

LOCAL GOVERNMENT COMMISSION
JANUARY 7, 2020

1. PLEDGE OF ALLEGIANCE

2. TOAST TO THE FLAG

3. CONFLICT OF INTEREST STATEMENT

4. MINUTES FOR APPROVAL

December 3, 2019

(PRELIMINARY)	
RELATED INFORMATION	
Approximate Per Capita Debt	
12/31/19	
State:	\$ 574
Federal:	\$ 69,828

<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>
Update on Town of Eureka	Update						
Update on Cliffside Sanitary District	Update						
Franklin County	General Obligation	Refunding	\$ 12,450,000	Unit Letter	2	RL 9-10-2019 \$9.6M	Non-Voted
Robeson, County of	Financing Agreement	County Building	\$ 16,897,420	Unit Letter	2	GO 8-26-2013 \$5.8M	
Davidson, County of	Financing Agreement (LOBs)	Courthouse, Schools	\$ 31,400,000		3	FA 9-11-2018 \$2.0M	
Durham, County of	Financing Agreement (LOBs)	County Bldgs, Telecommunications, Jail, etc.	\$ 145,000,000		4	GO 2-5-19 \$50.0M	
Greensboro, City of	Financing Agreement (LOBs)	Municipal Building	\$ 15,250,000		5	FA 10-1-19 \$31.0M	
Lake Lure, Town of	Financing Agreement	Recreation	\$ 1,100,000		5	FA 12-1-15 \$500K	
Leland, Town of	Financing Agreement	Sewer	\$ 5,500,000		6	FA 2-5-18 \$7M	
Morehead City, Town of	Financing Agreement	Municipal Building	\$ 3,100,000		6	RL 5-3-16 \$2.5M	
New Hanover, County of	Financing Agreement (LOBs)	County Bldgs., Airport, Recreation, Vehicles, etc.	\$ 43,000,000		7	FA 2-6-18 \$9.0M	
Winston-Salem, City of	Financing Agreement (LOBs)	Auditorium, Funding, Municipal Bldgs., Parking, etc.	\$ 87,500,000		8	RL - 8-6-19 \$40M	
Iredell, County of	General Obligation	Schools and Community College	\$ 126,000,000		9	FA 10-3-2017 \$11.0M	Voted
Rowan, County of	General Obligation	Community College	\$ 45,000,000		10	FA 8-6-2019 \$7.1M	Voted
Garner, Town of	General Obligation	Refunding	4,800,000		11	FA 12-9-2016 \$6.4M	Non-Voted
Greensboro	General Obligation	Refunding	57,000,000		12	LOBs 10-1-19 \$31.0M	Non-Voted
Raleigh-Durham Airport Authority	Revenue	Refunding (Series 2020A and 2020B)	273,400,000		13	RB 2-7-17 \$137M	
Rex Hospital, Inc., and Rex Healthcare, Inc.	NC Medical Care Commission	Healthcare Facilities	200,000,000		14	Hosp. 9-2010 \$180M	
Zions Bank	Miscellaneous-Action	Trustee Approval			15		
Metrolina Academy	NC Capital Facilities Finance Agency	Rate Modification			15	11-2009 \$4.050M	

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
COUNTY OF FRANKLIN \$12,450,000 G.S. 159-72 General Obligation Refunding Bonds	All or portion of bonds to be refunded: \$11,800,000 G. O. School Bonds, Series 2010B sold November 9, 2010 at a TIC of 2.888% and maturing April 1, 2020 to 2030, inclusive, with current interest rates of 3.00% to 4.00%.	Necessary and expedient to provide savings on the outstanding issue.	Amount is adequate to redeem debt.	The County did receive a unit letter due to the 6-30-2019 audit being submitted late.	Debt service will be reduced.	<p><u>Structure:</u> Current refunding. Net Present Value Savings \$939,366, or 7.36% of the refunded bonds, as of 12-10-2019.</p> <p>The refunding bonds will be structured with no extensions of maturities, and with approximately level annual gross savings of \$93,000 as of 12-10-2019. The Refunding Bonds will have a final maturity of April 1, 2030.</p> <p>Sale: Competitive Sale Date: January 28, 2020</p> <p><u>Approvals:</u> Amount not to exceed: \$12,450,000</p> <p><u>Financing Team:</u> Bond Counsel: Womble Bond Dickinson (US) LLP Financial Advisor: Davenport & Company LLC Escrow Agent: U.S. Bank, National Association Verification Agent: Bingham Arbitrage Rebate Services, Inc.</p>	Moody's: Aa2 S&P: AA- Fitch: AA+ (Expected Ratings)

Purpose	Estimated Census	Amount	Election Date	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
								To Property Values		Per Capita	
								Before	After	Before	After
Refunding	68,012	\$ 12,450,000	N/A	\$ -	\$ 5,732,568,923	\$ 55,406,416	0.8050	0.97%	0.98%	\$ 815	\$ 824

ROBESON COUNTY \$16,897,420 County Building G.S.160A-20 Installment Contract Private Placement	Renovations to the former BB&T building to serve as the Robeson County Administration Complex (RCAC).	Necessary and expedient to centralize the County Departments in 1 location for efficiency.	The Guaranteed Maximum Price (GMP) has been presented by the Construction Manager at Risk (Metcon Inc.) for the County Building Facility.	The County received a unit letter due to deficits in the Capital Project, Community Development Block Grant and Landfill Funds which negatively impacted the County's General Fund in 2019. The County also struggled throughout the year to complete reconciliations and tie the bank balances to the general ledger. The County responded satisfactorily.	No tax increase is anticipated. General Fund revenues will provide for debt service.	<p>Bank: BB&T Approval Rate: 2.80% Term: 15 Years Market Rate: 2.60% Payment: Annually</p> <p>S&P: A Moody's: A1</p> <p>Installment purchase contract is more timely than issue of G.O. Bonds</p>
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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
County Building	132,020	\$16,897,420	11/19/2018	\$ -	\$ 6,658,463,854	\$ 23,609,295	\$0.77	0.35%	0.61%	\$ 179	\$ 307

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 \$15,250,000 Fire Stations Limited Obligation Bonds, Series 2020A G.S.160A-20 Publicly Offered	Construction of two replacement fire stations, a fire training facility and purchase of a City wide emergency alerting system.	Necessary and expedient to replace outdated facilities and improve fire fighting capacity in the City.	Guaranteed Maximum Price (GMP) is in hand.	No major deficiencies. No defaults noted.	No tax increase is expected. Debt service will be paid from revenues in the General Fund.	Structure: Annual principal and semi-annual interest payments. Level principal amortization through the term of the bonds. Expected Ratings: S&P: AA+; Moody's: AA2; Fitch AA+ Expected Rate: Effective Interest Cost: 2.734% Expected Underwriters Fee/\$1,000: \$ 6.28 APPROVALS Amount Not To Exceed: \$ 15,250,000 Approval rate not to exceed: 3.500% Final Maturity not beyond: 2039 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
<u>Expected Sources and Uses of Funds:</u>						
Sources:						
	Par Amount	\$ 12,760,000				
	Premium	\$ 2,470,393				
	Total Sources	<u>\$ 15,230,393</u>				
Uses:						
	Project Fund	\$ 14,930,000				
	Costs of Issuance	\$ 220,282				
	Underwriter's Discount	\$ 80,111				
	Total Uses	<u>\$ 15,230,393</u>				

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
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								Before	After	Before	After
Municipal Building	294,722	\$ 15,250,000	8/20/2019	\$ 102,574,302	\$ 28,564,592,658	\$ 389,337,661	\$0.6156	1.72%	1.78%	\$ 1,669	\$ 1,721
										Guilford Co.	\$ 1,556

TOWN OF LAKE LURE \$1,100,000 Recreation G.S. 160A-20 Installment Purchase Contract Private Placement	This project consists of the replacement of an old wooden boardwalk with a new aluminum floating boardwalk and the construction and expansion of marina boat slips.	Necessary and expedient because a larger facility is needed for operations and safety of the boardwalk.	Bids in hand.	No major deficiencies. No defaults noted.	No tax increase is anticipated. General Fund revenues will provide for debt service.	Bank: Carolina Trust Bank Approval Rate: 2.92% Term: 10 Years Market Rate: 2.80% Payment: S&P: N/A Moody's: N/A	Installment purchase contract is more timely than issue of G.O. Bonds
<u>Expected Sources and Uses of Funds:</u>							
Sources:							
	Bank Loan	\$ 1,100,000					
	Total Sources:	<u>\$ 1,100,000</u>					
Uses:							
	Construction Cost:	\$ 1,000,000					
	Contingency:	\$ 100,000					
	Total Cost:	<u>\$ 1,100,000</u>					

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
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Recreation	1,214	\$ 1,100,000	10/8/2019	\$ -	\$869,080,797	1,054,362	\$0.36	0.12%	0.25%	\$ 869	\$ 1,775
										Rutherford Co.	\$ 456

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 LELAND \$5,500,000 Sewer G.S.160A-20 Installment Contract Private Placement	Construction of Regional Pump Station No. 33 and related force main. The construction of the sewer pump station will be located along an existing easement between Kay Todd Rd., an approximately 2,000 LF gravel access road to the pump station, and installation of approximately 12,350 LF of 16" force main to tie into an existing 16" force main located approximately 620 LF southwest of the US-17/Westgate Drive intersection. Installation of approximately 8,500 LF of parallel 10" and 16" force main along Hazels Branch Road, continuing north to Hewett - Burton Road SE, and then heading east approximately 1,400 LF along the right-of-way and ending north inside an easement to the new Pump Station No. 33.	Necessary and expedient to ensure the appropriate sewer infrastructure is installed in preparation for the increased population growth within the Town's jurisdictional boundaries.	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: \$32.29 Sewer: \$25.43	Bank: BB&T Approval Rate: 2.42% Term: 15 Years Market Rate: 2.50% Payment: Annually S&P: Not Rated Moody's: Not Rated 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		
Sewer	22,070	\$5,500,000	11/21/2019	\$ -	\$ 2,538,410,263	\$ 10,940,597	\$0.21	0.43%	0.43%	\$ 496	\$ 496	Brunswick County	\$ 1,505

TOWN OF MOREHEAD CITY \$3,100,000 New Town Hall G.S. 160A-20 Installment Purchase Contract Private Placement	This project consists of the construction of a New Town Hall Building at Municipal Complex.	Necessary and expedient to reduce 3 locations to 1 in order to decrease cost, increase efficiency and convenience to citizens of the Town.	Bids in hand.	No major deficiencies. No defaults noted.	No tax increase is anticipated. General Fund revenues will provide for debt service.	Bank: First Bank Approval Rate: 2.45% Term: 15 Years Market Rate: 2.60% Payment: S&P: N/A Moody's: N/A
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Expected Sources and Uses of Funds:

Sources:

Bank Loan	\$ 3,100,000
Cash	\$ 4,951,000
Total Sources:	\$ 8,051,000

Uses:

Construction Cost	\$ 7,316,000
Engineer or Arch. Fees	\$ 425,000
Other Legal/Fiscal Cost	\$ 10,000
Contingency	\$ 300,000
Total Uses:	\$ 8,051,000

Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds					
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								Before	After	Before	After		
Municipal Building	9,362	\$ 3,100,000	12/10/2019	\$ -	\$1,986,797,858	11,853,807	\$0.38	0.60%	0.75%	\$ 1,266	\$ 1,597	Carteret County	\$ 472

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

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NEW HANOVER COUNTY \$43,000,000 Limited Obligation Bonds Series 2020 160A-20 Installment Contract Public Offering	(1) Construction of a three story 35,000 square foot Juvenile Justice Facility. (2) Expansion of the airline gate concourse and construction of a new connector structure between the main terminal building and the expanded airline gate as well as various other upfits. (3) Renovations to Senior Resource Center. (4) Various renovations to Echo Farms park, co-owned with the City of Wilmington. (5) Vehicle and equipment purchases. (6) Relocate raw water line on 421 to accommodate road work being done as a result of Hurricane Florence.	Necessary and expedient to expand and improve County services.	Bids are in hand for all projects.	No major deficiencies. No defaults noted.	No tax increase is required. Debt service will be paid with revenues to the General Fund, Airport Authority and Lower Cape Fear Water and Sewer Authority.	Structure: Straight line amortization with annual principal and interest payments. Expected Ratings: S&P: AA+, Moody's: Aa1 ; Expected Rate: Effective Interest Cost: 2.197% Expected Underwriters Fee/\$1,000: \$4.25																																																																																																				
						<p style="text-align: center;">APPROVALS</p> <p>Amount Not To Exceed: \$43,000,000 Approval rate not to exceed: 3.200% Final Maturity not beyond: 2040</p> <p style="text-align: center;">FINANCING TEAM</p> <p>Bond Counsel: Parker Poe Adams & Bernstein LLP. Underwriters: PNC Capital Markets Underwriter's Counsel: Holland & Knight Financial Advisor: First Tryon Advisors Trustee: U.S. Bank, N.A.</p> <p>Limited Obligation Bond structure is more timely and feasible than G.O. Bonds</p>																																																																																																				
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Limited Obligation																																																																																																										
	Bonds at Par:	\$	36,430,000																																																																																																							
	Net Original Issue Premium	\$	6,236,247																																																																																																							
	Total Sources	\$	<u>42,666,247</u>																																																																																																							
Uses:																																																																																																										
Project Funds																																																																																																										
	Juvenile Justice Center	\$	16,894,912																																																																																																							
	Airport Expansion	\$	14,350,000																																																																																																							
	Senior Resource Center	\$	1,841,824																																																																																																							
	Echo Farms Park	\$	2,745,200																																																																																																							
	Vehicles and Equipment	\$	4,892,412																																																																																																							
	Water Line	\$	1,506,430																																																																																																							
	Issuance Costs	\$	280,721																																																																																																							
	Underwriters Discount	\$	154,748																																																																																																							
	Total Uses	\$	<u>42,666,247</u>																																																																																																							
<u>Debt Ratios-Excluding Enterprise Funds</u>																																																																																																										
<table border="1"> <thead> <tr> <th rowspan="2">Purpose</th> <th rowspan="2">Estimated Census</th> <th rowspan="2">Amount</th> <th rowspan="2">Public Hearing</th> <th rowspan="2">Bonds Authorized & Unissued</th> <th rowspan="2">Assessed Valuation</th> <th rowspan="2">Existing Debt Excluding Enterprise Funds</th> <th rowspan="2">Tax Rate</th> <th colspan="2">To Property Values</th> <th colspan="2">Per Capita</th> </tr> <tr> <th>Before</th> <th>After</th> <th>Before</th> <th>After</th> </tr> </thead> <tbody> <tr> <td>County Buildings</td> <td>232,248</td> <td>\$ 19,078,020</td> <td>12/2/2019</td> <td>\$ 12,758,000</td> <td>\$ 34,555,093,668</td> <td>\$ 410,685,953</td> <td>\$0.490</td> <td>1.23%</td> <td>1.35%</td> <td>\$ 1,823</td> <td>\$ 2,008</td> </tr> <tr> <td>Airport</td> <td></td> <td>\$ 14,611,381</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Recreation</td> <td></td> <td>\$ 2,795,203</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Vehicles</td> <td></td> <td>\$ 3,490,482</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Equipment</td> <td></td> <td>\$ 1,491,044</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water</td> <td></td> <td>\$ 1,533,869</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>\$ <u>43,000,000</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>							Purpose	Estimated Census	Amount	Public Hearing	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	To Property Values		Per Capita		Before	After	Before	After	County Buildings	232,248	\$ 19,078,020	12/2/2019	\$ 12,758,000	\$ 34,555,093,668	\$ 410,685,953	\$0.490	1.23%	1.35%	\$ 1,823	\$ 2,008	Airport		\$ 14,611,381										Recreation		\$ 2,795,203										Vehicles		\$ 3,490,482										Equipment		\$ 1,491,044										Water		\$ 1,533,869												\$ <u>43,000,000</u>									
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UNIT	PROJECTS	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS AND OTHER INFORMATION	MARKETABILITY	
COUNTY OF IREDELL \$126,000,000 General Obligation Bonds	To provide funds to pay costs of capital projects as follows:	The Iredell County Commissioners and the Boards of Education have concluded that the projects are necessary to continue to provide adequate schools and enhance educational facilities for residents of the growing County.	The Board of Educ. project costs are based on NCDPI guidelines and professional estimates.	No major deficiencies. No defaults noted.	The County estimates that a tax increase of 1.0¢ will be sufficient to service the new debt. The tax rate increase is not considered to be excessive.	Bond Counsel: Womble Bond Dickinson (US) LLP Financial Advisor: First Tryon Advisors	Moody's: Aa1 S&P: AA+ Fitch: AAA	(Expected Ratings)
Schools: \$115,500,000	Schools: Construction of a new high school in the southern section of the County to accommodate students due to capacity and growth issues for the Iredell-Statesville Schools, and for construction of a new middle school to relieve overcrowding in the Mooresville Graded School District.							
Community College: \$10,500,000	Community College: Construction of and equipping a new Public Safety Training Center at Mitchell Community College to provide adequate space for basic law enforcement training, fire and rescue programs, all of which are growing. The College needs dedicated space for driving practice and a firing range. The facility will allow the College to expand its course offerings.	The County Commissioners and College Bd. of Trustees have concluded that the projects are necessary to provide adequate programs and facilities at the College.	Community College project costs are based on preliminary engineering estimates.					
							Debt Ratios-Excluding Enterprise Funds	
							To Property Values	Per Capita
							Before	After
							Before	After
Purpose	Estimated Census	Amount	Election Date	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	
Schools and Community College	178,730	\$ 126,000,000	March 3, 2020	\$ 8,130,000.00	\$ 23,462,865,619	\$ 210,659,737	\$ 0.5275	0.93% 1.47% \$ 1,224 \$ 1,929

UNIT	PROJECTS	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS AND OTHER INFORMATION	MARKETABILITY
COUNTY OF ROWAN \$45,000,000 General Obligation Bonds Community College	To provide funds to pay costs of capital projects for the Community College including the acquisition, construction, installation, renovation and equipping of educational facilities at Rowan-Cabarrus Community College. The specific project is construction of a Technology Education Center, which will provide new and renovated space to support technical education programs at the North Campus in Salisbury. A new 96,000 sq. ft. building will be built and an 8,900 sq. ft. of existing space will be renovated.	The County Commissioners have determined that the project is necessary to adequately serve the citizens and to upgrade existing facilities.	Cost estimates provided by outside professional firms (Bogle Architecture; HarrisCost LLC).	No major deficiencies. No defaults noted.	The County Commissioners estimate that debt service on these bonds will require a tax rate increase of 3.0¢. The tax increase is not considered to be excessive.	Bond Counsel: McGuireWoods LLP Financial Advisor: First Tryon Advisors	Moody's: Aa2 S&P: AA- Fitch: AA (Expected Ratings)

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								To Property Values		Per Capita	
								Before	After	Before	After
Community College	141,802	\$ 45,000,000	March 3, 2020	\$ -	\$ 13,700,000,000	\$ 60,145,598	\$ 0.6575	0.44%	0.77%	\$ 424	\$ 741

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
TOWN OF GARNER \$4,800,000 G.S. 159-72 General Obligation Refunding Bond (Private Placement)	All or portion of bonds to be refunded: \$4,660,000 G. O. Public Improvement Bonds, Series 2010 (BAB's), sold Oct. 26, 2010 at a true interest cost of 4.452% (2.9062% after subsidy payments). Outstanding maturities carry an interest rate of 3.85% to 5.25%, with an average interest rate of 4.808%.	Necessary and expedient to provide savings on the outstanding issue.	Amount is adequate to redeem debt.	No major deficiencies. No defaults noted.	Debt service will be significantly reduced.	<p><u>Structure:</u> Current refunding: Net present value savings of \$148,030, or 3.177% of the refunded bonds.</p> <p>The refunding bond will be structured with no extension of maturities, with the final maturity on 2-1-2031. Level annual savings are calculated at approximately \$13,450 annually.</p> <p>Sale: Bank Placement Sale Date: On or about January 30, 2020</p> <p><u>Approvals:</u> Amount: Not to exceed \$4,800,000 Bank Rate: Not to exceed 2.10% Final Maturity: February 1, 2031</p> <p><u>Financing Team:</u> Bond Counsel: Womble Bond Dickinson (US) LLP Financial Advisor: Davenport & Company LLC Bank: JP Morgan Chase Bank, NA</p>	<p>Current G.O. Ratings: Moody's: Aa1 S&P: AAA</p> <p>(The Refunding Bond will not be rated)</p>

Purpose	Estimated Census	Amount	Election Date	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds				
								To Property Values		Per Capita		Per Capita
								Before	After	Before	After	After
Refunding	30,783	\$ 4,800,000	N/A	\$ 1,000	\$ 3,530,720,543	\$ 34,378,573	0.560	0.97%	0.98%	\$ 1,117		\$ 1,121

UNIT	PROJECT	PROPOSED ISSUE IS NECESSARY AND EXPEDIENT	ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	TAX INCREASE	TERMS/OTHER INFORMATION PREFERABLE TO A BOND ISSUE	MARKETABILITY
CITY OF GREENSBORO \$57,000,000 General Obligation Refunding Bonds G.S. 159-72	<u>All or portion of bonds to be refunded:</u> \$5,440,000 General Obligation Housing and Redevelopment Bonds, Series 1998-Taxable Variable Rate-15.0% max.), sold March 3, 1998; \$10,000,000 General Obligation Public Improvement Bonds, Series 2003B (Variable Rate-12.0% max.), sold February 19, 2003; \$9,120,000 General Obligation Street Improvement Bonds, Series 2006 (Variable Rate, 12.0% max.), sold February 9, 2006; \$10,000,000 General Obligation Public Improvement Bonds, Series 2008B (Variable Rate, 12.0% max.), sold February 1, 2008; and \$20,000,000 Taxable General Obligation Public Improvement Bonds, Series 2010B (BAB's), sold November 2, 2010 at a TIC of 2.839% (after Federal subsidy payments) and with a present average interest cost of 4.814%.	Necessary and expedient to eliminate interest rate risk on the VR bonds and to provide savings on the 2010B Bonds to be refunded.	Amount is adequate, with other available funds of the City, to redeem the bonds.	No major deficiencies. No defaults noted.	A tax increase is not anticipated.	<u>Structure:</u> Current Refunding for the Series 1998 Bonds (to be refunded by the Series 2020A Bonds at a competitive sale), and for the Series 2003B Bonds, the 2006 Bonds and the Series 2008 Bonds (to be refunded by the 2020C Bonds at a negotiated sale). The 2010B Bonds will be refunded on a current basis in July 2020 from proceeds of the Series 2020D Bonds (forward delivery-negotiated sale). The refunding bonds will be structured with no extensions of maturities: 2020A, final maturity (refunding portion) 4-1-2022; 2020C Bonds, final maturity 2-1-2028; 2020D Bonds, final maturity 10-1-2030. The 2020D Bonds have estimated Net Present Value Savings of \$1,215,666 or 6.08% of the refunded bonds. Competitive Sale: 2020A Bonds on February 11, 2020. Negotiated Sale: 2020C and 2020D Bonds on February 28, 2020 <u>Approvals:</u> Amount not to exceed: \$57,000,000 2020C Bonds not to exceed \$30,000,000 2020D Bonds not to exceed \$21,000,000 2020C Bonds not to exceed a TIC of 2.50% 2020D Bonds not to exceed a TIC of 2.75% Bond Counsel: Womble Bond Dickinson (US) LLP Co-Counsel (2020C and 2020D Bonds): McKenzie & Associates Financial Advisor: First Tryon Advisors Underwriters (2020C and 2020D): Wells Fargo Bank, National Association and Loop Capital Markets LLC Underwriters' Counsel: Robinson Bradshaw and Hinson, P.A. (2020C&D) Escrow Agent: (2020D only) U.S. Bank, National Association Verification Agent: (2020D only, if necessary) Bingham Arbitrage Rebate Services, Inc.	Moody's: Aaa S&P: AAA Fitch: AAA (Expected Ratings)

Purpose	Estimated Census	Amount	Election Date	Bonds Authorized & Unissued	Assessed Valuation	Existing Debt Excluding Enterprise Funds	Tax Rate	Debt Ratios-Excluding Enterprise Funds			
								To Property Values Before	To Property Values After	Per Capita Before	Per Capita After
Refunding	292,286	\$ 57,000,000	N/A	\$ 87,890,000	\$ 28,564,295,658	\$ 371,765,000	\$ 0.6625	1.61%	1.62%	\$ 1,573	\$ 1,581
								Guilford Co.			\$ 1,267

PROJECT	PROJECT IS NECESSARY & EXPEDIENT	AMOUNT OF PROJECT IS ADEQUATE BUT NOT EXCESSIVE	FEASIBILITY	DEBT MANAGEMENT	MARKETABILITY	TERMS/ OTHER INFORMATION
RALEIGH-DURHAM AIRPORT AUTHORITY						
G.S. 159; Article 5	Necessary and expedient to avail the Authority of lower financing costs.	The refunding is current and the current refunding criteria and costs are known or subject to estimation with a high degree of certainty.	Debt service is decreased. The currently outstanding bonds under consideration for refunding, if an 20.1% NPV savings is realized, will provide average savings of approximately \$4,100,000 per year through fiscal year 2036.	No major deficiencies. No defaults noted.	Public Sale. Sale is scheduled on January 20 so as to not conflict with any other revenue bonds. Bonds are expected to be rated Moody's: Aa3.	Term: Series 2020A: Approximately 16Years Series 2020B: Approximately 14 Years Interest Rate: Fixed Structure: Amortization of the refunding principal will be structured to provide approximately even realization of cash savings across the terms of the refunded bonds, which have not been extended.
Airport Revenue Refunding Bonds, Series 2020A (AMT)	Current capital market conditions indicate a net present value savings (NPV) of approximately \$56,933,000 or 19.2% of the refunded total of the balances of the outstanding bonds or, regarding the individual series, an NPV of approximately \$36,704,000 or 20.1% of the 2010A bonds outstanding and an NPV of approximately \$15,857,000 or 17.4% of the 2010B&B-1 bonds outstanding. Total nominal expected savings are \$66,833,000.					Expected Underwriters Discount: \$3.50/\$1,000
Amount not to exceed: \$ 182,300,000						
Airport Revenue Refunding Bonds, Series 2020B (Non-AMT)						Expected Rate: Effective Interest Cost: Series 2020A: 2.53% Series 2020B: 1.75%
Amount not to exceed: \$ 91,100,000						
Public Offering						
1) Current refunding of the Authority's Airport Revenue Bond, Series 2010A (AMT)						
Originally issued \$ 242,365,000						
Outstanding currently \$ 189,665,000						
Balance to be refunded \$ 182,335,000						
2) Current refunding of the Authority's Airport Revenue Bond, Series 2010B&B-1 (Non-AMT)						
Originally issued \$ 132,315,000						
Outstanding currently \$ 91,105,000						
Balance to be refunded* \$ 91,105,000						
APPROVALS						
Series 2020A: Amount not to exceed: \$182,300,000 Final maturity: Not beyond 2036 Interest Rate not to exceed: Effective Interest Cost: 3.28%						
Series 2020B: Amount not to exceed: \$91,100,000 Final maturity: Not beyond 2036 Interest Rate not to exceed: Effective Interest Cost: 2.50%						
FINANCING TEAM: Bond Counsel: Womble Bond Dickinson (US) LLP Underwriters: Siebert Cisneros Shank & Co., LLC (Sr. Manager); Citigroup Global Markets Inc. (Co-Sr. Manager); J.P. Morgan Securities LLC (Co-manager); Morgan Stanley & Co. LLC (Co-manager); Ramirez & Co., Inc. (Co-manager) Underwriters Counsel: Parker, Poe, Adams & Bernstein LLP Registrar/Trustee: The Bank of New York Mellon Trust Company, N.A. (DTC) Financial Advisor: Frasca & Associates, LLC						
<u>Expected Sources and Uses of Funds:</u>						
Sources:	<u>Series 2020A</u>	<u>Series 2020B</u>	<u>Total</u>			
Revenue Bonds at par:	\$ 149,740,000	\$ 74,230,000	\$ 223,970,000			
Net Original Issue Discount/Premium	\$ 32,198,106	\$ 15,224,835	\$ 47,422,941			
Bond Funds on Hand	\$ 2,230,941	\$ 2,466,000	\$ 4,696,941			
Reserve Fund Release	\$ 2,922,689	\$ 1,448,852	\$ 4,371,541			
Total Sources	<u>\$ 187,091,736</u>	<u>\$ 93,369,687</u>	<u>\$ 280,461,423</u>			
Uses:						
Refunding Escrow Deposits	\$ 186,099,179	\$ 92,877,651	\$ 278,976,830			
Issuance Costs	\$ 501,429	\$ 248,571	\$ 750,000			
Underwriter's Discount	\$ 497,128	\$ 243,465	\$ 740,593			
Total Uses	<u>\$ 187,097,736</u>	<u>\$ 93,369,687</u>	<u>\$ 280,467,423</u>			

PROJECT	NECESSARY AND EXPEDIENT ADEQUATE NOT EXCESSIVE	DEBT MANAGEMENT	FEASIBILITY	DATE & MANNER OF SALE/ADVERSE EFFECTS	TERMS/OTHER INFORMATION
<p>REX HOSPITAL, INC. and REX HEALTHCARE, INC. North Carolina Medical Care Commission Health Care Facilities Revenue Bonds (Rex Healthcare) Series 2020A Amount: Not to exceed \$200,000,000</p> <p>Location: Raleigh (Wake) Licensed beds: 666 beds (439 acute care; 227 skilled nursing)</p> <p>Project: The proceeds of the financing will be used to (a) Pay or reimburse the costs of (i) a new hospital facility to be located in Holly Springs, North Carolina, consisting of an approximately 230,000 square foot, seven-story bed tower and an 11,500 square foot central energy plant and associated site improvements (the "Holly Springs Project") (ii) and a new outpatient cancer center to be located near the main campus of Rex Hospital in Raleigh, North Carolina, consisting of an approximately 142,835 square foot medical building with associated surface parking (the "Cancer Center Project") The Cancer Center Project with the Holly Springs Project shall be called the "Project". (b) paying capitalized interest on the Bonds during construction of the Project (c) paying 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 BDO USA, LLP, for five years shows estimated debt service coverage of at least 3.8 times through 2024.</p>	<p>Public Sale in \$5,000 denominations. Pricing is currently scheduled for December 12, 2019 and will not conflict with any other revenue bond issue.</p> <p>Ratings for this issue: S & P: AA- Moody's: A2</p>	<p>Terms: 30 years</p> <p>Interest rates: True Interest Cost: 3.41% Expected Underwriting Fee: not to exceed \$3.69/1000</p> <p>Structure: Aggregate level debt service.</p> <p>APPROVALS: Amount not to exceed: \$200,000,000 Final maturity not to exceed: July 1, 2049 TIC Interest Rate: Not to exceed 6.0%</p> <p>FINANCING TEAM Bond Counsel: Womble Bond Dickinson (US) LLP Borrower's Counsel: K&L Gates LLP Senior Managing Underwriter: BofA Securities, Inc Co-Managing Underwriters: Morgan Stanley & Co. LLC Wells Fargo Bank, N.A. Underwriters' Counsel: McGuireWoods LLP Trustee: U.S. Bank National Association Auditor/AUP/Forecast Consultant: BDO USA, LLP Financial Advisor: Ponder & Co.</p>
<p>\$ 186,335,000</p>					
<p>\$ 63,665,000</p>					

Preliminary Sources and Uses of Funds

Sources:

Bond Proceeds	\$ 200,000,000
Cash	\$ 26,450,000
Premium	\$ 14,363,680
Total Sources of Funds	<u>\$ 240,813,680</u>

Uses:

Project Fund	\$ 225,534,804
Capitalized Interest Fund	\$ 13,235,944
Cost of Issuance	\$ 2,042,932
Total uses of funds	<u>\$ 240,813,680</u>

MISCELLANEOUS - ACTION ITEMS

Zions Bank
G.S. 159E-8

Zions Bank requests approval to serve as registrar, trustee, and escrow/paying agent for publicly offered bonds and other forms of debt to be incurred by local governments. Zions Bank is a wholly-owned subsidiary of Zions Bancorporation, National Association (ZBNA), a Utah financial holding company for Zions Bank. ZBNA is currently rated A- from Kroll, BBB from Fitch, and BBB+ (Outlook Stable) from S&P on its long-term debt. ZBNA has over \$66 billion in assets, and capital and surplus in excess of \$11.4 billion. Zions Bank has corporate trust offices in Georgia, Colorado, Idaho, Illinois, Ohio, Texas, California, Arizona, Pennsylvania, Oregon, Utah, Missouri, and Washington (state), and intends to provide services for local governments in North Carolina from its Atlanta office. Staff recommends approval.

The Metrolina Regional Scholars'
Scholars' Academy

The Local Government Commission and the North Carolina Capital Facilities Finance Agency approved the Educational Facilities Revenue Bond (The Metrolina Regional Scholars' Academy Project), Series 2009 (the "Bond"). The Bond was originally issued to finance the acquisition, renovation and equipping of an existing building to be used as a school facility. The Bond is held by Truist Bank (formerly Branch Banking & Trust Company) (the "Bank"). The Bank has agreed with the Borrower to extend the put date for the bond for a period of seven years and to reduce the interest rate from 83.36% of 1-Month LIBOR + 2.24%, currently 3.71% to 79% of 1-Month LIBOR + 1.21%, currently 2.60%. The Bond was issued in the amount of \$4,050,000, and the current outstanding amount is \$2,680,912.50. There will be no extension of maturity.