. **Intent to Dissolve:** The Town of Speed hereby expresses its intent to pursue voluntary dissolution under the provisions of G.S. Chapter 160A, Article 32, Part 3.
2. **Delivery of Resolution:** A copy of this adopted resolution shall be delivered to the North Carolina Local Government Commission and to Edgecombe County.
3. **Impact Statement:** By January 14, 2026, (i.e., within 90 days of the adoption of this resolution), the Town shall prepare and release an Impact Statement in accordance with G.S. 160A-862, detailing the financial, operational, legal, and service-related implications of dissolution.
4. **Statement on Release of Impact Statement:** Upon release of the Impact Statement, the Town Clerk shall publish a statement that the Impact Statement has been prepared and is available for public inspection in the Clerk's office. This statement shall also give notice of the time and place of public hearings to be conducted in accordance with G.S. 160A-864.
5. **Public Hearings on Proposed Dissolution:** In compliance with G.S. 160A-864, the Town shall conduct at least two public hearings on the proposed dissolution and the impact statement. And, in accordance with G.S. 160A-868, the Town shall conduct an additional public hearing on whether to adopt a resolution of dissolution.
6. **Plan of Action:** The Town shall develop a Plan of Action for the distribution of assets and liabilities, subject to approval by the Local Government Commission, as required by G.S. 160A-866.

7. **Resolution to Dissolve:** At a regular meeting of the Board, separate and apart from the public hearing required by G.S. 160A-868(a), the Board may adopt a final resolution to dissolve the Town.
8. **All Statutory Regulations:** In pursuing voluntary dissolution, the Town hereby expresses its intent to comply with G.S. Chapter 160A, Article 36, Part 3, and all other relevant sections of the North Carolina General Statutes.
9. **Legacy and Transition:** The Town shall work in close coordination with the Local Government Commission, Edgecombe County, the North Carolina League of Municipalities, and any relevant state agencies to ensure an orderly, transparent, and respectful transition that honors Speed's legacy and meets the needs of its residents.

Adopted on October 14, 2025 by the Speed Board of Commissioners

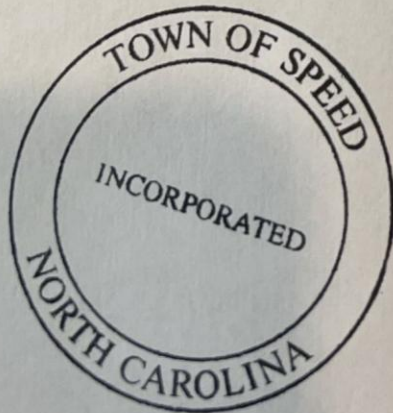
Mayor

Wilbert Harmon

Clerk

Dolores J. Faison

Seal





NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

MOTION TO AMEND A PREVIOUSLY ADOPTED RESOLUTION

This action amends the previously adopted *Resolution Denying Appeals Based on "Other Good Cause with Evidence" Pursuant to the Local Government Commission's Revised Guidelines*, adopted at the September 9, 2025, meeting of the Local Government Commission and attached hereto as Exhibit A (the "Resolution"). The amendment will replace Paragraph 3 within the Resolution's Attachment A with the correct Commission staff summary of the reason for recommending denial of Elm City's appeal, exactly as that summary appeared in the meeting materials provided to the Commission and discussed at the September 9, 2025, meeting.

Paragraph 3 within Attachment A related to Elm City will be corrected to read:

Elm City

Elm City's 2025 appeal letter does not identify any issues or events between April 1, 2024 and April 1, 2025 that would explain why the FY 2023 audit has not been completed, thereby delaying the FY 2024 audit.

The letter cites the May 2025 resignation of the Finance Officer as a reason for the FY 2023 audit not having been filed; however, that audit was due October 31, 2024 and that Finance Officer had been with the Town since March 2024.

[Member]: I move to amend the *Resolution Denying Appeals* as described in this action above.

[Member]: I second the motion. Result of vote: _____

The motion being made, seconded, and approved by the Commission Members,

The previously adopted *Resolution Denying Appeals Based on "Other Good Cause with Evidence" Pursuant to the Local Government Commission's Revised Guidelines*, dated September 9, 2025, is amended as stated above.

I, Denise Canada, Secretary of the North Carolina Local Government Commission, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the motion adopted by the Local Government Commission at its meeting held November 4, 2025.

WITNESS my hand this 4th day of November, 2025.

Denise Canada, Secretary
North Carolina Local Government Commission



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

RESOLUTION **DENYING** APPEALS BASED ON
"OTHER GOOD CAUSE WITH EVIDENCE" PURSUANT TO THE
LOCAL GOVERNMENT COMMISSION'S REVISED GUIDELINES

WHEREAS, the municipalities listed within Attachment A ("Units") failed to submit a fiscal year 2024 annual audit report as required by G.S. 159-34(a) within nine (9) months of fiscal year end;

WHEREAS, on April 21, 2025, the Secretary of the Local Government Commission ("Secretary") provided a Notice of Noncompliance to each Unit as required by G.S. 159-34(e);

WHEREAS, the Units have failed to comply with the Notice of Noncompliance and have not submitted their fiscal year 2024 annual audit report within twelve (12) months of fiscal year end;

WHEREAS, as provided by G.S. 159-34(e), the Units are deemed to have given consent to the withholding of a portion of their sales tax distributions as further provided in G.S. 159-34(g);

WHEREAS, the Units listed within Attachment A have each submitted a written notice pursuant to G.S. 159-34(f) appealing the action of withholding a portion of their sales tax distributions;

WHEREAS, the Commission emphasizes the importance of every unit of local government submitting required annual audit reports in a timely manner pursuant to G.S. 159-34(a); and

WHEREAS, the Commission expects all Units identified within Attachment A to make every effort to file all missing audit reports as soon as possible.

NOW THEREFORE, BE IT RESOLVED that:

1. The Commission finds that the Units' explanations, as described within Attachment A, do not show that the failure of each Unit to provide a copy of its fiscal year 2024 annual audit report is due to a circumstance within the Commission's established [guidelines of other good cause](#);
2. The Commission finds that the Units identified within Attachment A have not provided sufficient relevant evidence of other good cause to show that the failure of each Unit to provide a copy of its fiscal year 2024 annual audit report is due to a circumstance within the Commission's established guidelines; and therefore, their appeals are DENIED;
3. The Commission directs the Secretary to provide the Secretary of Revenue with a schedule of the required sales tax withholding, including the total cumulative amount to be withheld from each Unit's distribution; and

4. The Commission directs the Secretary to provide written notice to each Unit within Attachment A that each Unit's appeal has been considered by the Commission and has been denied due to lack of sufficient evidence of other good cause to support the basis for its appeal; and that a portion of sales tax distribution will be withheld from those Units pursuant to G.S. 159-34(g).

I, Denise Canada, Secretary of the North Carolina Local Government Commission, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the resolution adopted by the North Carolina Local Government Commission at its meeting held on September 9, 2025.

WITNESS my hand this 9th day of September, 2025.



Denise Canada, Secretary
North Carolina Local Government Commission

ATTACHMENT A:

**APPEALS DENIED FOR FAILURE TO PROVIDE SUFFICIENT EVIDENCE
OF OTHER GOOD CAUSE TO SUPPORT THE APPEAL
PURSUANT TO THE LGC'S REVISED GUIDELINES**

1.	<p>Town of Autryville The Town of Autryville's 2025 appeal letter does not identify any issues or events between April 1, 2024 and April 1, 2025 that would explain why the FY 2023 audit has not been filed, thereby delaying the FY 2024 audit.</p> <p>The software conversion cited in the letter occurred in FY 2023 and was also discussed in the Town's 2024 appeal letter.</p>
2.	<p>Town of Candor The Town of Candor's 2025 appeal letter does not identify any issues or events between April 1, 2024 and April 1, 2025 that would explain why the FY 2022 audit has not been completed, thereby delaying the FY 2023 and FY 2024 audits. LGC staff recommend denying appeals of units that are 3 or more years behind on their audits, unless the unit experienced a recent exceptional event that would explain the continued delay in audit submission.</p> <p>The Town states that a change in auditors in December 2021 started the delays.</p>
3.	<p>Elm City The Town of Dover meets a guidance criteria of having two or more Finance Officers in the 12-month period from April 1, 2024 to April 1, 2025. The Town Commissioner who served as the Finance Officer was not re-elected in November 2024; the new Town Clerk was named as the Finance Officer in February 2025.</p> <p>The Finance Officer position has been shifted from being an elected official to a staff member to prevent future disruptions in financial oversight during changes in elected leadership.</p>
4.	<p>Town of Kelford The Town of Kelford's 2025 appeal letter does not identify any issues or events between April 1, 2024 and April 1, 2025 that would explain why the FY 2023 audit has not been completed, thereby delaying the FY 2024 audit.</p> <p>The letter cites a new Mayor and governing board members as a cause of the delay; however, those officials were elected in 2023 for a term of two years. It is noted that the Clerk says she is taking municipal finance classes offered by the N.C. League of Municipalities.</p>

5.	<p>Town of Kenly</p> <p>The Town of Kenly's 2025 appeal letter does not identify any issues or events between April 1, 2024 and April 1, 2025 that would explain why the FY 2023 and audit has not been completed, thereby delaying the FY 2024 audit.</p> <p>The current Finance Officer was hired in November 2022 and the Interim Town Manager has been with the Town for two and a half years. It appears that the third-party bookkeeper that the Town had contracted to complete bookkeeping was having issues with timely completing work. However, the Town did not act upon this issue until April 2025 when the Town secured a new bookkeeper.</p>
6.	<p>Town of Littleton</p> <p>The Town of Littleton's 2025 appeal letter does not identify any issues or events between April 1, 2024 and April 1, 2025 that would explain the continued delays in submitting the FY 2021 audit. LGC staff recommend denying appeals of units that are 3 or more years behind on their audits, unless the unit experienced a recent exceptional event that would explain the continued delay in audit submission.</p> <p>Starting in 2024 the Town has had a portion of sales tax distributions being withheld for failure to file the FY 2023 audit and for being three years behind in audits in 2024. That withholding will continue until the FY 2023 audit report is filed or until September 2026.</p>
7.	<p>Town of Macclesfield</p> <p>The Town of Macclesfield's 2025 appeal letter does not identify any issues or events between April 1, 2024 and April 1, 2025 that would explain why the FY 2022 has not been filed, thereby delaying the FY 2023 and FY 2024 audits. LGC staff recommend denying appeals of units that are 3 or more years behind on their audits, unless the unit experienced a recent exceptional event that would explain the continued delay in audit submission.</p> <p>The Town explained that the 'questionable transactions' cited in the appeal letter were checks written to the clerk and administrator that left in December 2021.</p>
8.	<p>Town of Morven</p> <p>The Town of Morven's 2025 appeal letter does not identify any issues or events between April 1, 2024 and April 1, 2025 that would explain why the FY 2023 audit has not yet been submitted, thereby delaying the FY 2024 audit.</p> <p>The items/issues cited in the appeal letter such as Covid-19 (2020), the Anson County cyber attack (2021) and changing auditors are not recent incidents. It is noted that the auditor who completed the FY 2022 audit report appears to be working on the FY 2023 audit, with the change in auditors cited in the letter occurring after the FY 2021 audit. It is also noted that the unit says that staff are taking "classes, workshops" that might assist with their work in the financial management of the unit.</p>

9.	<p>Town of Rich Square</p> <p>The Town of Rich Square had the same finance officer from November 2022 to April 2025. A new finance officer was hired April 2025 with more experience working with municipalities. Audits were not completed timely for the last several years, and the Town did not appear to take action to rectify this until April 2025. The same auditor that completed the FY 2021 audit will be completing the FY 2022 audit. LGC staff recommend denying appeals of units that are 3 or more years behind on their audits, unless the unit experienced a recent exceptional event that would explain the continued delay in audit submission.</p> <p>The Town is taking a positive step by enrolling in the Accounting Instruction and Mentorship (AIM) program offered by the N.C. League of Municipalities starting in August 2025.</p>
10.	<p>Siler City</p> <p>Siler City's 2025 appeal letter does not identify any issues or events between April 1, 2024 to April 1, 2025 that would explain why the FY 2022 audit remains incomplete, thereby delaying submission of the FY 2023 and FY 2024 audit reports. The unit's letter refers to experiencing multiple vacancies at once. The Finance Officer position was vacant July 2023 to October 2023 and the Town Manager position was vacant approximately May 2024 to September 2024. The current Finance Officer has been with the City since October 2023. LGC staff recommend denying appeals of units that are 3 or more years behind on their audits, unless the unit experienced a recent exceptional event that would explain the continued delay in audit submission.</p> <p>The City is working to fix the bank reconciliations for FY 2022 to give to the auditor to complete the audit.</p>
11.	<p>Town of Spring Lake</p> <p>The Town of Spring Lake is missing the FY 2022, FY 2023, and FY 2024 audit reports. These fiscal years were during the period in which the LGC assumed financial control of the Town (from October 5, 2021 to July 15, 2024). While under financial control, LGC staff worked to reconcile and update the books of the Town. When control was returned in July 2024, it is LGC staff's opinion that the books were in good order. The current finance officer was hired July 15, 2024. LGC staff recommend denying appeals of units that are 3 or more years behind on their audits, unless the unit experienced a recent exceptional event that would explain the continued delay in audit submission.</p>



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

RESOLUTION **[GRANTING/DENYING]** TOWN OF TAYLORTOWN'S APPEAL
OF NOTICE OF NONCOMPLIANCE BASED ON
"OTHER GOOD CAUSE WITH EVIDENCE"

WHEREAS, the Town of Taylortown ("Town") has failed to submit a fiscal year 2024 annual audit report as required by G.S. 159-34(a) within nine (9) months of fiscal year end;

WHEREAS, on April 21, 2025, the Secretary of the Local Government Commission ("Secretary") provided a Notice of Noncompliance to the Town as required by G.S. 159-34(e);

WHEREAS, the Town has failed to comply with the Notice of Noncompliance and has not submitted its fiscal year 2024 annual audit report within twelve (12) months of fiscal year end;

WHEREAS, the Town has also not filed the required annual audit report for fiscal year 2023;

WHEREAS, as provided by G.S. 159-34(e), the Town is deemed to have given consent to the withholding of a portion of its sales tax distributions as further provided in G.S. 159-34(g);

WHEREAS, the Town has filed written notice pursuant to G.S. 159-34(f) appealing the action of withholding a portion of its sales tax distributions;

WHEREAS, staff of the Town explained at the Commission's September 9, 2025 meeting that additional, confidential information needed to be provided to Commission staff in further consideration of its appeal; as a result, consideration of the Town's appeal was deferred to the November 4, 2025 Commission meeting;

WHEREAS, the Commission emphasizes the importance of every unit of local government submitting required annual audit reports in a timely manner pursuant to G.S. 159-34(a); and

WHEREAS, the Commission expects the Town to make every effort to file all missing audit reports as soon as possible.

NOW THEREFORE, BE IT RESOLVED that: *Depending upon the LGC's decision at the November 4, 2025 meeting, one of the following sections will be incorporated into the final resolution*

[GRANTING APPEAL]

1. The Commission finds that the Town of Taylortown has provided an explanation, as described in Attachment A, that the failure to provide a copy of its fiscal year 2024 annual audit report is due to a circumstance within the Commission's established [guidelines of other good cause](#)

to support the basis for its appeal;

2. The Commission finds that the Town has provided sufficient relevant evidence that the failure to provide a copy of its fiscal year 2024 annual audit report is due to a circumstance within the Commission's established [guidelines of other good cause](#), supporting the basis for a successful appeal for the Commission's fiscal year 2024 review cycle; and therefore, its appeal is GRANTED;
3. The Commission directs the Secretary to provide written notice to the Town that its appeal has been considered by the Commission; that the Commission finds, for the Commission's fiscal year 2024 review cycle, that the Town has provided sufficient evidence of other good cause to support the basis for its appeal; and that no sales tax distributions will be withheld.

DENYING APPEAL

1. The Commission finds that the Town of Taylortown's explanations, as described within Attachment A, do not show that the failure of the Town to file its fiscal year 2024 annual audit report is due to a circumstance within the Commission's established [guidelines of other good cause](#);
2. The Commission finds that the Town has not provided sufficient relevant evidence of other good cause to show that the failure of the Town to provide a copy of its fiscal year 2024 annual audit report is due to a circumstance within the Commission's established guidelines; and therefore, its appeal is DENIED;
3. The Commission directs the Secretary to provide the Secretary of Revenue with a schedule of the required sales tax withholding, including the total cumulative amount to be withheld from the Town's distribution; and
4. The Commission directs the Secretary to provide written notice to the Town that its appeal has been considered by the Commission and has been denied due to lack of sufficient evidence of other good cause to support the basis for its appeal; and that a portion of its sales tax distribution will be withheld from those units pursuant to G.S. 159-34(g).

I, Denise Canada, Secretary of the North Carolina Local Government Commission, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the resolution adopted by the North Carolina Local Government Commission at its meeting held on November 4, 2025.

WITNESS my hand this 4th day of November, 2025.

Denise Canada, Secretary
North Carolina Local Government Commission

ATTACHMENT A:

Depending upon the LGC's decision at the November 4, 2025 meeting, one of the following sections will be incorporated into the final resolution

Appeal Granted Text

1.	Town of Taylortown The Town of Taylortown's 2025 appeal is granted by the LGC giving consideration to
----	--

Appeal Denied Draft Text

1.	Town of Taylortown The Town of Taylortown's 2025 appeal information does not identify any issues or events between April 1, 2024 and April 1, 2025 that would explain why the FY 2023 audit has not been completed, thereby delaying the FY 2024 audit. The Town has had the same Finance Officer since February 2024. The current Town Administrator has also been with the Town since February 2024. It is unclear whether the allegations of potential fraud or criminal activity by the former Finance Officer are substantiated as it appears to refer to activity that occurred before that Finance Officer started work with the Town. It is noted the 2025 letter explains that in November 2024, the Office of State Auditor completed an investigation of the Town with “a good report” for the Town.
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Attachment E:
Designation of Distressed Units for Viable
Utilities Reserve (VUR) Purposes



**Viable Utility Reserve – Identifying Distressed Units
Local Government Commission Briefing
November 4, 2025**

Legislation Requirements

On July 1, 2020, [Session Law 2020-79](#) (amended in [S.L. 2021-180, s. 12.12\(c\)](#)) was enacted and provides a framework for improving the viability of water and wastewater systems, with an overall goal of identifying long-term financial and infrastructure solutions for struggling systems in the State. The legislation includes a process for identifying distressed units of local government. A distressed unit is defined as:

“A public water system or wastewater system operated by a local government unit exhibiting signs of failure to identify or address those financial or operating needs necessary to enable that system to become or to remain a local government unit generating sufficient revenues to adequately fund management and operations, personnel, appropriate levels of maintenance, and reinvestment that facilitate the provision of reliable water or wastewater services.” [G.S. 159G-20\(4a\)](#)

As required by the legislation, the Local Government Commission (LGC) and State Water Infrastructure Authority (SWIA), with the assistance of their respective staff, adopted two sets of criteria:

- “assessment criteria” to score all operating water/wastewater systems in the state ([G.S. 159G-45\(a\)](#)), and
- “identification criteria” to identify those units which could be defined as distressed ([G.S. 159G-45\(b\)](#)).

Once a unit is designated by SWIA and the LGC as distressed, the unit must take a number of actions defined in [G.S. 159G-45\(b\)\(1\) through \(3\)](#):

- conduct an asset assessment and rate study,
- participate in a training and educational program, and
- develop short-term and long-term action plans.

Assessment Criteria

The Assessment Criteria include data points in the following categories:

- **Criteria required by statute** (size of population served, transfers of funds in or out of the utility fund, debt service coverage ratio, and status of a repair and maintenance program)
- **Infrastructure and Organizational** (e.g. system violations or imposed moratorium, revenue outlook, population density, rates, affordability)
- **Financial** (e.g. depreciation/remaining life of system, operating surplus or deficit, operating margin, receivables ratio, missing audit reports)

Department of Environmental Quality (DEQ) staff serve as staff to SWIA. DEQ staff compile the data from different sources (DEQ, LGC, UNC School of Government Environmental Finance Center) and assign numerical scores for each data point.

DEQ staff conduct annual reassessments of all local government water and wastewater systems. There are currently 151 local government units designated as distressed out of roughly 500 local government units with water and/or wastewater systems statewide.

Identification Criteria

A unit may be identified as distressed in any one of four different categories:

- D1. A unit whose fiscal affairs are under the control of the LGC under [G.S. 159-181](#); or
- D2. A unit that has not submitted its annual audits for the last two (2) fiscal years to the LGC as required by [G.S. 159-34](#); or
- D3. A unit with a total Assessment Criteria score that of 9 or higher for units providing drinking water services, wastewater services, or both; or
- D4. A unit for which other information is available to or known by SWIA or the LGC that reflects and is consistent with, but does not expressly appear in, the Assessment Criteria to account for situations in which the Assessment Criteria score does not wholly or accurately reflect a system's level of risk due to the limitations of available data.

Process of Identifying Distressed Units

DEQ and LGC staff review the annual assessments and confer to determine which units qualify for identification as distressed and make recommendations to their respective boards, SWIA and LGC.

The LGC may designate distressed units under Identification Criteria D1 and D2 without further approval by SWIA.

Both SWIA and LGC must vote to designate distressed units under Identification Criteria D3 and D4.

Viable Utility Reserve – Grant funding

The General Assembly has appropriated funds into an established Viable Utility Reserve account managed within DEQ. Grant funds are available to local government units for several purposes, including:

- Projects that would provide infrastructure for regional service of public water or wastewater
- Rehabilitation of existing public water or wastewater infrastructure
- Decentralizing an existing public water system or wastewater system into smaller viable parts
- Funding studies on any one or more of the following:
 - Rates
 - Asset inventory and assessment
 - Merger and regionalization options

The LGC is not considering any VUR grants today. As proposed grants come before the LGC, more background and details about the VUR grant funding requirements and process will be provided.

Action Item - LGC Resolution designating 4 units as distressed – vote required



NORTH CAROLINA

DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

RESOLUTION DESIGNATING DISTRESSED UNITS PURSUANT TO NORTH CAROLINA GENERAL STATUTE 159G-45

WHEREAS, the North Carolina General Assembly enacted Session Law 2020-79, entitled in part “AN ACT TO IMPROVE THE VIABILITY OF THE WATER AND WASTEWATER SYSTEMS OF CERTAIN UNITS OF LOCAL GOVERNMENT . . . ; TO CREATE AND PROVIDE FUNDING FOR THE VIABLE UTILITY RESERVE TO PROVIDE GRANT MONEY FOR LOCAL GOVERNMENT UNITS, . . .” (the “Act”); and

WHEREAS, Section 1.(k) of the Act amended Article 2 of Chapter 159G of the General Statutes (“G.S.”) by adding a new Section 159G-45 requiring that the State Water Infrastructure Authority (the “Authority”) and the Local Government Commission (the “Commission”):

- (a) develop criteria to assess and review local government units and
- (b) utilize the assessment and review process to identify distressed units; and

WHEREAS, the Authority and the Commission have adopted criteria for assessing units, last updated in March 2025 (the “Assessment Criteria”); and

WHEREAS, the Authority and the Commission have adopted criteria for identifying distressed units, last updated in March 2025 (the “Identification Criteria”) as follows:

1. A unit whose fiscal affairs are under the control of the Commission pursuant to its authority granted by G.S. 159-181 (“under Commission fiscal control”); or
2. A unit that has not submitted its annual audits for the last two (2) fiscal years to the Commission as required by G.S. 159-34; or
3. A unit with a total Assessment Criteria score that equals or exceeds 9 for units providing drinking water services, or wastewater services, or both; or
4. A unit for which other information is available to or known by the Authority or Commission that reflects and is consistent with, but does not expressly appear in, the Assessment Criteria to account for situations in which the Assessment Criteria score does not wholly or accurately reflect a system’s level of risk due to the limitations of available data; and

WHEREAS, the process and frequency for the cycle of assessment of units (the “Process”) was adopted by the Authority and Commission pursuant to G.S. 159G-45(d), last updated in March 2025; and

WHEREAS, the staff of the Authority completed an assessment of local government units in the summer of 2025 pursuant to the terms of the Process; and

WHEREAS, the Process stipulated that local government units which meet or exceed the Assessment Criteria score for two consecutive years may be designated as distressed by the Authority and the Commission under Identification Criterion 3; and

WHEREAS, the following local government unit has met or exceeded the Assessment Criteria score threshold for two consecutive years, the staffs of the Authority and Commission propose that the following unit be identified as distressed pursuant to Identification Criterion 3, and the Authority voted to designate this unit as distressed at its September 17, 2025 meeting:

<u>Unit</u>	<u>Type of System</u>	<u>2025 Score</u>	<u>2024 Score</u>
Town of Woodland	Both drinking water and wastewater	10	10

WHEREAS, the Process stipulated that the Commission may adopt a resolution identifying local government units as distressed under Identification Criterion 2 for units that do not submit a second consecutive audit timely as of July 1 preceding the next regularly scheduled reassessment and that upon adoption of such a resolution, the local government unit will be automatically designated distressed by the Authority without further action; and

WHEREAS, the following local government units have not submitted annual audit reports timely as of July 1, 2025, for two consecutive years and after consultation with Authority staff, staff of the Commission propose that the following units be identified as distressed pursuant to Identification Criterion 2:

<u>Unit</u>	<u>Type of System</u>
Town of Aulander	Both drinking water and wastewater
Town of Candor	Both drinking water and wastewater
Town of Columbus	Both drinking water and wastewater

NOW THEREFORE, BE IT RESOLVED by the Commission, pursuant to its authority recited herein, that:

The Commission identifies and designates the Town of Woodland as a Distressed Unit under Identification Criterion 3; and given the Authority’s vote to designate this local government unit as

distressed at its September 17, 2025 meeting, upon adoption of this resolution by the Commission, this local government unit is hereby designated as distressed under G.S. 159G-45(b); and

The Commission identifies and designates the following local government units as Distressed Units under Identification Criterion 2: the Towns of Aulander, Candor, and Columbus; and pursuant to the Process adopted by the Authority and Commission, upon adoption of this resolution, these units are hereby designated as distressed under G.S. 159G-45(b) without further action by the Authority.

I, Denise Canada, Secretary of the North Carolina Local Government Commission, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the *Resolution Designating Distressed Units Pursuant To North Carolina General Statute 159G-45* adopted by the North Carolina Local Government Commission at its meeting held on November 4, 2025.

WITNESS my hand this 4th day of November 2025.

Denise Canada, Secretary
North Carolina Local Government Commission