NORTH CAROLINA DEPARTMENT OF STATE TREASURER
LOCAL GOVERNMENT COMMISSION

MINUTES

September 9, 2025

The meeting was called to order by Chairman Bradford B. Briner at 1:30 p.m. on the above date. The meeting was conducted in person and by use of simultaneous communication by GoToWebinar™. Members present in person: State Treasurer Briner; Bill Toole, Designee for Secretary of State Elaine Marshall; State Auditor Dave Boliek; Secretary of Revenue McKinley Wooten; Michael Brown; Nancy Hoffmann; and Tracey Johnson. Members present virtually: Vida Harvey and Thomas Stith.

Members absent: None. Ms. Harvey left the meeting at 4:00 p.m.

A quorum was present for the entire meeting.

Chair Briner welcomed new Commission member Tracey Johnson, appointed by Governor Stein for a term through June 30, 2029. Ms. Johnson is a member of the Washington County Board of Commissioners. Chair Briner thanked outgoing Commission member John Burns for his service. Chair Briner noted Ms. Hoffmann's reappointment by Governor Stein for a term through June 30, 2029.

Other DST participants present in person: Denise Canada, Jennifer Wimmer, Kendra Boyle, Laura Rowe, and Cindy Aiken.

Others attending in person: DST staff: Linde Skinner, Jennifer Braley, Tony Blalock, Melissa Dearman, Eric Naisbitt, and Jeff Poley.

Chair Briner turned the meeting over to Commission Secretary Canada who asked those members present if they had any actual or potential conflict of interest regarding the matters on the agenda. Later in the meeting, Secretary Wooten stated he would abstain from votes to direct the withholding of sales tax and votes to deny unit appeals related to the sales tax withholding process. His statement of abstention is incorporated into these meeting minutes pursuant to the requirements of the State Government Ethics Act. No other conflicts were reported.

Secretary Wooten made a motion to approve the minutes of the August 5, 2025 meeting. Ms. Hoffmann seconded the motion, and the minutes were approved by unanimous vote of 9 – 0.

Secretary Canada called the members' attention to the OPEB & Pension Liabilities report attached to these minutes and is labelled **"EXHIBIT 1"**.

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TOWN OF NORWOOD

Mr. Stith made a motion to adopt the following resolution**:**

“RESOLUTION APPROVING THE APPLICATION OF NORWOOD TOWN, NORTH CAROLINA. THIS PROJECT CONSISTS OF THE LEASE OF 2 POLICE VEHICLES (THE “PROJECT”) THROUGH A LEASE FINANCING AGREEMENT PURSUANT TO G.S. 160A-19 AND G.S. 159-148.

WHEREAS, the Town of Norwood, North Carolina (the “Town”) has determined that the Project to lease 2 police vehicles is necessary to maintain adequate working capital for the Police Department fleet and provide acceptable public safety and daily services to the residents; and

WHEREAS, pursuant to Section 160A-19 and Section 159-148 of the General Statutes of North Carolina, the Town intends to finance the Project through a lease financing agreement (the “Contract”) with Enterprise Fleet Management, Inc.; and

WHEREAS, the principal amount of the Contract shall not exceed $130,289 with monthly payments for a term of five (5) years at an approved interest rates varying per vehicle, locked in at vehicle delivery, (the most recent rate quote is 7.23% for the month of August 2025); and

WHEREAS, pursuant to Article 8, Chapter 159 of the General Statutes of North Carolina, as a local government on the Unit Assistance List, the Town has made proper application to the North Carolina Local Government Commission (the "Commission”) for approval of the proposed financing pursuant to S.L. 2022-53, s. 6; and

WHEREAS, the Secretary of the Commission has determined that the Town has complied with G.S. 159-149; and

WHEREAS, the Commission, pursuant to G.S. 159-151(b), upon information and evidence received, finds and determines as follows:

(i) that the proposed Project is necessary and expedient for the Town;

(ii) that the proposed undertaking cannot be economically financed by a bond issue;

(iii) that the sums to fall due under the Contract are adequate and not excessive for its proposed purpose;

(iv) that the Contract will not require an excessive increase in taxes; and

(v) that the Town is not in default in any of its debt service obligations.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the application for approval of the Contract and the planned financing are hereby approved under the provisions of G.S. 160A-19, as amended, Article 8 of Chapter 159 of the General Statutes, as amended, and relevant resolutions of the Commission.”

Secretary Wooten seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0. Finance Officer Luke Melton and Town Administrator Ray Allen attended the meeting virtually.

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TOWN OF EDENTON

Ms. Hoffmann made a motion to adopt the following resolution (the "Resolution"):

RESOLUTION APPROVING THE APPLICATION OF THE TOWN OF EDENTON, NORTH CAROLINA FOR THE APPROVAL OF AN INSTALLMENT FINANCING CONTRACT IN AN AMOUNT NOT TO EXCEED $6,000,000

WHEREAS, the Town Council (the "Town Council") of the Town of Edenton, North Carolina (the "Town") desires to finance all or a portion of the costs of (a) the acquisition of a three-story building located at 211 South Broad Street in the Town (the "Building"), (b) the renovation, construction and equipping of the Building, (c) the construction of a parking deck and workforce housing to be located on land adjacent thereto ((a), (b) and (c) collectively referred to as the "Economic Development Project"), (d) the improvement of an existing structure located at 115 West Hicks Street in the Town, to be developed into a new fire station, and (e) the acquisition of property located at 311 North Oakum Street in the Town, to be used for additional parking for the police department and the adjacent police and fire education facility ((d) and (e) referred to as the "Public Safety Project," and together with the Economic Development Project, the "Project"); and

WHEREAS, the Town has applied to the Local Government Commission of North Carolina (the "Commission"), pursuant to Section 160A-20 and Chapter 159, Article 8 of the North Carolina General Statutes, as amended, (collectively, the "Act"), for approval of the execution and delivery by the Town of an Installment Financing Contract in a principal amount of not to exceed $6,000,000 (the "Contract") with Southern Bank & Trust Company (the "Lender") to finance a portion of the cost of the Project, which will be secured by a Deed of Trust from the Town for the benefit of the Lender on the Public Safety Project (the "Deed of Trust"); and

WHEREAS, the Contract will include a Tax-Exempt Loan Amount to finance the Public Safety Project in an amount not to exceed $600,000, at an interest rate of 5.62% and with a term not to exceed 2046, and a Taxable Loan Amount to finance the Economic Development Project, in an amount not to exceed $5,400,000, at an interest rate of 5.95% and with a term not to exceed 2046;

WHEREAS, the Economic Development Project will be constructed by Destination Downtown Edenton, d/b/a/ Main Street Edenton, a North Carolina nonprofit corporation which is dedicated to the redevelopment and improvement of the downtown area of the Town, ("MSE") or a single member limited liability company owned by MSE (the "Landlord"), and upon completion will be leased to the Town pursuant to an Operating Lease between the Landlord and the Town (the "Lease"); and

WHEREAS, the Town intends to enter into a Sub-Lease of the Building with Optomi, LLC d/b/a Provalus ("Provalus") of the second and third floor of the Building to be used by Provalus to provide information technology services, including hiring and training as many as 150 employees, as set forth in an Economic Development Agreement among the Town, MSE and Provalus; and

WHEREAS, it is expected that the Economic Development Project will be financed in part with the proceeds of a new markets tax credit financing under which the Landlord will borrow $7,000,000 at a below market interest rate, a seven year interest only period and an estimated term of thirty (30) years (the "QLICI Loan"); and

WHEREAS, the rental payments under the Lease will be set at a rate necessary to provide funds to the Landlord to make payments on the QLICI Loan;

WHEREAS, the Town has furnished to the Commission the following documents:

a) Findings Resolution adopted by the Town Council on July 8, 2025 (the "Findings Resolution");
b) The form of the Authorizing Resolution to be adopted by Town Council on September 9, 2025 (the "Authorizing Resolution") authorizing the execution of the Contract and Deed of Trust;
c) The form of the Contract and the Deed of Trust; and
d) The form of the Lease;

WHEREAS, the Commission has been provided with information indicating that the Town will have access to grants from the State of North Carolina, a grant from Chowan County, a grant from Golden Leaf Foundation, and new markets tax credits ("NMTCs") under Section 45D of the Code to finance a portion of the costs of the Economic Development Project; and

WHEREAS, the Commission has been provided with information that under the NMTC financing structure, rental payments made by the Town under the Lease, after payment of certain ongoing transactional expenses, will be used by MSE to pay interest on one or more loans that are part of the NMTC transaction, which will in turn be used to repay the Town for certain funds loaned into the NMTC structure; and

WHEREAS, the Secretary of the Commission has determined that the Town has complied with Section 159-149 of the North Carolina General Statutes; and

WHEREAS, based upon the information and evidence received in connection with such application, it is hereby determined and found by the Commission:

a) that the proposed Contract and Lease are necessary or expedient for the Town, and the Project is necessary or expedient;
b) that the Contract, under the circumstances, is preferable to a bond issue for the same purpose;

c) that the sums to fall due under the Contract and the Lease, are adequate and not excessive, when added to other monies available to the Town, for the proposed purpose thereof;
d) that the Town's debt management procedures and policies are good;
e) the increase in taxes, if any, necessary to meet the sums to fall due under the contract will not be excessive; and
f) that the Town is not in default in any of its debt service obligations;

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the application of the Town for approval of the proposed Contract and the proposed Lease, and the financings contemplated thereby, are hereby approved pursuant to the Act.

Secretary Wooten seconded the motion and the foregoing Resolution was adopted by unanimous vote of 9 -0.

Edenton Town Manager Corey Gooden, Main Street Edenton Director Ches Chesson, and Bond Counsel Mary Nash Rusher of McGuireWoods LLP attended in person to speak and answer members' questions.

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Ms. Hoffmann made a motion to adopt the following resolution (the "Resolution"):

RESOLUTION APPROVING THE FINANCING TEAM FOR THE TOWN OF EDENTON INSTALLMENT FINANCING CONTRACT AND OPERATING LEASE

WHEREAS, the Town of Edenton, North Carolina (the "Town") has requested that the North Carolina Local Government Commission approve its selection of the following financing team members for the above-referenced installment financing contract and operating lease:

Special Tax Counsel:	McGuireWoods LLP
Lender:	Southern Bank and Trust Company
Lender's Counsel:	Hawkins Delafield & Wood LLP

WHEREAS, based on the information and evidence received by the Local Government Commission, the Local Government Commission is of the opinion that the request by the Town should be approved;

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the above financing team is hereby approved in connection with the execution and delivery of the Contract and the Lease.

Secretary Wooten seconded the motion and the foregoing Resolution was adopted by unanimous vote of 9 -0.

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EDGECOMBE COUNTY

Ms. Hoffmann made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE APPLICATION OF THE COUNTY OF EDGECOMBE FOR THE FINANCING OF IMPROVEMENTS TO CERTAIN COUNTY FACILITIES AND THE ACQUISITION OF EQUIPMENT THROUGH AN INSTALLMENT PURCHASE CONTRACT PURSUANT TO G.S. § 160A-20

WHEREAS, the County of Edgecombe, North Carolina (the "*County*") has determined that it is in the best interests of the County to enter into an installment financing contract (the "*Contract*") between the County and Edgecombe County Public Facilities Corporation, a North Carolina nonprofit corporation (the "*Corporation*"), in order to (1) finance (a) improvements, including but not limited to HVAC improvements, electrical improvements and roof replacements, to various County buildings and facilities, including but not limited to the County's Human Services Building and 1912 Building, (b) the acquisition of rolling stock, and (c) the acquisition of solid waste disposal equipment (collectively, the "*Project*"), and (2) pay certain costs incurred in connection with the execution and delivery of the Project;

WHEREAS, the Corporation will enter into an Indenture of Trust (the "*Indenture*") between the Corporation and Truist Bank, as trustee, pursuant to which the Corporation will execute and deliver its Limited Obligation Bond, Series 2025 (the "*2025 Bond*");

WHEREAS, the 2025 Bond is to be placed with JPMorgan Chase Bank, N.A. (the "*Original Purchaser*"), and the proceeds from the sale of the 2025 Bond will be remitted by the Original Purchaser to the Trustee to fund the advance by the Corporation to the County under the Contract; and

WHEREAS, the aggregate principal amount of 2025 Bond shall not exceed $5,000,000; and

WHEREAS, the maturity of the installment payments assigned to the improvements to County buildings and facilities shall not extend beyond 2040, and the maturity of the installment payments assigned to the acquisition of rolling stock and solid waste disposal equipment shall not extend beyond 2029; and

WHEREAS, the interest rate shall be 3.60% per annum and in any event shall not exceed 5.00%; and

WHEREAS, pursuant to Article 8 of Chapter 159 of the General Statutes, the County and the Corporation have made proper application to the Local Government Commission (the "*Commission*") for approval of the proposed financing; and

WHEREAS, pursuant to Section 159-151 of the General Statutes and upon information and evidence received, the Commission finds and determines that:

i) the Contract is necessary or expedient for the County;

ii) the Contract, under the circumstances, is preferable to a bond issue by the County for the same purposes;

iii) the sums to fall due under the Contract are adequate and not excessive for the Contract's proposed purposes;

iv) the County's debt management procedures and policies are good;

v) the increase in taxes, if any, necessary to meet the sums to fall due under the Contract will not be excessive; and

vi) the County is not in default in any of its debt service obligations.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the application for approval of the Contract, the 2025 Bond and the planned financing are hereby approved under the provisions of Section 160A-20, Article 8 of Chapter 159 of the General Statutes and is hereby approved as required under the provisions of Section 159-196 of the General Statutes."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

Ms. Hoffmann made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE FINANCING TEAM FOR THE LIMITED OBLIGATION BOND, SERIES 2025 EXECUTED AND DELIVERED FOR THE BENEFIT OF THE COUNTY OF EDGECOMBE"

WHEREAS, the County of Edgecombe, North Carolina (the "*County*") has requested that the North Carolina Local Government Commission approve its selection of the following financing team members for the referenced limited obligation bond:

Bond Counsel:	- Parker Poe Adams & Bernstein LLP
Original Purchaser:	- JPMorgan Chase Bank, N.A.
Original Purchaser's Counsel:	- Womble Bond Dickinson (US) LLP
Trustee:	- Truist Bank
Financial Advisor:	- Davenport & Company LLC

WHEREAS, based on the information and evidence received by the Local Government Commission, the Local Government Commission is of the opinion that the request by the County and the Corporation should be approved.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the above financing team is hereby approved for the referenced limited obligation bond financing.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

Edgecombe County representatives attended the meeting virtually: County Manager Eric Evans, CFO Linda Barfield, Deputy Manager Natalie Bess, Assistant Manager Mike Matthews, County Attorney Michael Peters, Maintenance Director Stan Liverman, and Davenport & Co. representatives Ted Cole and Mitch Brigulio.

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TOWN OF FARMVILLE

Secretary Wooten made a motion to adopt the following resolution**:**

> **"RESOLUTION APPROVING THE APPLICATION OF THE TOWN OF FARMVILLE, NORTH CAROLINA. THIS PROJECT CONSISTS OF PHASE 1 OF THE CONSTRUCTION AND EQUIPPING OF THE NEW TOWN FIRE DEPARTMENT BUILDING (THE "PROJECT") THROUGH AN INSTALLMENT FINANCING CONTRACT AGREEMENT PURSUANT TO G.S. 160A-20.**

WHEREAS, the Town of Farmville, North Carolina (the "Town") has determined that the Project, the construction of a new fire department building, is necessary to replace a 97-year old outdated building in order to house current fire-fighting apparatus, to make the space ADA accessible, to provide proper emergency ingress and egress, to allow for future expansion, and to increase the Town's fire protection efficiency; and

WHEREAS, pursuant to Section 160A-20 of the General Statutes of North Carolina, the Town intends to finance a portion of the funds needed for the Project through an Installment Financing Contract (the "Contract") between the Town and First Bank (the "Bank") whereby the Bank shall advance moneys to the Town, and the Town, subject to its right of nonappropriation, shall repay the advance in installments; and

WHEREAS, the principal amount of the Contract shall not exceed $2,000,000 with annual level debt service payments for a term of fifteen (15) years at an approved interest rate of 4.65%; and

WHEREAS, pursuant to Article 8, Chapter 159 of the General Statutes of North Carolina, the Town has made proper application to the North Carolina Local Government Commission (the "Commission") for approval of the proposed financing; and

WHEREAS, the Secretary of the Commission has determined that the Town has complied with G.S. 159-149; and

WHEREAS, the Commission, pursuant to G.S. 159-151, upon information and evidence received, finds, and determines as follows:

(i) that the proposed Contract is necessary or expedient for the Town;

(ii) that the Contract, under the circumstances, is preferable to a bond issue for the same purpose;

(iii) that the sums to fall due under the Contract are adequate and not excessive for its proposed purpose;

(iv) that the Town's debt management procedures and policies are good, or that reasonable assurances have been given that its debt will henceforth be managed in strict compliance with law;

(v) that the increase in taxes, if any, necessary to meet the sums to fall due under the Contract will not be excessive; and

(vi) that the Town is not in default in any of its debt service obligations.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the application for approval of the Contract and the planned financing are hereby approved under the provisions of G.S. 160A-20, as amended, Article 8 of Chapter 159 of the General Statutes, as amended, and relevant resolutions of the Commission."

Auditor Boliek seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

Town Manager Justin Oakes and Contract Employee David Hodgkins (former Manager) attended in person to speak and answer the members' questions.

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TOWN OF WALNUT COVE

Ms. Hoffmann made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE FINANCING REQUEST OF THE TOWN OF WALNUT COVE, NORTH CAROLINA FOR ITS LEAD LINE INVENTORY PROJECT.

WHEREAS, the Town of Walnut Cove, North Carolina (the "Town") has determined that the Project is necessary or expedient to inspect water service lines and build a water line inventory to comply with Lead and Copper Rule Revision requirements; and

WHEREAS, the Town filed an application with the Commission for approval of a Drinking Water State Revolving Loan in the amount not to exceed $143,816 with the term of five (5) years at a zero (0%) interest rate; and

WHEREAS, the Commission, upon the information and evidence it received, finds, and determines as follows:

(1) That the proposed loan is necessary or expedient;

(2) That the amount proposed is adequate and not excessive for the proposed purpose of the loan;

(3) That the unit's debt management procedures and policies are good, or that reasonable assurances have been given that its debt will henceforth be managed in strict compliance with law;

(4) That the increase in taxes, if any, necessary to service the proposed debt will not be excessive; and

(5) That the interest rate for the proposed loan will be a reasonable rate.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the Commission hereby approves the award of the State Drinking Water Revolving Loan to the Town and approves the loan amount and approves the loan terms."

Treasurer Briner seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 – 0.

Town Clerk Angela Bryant attended virtually to speak and answer members' questions.

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BEGIN CONSENT AGENDA

TOWN OF BEAUFORT

Secretary Wooten made a motion to adopt the following resolution**:**

"RESOLUTION APPROVING THE APPLICATION OF THE TOWN OF BEAUFORT, NORTH CAROLINA. THIS PROJECT CONSISTS OF THE INSTALLATION OF A FUEL TANK FARM AT THE BEAUFORT TOWN DOCKS (THE "PROJECT") THROUGH AN INSTALLMENT FINANCING CONTRACT AGREEMENT PURSUANT TO G.S. 160A-20.

WHEREAS, the Town of Beaufort , North Carolina (the "Town") has determined that the Project, the installation of a fuel tank farm at the Town's docks, is necessary or expedient to service transient and day boaters using the Town's docks; and

WHEREAS, pursuant to Section 160A-20 of the General Statutes of North Carolina, the Town intends to finance the Project through an Installment Financing Contract (the "Contract") between the Town and First Bank (the "Bank") whereby the Bank shall advance moneys to the Town, and the Town, subject to its right of nonappropriation, shall repay the advance with interest in installments; and

WHEREAS, the principal amount of the Contract shall not exceed $1,200,000 with annual level principal payments for a term of five (5) years at an approved interest rate of 3.90%; and

WHEREAS, pursuant to Article 8, Chapter 159 of the General Statutes of North Carolina, the Town has made proper application to the North Carolina Local Government Commission (the "Commission") for approval of the proposed financing; and

WHEREAS, the Secretary of the Commission has determined that the Town has complied with G.S. 159-149; and

WHEREAS, the Commission, pursuant to G.S. 159-151, upon information and evidence received, finds, and determines as follows:

(i) that the proposed Contract is necessary or expedient for the Town;

(ii) that the Contract, under the circumstances, is preferable to a bond issue for the same purpose;

(iii) that the sums to fall due under the Contract are adequate and not excessive for its proposed purpose;

(iv) that the Town's debt management procedures and policies are good, or that reasonable assurances have been given that its debt will henceforth be managed in strict compliance with law;

(v) that the increase in taxes, if any, necessary to meet the sums to fall due under the Contract will not be excessive; and

(vi) that the Town is not in default in any of its debt service obligations.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the application for approval of the Contract and the planned financing are hereby approved under the provisions of G.S. 160A-20, as amended, Article 8 of Chapter 159 of the General Statutes, as amended, and relevant resolutions of the Commission."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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TOWN OF BLOWING ROCK

Secretary Wooten made a motion to adopt the following resolution:

RESOLUTION APPROVING THE APPLICATION OF THE TOWN OF BLOWING ROCK TO FINANCE COSTS OF TOWN POLICE STATION IMPROVEMENTS THROUGH AN INSTALLMENT FINANCE AGREEMENT PURSUANT TO G.S. §160A-20

WHEREAS, the Town of Blowing Rock (the "Town") has determined that it is necessary and expedient to finance costs of the design, acquisition, renovation, construction, and equipping of (1) land for the Town water system uses, (2) public park facilities, and (3) roof repairs and other improvements to the Town's fire and rescue services building (the "Project"); and

WHEREAS, pursuant to Section 160A-20 of the General Statutes of North Carolina, the Town intends to finance the Project through an installment financing agreement to be entered into in September, 2025 (the "Contract") between the Town and JPMorgan Chase Bank, N.A. (the "Lender") whereby the Lender will advance moneys to the Town for such purposes and the Town, subject to its right of nonappropriation, shall repay the amounts advanced with interest in installments; and

WHEREAS, the principal amount of the Contract may not exceed $2,250,000 with annual payments over a maximum of twenty (20) years at an interest rate of 3.55% except in the case of default or an event of taxability; and

WHEREAS, pursuant to Article 8, Chapter 159 of the General Statutes of North Carolina, the Town has made proper application to the Local Government Commission (the "Commission") for approval of the proposed refinancing under the Contract; and

WHEREAS, the Commission pursuant to G.S. §159-151, upon information and evidence received, finds and determines as follows:

i) that the Contract is necessary or expedient for the Town;

ii) that the Contract, under the circumstances, is preferable to a bond issue by the Town for the same purpose;

iii) that the sums to fall due under the Contract are adequate and not excessive for its proposed purposes;

iv) that the Town's debt management procedures and policies are good;

v) that no increase in taxes will be necessary to meet the sums to fall due under the Contracts; and

vi) that the Town is not in default in any of its debt service obligations; and

WHEREAS, the Town has selected the following as its financing team in connection with the Contracts and requested the Commission to approve the same:

Bond Counsel:	Sands Anderson PC
Lender:	JPMorgan Chase Bank, N.A.
Lender's Counsel:	McGuireWoods LLP
Financial Advisor:	First Tryon Advisors

and

WHEREAS, based upon the information provided to it, the Commission has determined to approve such request of the Town.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the application for approval of the Contract and the Town's selection of the financing team members for the Contract are hereby approved under the provisions of G.S 160A-20, Article 8 of Chapter 159 of the General Statutes and relevant resolutions of the Commission.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 - 0.

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CITY OF CHARLOTTE

Secretary Wooten made a motion to adopt the following resolution:

"**RESOLUTION APPROVING THE FINANCING TEAM FOR THE CITY OF CHARLOTTE, NORTH CAROLINA GENERAL OBLIGATION REFUNDING BONDS, SERIES 2025B**

WHEREAS, the City of Charlotte, North Carolina (the "*City*") has requested that the Local Government Commission of North Carolina (the "*Commission*") approve their selection of the following financing team members in connection with the issuance of its general obligation refunding bonds in an aggregate principal amount not to exceed $201,510,000 (the *"Bonds*") to be used for the purpose of prepaying the City's General Obligation Bond, Series 2023C:

Underwriters:	Wells Fargo Bank, National Association
	J.P. Morgan Securities LLC
	Academy Securities
Bond Counsel:	Parker Poe Adams & Bernstein LLP
Underwriters' Counsel:	McGuireWoods LLP
Financial Advisor:	DEC Associates, Inc.

WHEREAS, based upon the information and evidence received by the Commission, it is the opinion of the Commission that the City's request should be approved;

NOW, THEREFORE, BE IT RESOLVED by the Commission that the above financing team is hereby approved for the issuance of the Bonds.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

Secretary Wooten made a motion to adopt the following resolution:

"**RESOLUTION APPROVING THE APPLICATION OF THE CITY OF CHARLOTTE, NORTH CAROLINA RELATING TO THE NOT TO**

EXCEED $201,510,000 OF THE CITY OF CHARLOTTE, NORTH CAROLINA GENERAL OBLIGATION REFUNDING BONDS, SERIES 2025B

WHEREAS, the City of Charlotte, North Carolina (the "*City*") has applied to the Local Government Commission of North Carolina (the "*Commission*"), pursuant to the Local Government Bond Act, as amended, for approval of the issuance of general obligation refunding bonds in an aggregate principal amount not to exceed $201,510,000 (the *"Bonds"*) to be used for the purpose of prepaying the City's General Obligation Bond, Series 2023C; and

WHEREAS, the City has furnished to the Commission the forms of the following:

(a) a Bond Resolution to be adopted by the City Council of the City on September 22, 2025 authorizing the City to issue the Bonds and authorizing the form and the terms of the documents described below;

(b) a Preliminary Official Statement (the "*Preliminary Official Statement*") with respect to the Bonds; and

(c) a Bond Purchase Agreement related to the Bonds to be dated on or about October 23, 2025 (the "*Purchase Agreement*") among the City, the Commission and Wells Fargo Bank, National Association, on its behalf and as representative of J.P. Morgan Securities LLC and Academy Securities, as underwriters;

WHEREAS, based upon the information and evidence received in connection with such application for approval of the issuance of the Bonds, the Commission hereby finds and determines as follows:

(1) the proposed bond issue is necessary or expedient;

(2) the amount proposed is adequate and not excessive for the proposed purpose of the issue;

(3) the City's debt management procedures and policies are good;

(4) the increase in taxes, if any, necessary to service the proposed debt will not be excessive;

(5) the proposed bonds can be marketed at reasonable rates of interest; and

(6) the assumptions used by the finance officer of the City in preparing the statement of estimated interest filed with the clerk pursuant to G.S. 159-55.1(a) are reasonable.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the application of the City for approval of the Bonds in an aggregate principal amount not to exceed $201,510,000 for the purposes set forth is hereby approved pursuant to the Local Government Bond Act, as amended."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION CONCERNING THE PRIVATE SALE OF THE CITY OF CHARLOTTE, NORTH CAROLINA GENERAL OBLIGATION REFUNDING BONDS, SERIES 2025B

WHEREAS, Article 7 of Chapter 159 of the General Statutes of North Carolina, as amended, authorizes the Local Government Commission of North Carolina (the "*Commission*") to sell general obligation bonds at private sale without advertisement to any purchasers thereof at such prices as the Commission determines to be in the best interest of the issuing unit, subject to the approval of the governing board of the issuing unit; and

WHEREAS, under the terms and conditions set forth below and in the form of the Bond Purchase Agreement to be dated on or about October 23, 2025 (the "*Purchase Agreement*") among the City, the Commission and Wells Fargo Bank, National Association, on its behalf and as representative of J.P. Morgan Securities LLC and Academy Securities, as underwriters (collectively, the "*Underwriters*"), the Underwriters have offered to purchase the City's General Obligation Refunding Bonds, Series 2025B in an aggregate principal amount not to exceed $201,510,000 (the "*Bonds*"), to be used for the purpose of prepaying the City's General Obligation Bond, Series 2023C and paying costs of issuing the Bonds; and

WHEREAS, the Commission has received a copy of a Preliminary Official Statement (the "*Preliminary Official Statement*") relating to the offering of the Bonds; and

WHEREAS, the City has requested the Commission to sell the Bonds at private sale without advertisement in accordance with Article 7 of Chapter 159 of the General Statutes of North Carolina, as amended; and

WHEREAS, the Commission desires to approve the request of the City that it sell the Bonds at private sale without advertisement; and

WHEREAS, the Commission desires to accept the offer of the Underwriters to purchase the Bonds substantially in the form of the Purchase Agreement and upon the terms and conditions set forth below; and

NOW, THEREFORE, BE IT RESOLVED by the Commission as follows:

Section 1. The sale of the Bonds to the Underwriters at private sale without advertisement pursuant to the Bond Resolution to be adopted by the City Council of the City on September 22, 2025 related to the Bonds (the "*Bond Resolution*") and an executed Purchase Agreement substantially in the form furnished to the Commission is hereby approved, such sale being subject to the approval of the Secretary of the Commission or a designated assistant of the Commission (the "*Designated Assistant*") and satisfaction of the conditions set forth below.

Section 2. The aggregate principal amount of the Bonds will not exceed $201,510,000 and the Bonds will have a final maturity not beyond July 1, 2045. The purchase price for the Bonds will be approved by the Designated Assistant on the date of the sale of the Bonds as provided in the Purchase Agreement.

Section 3. The Commission hereby determines that the sale of the Bonds in the manner and for the price as provided in this resolution is in the best interest of the City, provided that such sale is approved by the City.

Section 4. The Secretary of the Commission, or any Deputy Secretary is hereby appointed the Designated Assistant of the Commission for the purpose of this resolution. The Designated Assistant is hereby authorized and directed, within the terms and conditions of this resolution, to approve such changes to the Purchase Agreement, including details of the Bonds, as is satisfactory to him or her, to approve the forms of other documents relating to the Bonds, to execute and deliver the Purchase Agreement and such other documents on behalf of the Commission and to provide for the execution and delivery of the Bonds in accordance with the Bond Resolution and the Purchase Agreement.

Section 5. The Official Statement relating to the Bonds, substantially in the form of the Preliminary Official Statement furnished to the Commission, with such insertions and changes therein as may be approved by the Designated Assistant, and the use thereof in connection with the public offering and sale of the Bonds, are hereby approved and authorized. The Designated Assistant is hereby authorized and directed to deliver on behalf of the Commission the final Official Statement in such form.

Section 6. This Resolution is effective immediately upon its passage."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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TOWN OF CLAYTON

Secretary Wooten made a motion to adopt the following resolution:

RESOLUTION APPROVING TOWN OF CLAYTON, NORTH CAROLINA MULTIFAMILY HOUSING REVENUE BONDS (SHOTWELL APARTMENTS), SERIES 2025 IN AN AMOUNT UP TO $14,500,000 (THE "BONDS") AND THE FINANCING TEAM THEREFOR

WHEREAS, the Town of Clayton, North Carolina (the "Town") has decided to issue its $14,500,000 Multifamily Housing Revenue Bonds (Shotwell Apartments), Series 2025 (the "Bonds") to finance the acquisition, construction and equipping by Shotwell Apartments Limited Partnership, a Minnesota limited partnership (the "Borrower"), of a 90-unit low income multifamily residential rental facility to be known as Shotwell Apartments and located in the Town (the "Development"); and

WHEREAS, in order to finance the Development, the Town proposes to issue the Bonds in an aggregate principal amount not to exceed $14,500,000, pursuant to Section 160D-1311(b) and Article 1 of Chapter 157 of the North Carolina General Statutes, as amended (the "Act"); and

WHEREAS, the Bonds have to be approved by the North Carolina Local Government Commission (the "Commission"), for which approval the Commission may consider the criteria set forth in North Carolina General Statutes Section 159-153, and the Town has applied to the Commission for such approval; and

WHEREAS, based upon the information and evidence received in connection with such application, including resolutions adopted by the Town Council of the Town on August 18, 2025, it is hereby determined and found by the Commission:

(a) that such proposed bond issue is necessary or expedient;

(b) that the proposed amount of such bond issue is adequate and not excessive for the proposed purposes thereof;

(c) that the Borrower has demonstrated that it is financially responsible and capable of fulfilling its obligations with respect to the Bonds and the Development;

(d) that the Town's debt management procedures and policies are good and that it is not in material default with respect to any of its debt service obligations; and

(e) the proposed date and manner of sale of the Bonds will not have an adverse effect upon any scheduled or anticipated sale of any obligations by the State of North Carolina or any political subdivision thereof or any agency of either of them; and

WHEREAS, the Town has requested that the Commission approve its selection of the following financing team members for the upcoming issuance of the Bonds:

Bond Counsel:	McGuireWoods LLP
Borrower:	Shotwell Apartments Limited Partnership
Borrower's Counsel:	Stoel Rives LLP
	Ellinger & Carr PLLC
Initial Bondholder:	Bridgewater Investment Management, Inc.
Initial Bondholder's Counsel:	Messerli & Kramer, P.A.
Permanent Lender:	Cedar Rapids Bank and Trust Company
Permanent Lender's Counsel:	Winthrop & Weinstine, P.A.
Tax Credit Investor:	Bridgewater Bank
Tax Credit Investor's Counsel:	Clark Hill PLC

WHEREAS, based upon the information and evidence received by the Commission, it is the opinion of the Commission that the request by the Town be approved; and

WHEREAS, it is anticipated that the Bonds will be privately placed with Bridgewater Investment Management, Inc. (the "Initial Bondholder") during the construction of the Development, and privately placed with Cedar Rapids Bank and Trust Company (the "Permanent Lender") once the Development has reached stabilization; and

WHEREAS, there have been presented to the Commission forms of the following documents (the "Documents") to be used in connection with the issuance of the Bonds:

(a) Bond Financing Agreement, by and among the Town, the Borrower and the Initial Bondholder, providing for the issuance of the Bonds, together with the form of the Bonds, and providing for the financing of the Development by the Town;

(b) Promissory Note given by the Borrower to the Town; and

(c) Regulatory Agreement and Declaration of Restrictive Covenants, from the Borrower for the benefit of the Town.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission:

Section 1. The sale of the Bonds pursuant to the Documents in substantially the forms furnished to the Commission is hereby approved, such sale being subject to the satisfaction of the conditions set forth in the Documents and herein.

Section 2. It is hereby determined, with the approval of the Town and the Borrower that the Bonds shall be issued in an aggregate principal amount not to exceed $14,500,000, shall initially bear interest at a variable rate, such rate not to exceed 12.0% per annum, and shall have a final maturity not later than December 31, 2046.

Section 3. The Secretary of the Commission, or any Deputy Secretary, is hereby appointed the designated representative of the Commission for the purposes of this resolution and such designated representative is hereby authorized and directed, within the terms and conditions of this resolution, to approve such changes to the Documents, including details of the Bonds, as shall be satisfactory to him or her, and to approve the forms of other documents relating to the Bonds.

Section 4. The financing team set forth above is hereby approved.

Section 5. This resolution shall be effective immediately upon its passage.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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CITY OF CREEDMOOR

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE FINANCING TEAM FOR THE CITY OF CREEDMOOR INSTALLMENT FINANCING

WHEREAS, the City of Creedmoor (the "City") has requested that the North Carolina Local Government Commission (the "Commission") approve its selection of the following financing team members for its upcoming installment financing:

Special Counsel:	Sanford Holshouser PLLC
Lender:	Webster Bank, National Association
Lender's Counsel:	Gilmore Bell
Financial Advisor:	Davenport & Company LLC

WHEREAS, based upon the information and evidence received by the Commission, it is of the opinion that the City's request should be approved;

NOW, THEREFORE, BE IT RESOLVED that the above financing team is hereby approved for the financing."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9-0.

Secretary Wooten made the motion to adopt the following resolution:

"RESOLUTION APPROVING THE APPLICATION OF THE CITY OF CREEDMOOR TO FINANCE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A POLICE STATION EXPANSION AND TO PAY FINANCING COSTS THROUGH AN INSTALLMENT FINANCING AGREEMENT PURSUANT TO G.S. 160A-20

WHEREAS, the City of Creedmoor (the "City") has determined that it is necessary and expedient for the City to finance the acquisition, construction and equipping of a police station expansion and to pay financing costs; and

WHEREAS, pursuant to Section 160A-20 of the General Statutes of North Carolina, the City intends to finance the project through an installment contract to be dated on or about September 23, 2025 (the "Contract"), between the City and Webster Bank, National Association (the "Lender"), whereby the Lender will advance moneys to the City for the project and the City, subject to the right of nonappropriation and the provisions of Section 160A-20, will repay the advance in installments, with interest; and

WHEREAS, the principal amount of the advance under the Contract will not exceed $2,750,000; and

WHEREAS, the maturity of the installment payments to be made under the Contract will not extend beyond September 1, 2045, with an annual interest rate not to exceed 4.56% (in the absence of default, or a change in tax status); and

WHEREAS, pursuant to Article 8, Chapter 159 of the General Statutes of North Carolina, the City has made proper application to the North Carolina Local Government Commission (the "Commission") for approval of the proposed financing; and

WHEREAS, the Commission, pursuant to G.S. 159-151, upon information and evidence received, finds and determines as follows:

(i) that the Contract is necessary or expedient for the City;
(ii) that the Contract, under the circumstances, is preferable to a bond issue for the same purposes;
(iii) that the sums to fall due under the Contract are adequate and not excessive for its proposed purposes;
(iv) that the City's debt management procedures and policies are good;
(v) that the City is not in default in any of its debt service obligations; and
(vi) that the increase in taxes, if any, necessary to meet the sums to fall due under the Contract will not be excessive;

NOW, THEREFORE, BE IT RESOLVED by the Commission that the City's application for approval of the Contract and financing are approved under the provisions of G.S. §160A-20 and relevant resolutions of the Commission."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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DURHAM HOUSING AUTHORITY – SANDY RIDGE STATION

Secretary Wooten made a motion to adopt the following resolution:

RESOLUTION APPROVING HOUSING AUTHORITY OF THE CITY OF DURHAM MULTIFAMILY HOUSING REVENUE BONDS (SANDY RIDGE STATION), SERIES 2025 IN AN AMOUNT UP TO $22,000,000 (THE "BONDS") AND THE FINANCING TEAM THEREFOR

WHEREAS, the Housing Authority of the City of Durham (the "Authority") has decided to issue its Multifamily Housing Revenue Bonds (Sandy Ridge Station), Series 2025 (the "Bonds") to finance the acquisition, construction and equipping by KB Carver LLC, a North Carolina limited liability company (the "Borrower"), of a low income multifamily residential rental facility, consisting of 132 units in the City of Durham, North Carolina (the "Development"); and

WHEREAS, in order to finance the Development, the Authority proposes to issue the Bonds in an aggregate principal amount not to exceed $22,000,000, pursuant to the Housing

Authorities Law, Article 1 of Chapter 157 of the North Carolina General Statutes, as amended (the "Act"); and

WHEREAS, the Bonds have to be approved by the North Carolina Local Government Commission (the "Commission"'), for which approval the Commission may consider the criteria set forth in North Carolina General Statutes Section 159-153, and the Authority has applied to the Commission for such approval; and

WHEREAS, based upon the information and evidence received in connection with such application, including resolutions adopted by the Board of Commissioners of the Authority on July 23, 2025, it is hereby determined and found by the Commission:

(a) that such proposed bond issue is necessary or expedient;

(b) that the proposed amount of the bond issue is adequate and not excessive for the proposed purposes thereof;

(c) that the Borrower has demonstrated that it is financially responsible and capable of fulfilling its obligations with respect to the Bonds and the Development;

(d) that the Authority's debt management procedures and policies are good and that it is not in material default with respect to any of its debt service obligations; and

(e) the proposed date and manner of sale of the Bonds will not have an adverse effect upon any scheduled or anticipated sale of any obligations by the State of North Carolina or any political subdivision thereof or any agency of either of them; and

WHEREAS, the Authority has requested that the Commission approve its selection of the following financing team members for the upcoming issuance of the Bonds:

Bond Counsel:	McGuireWoods LLP
Issuer's Counsel:	The Banks Law Firm, P.A.
Borrower:	KB Carver LLC
Borrower's Counsel:	Blanco Tackabery & Matamoros, P.A.
Underwriter:	Stifel, Nicolaus & Company, Incorporated
Underwriter's Counsel:	Tiber Hudson LLC
Permanent Lender:	Federal Home Loan Mortgage Corporation
Freddie Mac Servicer:	PNC Bank, National Association
Tax Credit Investor:	Red Stone Equity Partners, LLC, or affiliated entity
Tax Credit Investor's Counsel:	Applegate & Thorne-Thomsen, P.C.
Trustee/Fiscal Agent:	U.S. Bank Trust Company, National Association
Trustee/Fiscal Agent's Counsel:	Maynard Nexsen PC

WHEREAS, based upon the information and evidence received by the Commission, it is the opinion of the Commission that the request by the Authority be approved; and

WHEREAS, there have been presented to the Commission forms of the following documents (the "Documents") to be used in connection with the issuance of the Bonds:

(a) Indenture of Trust between the Authority and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), providing for the issuance of the Bonds, together with the form of the Bonds;

(b) Loan Agreement between the Authority and the Borrower, pursuant to which the Authority will lend the proceeds of the Bonds to the Borrower (the "Loan");

(c) Promissory Note given by the Borrower to the Authority to evidence the Loan, which the Authority will assign to the Trustee as security for the Bonds;

(d) Regulatory Agreement and Declaration of Restrictive Covenants from the Borrower for the benefit of the Authority and the Trustee;

(e) Preliminary Official Statement relating to the offering and sale of the Bonds;

(f) Bond Purchase Agreement among the Authority, the Borrower and the Underwriter;

(g) the form of the Funding Loan Agreement among the Authority, U.S. Bank Trust Company, National Association, as Fiscal Agent, and PNC Bank, National Association, as Initial Funding Lender, relating to the permanent financing for the Development; and

(h) the form of the Project Loan Agreement among the Authority, the Borrower and the Fiscal Agent, relating to the permanent financing for the Development;

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission:

Section 1. The sale of the Bonds pursuant to the Documents in substantially the forms furnished to the Commission is hereby approved, such sale being subject to the satisfaction of the conditions set forth in the Documents and herein.

Section 2. It is hereby determined, with the approval of the Authority and the Borrower that the Bonds shall be issued in an aggregate principal amount not to exceed $22,000,000, shall initially bear interest at a fixed rate not to exceed 12.0% per annum, and shall have a final maturity not later than December 31, 2044.

Section 3. The Secretary of the Commission, or any Deputy Secretary, is hereby appointed the designated representative of the Commission for the purposes of this resolution and such designated representative is hereby authorized and directed, within the terms and conditions of this resolution, to approve such changes to the Documents, including details of the Bonds, as shall be satisfactory to him or her, and to approve the forms of other documents relating to the Bonds.

Section 4. The financing team set forth above is hereby approved.

Section 5. This resolution shall be effective immediately upon its passage.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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DURHAM HOUSING AUTHORITY – SANDY RIDGE VILLAS

Secretary Wooten made a motion to adopt the following resolution:

RESOLUTION APPROVING HOUSING AUTHORITY OF THE CITY OF DURHAM MULTIFAMILY HOUSING REVENUE BONDS (SANDY RIDGE VILLAS), SERIES 2025 IN AN AMOUNT UP TO $10,250,000 (THE "BONDS") AND THE FINANCING TEAM THEREFOR

WHEREAS, the Housing Authority of the City of Durham (the "Authority") has decided to issue its Multifamily Housing Revenue Bonds (Sandy Ridge Villas), Series 2025 (the "Bonds") to finance the acquisition, construction and equipping by KB Carver II LLC, a North Carolina limited liability company (the "Borrower"), of a low income multifamily residential rental facility, consisting of 66 units in the City of Durham, North Carolina (the "Development"); and

WHEREAS, in order to finance the Development, the Authority proposes to issue the Bonds in an aggregate principal amount not to exceed $10,250,000, pursuant to the Housing Authorities Law, Article 1 of Chapter 157 of the North Carolina General Statutes, as amended (the "Act"); and

WHEREAS, the Bonds have to be approved by the North Carolina Local Government Commission (the "Commission""), for which approval the Commission may consider the criteria set forth in North Carolina General Statutes Section 159-153, and the Authority has applied to the Commission for such approval; and

WHEREAS, based upon the information and evidence received in connection with such application, including resolutions adopted by the Board of Commissioners of the Authority on July 23, 2025, it is hereby determined and found by the Commission:

(a) that such proposed bond issue is necessary or expedient;

(b) that the proposed amount of the bond issue is adequate and not excessive for the proposed purposes thereof;

(c) that the Borrower has demonstrated that it is financially responsible and capable of fulfilling its obligations with respect to the Bonds and the Development;

(d) that the Authority's debt management procedures and policies are good and that it is not in material default with respect to any of its debt service obligations; and

(e) the proposed date and manner of sale of the Bonds will not have an adverse effect upon any scheduled or anticipated sale of any obligations by the State of North Carolina or any political subdivision thereof or any agency of either of them; and

WHEREAS, the Authority has requested that the Commission approve its selection of the following financing team members for the upcoming issuance of the Bonds:

Bond Counsel:	McGuireWoods LLP
Issuer's Counsel:	The Banks Law Firm, P.A.
Borrower:	KB Carver II LLC
Borrower's Counsel:	Blanco Tackabery & Matamoros, P.A.
Underwriter:	Stifel, Nicolaus & Company, Incorporated
Underwriter's Counsel:	Tiber Hudson LLC
Permanent Lender:	Federal Home Loan Mortgage Corporation
Freddie Mac Servicer:	PNC Bank, National Association
Tax Credit Investor:	Stratford Capital Group
Tax Credit Investor's Counsel:	DLA Piper LLP (US)
Trustee/Fiscal Agent:	U.S. Bank Trust Company, National Association
Trustee/Fiscal Agent's Counsel:	Maynard Nexsen PC

WHEREAS, based upon the information and evidence received by the Commission, it is the opinion of the Commission that the request by the Authority be approved; and

WHEREAS, there have been presented to the Commission forms of the following documents (the "Documents") to be used in connection with the issuance of the Bonds:

(a) Indenture of Trust between the Authority and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), providing for the issuance of the Bonds, together with the form of the Bonds;

(b) Loan Agreement between the Authority and the Borrower, pursuant to which the Authority will lend the proceeds of the Bonds to the Borrower (the "Loan");

(c) Promissory Note given by the Borrower to the Authority to evidence the Loan, which the Authority will assign to the Trustee as security for the Bonds;

(d) Regulatory Agreement and Declaration of Restrictive Covenants from the Borrower for the benefit of the Authority and the Trustee;

(e) Preliminary Official Statement relating to the offering and sale of the Bonds;

(f) Bond Purchase Agreement among the Authority, the Borrower and the Underwriter;

(g) the form of the Funding Loan Agreement among the Authority, U.S. Bank Trust Company, National Association, as Fiscal Agent, and PNC Bank, National Association, as Initial Funding Lender, relating to the permanent financing for the Development; and

(h) the form of the Project Loan Agreement among the Authority, the Borrower and the Fiscal Agent, relating to the permanent financing for the Development;

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission:

Section 1. The sale of the Bonds pursuant to the Documents in substantially the forms furnished to the Commission is hereby approved, such sale being subject to the satisfaction of the conditions set forth in the Documents and herein.

Section 2. It is hereby determined, with the approval of the Authority and the Borrower that the Bonds shall be issued in an aggregate principal amount not to exceed $10,250,000, shall initially bear interest at a fixed rate not to exceed 12.0% per annum, and shall have a final maturity not later than December 31, 2044.

Section 3. The Secretary of the Commission, or any Deputy Secretary, is hereby appointed the designated representative of the Commission for the purposes of this resolution and such designated representative is hereby authorized and directed, within the terms and conditions of this resolution, to approve such changes to the Documents, including details of the Bonds, as shall be satisfactory to him or her, and to approve the forms of other documents relating to the Bonds.

Section 4. The financing team set forth above is hereby approved.

Section 5. This resolution shall be effective immediately upon its passage.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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TOWN OF FRANKLIN

Secretary Wooten made a motion to adopt the following resolution**:**

"RESOLUTION APPROVING THE APPLICATION OF THE TOWN OF FRANKLIN, NORTH CAROLINA. THIS PROJECT CONSISTS OF IMPROVEMENTS TO THE FRANKLIN WATER TREATMENT PLANT (THE "PROJECT") THROUGH AN INSTALLMENT FINANCING CONTRACT AGREEMENT PURSUANT TO G.S. 160A-20.

WHEREAS, the Town of Franklin, North Carolina (the "Town") has determined that the Project, improvements to the Franklin Water Treatment Plant, including construction of a clearwell and a high service pump station, and site work for future expansion is necessary to provide clean drinking water, to replace components at the end of their useful life, to provide additional water storage capacity, and to accommodate future expansion; and

WHEREAS, pursuant to Section 160A-20 of the General Statutes of North Carolina, the Town intends to finance the Project through an Installment Financing Contract (the "Contract") between the Town and Webster Bank (the "Bank") whereby the Bank shall advance moneys to the Town, and the Town, subject to its right of nonappropriation, shall repay the advance with interest in installments; and

WHEREAS, the principal amount of the Contract shall not exceed $3,225,000 with annual level debt service payments for a term of twenty (20) years at an approved interest rate of 4.645%; and

WHEREAS, pursuant to Article 8, Chapter 159 of the General Statutes of North Carolina, the Town has made proper application to the North Carolina Local Government Commission (the "Commission") for approval of the proposed financing; and

WHEREAS, the Secretary of the Commission has determined that the Town has complied with G.S. 159-149; and

WHEREAS, the Commission, pursuant to G.S. 159-151, upon information and evidence received, finds, and determines as follows:

(i) that the proposed Contract is necessary or expedient for the Town;

(ii) that the Contract, under the circumstances, is preferable to a bond issue for the same purpose;

(iii) that the sums to fall due under the Contract are adequate and not excessive for its proposed purpose;

(iv) that the Town's debt management procedures and policies are good, or that reasonable assurances have been given that its debt will henceforth be managed in strict compliance with law;

(v) that the increase in taxes, if any, necessary to meet the sums to fall due under the Contract will not be excessive; and

(vi) that the Town is not in default in any of its debt service obligations.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the application for approval of the Contract and the planned financing are hereby approved under the provisions of G.S. 160A-20, as amended, Article 8 of Chapter 159 of the General Statutes, as amended, and relevant resolutions of the Commission."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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HENDERSON COUNTY – LIMITED OBLIGATION BONDS

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE APPLICATION OF THE COUNTY OF HENDERSON FOR THE FINANCING AND REFINANCING OF COUNTY FACILITIES THROUGH AN INSTALLMENT FINANCING CONTRACT PURSUANT TO G.S. § 160A-20

WHEREAS, County of Henderson, North Carolina (the "*County*") has determined that it is in the best interests of the County to enter into an installment financing contract with the Henderson County Governmental Financing Corporation, a North Carolina nonprofit corporation (the "*Corporation*"), to (1) finance the renovation and expansion of the County's existing detention facility as part of a County judicial center (the "*New Money Project*"), (2) refinance all or a portion of the County's installment payment obligations related to the Corporation's Limited Obligation Bonds (County of Henderson, North Carolina), Series 2015, issued in the original principal amount of $26,785,000 (the "*Refunded 2015 Bonds*"), the proceeds of which were used to finance the acquisition, construction, and equipping of a health education center (the "*Refunded 2015 Project*"), and (3) pay certain costs incurred in connection with the execution and delivery of the Contract (as defined below);

WHEREAS, pursuant to Section 160A-20 of the General Statutes of North Carolina (the "*General Statutes*"), the County intends to enter into an Installment Financing Contract dated as of October 1, 2025 (the "*Contract*") between the County and the Corporation, whereby the Corporation will advance money to the County to finance the New Money Project and refinance the Refunded 2015 Project, and the County, subject to its right of non-appropriation, will repay the advancement with interest in installments;

WHEREAS, the Corporation will enter into an Indenture of Trust dated as of October 1, 2025 between the Corporation and U.S. Bank Trust Company, National Association as trustee (the "*Trustee*"), pursuant to which the Corporation will execute and deliver its Limited Obligation Bonds (County of Henderson, North Carolina), Series 2025 (the "*2025 Bonds*");

WHEREAS, the 2025 Bonds are to be underwritten by PNC Capital Markets LLC (the "*Underwriter*"), and the proceeds from the sale of the 2025 Bonds will be remitted by the Underwriter to the Corporation to fund the advances by the Corporation to the County under the Contract;

WHEREAS, the aggregate principal amount of the 2025 Bonds shall not exceed $95,400,000, comprised of $78,700,000 which will be used to finance the New Money Project and $16,700,000 which will be used to refund the Refunded 2015 Bonds;

WHEREAS, the maturity of the portion of the installment payments under the Contract for the 2025 Bonds related to financing the New Money Project shall not extend beyond October 1, 2045;

WHEREAS, the maturity of the portion of the installment payments under the Contract for the 2025 Bonds related to refinancing the Refunded 2015 Project shall not extend beyond October 1, 2035;

WHEREAS, the effective interest cost with respect to the 2025 Bonds shall not exceed 6.00%;

WHEREAS, pursuant to Article 8 of Chapter 159 of the General Statutes, the County and the Corporation have made proper application to the Local Government Commission (the "*Commission*") for approval of the proposed financing;

WHEREAS, pursuant to Section 159-151 of the General Statutes and upon information and evidence received, the Commission finds and determines that:

(i) the Contract is necessary or expedient for the County;

(ii) the Contract, under the circumstances, is preferable to a bond issue by the County for the same purposes;

(iii) the sums to fall due under the Contract are adequate and not excessive for the Contract's proposed purposes;

(iv) the County's debt management procedures and policies are good;

(v) the increase in taxes, if any, necessary to meet the sums to fall due under the Contract will not be excessive; and

(vi) the County is not in default in any of its debt service obligations.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the application for approval of the Contract, the 2025 Bonds and the planned financing are approved and ratified under the provisions of Section 160A-20, Article 8 of Chapter 159 of the General Statutes and relevant resolutions of the Commission."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 - 0.

Secretary Wooten made a motion to approve the following resolution:

"RESOLUTION APPROVING THE FINANCING TEAM FOR THE LIMITED OBLIGATION BONDS (COUNTY OF HENDERSON, NORTH CAROLINA), SERIES 2025

WHEREAS, the County of Henderson, North Carolina (the "*County*") has requested that the North Carolina Local Government Commission (the *"Commission*") approve its selection of the following financing team members for the above-referenced bonds:

Bond Counsel:	-	Parker Poe Adams & Bernstein LLP
Municipal Advisor:	-	DEC Associates, Inc.
Underwriter:	-	PNC Capital Markets LLC
Underwriter's Counsel:	-	Chapman and Cutler LLP
Trustee:	-	U.S. Bank Trust Company, National Association
Trustee's Counsel:	-	Holland & Knight LLP

WHEREAS, based on the information and evidence received by the Commission, the Commission is of the opinion that the request by the County should be approved.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the above-referenced financing team is hereby approved for the execution and delivery of the above-referenced bonds."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 - 0.

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TOWN OF HILLSBOROUGH

Secretary Wooten made a motion to adopt the following resolution**:**

"RESOLUTION APPROVING THE FINANCING REQUEST OF THE TOWN OF HILLSBOROUGH, NORTH CAROLINA: THIS PROJECT CONSISTS OF THE LAWNDALE SEWER REHABILITATION PROJECT THROUGH A STATE WASTEWATER REVOLVING FUND LOAN.

WHEREAS, the Town of Hillsborough, North Carolina (the "Town") has determined that it is necessary or expedient to inspect, clean, rehabilitate, repair, and replace sewer pipes and other components and associated appurtenances (collectively the "Lawndale Sewer Rehabilitation" project) to order to improve the aged and leaking sewer system in a disadvantaged community; and

WHEREAS, the Town filed an application with the North Carolina Local Government Commission (the Commission) for approval of a Wastewater State Revolving Fund Loan in an amount not to exceed $616,730, with the term of twenty (20) years at the rate, as established under this program for the respective loan, State or Federal, of 0.76%, and not to exceed 4%; and

WHEREAS, the Commission, upon the information and evidence it received, finds, and determines as follows:

(1) That the proposed loan is necessary or expedient;

(2) That the amount proposed is adequate and not excessive for the proposed purpose of the loan;

(3) That the Town's debt management procedures and policies are good, or that reasonable assurances have been given that its debt will henceforth be managed in strict compliance with law;

(4) That the increase in taxes, if any, necessary to service the proposed debt will not be excessive; and

(5) That the interest rate for the proposed loan will be a reasonable rate.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission hereby approves the award of the Drinking Water State Revolving Fund Loan to the Town and approves the loan terms."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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TOWN OF HOLLY SPRINGS

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE FINANCING TEAM FOR THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA FOR THE ISSUANCE OF AN ENTERPRISE SYSTEMS REVENUE BOND ANTICIPATION NOTE

WHEREAS, the Town of Holly Springs, North Carolina (the "*Town*") has requested that the Local Government Commission of North Carolina (the "*Commission*") approve their selection of the following financing team members for the issuance of the Town of Holly Springs, North Carolina Enterprise Systems Revenue Bond Anticipation Note, Series 2025 (the "*Note*"):

Purchaser:	PNC Bank, National Association
Bond Counsel:	Parker Poe Adams & Bernstein LLP
Purchaser's Counsel:	Womble Bond Dickinson (US) LLP
Trustee/Paying Agent:	U.S. Bank Trust Company, National Association
Municipal Advisor:	DEC Associates, Inc.

WHEREAS, based upon the information and evidence received by the Commission, it is the opinion of the Commission that the request by the Town should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the above financing team is hereby approved for the issuance of the Note."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 - 0.

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE APPLICATION OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA FOR THE ISSUANCE OF AN ENTERPRISE SYSTEMS REVENUE BOND ANTICIPATION NOTE

WHEREAS, the Town of Holly Springs, North Carolina (the "*Town*") has applied to the Local Government Commission of North Carolina (the "*Commission*"), pursuant to the State and Local Government Revenue Bond Act, as amended, for approval of the issuance of a not to exceed $22,000,000 Town of Holly Springs, North Carolina Enterprise Systems Revenue Bond Anticipation Note, Series 2025 (the "*Note*") to pay (1) 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 Enterprise Systems, including, but not limited to, (i) the construction, equipping, and furnishing of a Laboratory and Operators building, and (ii) site preparation and grading for treatment infrastructure improvements at the Utley Creek Water Reclamation Facility site (collectively, the "*Projects*") and (2) the costs of issuing the Note;

WHEREAS, the Town has furnished to the Commission the forms of the following:

(a) a General Trust Indenture dated as of July 1, 2024 (the "*General Indenture*") between the Town and U.S. Bank Trust Company, National Association, as trustee (the "*Trustee*");

(b) Series Indenture, Number 2 to be dated as of September 1, 2025 (the "*Series Indenture*") between the Town and the Trustee; and

(c) a Note Purchase Agreement to be dated on or about September 16, 2025 (the "*Note Purchase Agreement*") among the Commission, the Town and PNC Bank, National Association (the "*Purchaser*"), pursuant to which the Commission will sell the Note to the Purchaser on behalf of the Town in accordance with the terms and conditions set forth therein;

WHEREAS, based upon the information and evidence received in connection with such application, the Commission hereby finds and determines that:

(1) the Note is necessary or expedient;

(2) the amount proposed is adequate and not excessive for the proposed purpose of the issue;

(3) the proposed Projects are feasible;

(4) the Town's debt management procedures and policies are good; and

(5) the proposed Note can be marketed at reasonable interest cost to the Town.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the application of the Town for approval of the proposed Note in an amount not to exceed $22,000,000 is hereby approved pursuant to the State and Local Government Revenue Bond Act, as amended."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION CONCERNING THE PRIVATE SALE OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA ENTERPRISE SYSTEMS REVENUE BOND ANTICIPATION NOTE

WHEREAS, Article 7, of Chapter 159 of the General Statutes of North Carolina, as amended authorizes the Local Government Commission of North Carolina (the "*Commission*") to sell revenue bonds at private sale without advertisement to any purchasers thereof at such prices as the Commission determines to be in the best interest of the issuing unit, subject to the approval of the governing board of the issuing unit; and

WHEREAS, the Town of Holly Springs, North Carolina (the "*Town*") has applied to the Commission pursuant to the State and Local Government Revenue Bond Act, as amended, for approval of the issuance of not to exceed $22,000,000 Town of Holly Springs, North Carolina Enterprise Systems Revenue Bond Anticipation Note, Series 2025 (the "*Note*") to pay (1) 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 Enterprise Systems, including, but not limited to, (i) the construction, equipping, and furnishing of a Laboratory and Operators building, and (ii) site preparation and grading for treatment infrastructure improvements at the Utley Creek Water Reclamation Facility site (collectively, the "*Projects*") and (2) the costs of issuing the Note;

WHEREAS, PNC Bank, National Association (the "*Purchaser*"), has offered to purchase the Note from the Commission on the terms and conditions provided below and in the form of the Note Purchase Agreement to be dated on or about September 16, 2025 (the "*Note Purchase Agreement*") among the Commission, the Town and the Purchaser;

WHEREAS, the Town has requested the Commission to sell the Note at private sale without advertisement in accordance with Article 7 of Chapter 159 of the General Statutes of North Carolina, as amended;

WHEREAS, the Commission desires to approve the request of the Town that it sell the Note at private sale without advertisement; and

WHEREAS, the Commission desires to accept the offer of the Purchaser to purchase the Note pursuant to the Note Purchase Agreement and on the terms and conditions provided below; and

NOW, THEREFORE, BE IT RESOLVED by the Commission:

Section 1. The sale of the Note to the Purchaser at private sale without advertisement pursuant to the Note Purchase Agreement, a General Trust Indenture dated as of July 1, 2024 (the "*General Indenture*") between the Town and U.S. Bank Trust Company, National Association, as trustee (the "*Trustee*"), and Series Indenture, Number 2 dated as of September 1, 2025 (the "*Series Indenture*") between the Town and the Trustee, substantially in the form furnished to the Commission is hereby approved, such sale being subject to the approval of the Secretary of the Commission or a designated assistant of the Commission (the "*Designated Assistant*") and satisfaction of the conditions provided below.

Section 2. The par amount of the Note will not exceed $22,000,000. The purchase price for the Note shall be the par amount of the Note.

Section 3. Except as otherwise provided in the Series Indenture, the Note will bear interest, subject to adjustment as provided in the Series Indenture, at a per annum rate equal to 3.74%.

Section 4. The Note will have a final maturity of one year from the issuance thereof.

Section 5. The Commission hereby determines that the sale of the Note in the manner and for the price as provided in this resolution is in the best interest of the Town, provided that such sale is approved by the Town.

Section 6. The Secretary of the Commission, or any Deputy Secretary is hereby appointed the Designated Assistant of the Commission for the purpose of this resolution. The Designated Assistant is hereby authorized and directed, within the terms and conditions of this resolution, to approve such changes to the Note Purchase Agreement, including details of the Note, as satisfactory to him or her, to approve the forms of other documents relating to the Note, to execute and deliver the Note Purchase Agreement and such other documents on behalf of the Commission and to provide for the execution and delivery of the Note in accordance with the General Indenture, the Series Indenture and the Note Purchase Agreement.

Section 7. This Resolution is effective immediately on its passage."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0 .

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INLIVIAN – VUE AT HONEYWOOD

Secretary Wooten made a motion to adopt the following resolution:

RESOLUTION APPROVING INLIVIAN MULTIFAMILY HOUSING REVENUE BONDS (VUE AT HONEYWOOD AVENUE), SERIES 2025 IN AN AMOUNT UP TO $18,000,000 (THE "BONDS") AND THE FINANCING TEAM THEREFOR

WHEREAS, INLIVIAN (the "Authority") has decided to issue its Multifamily Housing Revenue Bonds (Vue at Honeywood Avenue), Series 2025 (the "Bonds") to finance the acquisition, construction and equipping by The Vue at Honeywood Avenue, LLC, a North Carolina limited liability company (the "Borrower"), of a multifamily residential rental facility to be known as The Vue at Honeywood Avenue, consisting of 108 units, located in the City of Charlotte, North Carolina (the "Development"); and

WHEREAS, in order to finance the Development, the Authority proposes to issue the Bonds in one or more series in an aggregate principal amount of not to exceed $18,000,000, pursuant to the Housing Authorities Law, Article 1 of Chapter 157 of the North Carolina General Statutes, as amended (the "Act"); and

WHEREAS, the Bonds have to be approved by the North Carolina Local Government Commission (the "Commission"'), for which approval the Commission may consider the criteria set forth in North Carolina General Statutes Section 159-153, and the Authority has applied to the Commission for such approval; and

WHEREAS, based upon the information and evidence received in connection with such application, including resolutions adopted by the Board of Commissioners of the Authority on August 19, 2025, it is hereby determined and found by the Commission:

(a) that such proposed bond issue is necessary or expedient;

(b) that the proposed amount of the bond issue is adequate and not excessive for the proposed purposes thereof;

(c) that the Borrower has demonstrated that it is financially responsible and capable of fulfilling its obligations with respect to the Bonds and the Development;

(d) that the Authority's debt management procedures and policies are good and that it is not in material default with respect to any of its debt service obligations; and

(e) the proposed date and manner of sale of the Bonds will not have an adverse effect upon any scheduled or anticipated sale of any obligations by the State of North Carolina or any political subdivision thereof or any agency of either of them; and

WHEREAS, the Authority has requested that the Commission approve its selection of the following financing team members for the upcoming issuance of the Bonds:

Bond Counsel:	McGuireWoods LLP
Authority's Counsel:	The Banks Law Firm, P.A.
Borrower:	The Vue at Honeywood Avenue, LLC
Borrower's Counsel:	Ellinger & Carr PLLC
Trustee:	U.S. Bank Trust Company, National Association
Underwriter:	Piper Sandler & Co.
Underwriter's Counsel:	Dinsmore & Shohl LLP
Tax Credit Investor:	Raymond James Affordable Housing Investments
Tax Credit Investor's Counsel:	Nixon Peabody LLP

WHEREAS, based upon the information and evidence received by the Commission, it is the opinion of the Commission that the request by the Authority be approved; and

WHEREAS, it is expected that the Bonds will be sold in a limited offering by Piper Sandler & Co., as Underwriter; and

WHEREAS, there have been presented to the Commission forms of the following documents (the "Documents") to be used in connection with the issuance of the Bonds:

(a) Indenture of Trust between the Authority and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), providing for the issuance of the Bonds, together with the form of the Bonds;

(b) Loan Agreement between the Authority and the Borrower, pursuant to which the Authority will lend the proceeds of the Bonds to the Borrower (the "Loan");

(c) Promissory Notes given by the Borrower to the Authority to evidence the Loan, which the Authority will assign to the Trustee as security for the Bonds;

(d) Regulatory Agreement and Declaration of Restrictive Covenants, from the Borrower for the benefit of the Authority and the Trustee;

(e) Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of the date hereof, made by the Borrower to the Trustee;

(f) Bond Purchase Agreement to be dated the date of sale of the Bonds, among the Authority, the Borrower, and the Underwriter;

(g) Limited Offering Memorandum related to the offering and sale of the Bonds; and

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission:

Section 1. The sale of the Bonds pursuant to the Documents in substantially the forms furnished to the Commission is hereby approved, such sale being subject to the satisfaction of the conditions set forth in the Documents and herein.

Section 2. It is hereby determined, with the approval of the Authority and the Borrower that the Bonds shall be issued in an aggregate principal amount not to exceed $18,000,000, shall initially bear interest at fixed rates, such rates not to exceed 12.0% per annum, and shall have a final maturity not later than December 31, 2071.

Section 3. The Secretary of the Commission, or any Deputy Secretary, is hereby appointed the designated representative of the Commission for the purposes of this resolution and such designated representative is hereby authorized and directed, within the terms and conditions of this resolution, to approve such changes to the Documents, including details of the Bonds, as shall be satisfactory to him or her, and to approve the forms of other documents relating to the Bonds.

Section 4. The financing team set forth above is hereby approved.

Section 5. This resolution shall be effective immediately upon its passage.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 - 0.

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JONES COUNTY

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE APPLICATION OF JONES COUNTY, NORTH CAROLINA. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A SHELL BUILDING FOR ECONOMIC DEVELOPMENT PURPOSES (THE "PROJECT") THROUGH AN INSTALLMENT FINANCING CONTRACT AGREEMENT PURSUANT TO G.S. 160A-20.

WHEREAS, the County of Jones, North Carolina (the "County") has determined that the Project, the construction of a shell commercial building is necessary to provide additional available commercial space as the County and its economic development non-profit organization seek to attract medium to large-sized employers to the County; and

WHEREAS, pursuant to Section 160A-20 of the General Statutes of North Carolina, the County intends to finance a portion of the funds needed for the Project through an Installment Financing Contract REDLG loan (the "Contract") between the County and Jones-Onslow Electric Membership Corporation (the "Corporation") whereby the Corporation shall advance moneys to the County, and the County, subject to its right of nonappropriation, shall repay the advance in installments; and

WHEREAS, the principal amount of the Contract shall not exceed $500,000 with annual level principal payments for a term of ten (10) years at an approved interest rate of zero (0%); and

WHEREAS, pursuant to Article 8, Chapter 159 of the General Statutes of North Carolina, the County has made proper application to the North Carolina Local Government Commission (the "Commission") for approval of the proposed financing; and

WHEREAS, the Secretary of the Commission has determined that the County has complied with G.S. 159-149; and

WHEREAS, the Commission, pursuant to G.S. 159-151, upon information and evidence received, finds, and determines as follows:

(i) that the proposed Contract is necessary or expedient for the County;

(ii) that the Contract, under the circumstances, is preferable to a bond issue for the same purpose;

(iii) that the sums to fall due under the Contract are adequate and not excessive for its proposed purpose;

(iv) that the County's debt management procedures and policies are good, or that reasonable assurances have been given that its debt will henceforth be managed in strict compliance with law;

(v) that the increase in taxes, if any, necessary to meet the sums to fall due under the Contract will not be excessive; and

(vi) that the County is not in default in any of its debt service obligations.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the application for approval of the Contract and the planned financing are hereby approved under the provisions of G.S. 160A-20, as amended, Article 8 of Chapter 159 of the General Statutes, as amended, and relevant resolutions of the Commission."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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CITY OF KANNAPOLIS

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE FINANCING TEAM FOR THE CITY OF KANNAPOLIS, NORTH CAROLINA WATER AND SEWER SYSTEM REVENUE BOND

WHEREAS, the City of Kannapolis, North Carolina (the "*City*") has requested that the Local Government Commission of North Carolina (the "*Commission*") approve their selection of the following financing team members for the issuance of the City's Water and Sewer System Revenue Bond:

Lender:	Webster Bank, National Association
Lender's Counsel:	Gilmore & Bell, P.C.
Bond Counsel:	Parker Poe Adams & Bernstein LLP
Trustee/Paying Agent/Bond Registrar:	U.S. Bank Trust Company, National Association
Trustee's Counsel:	Chapman and Cutler LLP
Financial Advisor:	Davenport & Company LLC
Feasibility Consultant:	Willdan Financial Services

WHEREAS, based upon the information and evidence received by the Commission, it is the opinion of the Commission that the request by the City should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the above financing team is hereby approved for the City's upcoming Water and Sewer System Revenue Bond issue.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE APPLICATION OF THE CITY OF KANNAPOLIS, NORTH CAROLINA FOR THE ISSUANCE OF WATER AND SEWER SYSTEM REVENUE BOND

WHEREAS, the City of Kannapolis, North Carolina (the "*City*") has applied to the Local Government Commission of North Carolina (the "*Commission*"), pursuant to the State and Local Government Revenue Bond Act, as amended, for approval of the issuance of Water and Sewer System Revenue Bond, Series 2025 of the City (the "*2025 Bond*") to (a) finance the costs of extensions, additions and capital improvements to, the acquisition, renewal or replacement of capital assets of, and purchasing and installing new equipment for the City's water and sewer system, including the replacement and improvements to the Kannapolis Lake Dam Spillway (the "*Projects*") and (b) pay the costs of issuing the 2025 Bond;

WHEREAS, the City has furnished to the Commission the forms of the following:

(a) Bond Order and Bond Resolution to be considered for approval by the City Council of the City (the "*City Council*") on August 25, 2025 authorizing the issuance of the 2025 Bond to finance the Projects and the other costs associated therewith as set forth above; and

(b) Series Indenture, Number 9 dated as of September 1, 2025 between the City and U.S. Bank Trust Company, National Association, as trustee;

WHEREAS, based upon the information and evidence received in connection with such application, it is hereby determined and found by the Commission:

(i) that such proposed revenue bond issue is necessary or expedient;

(ii) that the proposed amount of such revenue bond issue is adequate and not excessive, when added to other money available to the City, for the proposed purpose thereof;

(iii) that the proposed Projects are feasible;

(iv) that the City's debt management procedures and policies are good; and

(v) that the proposed revenue bond can be marketed at a reasonable interest cost to the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the application of the City for approval of the proposed 2025 Bond in an aggregate principal amount not to exceed $12,000,000 is hereby approved pursuant to the State and Local Government Revenue Bond Act, as amended."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION CONCERNING THE PRIVATE SALE OF THE CITY OF KANNAPOLIS, NORTH CAROLINA WATER AND SEWER SYSTEM REVENUE BONDS

WHEREAS, Article 7 of Chapter 159 of the General Statutes of North Carolina, as amended, authorizes the Local Government Commission of North Carolina (the "*Commission*") to sell revenue bonds at private sale without advertisement to any purchasers thereof at such prices as the Commission determines to be in the best interest of the issuing unit, subject to the approval of the governing board of the issuing unit; and

WHEREAS, the City of Kannapolis, North Carolina (the "*City*") has applied to the Commission, pursuant to the State and Local Government Revenue Bond Act, as amended, for approval of the issuance of Water and Sewer System Revenue Bond, Series 2025 of the City (the "*2025 Bond*") to (a) finance the costs of extensions, additions and capital improvements to, the acquisition, renewal or replacement of capital assets of, and purchasing and installing new equipment for the City's water and sewer system, including the replacement and improvements to the Kannapolis Lake Dam Spillway (the *"Projects"*) and (b) pay the costs of issuing the 2025 Bond;

WHEREAS, Webster Bank, National Association (the *"Lender"*) has offered to acquire the 2025 Bond from the Commission on the terms and conditions set forth below;

WHEREAS, the City has requested the approval and private sale without advertisement of the 2025 Bond by the Commission in accordance with Article 7 of Chapter 159 of the General Statutes of North Carolina, as amended;

WHEREAS, the Commission desires to approve the request of the City that it sell the 2025 Bond at private sale without advertisement; and

WHEREAS, the Commission desires to accept the offer of the Lender to acquire the 2025 Bond on the terms and conditions set forth below;

NOW, THEREFORE, BE IT RESOLVED by the Commission:

Section 1. The sale of the 2025 Bond to the Lender at private sale without advertisement pursuant to Series Indenture, Number 9 dated as of September 1, 2025 (the "*Series Indenture*") between the City and U.S. Bank Trust Company, National Association, as trustee, substantially in the form furnished to the Commission is hereby approved, such sale being subject to the approval of the Secretary of the Commission or a designated assistant of the Commission (the "*Designated Assistant*") and satisfaction of the conditions set forth below.

Section 2. The aggregate principal amount of the 2025 Bond will not exceed an aggregate principal amount of $12,000,000. The acquisition amount for the 2025 Bond will be 100% of the principal amount thereof.

Section 3. The 2025 Bond will bear interest at an interest rate not to exceed 4.54%.

Section 4. No maturity of the 2025 Bond will exceed August 1, 2045.

Section 5. The Commission hereby determines that the sale of the 2025 Bond in the manner and for the price as provided in this resolution is in the best interest of the City.

Section 6. The Secretary of the Commission, or any Deputy Secretary is hereby appointed the Designated Assistant of the Commission for the purpose of this resolution, and the Designated Assistant is hereby authorized and directed, within the terms and conditions of this resolution, to approve such changes to the 2025 Bond, including details of the 2025 Bond, as shall be satisfactory to him or her, to approve the forms of other documents relating to the 2025 Bond, to execute and deliver such other documents on behalf of the Commission and to provide for the execution and delivery of the 2025 Bond in accordance with the Bond Order, the Series Indenture and such other documents to be delivered in connection therewith.

Section 7. This Resolution is effective immediately upon its passage."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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NORTH CAROLINA HOUSING FINANCE AGENCY

Secretary Wooten made a motion to adopt the following resolution:

RESOLUTION CONCERNING THE SALE OF BONDS OF THE NORTH CAROLINA HOUSING FINANCE AGENCY FROM TIME TO TIME IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $1,250,000,000 FOR THE PURPOSE OF PROVIDING FUNDS TO PURCHASE MORTGAGE LOANS OR OTHER MORTGAGE RELATED OBLIGATIONS, REFUND BONDS PREVIOUSLY ISSUED BY THE AGENCY AND TO PAY OTHER COSTS IN CONNECTION THEREWITH

BE IT RESOLVED by the Local Government Commission of North Carolina (the "Commission"):

Section 1. It is hereby declared and determined that the North Carolina Housing Finance Agency (the "Agency") has furnished to the Commission the following:

(a) a Trust Agreement, dated as of May 1, 1998 (the "1998 Trust Agreement"), as amended and supplemented by an Amended and Restated Trust Agreement, dated as of August 1, 2023 (the "Amended and Restated Trust Agreement"), as further amended by a First Amendment to Amended and Restated Trust Agreement, dated as of November 1, 2023 (the "First Amendment" and, together with the 1998 Trust Agreement and the Amended and Restated Trust Agreement, the "Trust Agreement"), as supplemented, each by and between the Agency and The Bank of New York Mellon Trust Company, N.A., as successor trustee (the "Trustee"), authorizing the issuance thereunder of Housing Revenue Bonds (the "Bonds"); and

(b) a request by the Agency that the Commission approve the sale and issuance from time to time of not to exceed $1,250,000,000 of Home Ownership Revenue Bonds to provide funds, together with any other available funds, to (a) purchase mortgage loans and other obligations, including mortgage backed securities, made for the purpose of assisting in providing home ownership for low and moderate income households in the State, (b) refund all or a portion of the Bonds previously issued by the Agency for the purpose described in (a) (or to refund Bonds of the Agency issued for that purpose), (c) make required deposits to the credit of any debt service reserve fund or other reserve fund required by the terms of the instrument pursuant to which the Bonds are issued, (d) finance all or a portion of the cost of termination of interest rate swap agreements in connection with the refunding of Bonds hedged by the terminated interest rate swap agreement and (e) pay all or a portion of the costs of issuance of the Bonds.

The Agency has advised the Commission that such Bonds may be issued pursuant to the Trust Agreement and Supplemental Trust Agreements supplementing the Trust Agreement in substantially the form of the Supplemental Trust Agreements previously entered into by the Agency under the Trust Agreement, with such changes and revisions as shall be necessary or convenient to reflect the transaction (such a supplement herein referred to as an "Applicable Supplement"), or may be issued pursuant to a new Trust Agreement (an "Alternative Trust Agreement") and any supplement thereto as deemed appropriate in order to effectuate the issuance of such Bonds.

The Agency has also advised the Commission that, depending on the financial conditions at the time the Bonds are issued from time to time, there may be benefits to the Agency of issuing a portion of the Bonds as variable interest rate obligations, and there may be benefits to the Agency of entering into interest rate swap agreement arrangements to hedge the variable interest rate. In the event that any of the Bonds bear interest at a variable interest rate, the terms of the Bonds may include provisions to facilitate the variable interest rate provisions, including provisions providing that the Bonds may be delivered to the Agency from time to time for purchase. In addition, the Agency would enter into such additional agreements as shall be necessary or desirable to facilitate the variable interest rate provisions of the Bonds, such as agreements for the delivery of a letter of credit to secure payment of the Bonds and a reimbursement agreement related thereto, standby bond purchase agreements and remarketing agreements.

Section 2. The Agency has requested approval of its selection of the following financing team members for the issuance from time to time of its Home Ownership Bonds:

Bond Counsel:	Womble Bond Dickinson (US) LLP
Trustee/Registrar:	The Bank of New York Mellon Trust Company, N.A.
Underwriters' Counsel:	Bode, PLLC

Underwriters:	RBC Capital Markets LLC; BofA Securities, Inc.; Morgan Stanley & Co. LLC, Raymond James & Associates, Inc.; Wells Fargo Bank, National Association
Financial Advisor:	Caine Mitter & Associates Incorporated
Trustee's Counsel:	Chapman and Cutler LLP

Section 3. The sale of Home Ownership Revenue Bonds issued pursuant to the Trust Agreement or an Alternative Trust Agreement from time to time in an aggregate principal amount not to exceed $1,250,000,000 at negotiated sale pursuant to an executed Purchase Contract, which shall reflect the issuance of the Bonds herein approved and to be approved by the Secretary or a Designated Assistant (hereinafter described) of the Commission (which approval shall be conclusively evidenced by the Designated Assistant's execution of the Purchase Contract) is hereby approved. The Secretary and the Designated Assistant may, at the request of the Agency, add any additional financial institutions to the underwriters named above, or remove any financial institution from the underwriting group for one or more issues or Series of Bonds. In addition, if, in consultation with the Commission, the Chair, the Executive Director or the Chief Financial Officer determine at the time of sale of the Bonds that it is in the best interests of the Agency that all or a portion of the Bonds be sold directly to one or more investors that are financial institutions, then all or a portion of the Bonds may be sold directly to such a financial institution under terms similar to the terms anticipated for a public offering of the Bonds. Bonds to be directly purchased by a financial institution shall be sold to such financial institution under a purchase contract acceptable to the Agency and approved by the Secretary or the Designated Assistant. The Agency may determine which of the underwriters for a bond issue will serve as "senior managing underwriter" for an issue.

Section 4. The purchase price for the Bonds shall not be less than 98% of the aggregate principal amount of the Bonds, plus interest accrued on the Bonds (other than any Bonds dated the date of delivery thereof) from the date thereof to the date of delivery of and payment therefor, or such greater price as may be approved by the Secretary or Designated Assistant and set forth in the Purchase Contract.

Section 5. The Bonds may be issued and sold in one or more Series from time to time. Each Series of Bonds shall mature on the dates, and in the principal amounts and shall bear interest at the rate or rates from the date thereof, and shall have a final maturity of not to exceed 40 years from the date of issuance of such Bonds, all as may be set forth in the Purchase Contract and as may be approved by the Secretary or Designated Assistant provided that such Bonds shall bear interest at a rate or rates resulting in a true interest cost (expressed as a percentage) of not in excess of 8.0% and any underwriting discount shall not exceed $12.50 per bond. In the event that any Bonds of a Series will bear interest at a variable interest rate, the true interest cost of the Series may take into account the rate at which payments under an interest rate swap agreement hedging such variable interest rate is computed.

In addition, if the Agency determines that it may realize interest rate savings on all or a portion of a Series of Bonds through a direct placement of such Bonds to a designated investor such as Fannie Mae or Freddie Mac under terms acceptable to the Agency, all or a portion of such Bonds may be sold directly to such investors. In such event, the Secretary is authorized to approve the terms of a bond purchase contract setting forth the terms of the purchase on behalf of the Commission.

Section 6. The Commission does hereby determine that the sale of the Bonds in the manner and for the prices as provided in this resolution is in the best interest of the Agency and best effectuates the purposes of Chapter 122A of the General Statutes of North Carolina.

Section 7. The Secretary and any Designated Assistant of the Commission is hereby authorized to execute, if necessary, the statement in the Official Statement for the Bonds relative to the Commission's determinations with regard to the Bonds.

Section 8. In the event that any of the Bonds bear interest at a variable interest rate, the terms of the Bonds may include such provisions as the Agency, in consultation with the Secretary of the Commission, shall find necessary or desirable to facilitate the variable interest rate provisions, including provisions providing that the Bonds may be delivered to the Agency from time to time for purchase. In addition, the Agency, in consultation with the Secretary of the Commission, is authorized to enter into, such additional agreements as shall be necessary or desirable to facilitate the variable interest rate provisions of the Bonds, such as agreements for the delivery of a letter of credit to secure payment of the Bonds and a reimbursement agreement related thereto, standby bond purchase agreements and remarketing agreements.

Section 9. The Commission, pursuant to G.S. 159-196, hereby approves the Agency entering into one or more interest rate swap agreements hedging the variable interest rate of any of the Bonds to a fixed rate. Any such interest rate swap agreement shall be in a form approved by the Secretary of the Commission and shall be in customary form for agreements of this nature, based on prior interest rate swap agreements entered by the Agency.

Section 10. The Secretary of the Commission shall have the power to appoint such Designated Assistants for the purposes of this resolution as the Secretary shall deem necessary in order to carry out the purposes of this resolution.

Section 11. This resolution shall be effective immediately upon its adoption.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

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RALEIGH HOUSING AUTHORITY

Secretary Wooten made a motion to adopt the following resolution:

RESOLUTION APPROVING HOUSING AUTHORITY OF THE CITY OF RALEIGH, NORTH CAROLINA MULTIFAMILY HOUSING REVENUE BONDS (UNION AT CAPITAL), SERIES 2025 IN AN AMOUNT UP TO

$63,000,000 (THE “BONDS”) AND THE FINANCING TEAM THEREFOR

WHEREAS, the Housing Authority of the City of Raleigh, North Carolina (the “Authority”) has decided to issue its Multifamily Housing Revenue Bonds (Union at Capital), Series 2025 (the “Bonds”) to finance the acquisition, construction and equipping by Union at Capital, LP, an Indiana limited partnership (the “Borrower”), of a multifamily residential rental facility to be known as Union at Capital, consisting of 195 units, located in the City of Raleigh, North Carolina (the “Development”); and

WHEREAS, in order to finance the Development, the Authority proposes to issue the Bonds in one or more series in an aggregate principal amount of not to exceed $63,000,000, pursuant to the Housing Authorities Law, Article 1 of Chapter 157 of the North Carolina General Statutes, as amended (the “Act”); and

WHEREAS, the Bonds have to be approved by the North Carolina Local Government Commission (the “Commission”'), for which approval the Commission may consider the criteria set forth in North Carolina General Statutes Section 159-153, and the Authority has applied to the Commission for such approval; and

WHEREAS, based upon the information and evidence received in connection with such application, including resolutions adopted by the Board of Commissioners of the Authority on August 28, 2025, it is hereby determined and found by the Commission:

(a) that such proposed bond issue is necessary or expedient;

(b) that the proposed amount of the bond issue is adequate and not excessive for the proposed purposes thereof;

(c) that the Borrower has demonstrated that it is financially responsible and capable of fulfilling its obligations with respect to the Bonds and the Development;

(d) that the Authority's debt management procedures and policies are good and that it is not in material default with respect to any of its debt service obligations; and

(e) the proposed date and manner of sale of the Bonds will not have an adverse effect upon any scheduled or anticipated sale of any obligations by the State of North Carolina or any political subdivision thereof or any agency of either of them; and

WHEREAS, the Authority has requested that the Commission approve its selection of the following financing team members for the upcoming issuance of the Bonds:

Bond Counsel:	McGuireWoods LLP
Authority's Counsel:	The Francis Law Firm, PLLC
Borrower:	Union at Capital, LP
Borrower's Counsel:	Ice Miller LLP
Trustee:	The Huntington National Bank
Trustee's Counsel:	Dinsmore & Shohl LLP
Underwriter:	Piper Sandler & Co.

Underwriter's Counsel: Coats Rose P.C.
Tax Credit Investor: U.S. Bancorp Community Development Corporation
Tax Credit Investor's Counsel: Kutak Rock LLP

WHEREAS, based upon the information and evidence received by the Commission, it is the opinion of the Commission that the request by the Authority be approved; and

WHEREAS, it is expected that the Bonds will be sold in a limited offering by Piper Sandler & Co., as Underwriter; and

WHEREAS, there have been presented to the Commission forms of the following documents (the "Documents") to be used in connection with the issuance of the Bonds:

(a) Indenture of Trust between the Authority and The Huntington National Bank, as trustee (the "Trustee"), providing for the issuance of the Bonds, together with the form of the Bonds;

(b) Loan Agreement between the Authority and the Borrower, pursuant to which the Authority will lend the proceeds of the Bonds to the Borrower (the "Loan");

(c) Promissory Notes given by the Borrower to the Authority to evidence the Loan, which the Authority will assign to the Trustee as security for the Bonds;

(d) Regulatory Agreement and Declaration of Restrictive Covenants, from the Borrower for the benefit of the Authority and the Trustee;

(e) Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of the date hereof, made by the Borrower to the Trustee;

(f) Bond Purchase Agreement to be dated the date of sale of the Bonds, among the Authority, the Borrower, and the Underwriter;

(g) Preliminary Limited Offering Memorandum related to the offering and sale of the Bonds; and

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission:

Section 1. The sale of the Bonds pursuant to the Documents in substantially the forms furnished to the Commission is hereby approved, such sale being subject to the satisfaction of the conditions set forth in the Documents and herein.

Section 2. It is hereby determined, with the approval of the Authority and the Borrower that the Bonds shall be issued in an aggregate principal amount not to exceed $63,000,000, shall initially bear interest at fixed rates, such rates not to exceed 12.0% per annum, and shall have a final maturity not later than December 31, 2071.

Section 3. The Secretary of the Commission, or any Deputy Secretary, is hereby appointed the designated representative of the Commission for the purposes of this resolution and such designated representative is hereby authorized and directed, within the terms and conditions of this resolution, to approve such changes to the Documents, including details of the Bonds, as shall be satisfactory to him or her, and to approve the forms of other documents relating to the Bonds.

Section 4. The financing team set forth above is hereby approved.

Section 5. This resolution shall be effective immediately upon its passage.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 - 0.

* * * * * * * * * *

TOWN OF SOUTHERN SHORES

Secretary Wooten made a motion to adopt the following resolution:

"RESOLUTION APPROVING THE APPLICATION OF THE TOWN OF SOUTHERN SHORES, NORTH CAROLINA. THIS PROJECT CONSISTS OF THE ASSUMPTION OF A SUBLEASE AND LOAN AGREEMENT (THE "PROJECT") THROUGH AN INSTALLMENT FINANCING CONTRACT AGREEMENT PURSUANT TO G.S. 160A-20.

WHEREAS, the Town of Southern Shores, North Carolina (the "Town") had previously contracted for fire protection services with the Southern Shores Volunteer Fire Department ("SSVFD"), and the SSVFD had subleased a fire station financed by a loan from Home Trust Bank (the "Bank"), with the sublease payments serving as the source of debt service; and

WHEREAS, the Town and the SSVFD have agreed that the SSVFD shall dissolve, the Town shall establish fire service as a municipal department, and the Town shall assume the sublease and loan obligations; and

WHEREAS, the Town has determined that the Project, the assumption of a sublease for a fire station and the assumption of the loan which financed the construction of the fire station , is necessary and expedient in order for the Town to make loan installment payments directly to the Bank and to maintain the present favorable interest rate; and

WHEREAS, pursuant to Section 160A-20 of the General Statutes of North Carolina, the Town intends to assume the sublease and Installment Financing Contract (the "Contract") between the SSVFD and the Bank whereby the Town, subject to its right of nonappropriation, shall repay the loan with interest in installments; and

WHEREAS, the principal amount of the Contract shall not exceed $4,646,423 with quarterly principal and interest payments for a term of twenty (20) years at an approved interest rate of 3.15%; and

WHEREAS, pursuant to Article 8, Chapter 159 of the General Statutes of North Carolina, the Town has made proper application to the North Carolina Local Government Commission (the "Commission") for approval of the proposed financing; and

WHEREAS, the Secretary of the Commission has determined that the Town has complied with G.S. 159-149; and

WHEREAS, the Commission, pursuant to G.S. 159-151, upon information and evidence received, finds, and determines as follows:

(i) that the proposed Contract is necessary or expedient for the Town;

(ii) that the Contract, under the circumstances, is preferable to a bond issue for the same purpose;

(iii) that the sums to fall due under the Contract are adequate and not excessive for its proposed purpose;

(iv) that the Town's debt management procedures and policies are good, or that reasonable assurances have been given that its debt will henceforth be managed in strict compliance with law;

(v) that the increase in taxes, if any, necessary to meet the sums to fall due under the Contract will not be excessive; and

(vi) that the Town is not in default in any of its debt service obligations.

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission that the application for approval of the Contract and the planned financing are hereby approved under the provisions of G.S. 160A-20, as amended, Article 8 of Chapter 159 of the General Statutes, as amended, and relevant resolutions of the Commission."

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

*** * * * * * * * * ***

MISCELLANEOUS ACTION ITEM

TOWN OF CARY

Secretary Wooten made a motion to adopt the following resolution:

RESOLUTION APPROVING THE PRIVATE SALE AND ISSUANCE OF A NOT TO EXCEED $50,000,000 GENERAL OBLIGATION PUBLIC IMPROVEMENT BOND ANTICIPATION NOTE, SERIES 2025 AND APPROVING THE FINANCING TEAM IN CONNECTION THEREWITH

WHEREAS, the Town of Cary, North Carolina (the "Town") has heretofore applied to the North Carolina Local Government Commission (the "Commission") pursuant to the Local Government Bond Act, as amended, for approval of the issuance by the Town of the following:

(a) $113,000,000 Transportation Bonds (the "Transportation Bonds") authorized by an order adopted by the Town Council of the Town (the "Town Council") on July 18, 2019 (the "Transportation Bond Order"), which order was approved by the vote of a majority of the qualified voters of the Town who voted thereon at a referendum duly called and held on October 8, 2019. On August 28, 2025, the Town Council adopted an order extending the time period for the issuance of the Transportation Bonds from seven years to 10 years. $35,000,000 of the Transportation Bonds have heretofore been issued by the Town; and

(b) $112,000,000 Parks and Recreational Facilities Bonds (the "Parks and Recreational Facilities Bonds") authorized by an order adopted by the Town Council of the Town on July 18, 2019 (the "Parks and Recreational Facilities Bond Order"), which order was approved by the vote of a majority of the qualified voters of the Town who voted thereon at a referendum duly called and held on October 8, 2019. On August 28, 2025, the Town Council adopted an order extending the time period for the issuance of the Parks and Recreational Facilities Bonds from seven years to 10 years. $90,000,000 of the Parks and Recreational Facilities Bonds have heretofore been issued by the Town; and

WHEREAS, Commission has heretofore approved the issuance of the Transportation Bonds and the Parks and Recreational Facilities Bonds referred to above and the extension of the time period for the issuance of such bonds pursuant to such orders;

WHEREAS, the Town has requested the Commission to approve the issuance of a general obligation bond anticipation note designated "Town of Cary, North Carolina General Obligation Public Improvement Bond Anticipation Note, Series 2025" (the "Series 2025 Note") in the aggregate principal amount not to exceed $50,000,000 for the purpose of (i) financing the costs of various transportation projects to be financed by bonds issued under the Transportation Bond Order and (ii) financing the costs of various parks and recreational facilities projects to be financed by bonds issued under the Parks and Recreational Facilities Bond Order, and;

WHEREAS, the Town has further requested that the Series 2025 Note be sold at private negotiated sale to PNC Bank, National Association (the "Purchaser") pursuant to a Note Purchase and Advance Agreement, to be dated the date of delivery thereof (the "Note Purchase Agreement"), among the Commission, the Town and the Purchaser;

WHEREAS, there has been prepared drafts of the Series 2025 Note and the Note Purchase Agreement, which drafts has been reviewed by the staff of the Commission;

WHEREAS, the Town has requested that the Commission approve the following financing team members for the issuance of the Series 2025 Note:

Bond Counsel:	Womble Bond Dickinson (US) LLP
Purchaser:	PNC Bank, National Association

Purchaser's Counsel:	Parker Poe Adams & Bernstein LLP
Municipal Advisor:	Davenport & Company, LLC

NOW, THEREFORE, BE IT RESOLVED by the North Carolina Local Government Commission:

Section 1. The Commission hereby approves the issuance by the Town of the Series 2025 Note in the aggregate principal amount not to exceed $50,000,000 for the purposes set forth above pursuant to Article 9 of the Local Government Finance Act, as amended. The Series 2025 Note shall be dated as of the date of delivery thereof, shall mature not later than October 1, 2027, subject to term-out and prepayment provisions as described therein. The Series 2025 Note shall be in the form of a single note and shall be initially registered as to principal and interest in the name of the Purchaser. The Series 2025 Note shall evidence the advance of funds by the Purchaser in amounts to be determined by the Finance Director of the Town from time to time, and shall bear interest initially at a per annum rate equal to 79% of Daily SOFR plus 0.44% (44 basis points) as provided in the resolution of the Town Council of the Town authorizing the sale and issuance of the Series 2025 Note and the Note Purchase Agreement.

Section 2. The Commission hereby approves the Note Purchase Agreement in substantially the form presented to the Commission. The Series 2025 Note shall be sold by private negotiated sale to the Purchaser pursuant to the terms of the Note Purchase Agreement, subject to the terms of this resolution.

Section 3. The Secretary of the Commission or any Deputy Secretary is hereby appointed the Designated Assistant of the Commission for the purpose of this resolution, and the Designated Assistant is hereby authorized and directed, within the terms and conditions of this resolution, to approve such changes to the Note Purchase Agreement, as shall be satisfactory to him or her, to approve the forms of other documents relating to the Series 2025 Note, to execute and deliver the Note Purchase Agreement and such other documents on behalf of the Commission and to provide for the execution and delivery of the Series 2025 Note in accordance with the resolution adopted by the Town Council of the Town authorizing the sale and issuance of the Series 2025 Note and the Note Purchase Agreement.

Section 4. The financing team set forth above for the issuance and sale of the Series 2025 Note is hereby approved.

Section 5. This resolution shall be effective immediately upon its adoption.

Mr. Brown seconded the motion and the foregoing resolution was adopted by unanimous vote of 9 -0.

END OF CONSENT AGENDA

*** * * * * * * * * ***

NOTICE OF NONCOMPLIANCE MATTERS – RESOLUTIONS REGARDING THE SALES TAX WITHHOLDING PROCESS AND UNIT APPEALS

Secretary Wooten stated he would abstain from votes to direct the withholding of sales tax and votes to deny unit appeals related to the sales tax withholding process.

Mr. Toole made a motion to adopt the following resolution:

See EXHIBIT 2: *Resolution of Successful Appeals Pursuant to Paragraph 1 of the Local Government Commission's Revised Guidelines for Successful Appeal.*

Chair Briner seconded the motion and the foregoing resolution was adopted by a unanimous vote of 9 – 0.

Ms. Hoffmann made a motion to adopt the following resolution:

See EXHIBIT 3: *Resolution on the Withholding of a Portion of Sales Tax Distribution From the Town of Black Creek* (as amended in the 5th paragraph to reflect the Town's recent submission of its FY 2021 audit report).

Mr. Brown seconded the motion and the foregoing resolution was adopted by a unanimous vote of 8 – 0 (Abstain: Wooten).

Following the vote on the Resolutions in Exhibits 2 and 3, the members considered the appeals filed by 25 municipalities. The members heard from and asked questions of the representatives of 15 of the 16 municipalities listed on the proposed draft of the *Resolution Denying Appeals Based On "Other Good Cause With Evidence" Pursuant To The Local Government Commission's Revised Guidelines* (Exhibit 5) (representatives of the Town of Speed did not address the Commission).

Ms. Harvey left the meeting at 4:00 p.m. due to a conflict.

Chair Briner made a motion to defer action on the appeal filed by the Town of Speed until the Commission's November 2025 meeting. Mr. Toole seconded the motion and the motion was approved by a unanimous vote of 8 – 0 (Absent: Harvey).

Mr. Stith made a motion to defer action on the appeal filed by the Town of Taylortown until the Commission's November 2025 meeting. Secretary Wooten seconded the motion and the motion was approved by a vote of 7 – 1 (No: Briner, Absent: Harvey).

Mr. Brown made a motion to adopt the following resolution:

See EXHIBIT 4: *Resolution Granting Appeals Based On "Other Good Cause With Evidence" Pursuant To The Local Government Commission's Revised Guidelines* (as amended in its Attachment A to include the Towns of Chocowinity, Columbus, and Robbins, and as further amended to include a revised summary of the evidence of other good cause warranting the granting of these three Towns' appeals based upon the discussion at the meeting).

Auditor Boliek seconded the motion and the foregoing resolution was adopted by a unanimous vote of 8 – 0 (Absent: Harvey).

Mr. Brown made a motion to adopt the following resolution:

See EXHIBIT 5: *Resolution Denying Appeals Based On "Other Good Cause With Evidence" Pursuant To The Local Government Commission's Revised Guidelines* (as amended in its Attachment A to remove the Towns of Chocowinity, Columbus, Robbins, Speed, and Taylortown).

Chair Briner seconded the motion and the foregoing resolution was adopted by a unanimous vote of 7 – 0 (Abstain: Wooten, Absent: Harvey).

* * * * * * * * * *

WINSTON-SALEM/FORSYTH COUNTY SCHOOLS

Mr. Stith made a motion to adopt the following resolution:

See EXHIBIT 6: *Resolution Regarding Winston-Salem/Forsyth County Schools Financial Mismanagement And Internal Controls Audit.*

Mr. Toole seconded the motion and the foregoing resolution was adopted by a unanimous vote of 8 – 0 (Absent: Harvey).

* * * * * * * * * *

Chair Briner made a motion to adjourn. Secretary Wooten seconded the motion which passed by unanimous consent. The meeting adjourned at 5:33 p.m.

The next regularly scheduled meeting of the North Carolina Local Government Commission will be held on October 7, 2025, at 1:30 p.m.

* * * * * * * * * *

I, Jennifer Wimmer, Deputy Secretary of the North Carolina Local Government Commission, CERTIFY that the foregoing is a true and correct account of actions taken at a meeting of the North Carolina Local Government Commission duly called and held on September 9, 2025.

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

Jennifer Wimmer

Jennifer Wimmer, Deputy Secretary of the
Local Government Commission of North Carolina

EXHIBIT 1

Local Governments Requesting Debt Approval by LGC
Meeting Date **09/09/25**

		As Reported in 2024 Fiscal Year End Audits							
Name of Unit	County	Total OPEB Liability Ending	Plan Fiduciary Net Position	Net OPEB Liability (Asset)	Total LEOSSA Pension Liability Ending	Plan Fiduciary Net Position	Net LEOSSA Pension Liability	Total Net Liability for OPEB and LEOSSA	LGERS/TSERS Net Pension Liability (1)
Beaufort	Carteret	N/A	N/A	N/A	638,236	0	638,236	638,236	4,385,610
Blowing Rock	Watauga	78,192	0	78,192	418,298	0	418,298	496,490	3,807,613
Cary	Wake	155,492,469	0	155,492,469	8,523,675	0	8,523,675	164,016,144	83,038,145
Charlotte	Mecklenburg	373,906,000	165,962,000	207,944,000	164,649,000	0	164,649,000	372,593,000	416,018,000
Clayton	Johnston	1,571,733	0	1,571,733	2,694,818	0	2,694,818	4,266,551	14,533,570
Creedmoor	Granville	2,002,599	0	2,002,599	836,288	0	836,288	2,838,887	1,662,196
Durham Housing Authority (2)	Durham	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Edenton	Chowan	2,149,819	0	2,149,819	554,869	0	554,869	2,704,688	3,580,507
Edgecombe County	Edgecombe	9,426,463	0	9,426,463	2,483,487	0	2,483,487	11,909,950	15,664,992
Farmville	Pitt	2,025,721	0	2,025,721	731,488	0	731,488	2,757,209	2,462,994
Franklin	Macon	1,818,941	0	1,818,941	1,253,738	0	1,253,738	3,072,679	2,301,390
Henderson County	Henderson	43,123,353	0	43,123,353	7,553,223	0	7,553,223	50,676,576	39,397,433
Hillsborough	Orange	1,067,548	0	1,067,548	1,356,531	0	1,356,531	2,424,079	5,665,521
Holly Springs	Wake	6,217,514	1,113,483	5,104,031	3,126,022	0	3,126,022	8,230,053	22,780,042
Inlivian Housing Redefined (3)	Mecklenburg	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12,934,758
Jones County	Jones	N/A	N/A	N/A	337,646	0	337,646	337,646	4,176,784
Kannapolis	Cabarrus	55,008,007	0	55,008,007	10,367,668	0	10,367,668	65,375,675	19,763,159
Norwood	Stanly	508,666	0	508,666	251,979	0	251,979	760,645	977,236
Raleigh Housing Authority (4)	Wake	1,988,510	3,055,816	(1,067,306)	N/A	N/A	N/A	(1,067,306)	3,835,369
Southern Shores	Dare	1,762,812	0	1,762,812	681,123	0	681,123	2,443,935	1,576,361
Walnut Cove	Stokes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	429,441

LGERS - Local Government Employees' Retirement System
TSERS - Teachers' and State Employees' Retirement System
OPEB - Other Post Employment Benefits (e.g. retiree healthcare)
NA - Not applicable
LEOSSA - Law Enforcement Officers' Special Separation Allowance

(1) LGERS/TSERS liabilities are satisfied by monthly employer contributions to the plans. The contribution rates are reviewed annually and adjusted as needed. See detailed explanation on cover page.
(2) Financials as of 12/31/2022
(3) Financials as of 12/31/2023
(4) Financials as of 03/31/2024

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 OF SUCCESSFUL APPEALS PURSUANT TO PARAGRAPH 1 OF THE LOCAL GOVERNMENT COMMISSION'S REVISED GUIDELINES FOR SUCCESSFUL APPEAL

WHEREAS, pursuant to G.S. 159-34(f), the Local Government Commission ("Commission") adopted the *Revised Guidelines for Successful Appeal of Sales Tax Withholding Pursuant to Session Law 2023-59* on November 12, 2024 (the "*Revised Guidelines*"); and

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; and

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

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; and

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 provided in G.S. 159-34(g); and

WHEREAS, Paragraph 1 of the *Revised Guidelines* states, "that the Commission shall deem an appeal successful if the audit for which the noncompliance notice was issued to the county or municipality is the only audit not submitted as required pursuant to G.S. 159-34(a);" and

WHEREAS, staff of the Commission have determined, and verified with Commission records, that the Units identified in Attachment A have met the Paragraph 1 guideline for a successful appeal, namely that the fiscal year 2024 audit report is the only audit report not submitted; and

WHEREAS, Paragraph 3 of the *Revised Guidelines* states, "that the Commission may waive the requirement for a county or municipality to appear before the Commission if the appeal is considered successful based on the guideline established in Paragraph 1;" and

WHEREAS, the Commission, in accordance with Paragraph 3, hereby waives the requirement that the Units appear before the Commission; and

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

WHEREAS, the Commission expects all Units identified in Attachment A to make every effort to file the fiscal year 2024 audit report as soon as possible.

NOW THEREFORE, BE IT RESOLVED that:

1. No sales tax distributions shall be withheld from any of the Units listed on Attachment A for the Commission's fiscal year 2024 review cycle.

2. The Commission directs the Secretary to provide written notice to the Units on Attachment A that each Unit has qualified for a successful appeal to the withholding of a portion of the Unit's sales tax distribution based on the guideline established within Paragraph 1 of the *Revised Guidelines*, and that no sales tax distributions will be withheld from those Units.

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 H Canada

Denise Canada, Secretary
North Carolina Local Government Commission

ATTACHMENT A: APPEALS BASED ON PARAGRAPH 1 OF THE LGC'S REVISED GUIDELINES FOR SUCCESSFUL APPEAL

1.	East Arcadia
2.	Micro
3.	Newport

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 ON THE WITHHOLDING OF A PORTION OF
SALES TAX DISTRIBUTION FROM THE TOWN OF BLACK CREEK

WHEREAS, the Town of Black Creek (the "Town") 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 (the "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, 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 distribution as provided in G.S. 159-34(g);

WHEREAS, the Town has also failed to submit annual audit reports as required by G.S. 159-34(a) for fiscal years 2022, and 2023; and

WHEREAS, the Town informed staff of the Local Government Commission ("Commission") of its decision to not appeal the 2025 Notice of Noncompliance.

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:

1. The Commission directs the Secretary to provide written notification to the Secretary of Revenue to withhold a portion of the Town's sales tax distribution as calculated pursuant to G.S. 159-34(g); and

2. 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.

3. The Commission directs the Secretary to provide written notice to the Town that a portion of sales tax distribution will be withheld 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 10th day of September, 2025.

Denise H Canada

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 **GRANTING** 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 provided in G.S. 159-34(g);

WHEREAS, the Units listed on Attachment A have each submitted 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 in 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 each Unit identified within Attachment A 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 each Unit 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, those appeals are GRANTED;

3. The Commission directs the Secretary to provide written notice to each Unit on Attachment A that each Unit's appeal has been considered by the Commission; that the Commission finds, for the Commission's fiscal year 2024 review cycle, that each Unit has provided sufficient evidence of other good cause to support the basis for its appeal; and that no sales tax distributions will be withheld from those Units.

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 H Canada

Denise Canada, Secretary
North Carolina Local Government Commission

ATTACHMENT A:

APPEALS GRANTED BASED ON OTHER GOOD CAUSE WITH EVIDENCE PURSUANT TO THE LGC'S REVISED GUIDELINES

1.	**Town of Aulander** The Town of Aulander has worked to fix the inadvertent deletion of budget items in its system and is continuing to work to consolidate its bank accounts. It looks to improve fiscal management by converting to the Black Mountain Software under the Municipal Accounting Services (MAS) program with the N.C. League of Municipalities in January 2026.
2.	**Town of Aurora** The Town of Aurora meets a guidance criteria of having experienced multiple vacancies. The Public Works Director position has been vacant since September 2022, requiring the Town Clerk/Finance Officer to cover those duties. The Town has taken steps to improve fiscal management by participating in the Accounting Instruction & Mentorship (AIM) program offered through the N.C. League of Municipalities, which has included assistance with bookkeeping.
3.	**Town of Chocowinity** The Town of Chocowinity's 2025 appeal is granted by the LGC in giving consideration to the Town's efforts in recovering from fraud and embezzlement that a former Finance Officer has been criminally charged with perpetrating on the Town in July 2022.
4.	**Town of Colerain** The Town of Colerain meets a guidance criteria of having two or more Finance Officers in the 12-month period from April 1, 2024 to April 1, 2025. In addition, the Town has experienced potential fraud or other potential criminal activity by unit staff; an active investigation State Bureau of Investigation began in approximately April 2025. The LGC voted in 2024 to begin sales tax withholding; at that time, the FY 2022 & FY 2023 audit reports had not been filed and the unit did not file an appeal in 2024. That withholding will continue until the FY 2023 audit report is filed or until September 2026.
5.	**Town of Columbus** The Town of Columbus's 2025 appeal is granted by the LGC in giving consideration to the Town's impact by Hurricane Helene in September 2024 and of the impact of severe wildfires in Polk County in early 2025.

6.	**Town of Dover** 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. 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.
7.	**Town of Gaston** The Town of Gaston 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 former Finance Officer left December 2024, and the new Finance Officer began February 2025. The Town appears to be taking mitigation measures with staff recently attending relevant course training in municipal finance, USDA funding, and internal controls. In addition, the Town enrolled with the Accounting Instruction & Mentorship (AIM) program offered by the N.C. League of Municipalities starting in August 2025.
8.	**Town of Louisburg** The Town of Louisburg 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 former Finance Officer left in October 2024; the position was vacant from November 2024 to February 2025, with the current Finance Officer being hired February 2025.
9.	**Town of Princeville** The Town of Princeville explains that the unit has experienced multiple changes in staff over the last two years. The Interim Town Manager was appointed in May 2024 and functioned as the Interim Finance Officer until a Finance Officer was hired in October 2024. Additional staff were hired in 2024. The Town submitted the FY 2022 audit report on 8/19/2025, improving its position to now missing two audit reports. In addition, the Town meets a guidance criteria of having two or more Finance Officers in the 12-month period from April 1, 2024 to April 1, 2025. With submission of the FY 2022 audit report and application of the guidance criteria, the LGC staff recommendation was revised on August 22, 2025 to recommend granting the appeal. The prior recommendation to deny the appeal, shared with LGC members and the unit on August 18, 2025, was based on LGC staff's approach of recommending 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.
10.	**Town of Robbins** The Town of Robbins's appeal is granted by the LGC in giving consideration to the issues the Town experienced with its former auditor which has led to difficulties and delays in completing the FY 2022 audit by the Town's current auditor.

11.	**Town of Robersonville** The Town of Robersonville 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 previous Finance Officer left in May 2024 and the current Finance Officer started approximately August 2024. The Town is missing FY 2023 and FY 2024 audit reports. These fiscal years were during the period in which the LGC had financial control of the Town (from October 6, 2020 to September 12, 2023). The Town appears to be making progress to improve fiscal management with submission of two audit reports since LGC returned financial control on September 12, 2023 (FY 2021 audit filed 6/10/2024 and FY 2022 filed 5/12/2025).
12.	**Town of Stantonsburg** The Town of Stantonsburg 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 former Finance Officer resigned as Clerk/Finance Officer in September 2024; the Town Clerk functioned as the Interim Finance Officer September 2024 to November 2024, with the current Finance Officer starting November 2024.

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 H Canada

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.	**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. The software conversion cited in the letter occurred in FY 2023 and was also discussed in the Town's 2024 appeal letter.
2.	**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. The Town states that a change in auditors in December 2021 started the delays.
3.	**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. 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.
4.	**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. 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.

5.	**Town of Kenly** 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. 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.
6.	**Town of Littleton** 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. 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.
7.	**Town of Macclesfield** 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. 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.
8.	**Town of Morven** 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. 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.

9.	**Town of Rich Square** 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. 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.
10.	**Siler City** 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. The City is working to fix the bank reconciliations for FY 2022 to give to the auditor to complete the audit.
11.	**Town of Spring Lake** 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.

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 REGARDING WINSTON-SALEM/FORSYTH COUNTY SCHOOLS FINANCIAL MISMANAGEMENT AND INTERNAL CONTROLS AUDIT

WHEREAS, each local school administrative unit is required by N.C.G.S. § 115C-447(a) to have its accounts and the accounts of individual schools therein audited as soon as possible after the close of each fiscal year (the "Annual Audit") by a certified public accountant or by an accountant certified by the Local Government Commission (the "Commission") as qualified to audit local government accounts; and

WHEREAS, Winston-Salem/Forsyth County Schools (the "District") has reported an estimated a $46 million budget deficit for FY 2025; and

WHEREAS, on August 14, 2025, the North Carolina Office of the State Auditor released a Rapid Response Special Report on the District, outlining the factors that contributed to the District's FY 2025 deficit, including multiple instances over the past several years of poor accounting procedures and budgetary practices, and poor planning for staffing and funding for personnel; and

WHEREAS, N.C.G.S. § 115C-447(b) provides that when the State Board of Education (the "State Board") finds that incidents of fraud, embezzlement, theft, or management failures in a local school administrative unit make it appropriate to review the internal control procedures of the unit, and when those incidents were not discovered by the firm performing the Annual Audit, the State Board of Education and the Local Government Commission shall employ an audit firm to review the internal control procedures of that local school administrative unit; and

WHEREAS, on August 19, 2025, State Auditor Boliek issued a letter calling on the State Board and the Commission to exercise their authority under N.C.G.S. § 115C-447(b) to employ an audit firm "to review the internal control procedures" of the District; and

WHEREAS, at its meeting on September 4, 2025, the State Board voted to find that incidents of management failures occurred in the District which make it appropriate to review the District's internal control procedures per N.C.G.S. § 115C-447(b), to direct the staff of the Department of Public Instruction ("DPI") to coordinate with the Commission to identify an audit firm to carry out the review, and to direct staff to bring to the State Board's October, 2025, meeting the name of the selected firm and an engagement letter for said firm; and

WHEREAS, the Local Government Commission finds that an audit of the District's internal controls should be conducted with a sense of urgency and should take place as soon as is practicable; and

WHEREAS, pursuant to 20 NCAC 03 .0503, all audit contracts, including contracts for special purpose audits, must be submitted to the Commission Secretary for approval;

NOW THEREFORE the Commission directs the Commission Secretary and Commission staff to work with expediency to:

1. Assist the DPI staff in identifying a list of firms qualified to perform a review of the District's internal controls;

2. Assist the DPI staff in developing the scope of work and agreed-upon procedures for a review of the District's internal controls; and

3. Process the proposed internal controls review audit contract when submitted by the State Board for approval.

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 H Canada

Denise Canada, Secretary
North Carolina Local Government Commission