

LOCAL GOVERNMENT COMMISSION
JANUARY 5, 2021

1. PLEDGE OF ALLEGIANCE

2. TOAST TO THE FLAG

3. CONFLICT OF INTEREST STATEMENT

4. MINUTES FOR APPROVAL

December 1, 2020 Minutes

(FINAL)	
RELATED INFORMATION	
Approximate Per Capita Debt 12/31/20	
State:	\$ 609
Federal:	\$ 83,152

<u>Unit</u>	<u>Type</u>	<u>Purpose</u>	<u>Amount</u>	<u>Comments</u>	<u>Page Number</u>	<u>Last request to Borrow</u>	<u>Voted/ Non-Voted</u>
Presentation of assessment criteria scores and draft distressed units under Viable Utility Reserve							
Bethel, Town of	Vote required	Viable Utility Reserve Grant	\$ 100,000				
Cliffside Sanitary District	Vote required	Viable Utility Reserve Grant	\$ 400,000				
Kingstown, Town of	Vote required	Viable Utility Reserve Grant	\$ 250,000				
Cliffside Sanitary District - update only							
Town of East Laurinburg - update only							
Town of Eureka - update only							
Town of Kingstown - update							
Town of Kingstown - contract ratification	Vote required	Ratification of contract w/Isothermal	est \$38,335				
Town of Robersonville - update							
Town of Robersonville - budget amendment	Vote required	Budget Amendments	\$ 47,733				
Taylortown, Town of							
	Revenue Bond	Water & Sewer	\$ 963,000	Unit Letter	2	N/A	
Alleghany, County Board of Education							
Atlantic Beach, Town of	Financing Agreement (GESC)	Installation of energy conservation measures	\$ 2,086,867		3	FA 2-2006 \$719K	
Bessemer City, City of	Financing Agreement	Public Safety Administration Complex	\$ 7,000,000		3	FA 3-2006 \$4MM	
Dare, County of	Financing Agreement	Park	\$ 7,897,487		4	FA 9-2018 \$2.58MM	
Granville, County of	Financing Agreement (LOBs)	County Building	\$ 32,500,000		5	FA 5-2020 \$23.5MM	
Greensboro, City of	Financing Agreement	Refunding	\$ 6,200,000		5	FA 10-2018 \$39MM	
Harrisburg, Town of	Financing Agreement (LOBs)	Parking	\$ 37,000,000		6	REV 6-2020 \$85MM	
Haywood, County of	Financing Agreement	Refunding	\$ 8,600,000		7	FA 4-2018 \$5.5MM	
Henderson, County of	Financing Agreement	Community College, Building/Refunding	\$ 8,391,000		8	GO 4-2020 \$7.3MM	
Highlands, Town of	Financing Agreement (LOBs)	Community College Buildings	\$ 25,000,000		9	FA 4-2020 \$60.5MM	
Hope Mills, Town of	Financing Agreement	Fire Rescue Building	\$ 8,500,000		9	FA 3-2019 \$4.6MM	
Lake Santeetlah, Town of	Financing Agreement	Police & Fire Station	\$ 14,325,000		10	FA 2-2014 \$1.2MM	
Pineville, Town of	Financing Agreement	Water	\$ 200,000		11	FA 5-1998 \$60K	
	Financing Agreement	Municipal Building, Equipment	\$ 21,000,000		11	FA 11-2010 \$4.5MM	
Kannapolis, City of							
	Revenue Bond	Water & Vehicle	\$ 11,700,000		12	FA 5-2020 \$2MM	
Caromont Health, Inc.							
	N.C. Medical Care Commission	Revenue	\$ 135,000,000		13	RB 5-2018 \$43MM	
Waynesville, Town of							
	Revolving Loan	Sewer	\$ 19,545,900		14	FA 10-2016 \$1.3MM	
Rutherfordton, Town of							
Yadkin, County of	Miscellaneous - Non Action	Rate Modification	N/A		15	FA 6-2018 \$1.8MM	
Review of SEI Evaluations	Miscellaneous - Non Action	Rate Modification	N/A		15	FA 9-2019 \$4.6MM	
	Miscellaneous - Non Action	LGC Board Members	N/A				

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
TOWN OF TAYLORTOWN	Water & Sewer \$963,000 Revenue Bond G.S. 159; Article 5 Improvement, renovation and replacement of a portion of the Town's Water & Sewer facilities including water line, elevated water storage tank, water meters and sanitary sewer improvements.	Necessary and expedient due to an aging and deteriorating Water & Sewer System. A large majority of the water system contains deteriorated asbestos cement water main that contributes to line breaks. The Town's current 75,000-gallon elevated storage tank was installed in the late 1960's and is in poor condition. The water meters have been in service long past their useful life and have experienced declines in accuracy of readings.	Bids in hand.	The Town received a unit letter due to signs of potential financial weakness in the Water & Sewer Fund as well as negative cash flow from operations which indicates that the rate structure or cash collections procedures are inadequate. The unit responded satisfactorily.	The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. Water: \$38.56 Sewer: \$32.28	Term: RBAN: 17 Months RB: 40 years Interest Rate: Fixed Structure: RBAN: Interest due at maturity. RB: Approximately level debt service	
USDA Loan	\$ 963,000					APPROVALS Issue Amount Revenue Bond: \$963,000 Issue Amount Revenue BAN: \$963,000 Final Maturity: RBAN: No later than June 15, 2022 RB: 2062 or 40 years after maturity of the RBAN Interest Rate: RBAN: \$963,000 NTE 4.5% RB: \$963,000 2.375 %	
USDA Grant	\$ 2,648,000					FINANCING TEAM Bond Counsel: Sands Anderson PC Revenue BAN: To be approved by the Secretary of the Commission Revenue Bond: USDA Rural Development Registrar: Finance Officer	
	\$ 3,611,000						

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
ALLEGHANY COUNTY BOARD OF EDUCATION	Installation of energy conservation measures (ECMs) at school system facilities. ECMs are primarily lighting upgrades, HVAC controls and improvements, water conservation measures and plug load control.	Necessary and expedient to improve operating profiles, reliability and reduce operating costs of the facilities.	Cost estimates and guaranteed savings reviewed by the professional engineering firm of Balsam Energy Consultants PLLC.	No major deficiencies. No defaults noted per the most recent annual report. Cost estimates and guaranteed savings reviewed by the professional engineering firm of Balsam Energy Consultants, PLLC	No tax increase is anticipated. Energy savings will service the debt.	Vendor: Schneider Electric Lender: Bank of America, N.A. Amount: \$2,086,867 Term: 20 years; Monthly Payments sized to accommodate the savings realization pattern. The term of the GESC is 20 years. Rate: 2.424% Market Rate: 2.00%
G.S. 160A-20 Installment Purchase Guaranteed Energy Savings Contract (GESC) Private Placement	\$2,086,867 Total est. Cost: \$ 2,086,867 Total Guaranteed Savings: \$ 2,395,398 Total est. Savings: \$ 2,395,398					

TOWN OF ATLANTIC BEACH \$7,000,000 Public Safety and Admin. Building G.S. 160A-20 Installment Purchase Contract Private Placement	This project consists of the construction of the new Atlantic Beach Public Safety and Administrative Complex. <u>Sources:</u> Bank Loan: \$ 7,000,000 Cash: \$ 101,193 Total Sources: \$ 7,101,193 <u>Uses:</u> Construction Cost: \$ 7,101,193 Total Uses: \$ 7,101,193	Necessary and expedient because the existing building does not meet the space or safety needs of staff or the public.	This project has a Construction Manager at Risk (CMAR) contract with a Guaranteed Maximum Price (GMP).	No major deficiencies. No defaults noted.	No tax increase is anticipated. General Fund revenues will provide for debt service.	Bank: First Bank Approval Rate: 2.39% Term: 15 Years Market Rate: 1.80% Payment: Annually S&P: N/A Moody's: N/A Installment purchase contract is more timely than issue of G.O. Bonds
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Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds				
								To Property Values		Per Capita		
								Before	After	Before	After	
Municipal Building	1,495	\$ 7,000,000	10/26/2020	\$ -	\$1,569,685,000	7,523,756	\$0.18	0.48%	0.93%	\$ 5,033	\$ 9,715	Carteret County \$ 388

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
CITY OF BESSEMER CITY \$7,897,487 Stinger Park G.S. 160A-20 Installment Purchase Contract Private Placement	This project consists of the construction of Stinger park. After construction, USDA will issue an installment financing contract to replace this interim construction loan. Expected Sources and Uses of Funds: <u>Sources:</u> Bank Loan: \$ 7,897,487 PARTF: \$ 500,000 Local Hospital: \$ 500,000 Available Cash: \$ 513 Total Sources: \$ <u>8,898,000</u> <u>Uses:</u> Construction Cost: \$ 7,500,000 Other Legal/Fiscal Cost: \$ 600,000 Construction Administration \$ 225,000 Design \$ 340,210 Contingency: \$ 227,790 Material Testing \$ 5,000 Total Uses: \$ <u>8,898,000</u>	Necessary and expedient to provide improvements for recreation and athletic infrastructure for the public.	Bids in hand.	No major deficiencies. No defaults noted.	No tax increase is anticipated. General Fund revenues will provide for debt service.	Bank: United Financial Approval Rate: 1.09% Term: 18 Months Market Rate: 0.80% Payment: Semi-Annual S&P: A+ Moody's: A1 Installment purchase contract is more timely than issue of G.O. Bonds

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds				
								To Property Values		Per Capita		
								Before	After	Before	After	
Park	10,587	\$ 7,897,487	10/5/2020	\$ -	\$395,182,724	17,385,748	\$0.45	4.40%	6.40%	\$ 1,642	\$ 2,388	\$ 1,977
										Gaston Co.	\$	

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
DARE COUNTY \$32,500,000 Limited Obligation Bonds Series 2021A 160A-20 Installment Contract Public Offering	Multiple Capital Projects. <u>Expected Sources and Uses of Funds:</u> Sources: Par Amount of Bonds: \$ 26,360,000 Premium \$ 6,192,163 Total Sources \$ 32,552,163 Uses: Project Fund College of the Albemarle \$ 16,120,560 Dare Co DHHS \$ 5,738,583 Dare Co. Animal Shelter \$ 6,596,988 Manteo HS Roof Replace \$ 1,012,600 711 & 715 N HWY 64/264 \$ 789,959 Buxton Property \$ 320,043 CIP Equipment \$ 1,498,316 Underwriter's Discount \$ 163,964 Issuance Costs \$ 311,150 Total Uses \$ 32,552,163	Necessary and expedient to maintain and enhance various County Facilities.	Guaranteed Maximum Price (GMP) or bids have been provided.	No deficiencies or defaults noted.	No tax increase is required. Debt service will be paid from revenues to the General Fund.	Structure: Annual principal and semi-annual interest payments following straight line amortization. Expected Ratings: S&P: AA; Moody's: Aa3 Expected Rate: Effective Interest Cost: 2.079% Expected Underwriters Fee/\$1,000: \$ 6.25 APPROVALS Amount Not To Exceed: \$ 32,500,000 Approval rate not to exceed: 3.000% Final Maturity not beyond: 2041 FINANCING TEAM Bond Counsel: Parker Poe Adams & Bernstein LLP Underwriters: Piper Sandler & Co. (Senior); PNC Capital Markets LLC (Co.) Underwriter's Counsel: Pope Flynn Financial Advisor: DEC Associates, INC Trustee: The Bank of New York Mellon Trust Limited Obligation Bond structure is more timely and feasible than G.O. Bonds

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
								To Property Values	Per Capita	Before	After
County Buildings	37,900	\$ 32,500,000	12/7/2020	\$ -	\$ 13,609,348,103	\$ 86,173,440	\$0.4000	0.63%	0.87%	\$ 2,274	\$ 3,131

GRANVILLE COUNTY \$6,200,000 Refunding 160A-20 Installment Contract Private Placement	Refunding of Series 2010A Limited Obligation Bonds (LOBs) RZEDB*. The loan terms indicate aggregate present value (NPV) savings of approximately \$505,976 (or 8.627%) of the refunded balance. <u>Expected Sources and Uses of Funds:</u> Uses: Loan Proceeds \$ 6,060,000 RZEDB* Subsidy \$ 56,369 Total Sources \$ 6,116,369 Uses: Refunding Escrow \$ 5,995,672 Costs of Issuance \$ 120,697 Total Uses \$ 6,116,369	Necessary and expedient to avail the County of lower financing costs.	The payoff amount of LOBs are current in type and known.	No deficiencies or defaults noted.	The current debt service for the refundings has been budgeted. If an NPV savings of 8.627% is generated, it will result in an aggregate average annual savings of approximately \$46,000	Bank: Amount \$ 6,200,000 Approval Rate: 1.320% Term (years): 10 Market Rate: 1.25% Structure: Annual principal and semi annual interest payments. Bank placement will not be rated. Current G.O. ratings: S&P AA Moody's: Aa2 FINANCING TEAM Bond Counsel: Sanford Holshouser LLP Financial Advisor: Davenport & Company Lender's Counsel: Parker Poe Adams & Bernstein LLP Trustee: U.S. Bank National Association Installment purchase structure is more timely and feasible than G.O. Bonds
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*RZEDB - Recovery Zone Economic Development Bonds

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
								To Property Values	Per Capita	Before	After
Schools	60,443	\$ 6,200,000	N/A	\$ -	\$ 4,702,015,267	\$ 99,767,267	\$0.840	2.12%	2.13%	\$ 1,651	\$ 1,651

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
CITY OF GREENSBORO \$37,000,000 February One Parking Deck Taxable Limited Obligation Bonds, Series 2021 G.S.160A-20 Publicly Offered	Acquisition of land, design and construction of a downtown parking garage located on February One Place. <u>Expected Sources and Uses of Funds:</u> Sources: Par Amount \$ 35,925,000 Total Sources \$ 35,925,000 Uses: Project Fund \$ 34,325,000 Capitalized Interest \$ 986,191 Costs of Issuance \$ 450,429 Underwriter's Discount \$ 163,380 Total Uses \$ 35,925,000	Necessary and expedient to provide off street parking in downtown Greensboro to alleviate traffic congestion and assist with the revitalization effort in the City's Business District.	Guaranteed Maximum Price (GMP) is in hand.	No major deficiencies. No defaults noted.	No tax increase is expected. Debt service will be paid primarily from the City's Parking Fund with an additional subsidy from the General Fund.	Structure: Annual principal and semi-annual interest payments. Approximately level debt service through the term of the bonds. Expected Ratings: S&P: AA+; Moody's: Aa1; Fitch AA+ Expected Rate: Effective Interest Cost (Taxable): 2.865% Expected Underwriters Fee/\$1,000: \$ 4.55 APPROVALS Amount Not To Exceed: \$ 37,000,000 Approval rate not to exceed (Taxable): 3.500% Final Maturity not beyond: 2045 FINANCING TEAM Bond Counsel: Womble Bond Dickinson (US) LLP Co-Bond Counsel: McKenzie & Associates Financial Advisor: First Tryon Advisors Underwriter: Wells Fargo Bank National Association (Senior Mgr.); Loop Capital Markets LLC (Co-Mgr.) Underwriter's Counsel: Robinson Bradshaw & Hinson, P.A. Trustee: U.S. Bank National Association Limited Obligation Bond structure is more timely and feasible than G.O. Bonds

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds					
								To Property Values		Per Capita			
								Before	After	Before	After		
Parking	296,725	\$ 37,000,000	8/20/2020	\$ 39,560,000	\$ 29,531,539,217	\$ 433,134,258	\$0.6206	1.60%	1.73%	\$ 1,593	\$ 1,718	Guilford Co.	\$ 1,313

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
TOWN OF HARRISBURG \$8,600,000 Refunding 160A-20 Installment Contract Private Placement	Refunding of a 2012 Installment Financing Contract (IFC), a 2014 IFC, a 2015 IFC, a 2016 IFC, and a 2017 IFC. The loan terms indicate aggregate net present value (NPV) savings of approximately \$467,638 (or 5.275%) of the refunded balance.	Necessary and expedient to avail the Town of lowered financing costs.	The IFCs are current in type and the payoff amounts are known.	No deficiencies or defaults noted.	The current debt service for the refundings has been budgeted. If an NPV savings of 5.275% is generated, it will result in an aggregate average annual savings of approximately \$43,640	Bank: TD Bank Amount: \$ 8,600,000 Approval Rate: 1.190% Term (years): 13 Market Rate: 1.00% Structure: Semi-annual principal and interest payments. Bank placement will not be rated. Current G.O. ratings: S&P: N/A Moody's: N/A FINANCING TEAM Bond Counsel: Parker Poe Adams and Bernstein LLP Financial Advisor: Davenport & Company Lender's Counsel: Nexsen Pruet PLLC Installment purchase structure is more timely and feasible than G.O. Bonds
	<u>Expected Sources and Uses of Funds:</u>					
	Uses:					
	Loan Proceeds	\$ 8,523,000				
	Equity Contribution	\$ 502,744				
	Total Sources	<u>\$ 9,025,744</u>				
	Uses:					
	Refunding Escrow	\$ 8,925,215				
	Costs of Issuance	\$ 100,529				
	Total Uses	<u>\$ 9,025,744</u>				

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
								To Property Values		Per Capita	
								Before	After	Before	After
Municipal Buildings	16,075	\$ 5,902,400	12/14/20230	\$ 4,000,000	\$ 2,577,464,788	\$ 31,243,455	\$0.355	1.37%	1.37%	\$ 2,192	\$ 2,192
Water		\$ 2,130,656									
Sewer		\$ 566,944									
		<u>\$ 8,600,000</u>									Cabarrus County \$1,825

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
HAYWOOD COUNTY \$8,391,000 Community College Building / Refunding 160A-20 Installment Contract Private Placement	(1) Construction of an approximately 16,000 square ft. Health and Human Services building on the main campus of Haywood Community College to accommodate the college's nursing program. The building will house lecture hall, classrooms, simulation lab, skills lab, anatomy lab, conference space, admin/instructor's offices, and a break room/work room area. (2) Refunding of a 2010 Installment Finance Contract. The loan terms indicate aggregate present value (NPV) savings of approximately \$119,741 (or 3.207%) of the refunded balance.	Necessary and expedient to replace an outdated facility which no longer meets the needs of the nursing program and will allow room for program expansion.	The bid for the Community College is in hand. The payoff amount of IFC is current in type and known.	No deficiencies or defaults noted.	No tax increase is required, Debt service for the new money will be paid Article 46 sales tax. The current debt service for the refundings has been budgeted. If an NPV savings of 3.207% is generated, it will result in an aggregate average annual savings of approximately \$31,600 in the first year and \$18,400 for the remainder of the term.	Bank: JP Morgan Chase Bank N.A. Amount: \$ 8,391,000 Approval Rate: 1.590% Term (years): 15 Market Rate: 1.35% Structure: Annual principal and semi annual interest payments. The term of the refunding will not be extended. Bank placement will not be rated. Current G.O. ratings: S&P: AA+ Moody's: Aa3 FINANCING TEAM Bond Counsel: Parker Poe Adams & Bernstein LLP Financial Advisor: First Tryon Advisors Lender's Counsel: McGuire Woods Installment purchase structure is more timely and feasible than G.O. Bonds
	<u>Expected Sources and Uses of Funds:</u>					
	<u>Sources:</u>					
	Loan Proceeds	\$ 8,391,000				
	Connect NC Bonds	\$ 2,831,380				
	County Contribution	\$ 400,333				
	Total Sources	<u>\$ 11,622,713</u>				
	<u>Uses:</u>					
	Project Cost	\$ 7,795,627				
	Refunding Escrow	\$ 3,766,548				
	Costs of Issuance	\$ 60,538				
	Total Uses	<u>\$ 11,622,713</u>				

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
								To Property Values		Per Capita	
								Before	After	Before	After
Community College	62,839	\$ 8,391,000	7/20/2020	\$ -	\$ 7,745,757,147	\$ 32,239,689	\$0.585	0.42%	0.52%	\$ 513	\$ 647

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
HENDERSON COUNTY \$25,000,000 Limited Obligation Bonds Series 2020 160A-20 Installment Contract Public Offering	Renovation and Expansion of the Patton Building and construct and equip a police training facility, both of which are on the campus of Blue Ridge Community College.	Necessary and expedient to expand and improve Community College Facilities.	This project has a Construction Manager at Risk (CMAR) contract with a Guaranteed Maximum Price (GMP).	No major deficiencies. No defaults noted.	No tax increase is required. Debt service will be paid with revenues to the General Fund.	Structure: Straight line amortization with annual principal and semi-annual interest payments. Expected Ratings: S&P: AA, Moody's: Aa3; Expected Rate: Effective Interest Cost: 1.801% Expected Underwriters Fee/\$1,000: \$ 3.80 APPROVALS Amount Not To Exceed: \$ 25,000,000 Approval rate not to exceed: 2.800% Final Maturity not beyond: 2040 FINANCING TEAM Bond Counsel: Parker Poe Adams & Bernstein LLP Underwriter: PNC Capital Markets; Underwriter's Counsel: Moore & Van Allen Financial Advisor: Stifel, Nicholas & Co. Trustee: U.S. Bank Corporate Trust Services Limited Obligation Bond structure is more timely and feasible than G.O. Bonds
	<u>Expected Sources and Uses of Funds:</u>					
	Sources:					
	Limited Obligation Bonds at Par:	\$ 20,500,000				
	Premium	\$ 4,357,788				
	Total Sources	<u>\$ 24,857,788</u>				
	Uses:					
	Project Funds					
	Blue Ridge CC	\$ 23,400,000				
	Police Training Facility	\$ 1,100,000				
	Issuance Costs	\$ 279,888				
	Underwriters Discount	\$ 77,900				
	Total Uses	<u>\$ 24,857,788</u>				

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
								To Property Values		Per Capita	
								Before	After	Before	After
County Buildings	106,740	\$ 25,000,000	12/7/2020	\$ -	\$ 16,367,352,363	\$ 162,808,478	\$0.561	0.99%	1.15%	\$ 1,525	\$ 1,759

TOWN OF HIGHLANDS \$8,500,000 Fire Rescue Building G.S. 160A-20 Installment Purchase Contract Private Placement	This project consists of the construction of a New Town of Highlands Fire & Rescue Building. <u>Sources:</u> Bank Loan: \$ 7,000,000 Grants: \$ 1,500,000 Total Sources: <u>\$ 8,500,000</u> <u>Uses:</u> Construction Cost: \$ 7,000,000 Land and Rt.-of-way \$ 1,500,000 Total Uses: <u>\$ 8,500,000</u>	Necessary and expedient to move towards a full-time (24 hour) fire service department. Also, the original Fire & Rescue building was built in 1968 with upgrades in 1977, 2002 and 2008.	This project has a Construction Manager at Risk (CMAR) contract with a Guaranteed Maximum Price (GMP).	No major deficiencies. No defaults noted.	No tax increase is anticipated. General Fund revenues will provide for debt service.	Bank: BB&T Approval Rate: 2.75% Term: 20 years Market Rate: 2.00% Payment: Annually S&P: N/A Moody's: N/A	Installment purchase contract is more timely than issue of G.O. Bonds
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Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
								To Property Values		Per Capita	
								Before	After	Before	After
Municipal Building	941	\$ 8,500,000	10/15/2020	\$ -	\$1,808,930,644	13,927,713	\$0.164	0.77%	1.24%	\$ 14,801	\$ 23,834
										Macon County	\$ 678

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
TOWN OF HOPE MILLS \$14,325,000 Police & Fire Station G.S. 160A-20 Installment Purchase Contract Private Placement	This project consists of the construction of a new public safety center. After construction, USDA will issue an installment financing contract to replace this interim construction loan.	Necessary and expedient to replace the current police and fire facilities that were built in the 1980s and have been outgrown,	Bids in hand.	No major deficiencies. No defaults noted.	No tax increase is anticipated. General Fund revenues will provide for debt service.	Bank: PNC Bank Approval Rate: 1.46% Term: 2 Years Market Rate: 0.90% Payment: Semi-Annually S&P: N/A Moody's: N/A
Expected Sources and Uses of Funds:						
<u>Sources:</u>						
Bank Loan: \$ 14,325,000						
Available Cash: \$ 350,000						
Total Sources: <u>\$ 14,675,000</u>						
 <u>Uses:</u>						
Construction Cost: \$ 11,560,000						
Engineer or Arch. Fees: \$ 1,180,500						
Administrative Cost: \$ 6,500						
Contingency: \$ 578,000						
Other: \$ 1,350,000						
Total Uses: <u>\$ 14,675,000</u>						
Installment purchase contract is more timely than issue of G.O. Bonds						
FINANCING TEAM:						
Bond Counsel: Parker Poe Adams & Bernstein LLP						

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds					
								To Property Values		Per Capita			
								Before	After	Before	After		
Municipal Building	17,416	\$ 14,325,000	12/7/2020	\$ -	\$1,069,577,046	17,568,668	\$0.46	1.64%	2.98%	\$ 1,009	\$ 1,831	\$	\$ 226
								Cumberland County					

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
TOWN OF LAKE SANTEE \$200,000 Water System Improvements G.S. 160A-20 Installment Purchase Contract Private Placement	This project consists of repairs to well houses, drain, sandblast inside and outside of water tanks and repaint both inside and outside of tanks. Also, set a new 10,000 gallon tank to supply the Town with water while the large tank is being repainted.	Necessary and expedient because tank maintenance has been neglected for many years and is now in desperate need of repair.	Bids in hand.	No major deficiencies. No defaults noted.	The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. Water: \$65.57	Bank: United Community Bank Approval Rate: 2.95% Term: 10 Years Market Rate: 1.50% Payment: Monthly S&P: N/A Moody's: N/A Installment purchase contract is more timely than issue of G.O. Bonds

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds					
								To Property Values		Per Capita			
								Before	After	Before	After		
Water	40	\$ 200,000	6/12/2020	\$ -	\$83,346,400	0	\$0.00225	0.00%	0.24%	\$ -	\$ 5,000		
										Graham County		\$	508

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE
TOWN OF PINEVILLE \$21,000,000 Town Hall & Library G.S. 160A-20 Installment Purchase Contract Private Placement	This project consists of the construction of a new Town Hall and a new library, and telephone/internet infrastructure relocation. Expected Sources and Uses of Funds: <u>Sources:</u> Bank Loan: \$ 21,000,000 Available Cash: \$ 658,862 Total Sources: \$ 21,658,862 <u>Uses:</u> Construction Cost: \$ 15,786,745 Engineer or Arch. Fees: \$ 1,322,500 Other Legal/Fiscal Cost: \$ 100,000 Contingency: \$ 515,885 Telephone/Internet: \$ 3,933,732 Total Uses: \$ 21,658,862	Necessary and expedient for the Town's efficient and economic operations and permit the Town to carry out its public operations and also, to provide the Town with a new public library.	Bids in hand.	No major deficiencies. No defaults noted.	No tax increase is anticipated. General Fund revenues will provide for debt service. The Public Library of Charlotte & Mecklenburg County will lease the library space for period of 50 years. During the initial 15 years the Library will make lease payments corresponding to its proportionate share of the debt service. The Town has entered into an inter-local cooperation agreement with the County. The town has also entered into a project development agreement with the County and the Library.	Bank: Truist Bank Approval Rate: 1.73% Term: 15 Years Market Rate: 1.50% Payment: Semi-Annual S&P: 5 Moody's: N/A Installment purchase contract is more timely than issue of G.O. Bonds

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds					
								To Property Values		Per Capita			
								Before	After	Before	After		
Municipal Building Equipment	9,500	\$ 17,000,000 \$ 4,000,000 \$ 21,000,000	12/8/2020	\$ -	\$2,510,338,000	225,000	\$0.33	0.01%	0.85%	\$ 24	\$ 2,234		
										Mecklenburg County		\$	2,192

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
CITY OF KANNAPOLIS						
Water & Sewer System Revenue Bonds Private Placement G.S. 159; Article 5 Series 2021	Necessary and expedient to provide for reliable and safe water & sewer services. The bulk storage tanks are failing and need removal and replacement.	Bids are in hand for the projects and all major permits have been received. Price quote for VAC Truck is in hand.	An Agreed Upon Procedures Study performed by the City's financial consultants, Willdan Financial Services, demonstrates required coverages of debt service by income available for debt service as defined in the Bond Covenants of at least 1.30X on Total System Debt and at least 1.32X on Parity Bonds only through FY 2025. The study describes an expected current-rate based average residential monthly water & sewer bill as \$64.75 based on usage of 4000 gallons with an average 3.0% annual rate increase expected in fiscal years 2022 to 2025.	No major deficiencies. No defaults noted.	The transaction will be directly placed with Truist Bank and will not conflict with any other financings. A proposal from the Bank has been received and accepted contingent on Local Government Commission approval of the transaction.	Term: Not to exceed 20 years Interest Rate: Fixed Structure: The debt service related to the new projects will be approximate effective interest amortization resulting in level payments. Expected Rate: Effective Interest Cost: 1.72%
Amount not to exceed: \$11,700,000						
<p>Project: Improvements to the City's Water Treatment Plant (Alum Sludge Lagoon) which consists of dewatering, hauling and disposing of alum residuals from the City's Water Treatment Plant. Installation of two (2) large hatches in the existing concrete hollow-core roof of the plant's hypochlorite storage building to remove and replace two failing tanks. Installation of 8-inch and 10-inch public water main replacements and associated appurtenances along with point repairs at select locations and acquisition of a VAC Truck.</p>						
<p><u>Expected Sources and Uses of Funds:</u></p>						
	2021 Projects (Excluding VAC Truck)	2021 VAC Truck	Total			
Sources:						
Revenue Bonds at par:	\$ 11,022,000	\$ 660,000	\$ 11,682,000			
Total Sources	\$ 11,022,000	\$ 660,000	\$ 11,682,000			
Uses:						
Project Fund deposits:	\$ 10,850,000	\$ 650,000	\$ 11,500,000			
Cost of issuance:	\$ 165,113	\$ 9,887	\$ 175,000			
Bank Fees:	\$ 6,605	\$ 395	\$ 7,000			
Additional Proceeds:	\$ 282	\$ (282)				
Total Uses	\$ 11,022,000	\$ 660,000	\$ 11,682,000			

APPROVALS

Final Maturity: Not beyond 2041
Interest Rate not to exceed: 1.72%

Amount not to exceed: \$11,700,000

FINANCING TEAM

Financial Advisor: Davenport & Company, LLC
Bond Counsel: Parker Poe Adams & Bernstein, LLP
Lender: STI Institutional & Government, Inc. (Truist Bank)
Lender's Counsel: Moore & Van Allen, PLLC

PROJECT	NECESSARY AND EXPEDIENT ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY	DATE & MANNER OF SALE/ADVERSE EFFECTS	TERMS/OTHER INFORMATION
<p>CAROMONT HEALTH, INC. North Carolina Medical Care Commission Hospital Revenue Bonds (CaroMont Health) Series 2021 A & B G.S. 131A Amount not to exceed: \$ 135,000,000 Location: Gastonia, Gaston County Total Licensed beds: 435</p> <p>The Project consists of providing funds to: (a) Pay or reimburse the costs of acquiring, constructing and equipping certain hospital facilities and equipment, including a four-story patient care tower with 78 private critical care and intermediate care patient rooms on the CaroMont Regional Medical Center ("CRMC") campus. The Critical Care Tower ("CCT") will be ~146,000 sq. ft., built on top of CRMC's current two-story southeast expansion. The 6th floor of the CCT will consolidate all cardiac intensive care nursing units. The 5th floor will consolidate all intensive care nursing units. The 4th floor will be a post-intensive care unit. Lastly, the 3rd floor will be shell space reserved for future growth. A corridor to connect the 4th floor of the main CRMC tower to the CCT will be constructed. (b) Pay the fees and expenses incurred in connection with the sale and issuance of the Bonds.</p>	<p>NCMCC has previously approved the project.</p> <p>Any Certificates of Need required for the construction portion of this financing have been received.</p> <p>Major construction components are subject to guaranteed maximum price contracts, based on final design plans and have been approved by Division of Health Service Regulation.</p>	<p>No major deficiencies. No defaults noted.</p>	<p>An agreed-upon-procedures review performed by Dixon Hughes PLLC for five years shows estimated debt service coverage of at least 6.33 times through 2025.</p>	<p>Public Sale in \$5,000 denominations. Pricing is currently scheduled for January 20, 2021 and will not conflict with any other revenue bond issue.</p> <p>Anticipated ratings for this issue: S & P: AA- Fitch: AA-</p>	<p>Terms: 30 years</p> <p>Interest rate: Fixed True Interest Cost: 2.40% Expected Underwriting Fee: not to exceed \$3.50/1000 The 2021B Bonds are expected to have a 5 yr. put.</p> <p>Structure: Overall level debt service payments through 2035, then decreasing.</p> <p>APPROVALS: Amount not to exceed: \$135,000,000 Final maturity not to exceed: February 1, 2051 Interest Rates not to exceed: 2021A: TIC not to exceed 6% 2021B: Initial rate not to exceed 6%</p> <p>FINANCING TEAM Bond Counsel: Womble Bond Dickinson (US) LLP Borrower Counsel: Alston & Bird LLP Senior Managing Underwriter: BofA Securities, Inc Co-Managing Underwriter: Truist Securities Underwriters' Counsel: McGuireWoods LLP Trustee: The Bank of New York Mellon Trust Company, N.A. Trustee Counsel: McGuireWoods LLP Financial Advisor: Ponder & Co. Agreed Upon Procedures: Dixon Hughes PLLC</p>

Expected Sources and Uses of Funds

Sources:

Bond Proceeds	
Par Amount - Series A	\$ 42,010,000
Premium - Series A	\$ 8,409,941
Par Amount - Series B (Put Bonds)	\$ 66,320,000
Premium - Series B	\$ 12,343,478
Total Sources of Funds	<u>\$ 129,083,419</u>

Uses:

Project Fund Deposits (Series A & B)	\$ 128,000,000
Cost of Issuance	\$ 1,083,419
Total uses of funds	<u>\$ 129,083,419</u>

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY/ TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
TOWN OF WAYNESVILLE Sewer \$19,545,900 G.S. 159G-22 Revolving Loan	The proposed project includes the installation of influent flow measurement flume; replacement of headworks containing bar screens and grit removal system, and primary clarifiers with primary drum filters; rehabilitation of aeration basins to include concrete repairs, replacement of aeration assembly and blowers; installation of intermediate pump station; replacements of secondary clarifiers and RAS/WAS (Return activated sludge/Waste activated sludge) pumps; rehabilitation of disinfection system; installation of non-potable water booster pump station; improvements to the sludge handling facilities to include conversion of anaerobic digester to aerated sludge holding tank, replacement of gravity thickening tanks with a drum thickener, rehabilitation of belt filter press, replacement of lime pasteurization thermal blender; and replacement of electrical system and generator.	Necessary and expedient because the advancing decline of the 1970s-era facility has contributed to an inability to meet the effluent pollution concentration standards laid out in the plant's NPDES (National Pollutant Discharge Elimination System) permit. The Town has received numerous Notices of Violation (NOVs) and fines and is currently seeking a Special Order by Consent (SOC) from the North Carolina Department of Environmental Quality (NCDEQ).	Cost estimated provided by McGill Associates, PA	No major deficiencies No defaults noted.	The projection of net revenues prepared by the unit indicates that future revenues will be adequate to cover the cost of operations and debt service. Water: \$20.65 Sewer: \$23.80	Loan from State of North Carolina Term: 20 years The rate, as established under this program for the respective loan, State or federal, is not to exceed 4%.	N/A

MISCELLANEOUS:
Town of Rutherfordton

NON-ACTION ITEMS:

The Town has negotiated rate modification with Truist Bank to its existing, privately held, tax exempt, installment purchase:
effective 8/7/2020 (modification date)

Original Date	Original Amount*	Current Balance	Previous Rate	New Rate	Interest Savings	Maturity Date
6/8/2018	\$ 1,783,298	\$ 1,604,968	4.48%	3.45%	\$ 304,225	6/13/2038

Yadkin County

The County has negotiated a rate modification with Truist (formerly BB&T) Bank to its existing, privately held tax exempt, installment purchase for a School. The original issuance was on 3/19/2008 for \$25,600,000.

Outstanding balance as of 6/1/2020	Initial Rate	Modified Rate as of 12/17/19	Approximate Interest Savings	Maturity Date
\$13,175,000	2.97%	2.29%	\$ 399,000	6/1/2028

SEI Evaluations

Treasurer Folwell, Secretary Marshall, Secretary Penny, Joshua Bass, Michael Philbeck, Edward Munn, Sharon Edmundson, Graham Kent McLamb and Jacqueline McKoy.