



North Carolina Local Government Commission Agenda
August 1, 2023
FINAL AGENDA

1. Pledge of Allegiance / Salute to the North Carolina Flag
2. Conflict of Interest Statement
3. Minutes for Approval: July 11, 2023 Meeting Minutes
4. Pension and OPEB Liability Report for Units on the Agenda (Attachment A)
5. Debt Approval Requests: FPIC Units (Attachment B)
6. Debt Approval Requests and Related Actions: Consent Agenda (Attachment C) and Miscellaneous Non-Action Items
7. Updates and Actions Related to Units Under LGC Financial Control (Attachment D)
8. Resolution Designating Units as Distressed Under Viable Utility Reserve Legislation (Attachment E)
9. Presentation on Town of Eureka Sewer Rates (Attachment F)

Approximate Per Capita Debt

State: \$ 479.57

Federal: \$ 97,267.96

Agenda Notes

1. LGC Staff recommends approval of all items on this agenda.
2. LGC approval of items on this agenda also includes as applicable:
 - a. A finding that the assumptions used by the unit's finance officer in preparing the statement of estimated interest pursuant to G.S. 159-55.1(a) are reasonable (**applicable only to general obligation bonds** pursuant to N.C.G.S 159-52(b) (Session Law 2022-53)).
 - b. Approval of the identified financing team (**applicable only to general obligation bonds sold by private sale** pursuant to N.C.G.S. 159-123(e) **and revenue bonds** pursuant to N.C.G.S. 159-83(a)(14)).

3. Glossary of Debt Types

- 159-153 Approval of other financing arrangements
- BAN Bond Anticipation Notes
- CON REV Conduit Revenue Bonds
- GAN Grant Anticipation Notes
- GO General Obligation Bonds
- GO BAN General Obligation Bonds – Bond Anticipation Notes
- GO REFUNDING General Obligation Bonds – Refunding
- IP Installment Purchase
- USDA IP USDA Installment Purchase
- IRB Industrial Revenue Bonds
- LOB Limited Obligation Bonds
- LOB BAN Limited Obligation Bonds – Bond Anticipation Notes
- LOB REFUNDING Limited Obligation Bonds – Refunding
- REV Revenue Bonds
- REV BAN Revenue Bonds – Bond Anticipation Notes
- REV REFUNDING Revenue Bonds – Refunding
- USDA Rev Bonds USDA Revenue Bonds
- SOB Special Obligation Bonds
- SRF State Revolving Fund Loan
- FRL Federal Revolving Loan

Debt Approval Requests: FPIC Units (Attachment B)

Unit Name	Debt Type	Project Title	Amount	Page #
Edenton	USDA Rev Bonds and BAN	Wastewater Treatment Plant Rehabilitation	\$5,955,000	B-1
Pender County	SRF	Scott's Hill Water Sewer District Elevated Water Tank	\$11,202,000	B-5

Debt Approval Requests and Related Actions: Consent Agenda (Attachment C)

Unit Name	Debt Type	Project Title	Amount	Page #
Durham County	GO REFUNDING	GO Refunding Bond	\$50,000,000	C-1
Johnston County	SRF	Waste Water Treatment Plant	\$8,335,154	C-3
Mint Hill	IP	Public Services Facility and Sidewalk Improvements	\$19,500,000	C-5
Reidsville	SRF	Wastewater Treatment Plant Headworks Replacement	\$5,180,682	C-7
Rutherford County	IP	Transportation/Maintenance Facility and Gymnasium - County School System	\$15,000,000	C-9
Selma	IP	Building Purchase	\$525,000	C-11
Warrenton	IP	Municipal Parking Lot	\$125,000	C-13
Miscellaneous Action Items				
Durham County	GO BAN	School, Community College, and Museum	NA	C-15
Wake County	GO BAN	School and Community College	NA	C-16
NC Medical Care Commission	REV	Arbor Acres United Methodist Retirement Community	NA	C-17
End Consent Agenda				

Unit Updates (Attachment D)

Unit Name	Vote Needed
Eureka	No
Cliffside Sanitary District	No
Robersonville	No
Kingstown	No
Spring Lake	Budget Amendments 24-01, 24-02, 24-03, 24-04

Other Items

Item	Vote Needed	Attachment
Resolution Designating Units as Distressed Under Viable Utility Reserve Legislation	Yes	Attachment E
Presentation on Town of Eureka Sewer Rates	No	Attachment F

NORTH CAROLINA
DEPARTMENT OF STATE TREASURER



Dale R. Folwell, CPA
STATE TREASURER OF NORTH CAROLINA
DALE R. FOLWELL, CPA

LGC Staff Analysis For:	Edenton		
Amount Not To Exceed	\$ 5,955,000		
Financing Type	USDA Revenue Bonds <input type="checkbox"/>		
Purpose and Type	Water/Sewer <input type="checkbox"/>		Sewer <input type="checkbox"/>
Purpose and Type			
Project Description	This Phase 1 project includes both rehabilitation of the mechanical treatment and wastewater conveyance equipment at the lagoon as well as the sprayfields. Mechanical improvements are necessary for the administration building, lagoon aeration system, headworks, pump station, disinfection system, and appurtenances. Sprayfield improvements include piping reconfiguration, tree removal, new drainage features, and automated control of the spray zones.		
Statutory Reference	G.S. 159 Article 5 <input type="checkbox"/>	Last Request to Borrow Rev Loan 05/09/2022 \$1,819,364	
FPICs	<input type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input checked="" type="checkbox"/> Yes - See attachment for summary and unit response		
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 Bond Issue or Contract is Necessary or Expedient	The Town's existing wastewater treatment plant, constructed in 1982, is not able to meet current system needs. The plant is permitted to operate a 1.076 MGD non-discharge wastewater treatment and spray irrigation facility in the Chowan River Basin. In 2017, the Town completed a soil analysis of their existing sprayfield to determine the true drainage capacity. This analysis showed the actual discharge capacity of the sprayfield is approximately 0.506 MGD, or 0.570 MGD lower than the current permitted treatment capacity of 1.076 MGD. <input checked="" type="checkbox"/>	Proposed Amount is Adequate and Not Excessive	Construction bids were received by the Town of Edenton on January 31, 2023. Three (3) bidders were indicated on the certified bid tab. The lowest, responsive, responsible bidder was selected to perform the contract. Because the bid prices exceeded the cost estimate the scope of the project was broken into two phases and the project cost negotiated to cover Phase 1.
Feasibility	The projection of net revenues presented by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. The current monthly billing for 4,000 gallons of water and sewer service is \$76.99. Rates were recently increased and no additional rate increase is expected as a result of this project. USDA has committed to the purchase the bond upon substantial completion of the project. Project includes \$5,188,000 of USDA grant funding for a total project amount of \$11,143,000.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
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)).		



Edenton

Terms	Lender/Purchaser/Bank	Truist <input type="checkbox"/>	Marketability
	Interest Rate	4.30 %	
	Term	15 months Revenue BAN; 40 years Revenue Bond	
	Payment		
	Structure and Term	Interest and principal payable upon maturity	
	Final Maturity	November 2024 - Revenue BAN	
Other:	Revenue BAN to be purchased by Truist Bank for a term of 15 months at 4.30% interest rate. The Town will make one (1) payment at the end of the term to pay interest and the USDA will purchase the debt.		

Financing Team

Financial Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel	McGuire Woods, LLP <input type="checkbox"/>		
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 5,955,000

Sources:		Amount:
1	USDA (Loan) Revenue Bond	\$ 5,955,000
2	USDA Grant	\$ 5,188,000
3		
4		
Total		\$ 11,143,000
Uses:		Amount:
1	Construction	\$ 9,068,438
2	Engineering Fees	\$ 719,900
3	Legal and Administrative Fees and Capital Interest	\$ 447,818
4	Contingency	\$ 906,844
Total		\$ 11,143,000

Debt and Debt Ratios

Amount	\$ 5,955,000	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:	Pender County (Scott's Hill Water & Sewer Dist)		
Amount Not To Exceed	\$ 11,202,000		
Financing Type	Revolving Loan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Purpose and Type	Water/Sewer <input type="checkbox"/> Water <input type="checkbox"/>		
Purpose and Type			
Project Description	<p>This project includes:</p> <p>1 - New 300,000 gallon elevated water storage to expand storage for the Scott's Hill Water and Sewer District and western portions of the distribution system.</p> <p>2 - Approximately 13, 800 linear feet of 8-inch waterline to provide increased capacity to fill the new elevated storage tank.</p> <p>3 - Three new groundwater production wells to provide additional water supply capacity in emergency situations.</p>		
Statutory Reference	G.S. 159G-22 <input type="checkbox"/>	Last Request to Borrow	GO Bond 10/29/2020 \$2.155 M (Scott's Hill Dist)
FPICs	<input type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input checked="" type="checkbox"/> Yes - See attachment for summary and unit response		
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 Amount is Necessary or Expedient	<p>The eastern portion of the Pender County service area (including the Scott's Hill Water & Sewer District) receives all of its water supply from the Pender County WTP via booster pump and a single 12-inch transmission main that extends approximately 19 miles. The capacity of the transmission main is inadequate for existing peak demands as evidenced by a May 2019 boil water advisory and water shortage emergency notice. The project will increase the water system resiliency.</p>	Is Adequate and Not Excessive	<p>Construction bids were received by Pender County on June 2022. Two (2) bids were received for the project. The construction contractor with the lowest, responsive, responsible bids was selected to perform the contract however, the bids exceeded the initial loan funding. A request was made to provide additional funding at current level of \$11,202,000 repayable loan and \$1,985,000 principal forgiveness.</p>
Feasibility	<p>The County's current water and sewer rate increases will provide sufficient revenue to cover the increase in debt service payments.</p>		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input 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)).		



Pender County (Scott's Hill Water & Sewer Dist)

Terms	Lender/Purchaser/Bank	State of North Carolina <input type="checkbox"/>	Marketability
	Interest Rate	not to exceed 4%	
	Term	20 years	
	Payment		
	Structure and Term	level principal; declining interest	
	Final Maturity		
Other:	Loan from State of North Carolina Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.		

Financing Team

Financial Advisor			
Underwriter			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 11,202,000

Sources:		Amount:
1		
2		
3		
4		
Total		\$ 0
Uses:		Amount:
1		
2		
3		
4		
Total		\$ 0

Debt and Debt Ratios

Amount	\$ 11,202,000	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



Dale R. Folwell, CPA
STATE TREASURER OF NORTH CAROLINA
DALE R. FOLWELL, CPA

LGC Staff Analysis For:	Durham County		
Amount Not To Exceed	\$ 50,000,000		
Financing Type	General Obligation Bonds - Refunding		
Purpose and Type	General Government	School (K-12)	
Purpose and Type	General Government	Community College	
Purpose and Type	General Government	Library	
Purpose and Type	General Government	Museum	
Purpose and Type			
Project Description	<p>Refund the County's outstanding short-term bond (variable rate), issued under the Draw-Note program that was approved by the Commission on October 4, 2016.</p> <p>Short-Term Bond Outstanding: Schools - \$36,044,320.64, Community College - \$590,284.53, Library - \$2,861,623.93, Museum of Life & Science - \$3,480,719.73 for a Total of \$42,976,948.83. One additional draw is possible.</p> <p>The bond was issued pursuant to bond orders that were approved by voters at referenda held on November 8, 2022.</p>		
Statutory Reference	G.S. 159-72	Last Request to Borrow	4/19/2023 Cnty Bldings LOBS - \$168,780,000
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
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 Bond Issue or Contract is Necessary or Expedient	<p>Necessary and expedient to provide fixed rate, long term debt.</p> <p>The bonds will be issued pursuant to the bond order and a bond resolution adopted by the Board of Commissioners of the County on June 26, 2023.</p>	Proposed Amount is Adequate and Not Excessive	Amount is adequate, with other available funds of the County, to refund the short-term bond.
Feasibility			
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input type="checkbox"/> N/A OR Date 6/26/2023	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input checked="" 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)).		



Durham County

Terms	Lender/Purchaser/Bank		Marketability
	Interest Rate	Rate not to exceed 5.74%	
	Term	20 Years	
	Payment	Fixed Rate	
	Structure and Term	Approximately level principal maturing June 1,2024/2043	
	Final Maturity	June 1, 2043	
Other:	The bonds will be a negotiated sale on or about August 3, 2023 following approval by the the Commission.		

Financing Team

Financial Advisor	DEC Associates Inc
Underwriter/Senior	B of A Securities, Inc.
Lender/Purchaser/Bank	
Underwriter's Counsel	Moore & Van Allen, PLLC
Bond Counsel	Parker Poe Adams & Bernstein, LLP
Purchaser's Counsel	
Trustee	
Trustee's Counsel	

Amount Not to Exceed: \$ 50,000,000

Sources:	Amount:
1 Bond Proceeds	\$ 42,976,949
2	
3	
4	
Total	\$ 42,976,949
Uses:	Amount:
1 School	\$ 36,044,321
2 Community College	\$ 590,285
3 Library	\$ 2,861,624
4 Museum of Life & Science	\$ 3,480,720
Total	\$ 42,976,949

Debt and Debt Ratios

Amount	\$ 50,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 550,240,000	Before	\$ 2,995
Existing Debt Excluding Enterprise Funds	\$ 431,861,949	After	\$ 3,016
Estimated Census	327,957	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.7522	Before	1.94%
Assessed Valuation	\$ 50,538,308,100	After	1.96%



LGC Staff Analysis For:	Johnston County		
Amount Not To Exceed	\$ 8,335,154		
Financing Type	Revolving Loan Increase <input type="checkbox"/> <input checked="" type="checkbox"/>		
Purpose and Type	Water/Sewer <input type="checkbox"/> Sewer <input checked="" type="checkbox"/>		
Purpose and Type			
Project Description	This project will construct a new wastewater treatment facility at the site of the County's existing biosolids facility adjacent to the County's landfill site.		
Statutory Reference	G.S. 159G-22 <input type="checkbox"/>	Last Request to Borrow Rev Bond 7/11/2023 \$85 M	
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
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 Amount is Necessary or Expedient	This project will increase the County's overall treatment capacity and it will replace aging and precariously located treatment facilities at the County's Central Johnston County Regional WWTF located within a dike in the floodway and flood plain of the Neuse River.	Is Adequate and Not Excessive	This project was reviewed and approved by the LGC on 5/4/2021 in the amount of \$79,011,514 based on engineering estimates. Bids received on the project exceeded that amount and an additional \$4,340,027 was requested of DEQ to fund the bid amount for the project. The project encountered overruns and the current request in the amount of \$8,335,154 was made to DEQ. The total amount of the DEQ SRF loan is currently \$91,686,695. The project is under construction.
Feasibility	The County has provided internal projections for the period 2023-2028. Current projections demonstrate debt service coverages by net revenues of 2.18X in FY2023 and of at least 1.39X thru 2028 on total system debt. The City has proposed a 5.50% water and 5.00% sewer rate increase in FY 24 and expects annual increases of 6.000% for water/sewer rates in FY 2025 through 2028.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input 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)).		



Johnston County

Terms	Lender/Purchaser/Bank	State of North Carolina	Marketability
	Interest Rate	not to exceed 4%	
	Term	20 years	
	Payment		
	Structure and Term	level principal; declining interest	
	Final Maturity		
Other:	Loan from State of North Carolina Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.		

Financing Team

Financial Advisor			
Underwriter			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 8,335,154

Sources:		Amount:
1		
2		
3		
4		
Total		\$ 0
Uses:		Amount:
1		
2		
3		
4		
Total		\$ 0

Debt and Debt Ratios

Amount	\$ 8,335,154	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:	MINT HILL, TOWN OF		
Amount Not To Exceed	\$ 19,500,000		
Financing Type	Installment Purchase		
Purpose and Type	General Government	Building	
Purpose and Type	General Government	Sidewalks	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Construction of a new Public Services Facility which will house a new fire station, a public works facility, a fuel depot, and a police department storage facility. Additionally, this financing includes local matches associated with a grant funded sidewalk project.		
Statutory Reference	G.S. 160A-20	Last Request to Borrow	G.O. 9/96; \$5,500,000
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
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 Bond Issue or Contract is Necessary or Expedient	Necessary to provide adequate public services to the Town, including public safety and public works, as well as sidewalk infrastructure.	Proposed Amount is Adequate and Not Excessive	Costs are known and defined. Bids were received, opened and awarded in July 2023. A Guaranteed Maximum Price (GMP) was provided for the Public Services Facility in July 2023.
Feasibility	No tax increase is anticipated. The debt service will be paid from the general fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input type="checkbox"/> N/A OR Date 7/13/2023	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)).		



MINT HILL, TOWN OF

Terms	Lender/Purchaser/Bank	JPMorgan Chase Bank, N.A.	Marketability		
	Interest Rate	4.11%			
	Term	20 years			Moody's N/A
	Payment	Quarterly Principal and Interest Payments			S&P N/A
	Structure and Term	Level Principal			Fitch N/A
	Final Maturity	6/1/2043			
Other:	Installment Purchase is more timely and feasible than G.O. Bond.				

Financing Team

Financial Advisor	First Tryon Advisors, LLC	Bank's Counsel	Womble Bond Dickinson (US) LLP
Underwriter/Senior			
Lender/Purchaser/Bank	JPMorgan Chase Bank, N.A.		
Underwriter's Counsel			
Bond Counsel	Parker Poe Adams & Bernstein, LLP		
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 19,500,000

Sources:		Amount:
1 Loan		\$ 19,300,000
2		
3		
4		
	Total	\$ 19,300,000
Uses:		Amount:
1 Construction Cost		\$ 16,835,638
2 Engineer and Special Counsel Fees		\$ 1,034,465
3 Administrative and Legal Costs		\$ 647,546
4 Contingency		\$ 782,351
	Total	\$ 19,300,000

Debt and Debt Ratios

Amount	\$ 19,500,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 0
Existing Debt Excluding Enterprise Funds	\$ 0	After	\$ 729
Estimated Census	26,471	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	.225	Before	0.00%
Assessed Valuation	\$ 5,643,339,104	After	0.34%



LGC Staff Analysis For:	Reidsville, City of		
Amount Not To Exceed	\$ 5,180,682		
Financing Type	State Revolving Fund (SRF) Loan		
Purpose and Type	Water/Sewer	Sewer	
Purpose and Type			
Project Description	<p>The proposed project includes replacing the aging headworks at the Reidsville Waste Water Treatment Plant (WWTP). The existing headworks system, equipment, electrical components, and dumpsters are located fully within the 100-year flood plain. The top levels of these headworks structures are below the 100-year flood elevation of 709.6 ft MSL. Due to this location and elevation, the system has been negatively impacted by hurricane events, strong storms, and many wet weather events over the decades. Equipment has failed during storms, being rendered non-operational and ineffective. The headworks structures and channels have also overflowed with raw sewage due to the location and elevation within the floodplain.</p>		
Statutory Reference	G.S. 159G-22	Last Request to Borrow	IP 10/2020 \$970K
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
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 Bond Issue or Contract is Necessary or Expedient	<p>The City of Reidsville has need for and intends to construct a wastewater treatment works project described as construction of a new headworks facility, including mechanical bar screens and grit removal system, at its wastewater treatment plant. The headworks system and equipment are over 20 years old.</p>	<p>Proposed Amount is Adequate and Not Excessive</p>	<p>Cost estimate provided by J. Cumby Construction, Inc. as of 06/19/23. Costs are defined and known.</p>
Feasibility	<p>The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. Sewer Rate Current: \$21.48 per 3,000 gallons Water Rate Current: \$8.17 per 3,000 gallons</p>		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
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)).		



Reidsville, City of

Terms	Lender/Purchaser/Bank	State of North Carolina	Marketability		
	Interest Rate	0.18%			
	Term	20 Year			Moody's N/A
	Payment	Annual Principal and Interest			S&P N/A
	Structure and Term	Level Debt Service			Fitch N/A
	Final Maturity	2043			
Other:					

Financing Team

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

Amount Not to Exceed: \$ 5,180,682

Sources:	Amount:
1 DENR Funding	\$ 3,920,000
2 DENR Funding	\$ 1,116,100
3 Cash	\$ 100,722
4	
Total	\$ 5,136,822
Uses:	Amount:
1 Construction Costs	\$ 4,307,000
2 Engineering/Design/Legal/Contingency	\$ 637,000
3 Closing Costs	\$ 100,722
4 Other	\$ 92,100
Total	\$ 5,136,822

Debt and Debt Ratios

Amount	\$ 5,180,682	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:	RUTHERFORD COUNTY		
Amount Not To Exceed	\$ 15,000,000		
Financing Type	Installment Purchase		
Purpose and Type	Education	Building	
Purpose and Type			
Project Description	The financing will be used to pay the capital costs of acquiring, constructing and equipping a new Transportation and Maintenance Facility and the renovation of the existing gymnasium both for the Rutherford County school system . The Transportation and Maintenance Facility consists of approximately 22,500 sf pre-engineered metal building including 10 bus maintenance bays, 63 bus parking , 20 car parking, covered diesel fueling station. Site is secured with 6' high chain link fence with two automated swinging gates. The renovation of the existing gymnasium will re-purpose the existing three-story building for maintenance shops, general storage area with new loading dock and renovated office space.		
Statutory Reference	G.S. 160A-20	Last Request to Borrow	LOB 12/2019; \$17,080,000
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
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 Bond Issue or Contract is Necessary or Expedient	Replaces out-of-date garage, gymnasium, and office spaces for school support operations to work more safely and effectively in a centralized location.	Proposed Amount is Adequate and Not Excessive	Bids were received June 20, 2023 and contract awarded. Costs are defined and known.
Feasibility	No tax increase is anticipated. General Fund revenues will provide for debt service payments.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input type="checkbox"/> N/A OR Date 7/10/2023	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)).		



RUTHERFORD COUNTY

Terms	Lender/Purchaser/Bank	JPMorgan Chase Bank, N.A.	Marketability		
	Interest Rate	NTE 3.61%			
	Term	10 years			Moody's N/A
	Payment	annual principal; semi-annual interest			S&P N/A
	Structure and Term	Level principal			Fitch N/A
	Final Maturity	NTE March 1, 2033			
Other:	Installment purchase contract is more timely than issue of G.O. Bonds.				

Financing Team

Financial Advisor	DEC Associates Inc
Underwriter/Senior	
Lender/Purchaser/Bank	JPMorgan Chase Bank, N.A.
Underwriter's Counsel	
Bond Counsel	Parker Poe Adams & Bernstein, LLP
Purchaser's Counsel	
Trustee	
Trustee's Counsel	

Amount Not to Exceed: \$ 15,000,000

Sources:	Amount:
1 Loan	\$ 15,000,000
2 Available Cash	\$ 1,132,938
3	
4	
Total	\$ 16,132,938
Uses:	Amount:
1 Construction Cost	\$ 13,145,090
2 Engineer/Architect Fees	\$ 1,132,938
3 Cost of Issuance and Contingency	\$ 746,297
4 Furniture/Fixtures/Equipment	\$ 1,108,613
Total	\$ 16,132,938

Debt and Debt Ratios

Amount	\$ 15,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 382
Existing Debt Excluding Enterprise Funds	\$ 24,813,838	After	\$ 613
Estimated Census	64,963	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.597	Before	.31
Assessed Valuation	\$ 8,090,255,288	After	.49



LGC Staff Analysis For:	SELMA, TOWN OF		
Amount Not To Exceed	\$ 525,000		
Financing Type	Installment Purchase		
Purpose and Type	General Government	Building	
Purpose and Type			
Project Description	Purchase of Interstate Outdoor, Inc, a one-story building in downtown Selma (formerly BB&T Bank building) to be used for Town offices — building has already been renovated — no further changes are anticipated at this time. This office space will better serve the citizens as the space will be on one floor and provides easier accessibility for all citizens.		
Statutory Reference	G.S. 160A-20	Last Request to Borrow	SRF 12/16; \$687,000
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
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 Bond Issue or Contract is Necessary or Expedient	<p>The Town Hall is currently at maximum capacity and has a second story with no elevator— meaning many citizens cannot access the offices on the second floor. Additionally, the new building will provide adequate space for the Town to expand.</p>	<p>Proposed Amount is Adequate and Not Excessive</p>	<p>An appraisal on the property was completed on June 13, 2023 and the fee simple value is \$650,000. The appraisal was completed by a NC Certified Appraiser.</p>
Feasibility	No tax increase is anticipated. The debt service will be paid from the general fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input type="checkbox"/> N/A OR Date 7/6/2023	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)).		



SELMA, TOWN OF

Terms	Lender/Purchaser/Bank	KS Bank	Marketability		
	Interest Rate	5.70%			
	Term	20 years			Moody's N/A
	Payment	Annual interest and principal			S&P N/A
	Structure and Term	Level principal			Fitch N/A
	Final Maturity	7/1/2043			
Other:	Installment Purchase is more timely and feasible than G.O. Bond.				

Financing Team

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

Amount Not to Exceed: \$ 525,000

Sources:		Amount:
1 Loan		\$ 525,000
2 Available Cash		\$ 125,000
3		
4		
Total		\$ 650,000
Uses:		Amount:
1 Building Purchase Price		\$ 650,000
2		
3		
4		
Total		\$ 650,000

Debt and Debt Ratios

Amount	\$ 525,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 5
Existing Debt Excluding Enterprise Funds	\$ 32,982	After	\$ 85
Estimated Census	6,601	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	.60	Before	0.01%
Assessed Valuation	\$ 531,351,660	After	0.11%

NORTH CAROLINA
DEPARTMENT OF STATE TREASURER



Dale R. Folwell, CPA
STATE TREASURER OF NORTH CAROLINA
DALE R. FOLWELL, CPA

LGC Staff Analysis For:	Warrenton, Town of		
Amount Not To Exceed	\$ 125,000		
Financing Type	Installment Purchase		
Purpose and Type	Parking		
Purpose and Type			
Project Description	Municipal parking lot - pave a parcel of land for a public parking lot. A municipal parking lot functions as a vital component of Warrenton's economy and its economic development and will impact a current redevelopment project of twenty-two market rate apartments and four retail spaces.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow SRF 07/2021 \$472K		
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Immaterial <input type="checkbox"/> Yes - See attachment for summary and unit response		
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 Bond Issue or Contract is Necessary or Expedient	The Parking Lot project is necessary or expedient because of the immediate needs for parking to support a downtown renovation project.		Proposed Amount is Adequate and Not Excessive Construction bids received on 07/17/2023. Costs are defined and known.
Feasibility	No tax increase is anticipated. Debt service will be paid from the general fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Additional information (as applicable):		
Public Hearing	<input type="checkbox"/> N/A OR Date 7/10/2023	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)).		



Warrenton, Town of

Terms	Lender/Purchaser/Bank	Truist	Marketability		
	Interest Rate	5.27%			
	Term	10 Years			Moody's N/A
	Payment	Semi-Annual Principal and Interest			S&P N/A
	Structure and Term	Level Principal			Fitch N/A
	Final Maturity	August 15, 2033			
Other:					

Financing Team

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

Amount Not to Exceed: \$ 125,000

Sources:	Amount:
1 Loan	\$ 125,000
2	
3	
4	
Total	\$ 125,000
Uses:	Amount:
1 Construction Costs	\$ 109,836
2 Contingency Costs	\$ 15,164
3	
4	
Total	\$ 125,000

Debt and Debt Ratios

Amount	\$ 125,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 5
Existing Debt Excluding Enterprise Funds	\$ 4,232	After	\$ 151
Estimated Census	856	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	\$0.65	Before	0.01%
Assessed Valuation	\$ 76,177,886	After	0.17%



Unit	Miscellaneous Action Item
<p>DURHAM COUNTY</p>	<p>Durham County requests approval to issue a short-term bond under bond authorizations previously approved by the Commission in October 2022. Under the new program, the County will draw funds as advances under each bond authorization in the amounts and at times as needed to pay the costs of the projects being financed. The County has used this type of G.O. short-term bond program previously for prior voter approved bond authorizations. The last such program was approved by the Commission in August 2021 for school, community college, library and museum projects (\$50,000,000 Series 2021). The current proposals are as follows: Schools (\$170,000,000), Community College (\$12,000,000) and Museum (\$3,000,000) The short term bond shall bear interest at a variable rate, calculated at 79% of daily SOFR, plus 37 basis points (0.37%), with a maximum rate of 20.0% and a floor of 0.0%, on an actual/360-day basis. Interest will be payable on the first business day of each month. The Initial Maturity Date of the bond is August 23, 2026, with an Extended Maturity Date of August 23, 2029. Draws shall be limited to one per calendar month and after the initial draw, draws shall be at least \$1,000,000.</p>
<p>Financing Team:</p>	<p>Financing Team Members: Bond Counsel: Parker Poe Adams & Bernstein, LLP Financial Advisor: DEC Associates, Inc. Purchaser: Bank of America, N.A. Purchaser's Counsel: McGuireWoods LLP</p>
<p>Other;</p>	<p>The County agrees to provide the LGC staff with notification of each new advance from the bond authorizations and submit to staff written confirmation within four business days of an advance request.</p>



Unit	Miscellaneous Action Item
<p>WAKE COUNTY</p>	<p>Wake County requests approval to issue additional bond anticipation notes under bond authorizations for Schools and the Community College previously approved by the Commission in September 2022. Under the BAN program, the County will draw funds as advances under each BAN authorization in the amounts and at times as needed to pay the costs of the projects being financed. The County has used this type of G.O. note program previously for prior bond authorizations. The last such notes were approved by the Commission in August 2021 for community college projects (\$171,900,000 BAN, Series 2021). The current proposals are as follows: \$530,700,000 School, 2023A (Maximum amount outstanding at any time, not to exceed \$265,350,000), and \$180,225,000 Community College, 2023B (Maximum amount outstanding at any time, not to exceed \$90,112,500). The notes shall bear interest at a variable rate, calculated at 79% of one-month SOFR, plus 23 basis points (0.23%), with a maximum rate of 22.0% and a floor of 0.0%, on a 360-day basis. Interest will be payable on the first business day of each month. The Initial Maturity Date of the notes is April 1, 2028, with an Extended Maturity Date of April 1, 2033. Draws shall be limited to 4 per calendar month and after the initial draw, draws shall be at least \$500,000.</p>
<p>Financing Team:</p>	<p>Financing Team Members: Bond Counsel: Womble Bond Dickinson (US) LLP Financial Advisor: First Tryon Advisors, LLC Purchaser: Truist Commercial Equity, Inc. Purchaser's Counsel: Moore & Van Allen, PLLC</p>
<p>Other:</p>	<p>The County agrees to provide the LGC staff with notification of each new advance from the BAN authorizations and submit to staff written confirmation within four business days of an advance request.</p>



Unit	Miscellaneous Action Item
<p>NC Medical Care Commission/ Arbor Acres United Methodist Retirement Community</p>	<p>The North Carolina Medical Care Commission (the "NCMCC") has previously issued its Retirement Facilities First Mortgage Revenue Bonds (Arbor Acres United Methodist Retirement Community Project) Series 2010, Retirement Facilities First Mortgage Refunding Revenue Bonds (Arbor Acres United Methodist Retirement Community) Series 2016 and Retirement Facilities First Mortgage Revenue Bonds (Arbor Acres United Methodist Retirement Community Project) Series 2021A and loaned the proceeds thereof to Arbor Acres United Methodist Retirement Community, Inc. (the "Corporation"). The Corporation operates a continuing care retirement facility in Winston-Salem, North Carolina. The above-referenced bonds are currently held by Truist Bank or affiliates thereof ("Truist"). The Corporation is a party to that certain Master Trust Indenture, dated as of March 1, 2002 (the "Master Indenture"), with the master trustee named therein. The Corporation desires to amend the Master Indenture to increase the amount of cash and investments allowed to be transferred pursuant to Section 3.08(b) of the Master Indenture. Truist, as the holder of all obligations outstanding under the Master Indenture, has agreed to such amendment. Pursuant to Section 6.02 of the Master Indenture, such amendment also requires the consent of the NCMCC and the Local Government Commission (the "LGC"). The LGC is requested to approve the amendment to the Master Indenture in the form of the Supplemental Indenture for Amendment to Master Indenture.</p>