AGENDA

GRANVILLE COUNTY BOARD OF COMMISSIONERS

Monday, April 1, 2024

Call to order @ 7:00 p.m. .... **Chair Timothy Karan**
Invocation and Pledge of Allegiance .... **Commissioner Robert Williford**

Consent Agenda

1. Tax Refunds, Releases & Write-offs (p. 3)

2. Minutes (p. 14)

Introductions, Recognitions and Presentations

3. Introduction of Economic Development Director (p. 33)

Public Comments

4. Public Comments (p. 36)

Public Hearings

5. Public Hearing for Financing for North Granville Senior Center (p. 37)

6. Public Hearing for Neighborhood Adjustment Factors (p. 56)

Purchasing

7. Granville Athletic Park Security Enhancements (p. 58)

Project Management

8. Award of North Granville Senior Center Construction Project (p. 66)

County Manager's Report

9. Approval of Lease Agreement for 204 Williamsboro Street (p. 83)

County Attorney's Report

10. County Attorney's Report (p. 84)

Presentations by County Board Members

11. Presentations by County Board Members (p. 85)

Any Other Matters

12. Any Other Matters (p. 86)

Granville County
Tax Administration
104 Belle Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Tamonica Thorpe
Department:	Tax Administration
Date:	April 1, 2024
Title:	**Tax Refunds, Releases & Write-offs**

PURPOSE:
To approve tax refunds, releases, and write-offs.

BACKGROUND:

-Tax refunds are governed by N.C.G.S. 105-381 and is generated when a Granville County property owner has for some reason paid more property tax than is actually due for a given tax year.

- A tax release is governed by N.C.G.S 105-381 and is usually generated when a property was billed on incorrect parcel, personal property now listed in another county, or clerical error.

- A tax write-off occurs when a bill is generated that is less than $2.00. According to the resolution adopted May 1, 2003, the Board of Commissioners authorized the Tax Collector to write off the collection for all taxes which do not exceed $2.00.

The following tax refunds, releases and write-offs are recommended for approval:

Refunds	March 7, 2024 – March 20, 2024:	$11,695.00
Releases	March 7, 2024 – March 20, 2024:	$ 548.20
Write-offs ($2 and less)	March 7, 2024 – March 20, 2024:	$ 4.62

Refunds for taxpayer overpayments $166.18
Refunds for bank attachment overpayments $10,909.36
Refunds for garnishment overpayment $619.46

Releases for property discovered in error $548.20

RECOMMENDATION:
The Tax Administrator, Jenny Short recommends approval of tax refunds $11,695.00, releases $548.20 and write-offs $4.62 for March 7, 2024, through March 20, 2024.

ATTACHMENTS:
Detailed Refund Report
Detailed Release Report
Detailed Write-off Report

ACTION TAKEN:

RUN DATE: 3/21/2024 8:59 AM **GRANVILLE COUNTY REFUND REPORT**

PARAMETERS SELECTED FOR ACTIVITY REFUND REPORT:

TRANSACTION DATE RANGE: 03/07/2024 12:00:00 AM - 03/20/2024 12:00:00 AM
PAYMENT DATE RANGE:
USER/OPERATOR:
TAX DISTRICT(S):
BILL YEAR RANGE:
BILL# RANGE:

BILL TYPE: Both

SORT BY: Transaction Date

RELEASE NUMBER ONLY:No

PAYMENT TYPE: ,ACH - ACH,Card - Credit Card,Cash - Cash,Check - Check,DSO - DSO,EPA - EPA,MOrder - Money Order,OPM - OPM,PPAY - PPAY,WEB - WEB

GRANVILLE COUNTY REFUND REPORT

NAME	BILL NUMBER		PAYMENT TYPE	AMOUNT	OPER	DATE TIME
56176301 OCAMPO MARCELO 2035 SILVERLEAF DR YOUNGSVILLE, NC 27525	2023-30753	RP: 183400060725 TRUIST -BANK ATTACHMENT - MARCELO OCAMPO REFUND RECIPIENT: MARCELO OCAMPO BANK ATTACHMENT OVERPAYMENT 2035 SILVERLEAF DR YOUNGSVILLE NC 27525		9715.57	TYRELL	3/11/2024 2:24:52 PM
1186 HEIN KYLE JOHN 4062 OLD FRANKLINTON RD FRANKLINTON, NC 27525-8171	2023-201916	PERSONAL PROPERTY LEONARD ALUMINUM UTILITY BUILDINGS-KYLE HEIN REFUND RECIPIENT: KYLE HEIN GARNISHMENT OVERPAYMENT 4062 OLD FRANKLINTON RD FRANKLINTON NC 27525		59.20	KCR	3/12/2024 11:35:26 AM
14018301 KOWALSKI EDWARD J KOWALSKI DEBRA S 307 RALEIGH STREET OXFORD, NC 27565	2023-202171	PERSONAL PROPERTY BA-TRUIST-DEBRA & EDWARD KOWALSKI REFUND RECIPIENT: EDWARD KOWALSKI DEBRA KOWALSKI BANK ATTACHMENT OVERPAYMENT 307 RALEIGH STREET OXFORD NC 27565		121.55	KCR	3/14/2024 10:27:16 AM
25481301 KOSHADA ROBERT A KOSHADA BRENDA C 3051 HESTER ROAD CREEDMOOR, NC 27522	2023-35687	PERSONAL PROPERTY LIGGETT VECTOR BRANDS LLC REFUND RECIPIENT: ROBERT ALLA KOSHADA GARNISHMENT OVERPAYMENT 3051 HESTER RD Creedmoor NC 27522		280.35	CTH	3/15/2024 11:38:38 AM
1007053 CLAIBORNE PHILLIP CHASE 213 PINE TREE RD OXFORD, NC 27565-5726	2023-37230	PERSONAL PROPERTY PAYCHEX		1.33	CTH	3/15/2024 12:02:58 PM

NAME	BILL NUMBER		PAYMENT TYPE	AMOUNT	OPER	DATE TIME
		REFUND RECIPIENT: PHILLIP C CLAIBORNE GARNISHMENT OVERPAYMENT 213 PINE TREE RD OXFORD NC 27565				
35076201 EVANS SYLVESTER 1564 LITTLE POND RD STEM, NC 27581	2023-201582	PERSONAL PROPERTY SYLVESTER EVANS REFUND RECIPIENT: SYLVESTER EVANS MAIL OVERPAYMENT 1564 LITTLE POND RD STEM NC 27581		9.63	CTH	3/18/2024 11:15:38 AM
38190201 HART WENDY RENEE 670 LAKE HART TRL WAKE FOREST, NC 27587	2023-203335	PERSONAL PROPERTY WAKE COUNTY TAX ADMINISTRATION / WENDY HART REFUND RECIPIENT: WENDY HART MAIL OVERPAYMENT 670 LAKE HART TRL WAKE FOREST NC 27587		156.55	CTH	3/18/2024 11:33:12 AM
51453301 GILL THOS CURRIN MATTHEW ET 355 DABNEY RD HENDERSON, NC 27537-7049	2023-12555	RP: 191315622892 CURRIN DENTAL REFUND RECIPIENT: MATTHEW CURRIN GARNISHMENT OVERPAYMENT 355 DABNEY RD HENDERSON NC 27537		39.33	CTH	3/18/2024 12:17:30 PM
4629201 ROYSTER FRED ROYSTER NELLIE 1686 WHITNEY LANE CREEDMOOR, NC 27522	2023-202948	PERSONAL PROPERTY THE UNITED METHODIST RETIREMENT HOMES INC REFUND RECIPIENT: ROYSTER FRED GARNISHMENT OVERPAYMENT 1686 WHITNEY LN CREEDMOOR NC 27522		117.03	TYRELL	3/18/2024 2:25:22 PM
3166 FAUST ROMNEY FAUST EMILY 1661 RUNNING BROOK DR	2023-200495	PERSONAL PROPERTY		2.76	TYRELL	3/18/2024 2:38:16 PM

NAME	BILL NUMBER		PAYMENT TYPE	AMOUNT	OPER	DATE TIME
CREEDMOOR, NC 27522-9209		BULL CITY BORING INC REFUND RECIPIENT: ROMNEY FAUST GARNISHMENT OVERPAYMENT 1661 RUNNING BROOK DR CREEDMOOR NC 27522				
1056723 ARTEGA JAVIER ARTEGA ANGELA FAYE 6 WOODBYS WAY KITTRELL, NC 27544-9590	2023-19833	RP: 191500085647 PACIFIC MULT INCORPORATED INC REFUND RECIPIENT: JAVIER ARTEAGA GARNISHMENT OVERPAYMENT 6 WOODBYS WAY KITTRELL NC 27544		119.46	TYRELL	3/18/2024 2:53:02 PM
1075923 DAVIS REBECCA CAMPBELL ADAM EARL 105 BRAMBLE CT RALEIGH, NC 27615-6402	2023-21220	RP: 087401452167 REFUND RECIPIENT:		30.12	Autoagent	3/19/2024 9:02:05 AM ** VOIDED **
10254305 MATTHEWS JAMES BRADLEY 3074 US HIGHWAY 15 STEM, NC 27581-9652	2023-5993	RP: 192900667349 BANK ATTACHMENT FIRST HORIZON / JAMES B MATTHEWS REFUND RECIPIENT: JAMES BRADLEY MATTHEWS BANK ATTACHMENT OVERPAYMENT 3074 US HIGHWAY 15 STEM NC 27581		1072.24	CTH	3/20/2024 10:38:20 AM

TOTAL REFUNDS PRINTED:	**11,725.12**
TOTAL VOID REFUNDS:	**-30.12**
TOTAL:	**11,695.00**

VOIDED REFUND AMOUNTS OF REFUNDS NOT IN 3/7/2024 - 3/20/2024

NAME	BILL NUMBER	AMOUNT	OPER	PAYMENT TYPE	DATE TIME	REFUND DATE
TOTAL VOID REFUNDS:						

RUN DATE: 3/21/2024 9:07 AM

PARAMETERS SELECTED FOR FINANCE RELEASES REPORT:

TRANSACTION DATE RANGE: 03/07/2024 12:00:00 AM - 03/20/2024 11:00:00 PM
BILL TYPE: Both
BILL YEAR/NUMBER RANGE:
PRINT TOTALS ONLY: No
USER/OPERATOR:
EXCLUDE USERS/OPERATORS:
SORT ORDER: Name
REPORT TITLE:

1 Granville County Tax	517.44
Fire Rescue	30.76
Total	548.20

Release Refund Detail

Name	Bill#	Reason	District	Amount
CLAPP TERRY M	2023-201450	DISCOVERED IN ERROR. BILL OF SALE PRESENTED ON PHONE SHOWING BOAT WAS SOLD 5/2022.	C ADVLTAX	189.14
CLAPP TERRY M	2023-201450	DISCOVERED IN ERROR. BILL OF SALE PRESENTED ON PHONE SHOWING BOAT WAS SOLD 5/2022.	C PEN FEE	18.91
CLAPP TERRY M	2023-201450	DISCOVERED IN ERROR. BILL OF SALE PRESENTED ON PHONE SHOWING BOAT WAS SOLD 5/2022.	FR ADVLTAX	13.51
CLAPP TERRY M	2023-201450	DISCOVERED IN ERROR. BILL OF SALE PRESENTED ON PHONE SHOWING BOAT WAS SOLD 5/2022.	FR PEN FEE	1.35
CREEDMOOR FOREST PRODUCTS INC	2023-203334	PROCESSED DISCOVERY IN ERROR	FR PEN FEE	0.66
CREEDMOOR FOREST PRODUCTS INC	2023-203334	PROCESSED DISCOVERY IN ERROR	FR ADVLTAX	6.56
CREEDMOOR FOREST PRODUCTS INC	2023-203333	PROCESSED DISCOVERY IN ERROR	FR PEN FEE	1.19
CREEDMOOR FOREST PRODUCTS INC	2023-203334	PROCESSED DISCOVERY IN ERROR	C PEN FEE	9.18
CREEDMOOR FOREST PRODUCTS INC	2023-203333	PROCESSED DISCOVERY IN ERROR	FR ADVLTAX	5.96
CREEDMOOR FOREST PRODUCTS INC	2023-203334	PROCESSED DISCOVERY IN ERROR	C ADVLTAX	91.83
CREEDMOOR FOREST PRODUCTS INC	2023-203333	PROCESSED DISCOVERY IN ERROR	C ADVLTAX	83.48
CREEDMOOR FOREST PRODUCTS INC	2023-203332	PROCESSED DISCOVERY IN ERROR	C ADVLTAX	66.79
CREEDMOOR FOREST PRODUCTS INC	2023-203332	PROCESSED DISCOVERY IN ERROR	C PEN FEE	20.04
CREEDMOOR FOREST PRODUCTS INC	2023-203333	PROCESSED DISCOVERY IN ERROR	C PEN FEE	16.70
CROWDER PATRICK DAVID	2023-201487	SWMH DISCOVERED IN ERROR. MH WAS SOLD ALONG WITH LAND TO TIMOTHY PETTIS, PARCEL# 193000369656	C ADVLTAX	19.43
CROWDER PATRICK DAVID	2023-201487	SWMH DISCOVERED IN ERROR. MH WAS SOLD ALONG WITH LAND TO TIMOTHY PETTIS, PARCEL# 193000369656	C PEN FEE	1.94
CROWDER PATRICK DAVID	2023-201487	SWMH DISCOVERED IN ERROR. MH WAS SOLD ALONG WITH LAND TO TIMOTHY PETTIS, PARCEL# 193000369656	FR ADVLTAX	1.39
CROWDER PATRICK DAVID	2023-201487	SWMH DISCOVERED IN ERROR. MH WAS SOLD ALONG WITH LAND TO TIMOTHY PETTIS, PARCEL# 193000369656	FR PEN FEE	0.14

PARAMETERS SELECTED FOR ACTIVITY REPORT:

TRANSACTION DATE RANGE: 03/07/2024 12:00:00 AM - 03/20/2024 12:00:00 AM
PAYMENT DATE RANGE:
BATCH KEY RANGE:
BILL TYPE: Both
BILL YEAR/NUMBER RANGE:
DISTRICT/TYPE/FEE:
TRANSACTION TYPE:
TOWNSHIP:
CITY:
STATUS:
EXCLUDE STATUS:
USER/OPERATOR:
HISTORY TYPE: 07 - Underpayment
EXCLUDE USER/OPERATOR:
PAYMENT SOURCE TYPE:
PRINT TOTALS ONLY: No
SORT ORDER: Transaction Date
PRINT COMMENTS: N
ACCOUNT#:
ACCOUNT NAME:
LOCATION:
Print Payment Breakdown:No
CHECK NUMBER:
TRANS AMOUNT FROM:
TRANS AMOUNT TO:

RUN DATE: 3/21/2024 9:09 AM

GRANVILLE COUNTY ACTIVITY REPORT

DATE	TIME	BILL#	Statuses	ACCOUNT	NAME	OPER	TYPE	PYMT DATE	SOURCE	CHK#	TAX	INTEREST	TOTAL
03/08/2024	11:30:08	2023-29718		22887303	WASHBURN BETTY ET AL	TYRELL	Payment	03/08/2024	mail	03423	0.40		0.40
											TOTAL TRANSACTION:		**0.40**
03/11/2024	10:59:49	2023-15402	MGAR	56128301	FOSTER WENDY	KCR	Payment	03/11/2024	mail	01683	0.26		0.26
											TOTAL TRANSACTION:		**0.26**
03/11/2024	11:03:13	2023-39540		927102	MORTON & SHERMAN OF OXFORD INC	KCR	Payment	03/11/2024	mail	8712	0.13		0.13
											TOTAL TRANSACTION:		**0.13**
03/11/2024	15:27:53	2023-12167		1019663	VGG HOLDING LLC	TYRELL	Payment	03/11/2024	mail	997133	0.02		0.02
											TOTAL TRANSACTION:		**0.02**
03/12/2024	11:20:41	2023-38438		50942101	AUTUMN PARK	KCR	Payment	03/12/2024	mail	00925	0.05		0.05
											TOTAL TRANSACTION:		**0.05**
03/13/2024	08:52:52	2023-15244	BA	41621301	HIGHTOWER HUGH	Autoagent	Payment	03/13/2024	Other		0.60		0.60
											TOTAL TRANSACTION:		**0.60**
03/13/2024	09:50:00	2023-14930		36896301	HARRICANE PROPERTIES LLC	CTH	Payment	03/13/2024	mail	02549	0.25		0.25
											TOTAL TRANSACTION:		**0.25**
03/14/2024	10:19:33	2023-9720		31137691	WHITT KENNETH WAYNE	CTH	Payment	03/14/2024	mail	0289	0.87		0.87
											TOTAL TRANSACTION:		**0.87**
03/14/2024	10:28:53	2023-200768		54048101	STORYS MAINTENANCE & CLEANING	KCR	Payment	03/14/2024	mail	00005434	0.05		0.05
											TOTAL TRANSACTION:		**0.05**
03/14/2024	11:08:50	2023-34309		21039043	STORY BOBBY R	TYRELL	Payment	03/14/2024	mail	00005433	0.69		0.69
											TOTAL TRANSACTION:		**0.69**
03/15/2024	10:49:29	2023-202653		67622117	THOMPSON DANNIE JUNIUS	KCR	Payment	03/15/2024	mail	997870			0.00
03/15/2024	10:49:29	2023-202654		67622117	THOMPSON DANNIE JUNIUS	KCR	Payment	03/15/2024	mail	997870			0.00
03/15/2024	10:49:29	2023-202655		67622117	THOMPSON DANNIE JUNIUS	KCR	Payment	03/15/2024	mail	997870	0.16		0.16
											TOTAL TRANSACTION:		**0.16**
03/18/2024	12:28:53	2023-27696		1055983	DEXTER BAPTIST CHURCH INC	CTH	Payment	03/18/2024	mail	00004632			0.00
03/18/2024	12:28:53	2023-27699		1055983	DEXTER BAPTIST CHURCH INC	CTH	Payment	03/18/2024	mail	00004632			0.00
03/18/2024	12:28:53	2023-27700		1055983	DEXTER BAPTIST CHURCH INC	CTH	Payment	03/18/2024	mail	00004632	0.48		0.48
											TOTAL TRANSACTION:		**0.48**
03/19/2024	10:50:30	2023-6632		60388301	YOUNG MARGARET ET AL	CTH	Payment	03/19/2024	mail	0105	0.03		0.03
											TOTAL TRANSACTION:		**0.03**
03/20/2024	08:25:49	2023-35694	G	51688301	BLALOCK RONNIE CHASE	Autoagent	Payment	03/20/2024	Other		0.60		0.60
											TOTAL TRANSACTION:		**0.60**
03/20/2024	16:49:07	2023-20674		44599302	CAMPBELL TONY A	TYRELL	Payment	03/20/2024	walk-in	5242	0.03		0.03
											TOTAL TRANSACTION:		**0.03**
											4.62		**4.62**
GRAND TOTALS											**4.62**		**4.62**

USER	TOTALS
Autoagent	1.20
CTH	1.63
KCR	0.65
TYRELL	1.14

All Payments

TAX YEAR	TOTALS
2023	4.62

Granville County
Administration
104 Belle Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 1, 2024
Title:	**Minutes**

PURPOSE:
To approve minutes of the January 29, 2024, joint meeting with Granville County Public Schools.

RECOMMENDATION:
Clerk and County Manager recommend approval.

ATTACHMENTS:
January 29, 2024 Joint Meeting Draft Minutes

ACTION TAKEN:

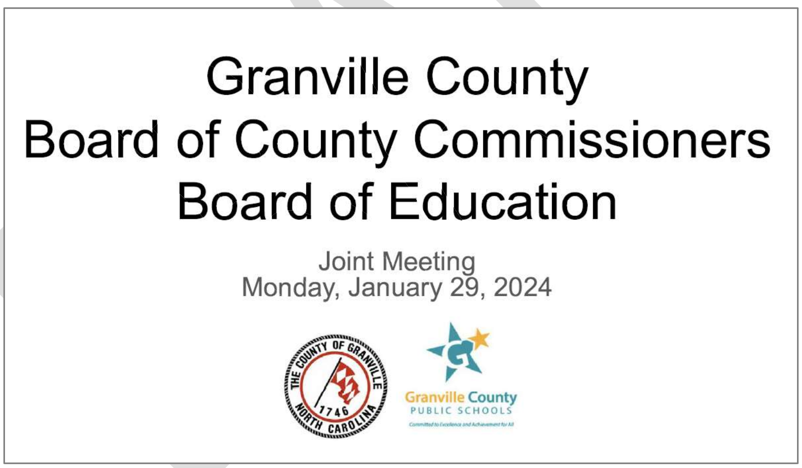
GRANVILLE COUNTY BOARD OF COMMISSIONERS
GRANVILLE COUNTY BOARD OF EDUCATION
JOINT WORK SESSION
January 29, 2024
THE MARY POTTER CENTER FOR EDUCATION
200 Taylor Street, Oxford, North Carolina

PRESENT (BOCC):
Chair Timothy Karan
Vice Chair Jimmy Gooch
Commissioner Zelodis Jay
Commissioner Robert Williford
Commissioner Sue Hinman
Commissioner Tony W. Cozart
Commissioner Russ May

County Manager Drew Cummings
Deputy County Manager Korena Weichel
County Attorney James C. Wrenn, Jr.

PRESENT (GCSB):
Chair Glenda Williams
Vice Chair Leonard E. Peace
Ethel J. Anderson
Helen Lindsey
Danielle Hayes
Amanda J. LaBrecque
Dr. Taylor Frederick

Superintendent Dr. Stan Winborne
Interim Chief Finance Officer Vickie Hines
Executive Director of Human Resources Courtney Currin
Executive Director of Operations and Safety William Graham
Board Attorney Eva DuBuisson



CALL TO ORDER

At 6:00 p.m. Granville County Board of Education Chair Glenda Williams called the Granville County Board of Education meeting to order.

At 6:01 p.m. Granville County Board of Commissioners Chair Timothy Karan called the joint Granville County Board of Commissioners and Board of Education joint work session to order.

Commissioner Russ May led the Pledge of Allegiance.

Board of Education Chair Williams welcomed attendees to the joint work session. She said that the focus for the evening would be on providing training and information regarding the budget process, as well as discussing the needs and challenges facing the school system moving forward.

She emphasized the importance of education in the County's future and maximizing resources for student success, expressing anticipation for collaboration with the commissioners.

Board of Commissioners Chair Karan acknowledged funding opportunities and stressed the commissioners' role in ensuring appropriate funding for the schools without dictating its use. He noted a historical shift towards collaboration and expressed a personal goal to establish joint-use agreements to break away from siloed approaches. Advocating for a Memorandum of Understanding (MOA) for joint use of public-school buildings, he urged action toward progress.

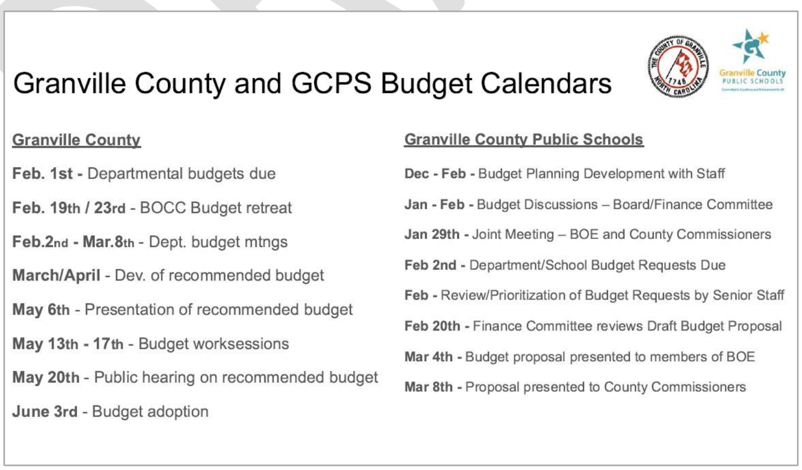
PART 1: TRAINING ON "BUDGET MECHANICS"

Superintendent Dr. Stan Winborne expressed excitement for the collaborative opportunity, having met with County Manager Drew Cummings multiple times to prepare. He welcomed interactive participation during the informal presentation and introduced the mechanics of the budget process.

Review of Budget Process and Timeline

County Manager Drew Cummings emphasized the synchronization of budget schedules between the County and school system. Mr. Cummings highlighted upcoming budget milestones, such as departmental budget submissions by week's end and ensuing meetings throughout early March. Mr. Cummings underscored the importance of public engagement and comprehension in the budget process, delineating key dates leading to budget adoption by June for the start of the July 1st fiscal year.

Interim Chief Finance Officer Vickie Hines discussed the expedited school budget timeline, finalized in December 2023, earlier than in previous years. Departments and schools had until February 2nd to submit budget requests, followed by February dedicated to review and prioritization. A draft budget proposal would be presented to the finance committee on February 20th and then to the Board of Education for approval on March 4th. The budget would then be submitted to the County Commissioners on March 8th.



County Funding for Granville County Public Schools: Capital and Operating

County Manager Cummings explained the origin of the joint meeting, which stemmed from a query raised by a school board member regarding required revenue sources for school capital. He outlined these sources, including lottery funding and sales taxes. Mr. Cummings provided an overview of the required state funding sources, highlighting Article 40 and Article 42 sales taxes, which allocate 30% required minimum and 60%, respectively, to school capital outlay. He also discussed lottery distributions and their impact on school funding.

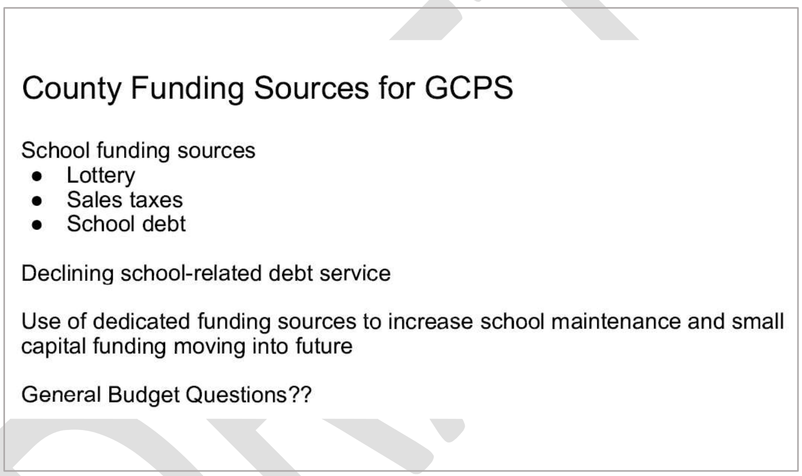
When asked about the consistency of the percentage of lottery proceeds received over time. County Manager Cummings indicated that while he could not recall the exact formula used by the state to calculate this, noting it had remained constant.

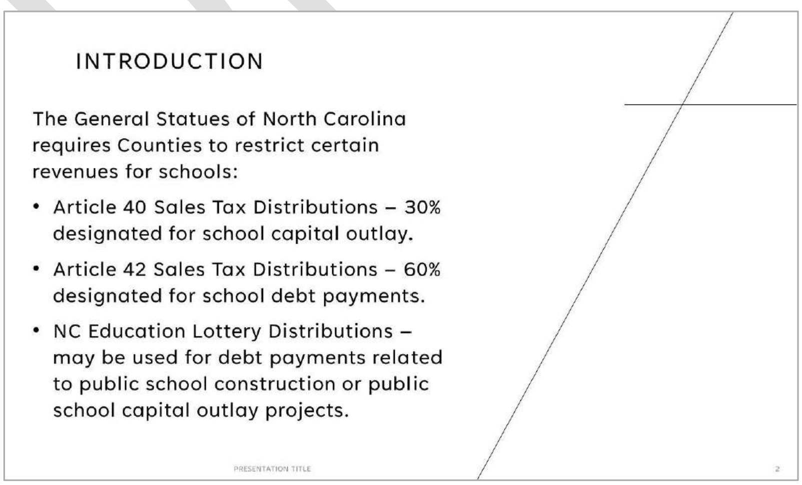
Discussion ensued on the 2018-2019 funding spike, attributed possibly to borrowing proceeds.

County Manager Cummings highlighted the actual County contribution aside from the required funding. He emphasized that over the last five years, the County's financial support for capital, including capital outlay and debt service payments, exceeded the required distribution.

The presentation covered operational funding trends, including enrollment stability and current expense growth rates, with clarification on charter school funding.

Regarding maintenance and capital needs, Mr. Cummings highlighted a backlog despite recent budget approvals. Financial advisors' slides from Davenport Public Finance depicted declining debt service, prompting discussion on future facility planning and leveraging revenues for maintenance.

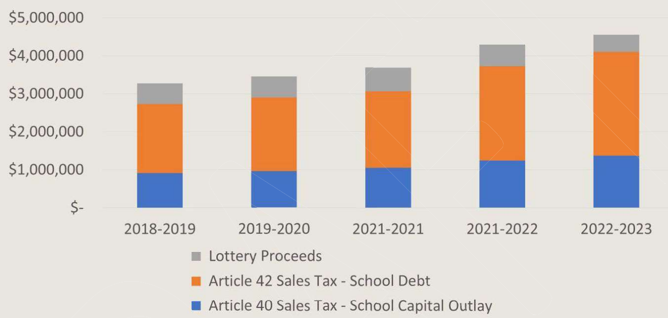




GRANVILLE COUNTY REVENUES RESTRICTED FOR PUBLIC SCHOOL CAPITAL OUTLAY AND DEBT PAYMENTS

Revenues Designated for Schools	2018-2019	2019-2020	2021-2021	2021-2022	2022-2023
Article 40 Sales Tax - School Capital Outlay	$912,920	$969,016	$1,052,555	$1,243,067	$1,368,764
Article 42 Sales Tax - School Debt	$1,825,843	$1,938,036	$2,015,113	$2,846,138	$2,737,533
Lottery Proceeds	$539,245	$554,233	$623,240	$567,385	$449,481
Total Due to Schools by Statute	$3,278,008	$3,461,285	$3,690,908	$4,296,590	$4,555,778

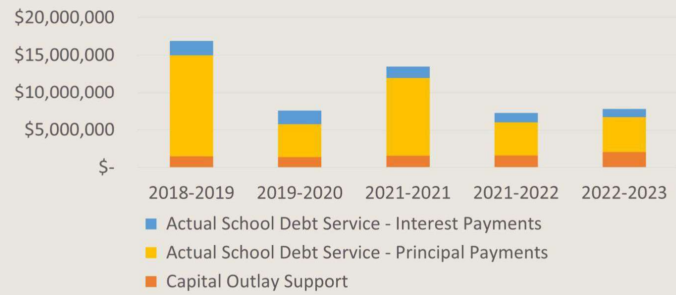
GRANVILLE COUNTY REVENUES RESTRICTED FOR PUBLIC SCHOOLS



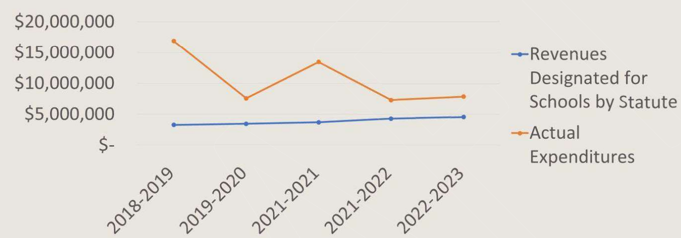
EXPENDITURES BY GRANVILLE COUNTY FOR PUBLIC SCHOOL CAPITAL OUTLAY AND DEBT PAYMENT

	2018-2019	2019-2020	2021-2021	2021-2022	2022-2023
Capital Outlay Support	$1,458,800	$1,374,590	$1,535,995	$1,571,895	$2,030,770
Actual School Debt Service - Principal Payments	$13,532,962	$4,368,714	$10,416,567	$4,482,128	$4,720,938
Actual School Debt Service - Interest Payments	$1,904,864	$1,827,165	$1,501,378	$1,241,333	$1,081,710
Total Payments	$16,896,626	$7,570,469	$13,453,940	$7,295,356	$7,833,418

ACTUAL EXPENDITURES BY GRANVILLE COUNTY FOR SCHOOL DEBT & CAPITAL OUTLAY



COMPARISON OF GRANVILLE COUNTY'S ACTUAL EXPENDITURES FOR PUBLIC SCHOOLS VS. STATUTORY REQUIREMENTS



OVER THE LAST FOUR FISCAL YEARS, GRANVILLE COUNTY HAS MADE PAYMENTS FOR GRANVILLE COUNTY PUBLIC SCHOOLS' CAPITAL OUTLAY AND DEBT PAYMENTS THAT EXCEED THE REQUIREMENTS OF THE NORTH CAROLINA GENERAL STATUTES BY $33,767,240.

Manager's Recommended FY23-24 Budget

Educational Funding - GCPS

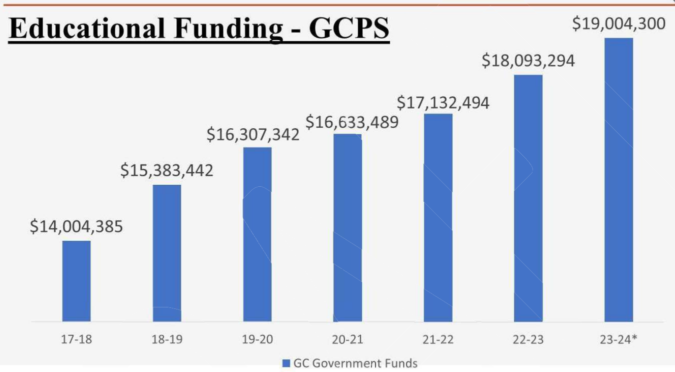
Year	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
GCPS Enrollment	7233	6872	6670	6615	6600
Charter Enrollment	1500	1819	1851	2059	2100
Total Students	8733	8691	8521	8674	8700
County Current Expense	$16,307,342	$16,633,489	$17,132,494	$18,093,294	$19,004,300
Funding / Student	$1,867	$1,914	$2,011	$2,086	$2,184
% increase	6.9%	2.5%	5.1%	3.7%	4.7%

$19 million ~ 35 cents on our tax rate

Manager's Recommended Budget

Manager's Recommended FY23-24 Budget

Educational Funding - GCPS



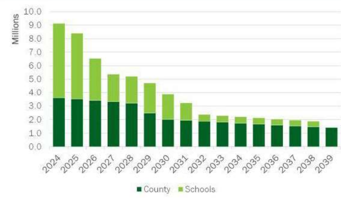
Manager's Recommended FY23-24 Budget

Educational *Capital* Funding - GCPS

	GCPS Request	CM Rec.
Capital - Category I	$1,153,104	$1,153,104
Capital - Category II & III	$423,589	$423,589
Debt Service	$5,510,490	$5,510,490
Total Capital Funding	$7,087,183	$7,087,183

Existing Tax Supported Debt
By Purpose

Tax Supported Debt Service



Par Outstanding – Estimated as of 6/30/2023

Type	Par Amount
County Debt	$27,878,950
School Debt	$27,457,050
Total	$50,336,000

Notes:
-2010 QSCB shown gross of subsidy. 2010B QSCB principal payments shown represent annual sinking fund deposits and assume no interest earnings.
-Excludes Hospital debt obligations.

Tax Supported Debt Service

FY	County	School	Total
Total	36,617,569	26,153,995	62,771,564
2024	3,613,538	5,510,677	9,124,215
2025	3,524,376	4,876,039	8,400,415
2026	3,413,723	3,123,058	6,536,781
2027	3,313,288	2,063,602	5,376,890
2028	3,209,145	2,002,696	5,211,840
2029	2,481,249	2,244,334	4,725,583
2030	2,015,500	1,861,586	3,877,086
2031	1,946,000	1,281,778	3,227,778
2032	1,876,500	499,244	2,375,744
2033	1,807,000	484,745	2,291,745
2034	1,737,500	470,246	2,207,746
2035	1,668,000	455,747	2,123,747
2036	1,598,500	441,248	2,039,748
2037	1,529,000	426,749	1,955,749
2038	1,468,188	412,250	1,880,437
2039	1,416,063	-	1,416,063

Source: LGC Bond Ledger, County Audits, County Budgets

School Capital Overview | FY24 School Pay-Go Funding Levels

Existing and Projected School Capital

FY	School Debt Service*	School Pay-Go Capital Cat. 1	School Pay-Go Capital Cat. 2&3	Total	Dedicated Revenues	Surplus / (Deficit)
2024	5,424,217	1,153,104	423,589	7,000,910	4,561,000	(2,439,910)
2025	4,789,579	1,153,104	423,589	6,366,272	4,561,000	(1,805,272)
2026	3,079,828	1,153,104	423,589	4,656,521	4,061,000	(595,521)
2027	2,063,602	1,153,104	423,589	3,640,295	4,061,000	420,705
2028	2,002,696	1,153,104	423,589	3,579,389	4,061,000	481,612
2029	2,244,334	1,153,104	423,589	3,821,027	4,061,000	239,973
2030	1,861,586	1,153,104	423,589	3,438,279	4,061,000	622,721
2031	1,281,778	1,153,104	423,589	2,858,471	4,061,000	1,202,529
2032	499,244	1,153,104	423,589	2,075,937	4,061,000	1,985,064
2033	484,745	1,153,104	423,589	2,061,438	4,061,000	1,999,563
2034	470,246	1,153,104	423,589	2,046,939	4,061,000	2,014,062
2035	455,747	1,153,104	423,589	2,032,440	4,061,000	2,028,561
2036	441,248	1,153,104	423,589	2,017,941	4,061,000	2,043,060
2037	426,749	1,153,104	423,589	2,003,442	4,061,000	2,057,559
2038	412,250	1,153,104	423,589	1,988,943	4,061,000	2,072,058

*Shown net of Federal QSCB Debt Subsidy Payments

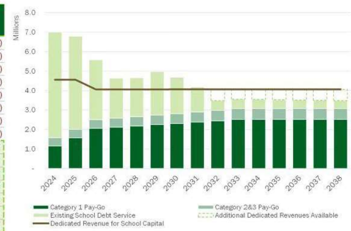
Notes:
- Existing School Debt Service is shown net of Federal QSCB Subsidy Payments.
- Projected School Pay-Go (Category 1 and Category 2&3) is assumed to remain at FY24 levels in future years.
- Dedicated Revenues for School Capital are equal to Article 40/42 restricted Sales Tax Revenues and Lottery Proceeds. FY 2024 and 2025 includes R&R Lottery Proceeds of $500,000 only; future years subject to continued appropriation in future state budget.
- In FY 2024 through FY 2026, additional contributions from the County General Fund are required to meet the existing Debt Service obligations and Projected Category 1, 2 & 3 Pay-Go Capital.

School Capital Overview | With Pay-Go Capital Growth

Existing and Projected School Capital

FY	School Debt Service*	School Pay-Go Capital Cat. 1	School Pay-Go Capital Cat. 2&3	Total	Dedicated Revenues	Surplus / (Deficit)
2024	5,424,217	1,153,104	423,589	7,000,910	4,561,000	(2,439,910)
2025	4,789,579	1,563,703	436,297	6,789,579	4,561,000	(2,228,579)
2026	3,079,828	2,050,614	449,386	5,579,828	4,061,000	(1,518,828)
2027	2,063,602	2,112,133	462,867	4,638,602	4,061,000	(577,602)
2028	2,002,696	2,175,497	476,753	4,654,946	4,061,000	(593,946)
2029	2,244,334	2,240,762	491,056	4,976,152	4,061,000	(915,152)
2030	1,861,586	2,307,985	505,787	4,675,358	4,061,000	(614,358)
2031	1,281,778	2,377,224	520,961	4,179,963	4,061,000	(118,963)
2032	499,244	2,448,541	536,590	3,484,374	4,061,000	576,626
2033	484,745	2,521,997	552,688	3,559,429	4,061,000	501,571
2034	470,246	2,521,997	552,688	3,544,930	4,061,000	516,070
2035	455,747	2,521,997	552,688	3,530,431	4,061,000	530,569
2036	441,248	2,521,997	552,688	3,515,932	4,061,000	545,068
2037	426,749	2,521,997	552,688	3,501,433	4,061,000	559,567
2038	412,250	2,521,997	552,688	3,486,934	4,061,000	574,066

*Shown net of Federal QSCB Debt Subsidy Payments



Notes:
- Existing School Debt Service is shown net of Federal QSCB Subsidy Payments.
- Projected School Pay-Go (Category 1 and Category 2&3) is assumed to increase to a total of $2.0 million in FY 25 and $2.5 million in FY 26, with inflationary growth of 3% thereafter through FY 31.
- Dedicated Revenues for School Capital are equal to Article 40/42 restricted Sales Tax Revenues and Lottery Proceeds. FY 2024 and 2025 includes R&R Lottery Proceeds of $500,000 only; future years subject to continued appropriation in future state budget.
- In FY 2024 through FY 2031, additional contributions from the County General Fund are required to meet the existing Debt Service obligations and Projected Category 1, 2 & 3 Pay-Go Capital.

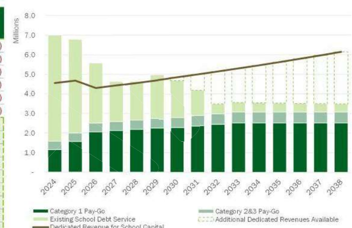
DAVENPORT PUBLIC FINANCE January 24, 2024 Granville County, NC 2

School Capital Overview | With Pay-Go AND Revenue Growth

Existing and Projected School Capital

FY	School Debt Service*	School Pay-Go Capital Cat. 1	School Pay-Go Capital Cat. 2&3	Total	Dedicated Revenues	Surplus / (Deficit)
2024	5,424,217	1,153,104	423,589	7,000,910	4,561,000	(2,439,910)
2025	4,789,579	1,563,703	436,297	6,789,579	4,682,830	(2,106,749)
2026	3,079,828	2,050,614	449,386	5,579,828	4,308,315	(1,271,513)
2027	2,063,602	2,112,133	462,867	4,638,602	4,437,564	(201,038)
2028	2,002,696	2,175,497	476,753	4,654,946	4,570,691	(84,254)
2029	2,244,334	2,240,762	491,056	4,976,152	4,707,812	(268,339)
2030	1,861,586	2,307,985	505,787	4,675,358	4,849,046	173,688
2031	1,281,778	2,377,224	520,961	4,179,963	4,994,518	814,554
2032	499,244	2,448,541	536,590	3,484,374	5,144,353	1,659,979
2033	484,745	2,521,997	552,688	3,559,429	5,298,684	1,739,255
2034	470,246	2,521,997	552,688	3,544,930	5,457,644	1,912,714
2035	455,747	2,521,997	552,688	3,530,431	5,621,374	2,090,943
2036	441,248	2,521,997	552,688	3,515,932	5,790,015	2,274,083
2037	426,749	2,521,997	552,688	3,501,433	5,963,715	2,462,282
2038	412,250	2,521,997	552,688	3,486,934	6,142,627	2,655,693

*Shown net of Federal QSCB Debt Subsidy Payments



Notes:
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- Dedicated Revenues for School Capital are equal to Article 40/42 restricted Sales Tax Revenues and Lottery Proceeds (**grown at 3% annually**). FY 2024 and 2025 includes R&R Lottery Proceeds of $500,000 only; future years subject to continued appropriation in future state budget.
- In FY 2024 through FY 2029, additional contributions from the County General Fund are required to meet the existing Debt Service obligations and Projected Category 1, 2 & 3 Pay-Go Capital.

DAVENPORT PUBLIC FINANCE January 24, 2024 Granville County, NC 3

District Funding Sources

Interim Finance Director Vickie Hines presented an overview of school funding sources, emphasizing state, local, and federal contributions. Their current year budget resolution of nearly $110 million allocates roughly half from state funds and 20% from local expenses. Ms. Hines highlighted federal COVID relief funds, with $9 million remaining, expiring by September 30th.

Ms. Hines provided an overview of the entire budget resolution, highlighting that 67% of the budget is allocated towards salaries and benefits, with operating expenses being the next highest category at 24%. She also explained that transfers and other expenses include amounts transferred to charter schools.

The presentation then shifted to a breakdown of the budget by purpose codes, with 71% focused on school-based instruction and 20% on district support services. Ms. Hines pointed out that operational support services, which encompass transportation, maintenance, utilities, and capital outlay expenses, account for $14 million.

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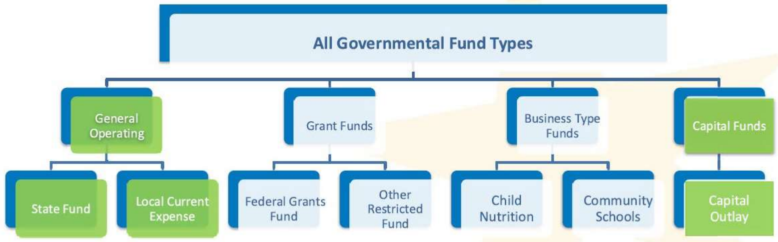
School District Funding



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2023-2024 Funding Allocations

TOTAL FUNDS	$109,963,478	
State	$54,132,357	49%
Local Current Expense	$21,487,685	20%
Federal	$9,389,604	9%
Federal (COVID funds)	$9,081,865	8%
Other Restricted	$5,847,414	5%
Capital Outlay	$5,513,989	5%
Child Nutrition	$4,240,564	4%
Community Schools	$270,000	0%

Local Current Expense and Capital Outlay funding listed includes the use of fund balance.

County Appropriations	FY 23-24
Current Expense	$19,004,300
Capital Outlay – Category I	$1,153,104
Capital Outlay – Category II & III	$432,859
Subtotal GCPS Appropriations	**$20,590,263**
Special Projects (HVAC & Roofing)	$1,787,492
Total GCPS Budget	**$22,377,755**

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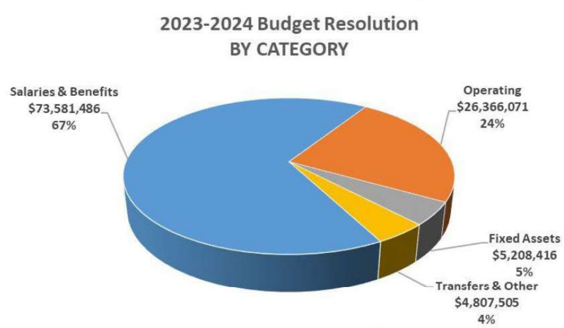
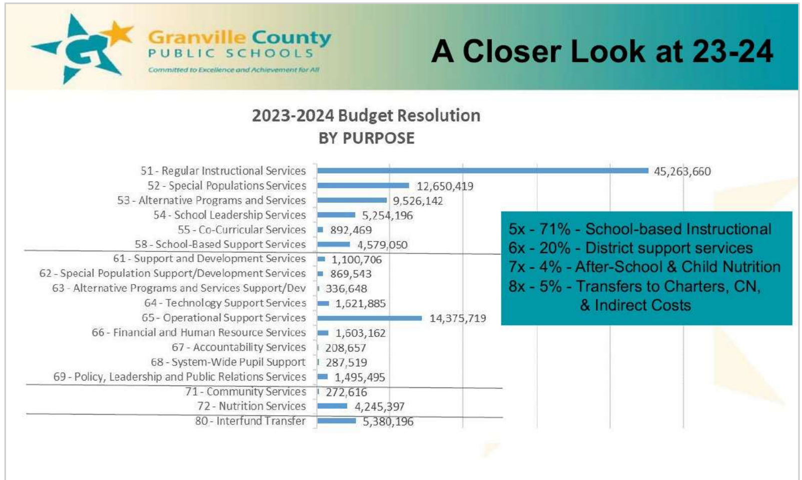
A Closer Look at 23-24

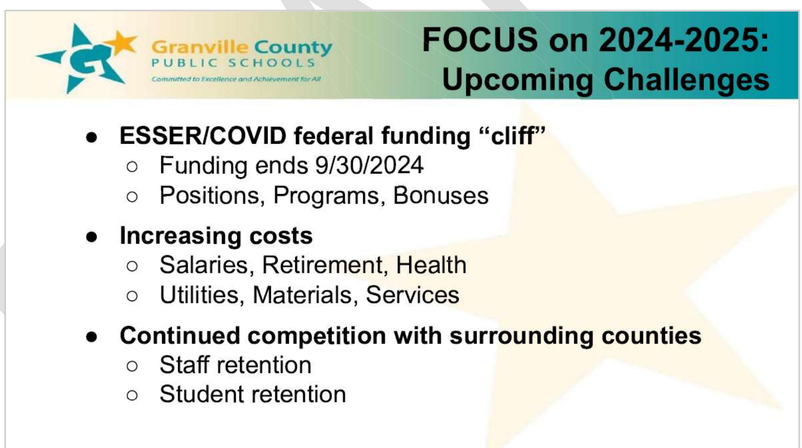




PART 2: SCHOOL NEEDS

Upcoming Challenges

Interim Finance Director Hines mentioned upcoming challenges, including the expiration of ESSER/COVID funding, general cost increases, and competition with surrounding counties and charter schools for staff and student retention.



Helping Ourselves

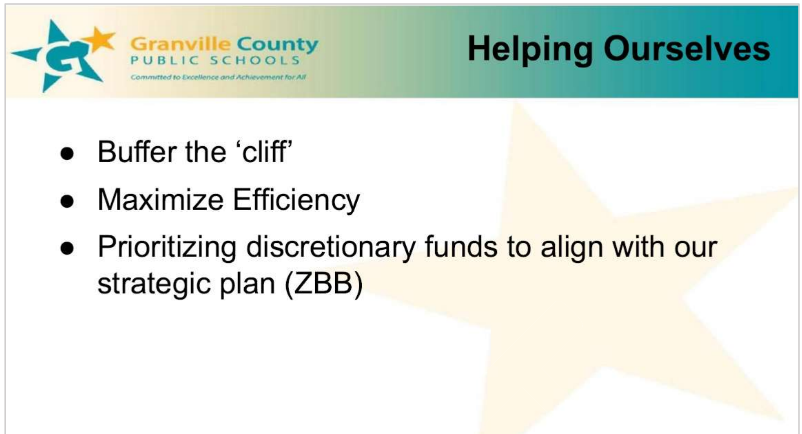
Superintendent Winborne stressed internal responsibility and solutions in budgeting, aiming for good stewardship and addressing fiscal challenges, including the fiscal cliff after COVID-19 funds end. He emphasized maximizing efficiency and aligning funds with strategic plans, highlighting the adoption of zero-based budgeting for the first time and deferred to the finance officer for details.

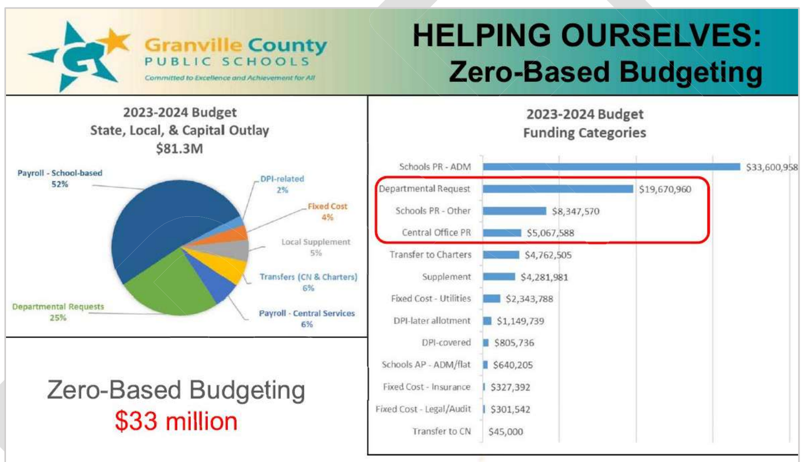
Interim Finance Officer Hines explained the traditional budget process and introduced zero-based budgeting (ZBB). She detailed ZBB's focus on state, local, and capital funds, particularly targeting discretionary funds, aiming to optimize program support. Ms. Hines clarified departmental versus payroll requests, highlighting a focus on essential needs and best practices.

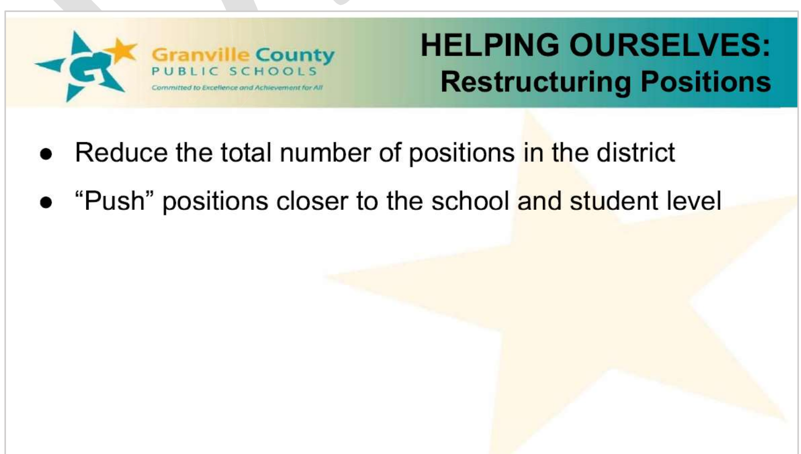
Commissioner questions covered fund balance usage, ADM positions versus non-ADM roles, and exceptional children programs funding complexities.

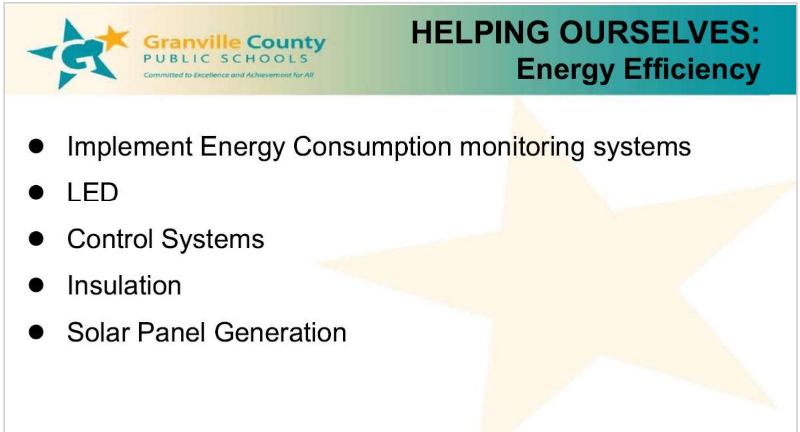
Superintendent Winborne elaborated on assistant principal duties and restructuring initiatives, emphasizing cost-saving measures like utility improvements.

The discussion underscored the school district's commitment to responsible budgeting, efficient resource allocation, and ensuring optimal support for students despite funding challenges.









<u>School Priorities</u>

Superintendent Winborne outlined four priorities for collaboration with the commissioners. He highlighted salary decompression for classified employees, increased capital outlay funding, and passed the floor to Interim Finance Director Hines to address funding for salary increases and the budget breakdown.

Priority 1:

Ms. Vickie Hines referenced a chart on salary decompression. She provided background information, stating that the state-mandated minimum of $15 an hour started in 2022-2023, and explained the need for a three-year plan to address classified staff salaries. She noted the County's support and commitment to using $1.4 million of the fund balance over the three years, with the final year's portion being just under $500,000.

Priority 2:

The next slide detailed the priority of continuation funds for salary and benefit increases for locally funded staff. She explained that the overall budget resolution of $73 million included a 7% increase in local salaries and benefits. The slide broke down the budget into different types of positions, highlighting state, federal, and local funding sources.

Ms. Hines addressed the implications of potential increases in state or federal funding sources, noting that departments must accommodate salary and benefit increases within their budgets. She discussed the breakdown of positions funded by the local budget, projecting an approximately $650,000 increase in salary and benefits for these positions due to factors such as health insurance and retirement. She explained that matching for health insurance is going up 7% the next year and that salaries would go up between four and 7% depending on the position.

Commissioner May asked Ms. Hines to confirm if the salary increases were mandated by the state legislature and expressed concern about the burden placed on local government to cover the costs. Ms. Hines confirmed that these increases included supplements and clarified that they were necessary for competitiveness.

Priority 3:

Executive Director of Human Resources Courney Currin presented on the vital priority of recruiting and retaining staff within Granville County Public Schools. Ms. Currin delineated between certified and classified staff, noting improvements in reducing vacancies for both categories. Ms. Currin highlighted the role of international teachers in filling positions and proposed a 14% supplement for certified staff and a 5% supplement for classified staff, emphasizing their importance in recruitment efforts.

During discussions, Ms. Currin addressed funding sources for the supplements, clarifying that the initial 10% supplement for classified staff was funded by Granville County, with an additional 2% from ESSER (Elementary and Secondary School Emergency Relief Fund) funding.

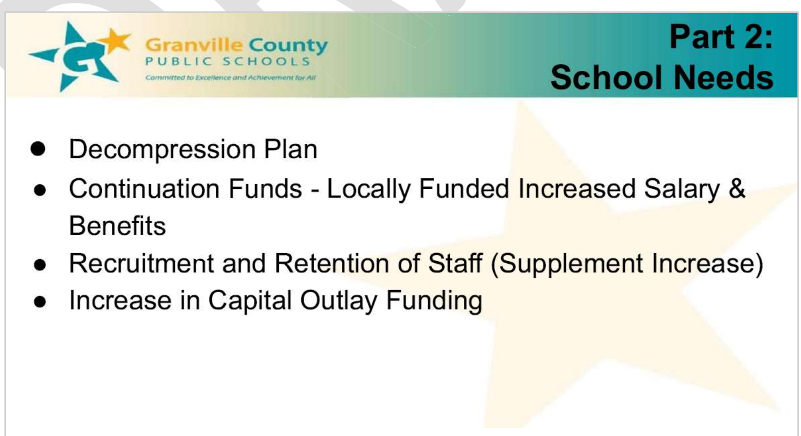
Ms. Currin also discussed the importance of advanced degree pay in recruitment and retention, expressing concerns about its long-term sustainability given the withdrawal of salary increases by the state in 2013. She underscored the value of recognizing advanced degrees in enhancing teacher effectiveness and attracting educators.

Questions from commissioners further explored the implications of advanced degree pay and the total cost of proposed supplements, with Ms. Currin confirming the approximate total cost to be $2,095,000.

Priority 4
Superintendent Winborne shifted the discussion to priority number four, focusing on capital funds essential for maintaining school facilities. He outlined the master facility plan, stressing the necessity of approximately $45 million in capital investments over the next five years. Specific areas requiring attention included $10 million for HVAC repairs, $20 million for roofing repairs, and $15 million for various other maintenance and replacements. Highlighting the paramount importance of addressing these needs, Superintendent Winborne emphasized ensuring the safety and functionality of school facilities.

Commissioner Gooch raised concerns about HVAC system maintenance and air quality monitoring, particularly regarding the cleanliness of air ducts and their potential impact on student health. Superintendent Winborne assured him of regular maintenance and inspections, including filter changes and coil inspections, while also promising more information on individual duct inspections.

Additionally, Commissioner Hinman's concerns about a specific wire issue were addressed by Superintendent Winborne, who assured her that it was being attended to and thanked her for highlighting safety concerns.



FOCUS on 2024-2025: PRIORITY #1

Decompression Plan funding

Year 3 of previous agreement

State Mandate $15/hour minimum (includes charter portion, adjusted for inflation)	Additional County Funding	GCPS Fund Balance
2022-2023	$470,000	$938,000
2023-2024	**$954,000**	**$471,000**
2024-2025	$1,453,000	$0
Anticipated Fund Balance Usage		$1,409,000

$499,000
for 2024-2025

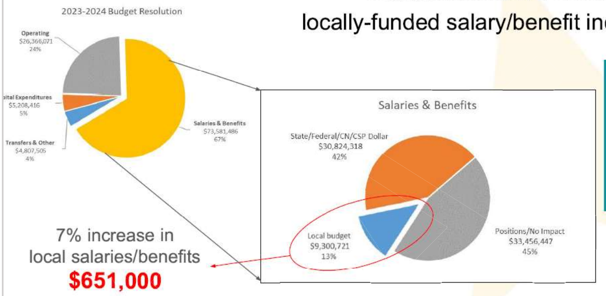
3-year commitment from the County Commissioners:

- ⅓ in 2022-2023
- additional ⅓ in 2023-2024
- final ⅓ in 2024-2025

FOCUS on 2024-2025: PRIORITY #2

Continuation Funds

locally-funded salary/benefit increases



7% increase in local salaries/benefits
$651,000

Health
$7,557 to $8,095 = 7%

Retirement
25.02% to ?? - est 7%

Salaries
average 4-7%

FOCUS on 2024-2025: PRIORITY #3 (cont)

Vacancies Aug. 2022-Now

Certified Staff

	2022-2023	2023-2024
Start of School Year	69	31
Monthly Average	50	18

Percent Difference: 64%⬇

Classified Staff

	2022-2023	2023-2024
Monthly Average	26	17

Percent Difference: 35%⬇

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FOCUS on 2024-2025: PRIORITY #3 (cont)

Major Staff Solution: International Teachers

13% of Overall School-Based Certified Staff (82 individuals)

- J1 Cultural Exchange Visas
  - 46 Staff - 22 New in 2023-2024
  - 4 J1 Visas Expire in June 2024
- H-1B Visas
  - 36 Staff - All New in 2023-2024

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FOCUS on 2024-2025: PRIORITY #3 (cont)

Local Supplement Increase

Classified & Classroom-Based Certified

- Current County Support for Local Supplement
  - 10% Certified staff
    - additional 2% currently paid with ESSER in 22-23 & 23-24
  - 7% District-level directors/coordinators/technology
  - 1% plus $500 for classified staff

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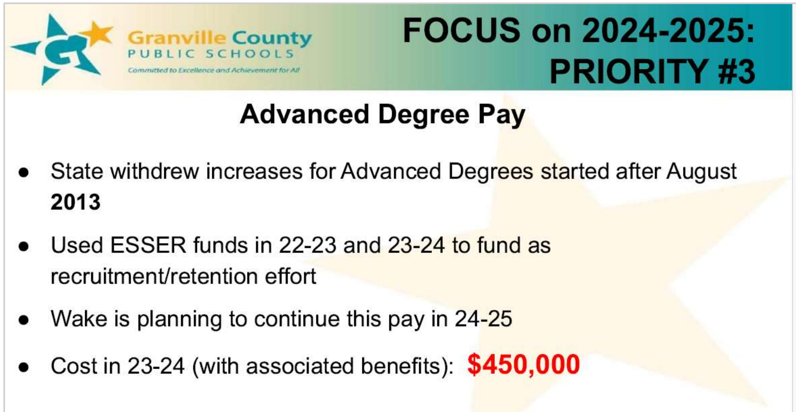
Recruitment and Retention of Staff Local Supplement PRIORITY #3 (cont)

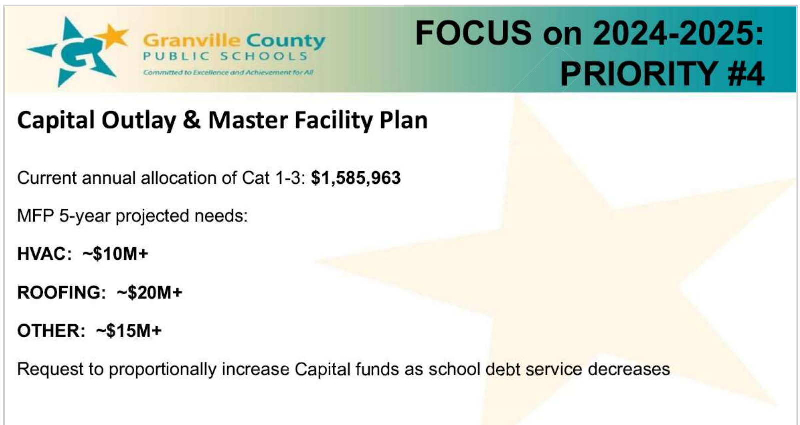
- **Classroom-Based Certified**
  - 14% supplement **recommended**

	Supplement %	Local Cost (24-25 projection plus benefits)	Additional Cost
CURRENT	10%	3,083,094	
per percent	1%		317,200
Recommended	14%		**1,358,000**

- **Classified**
  - 5% supplement **recommended**

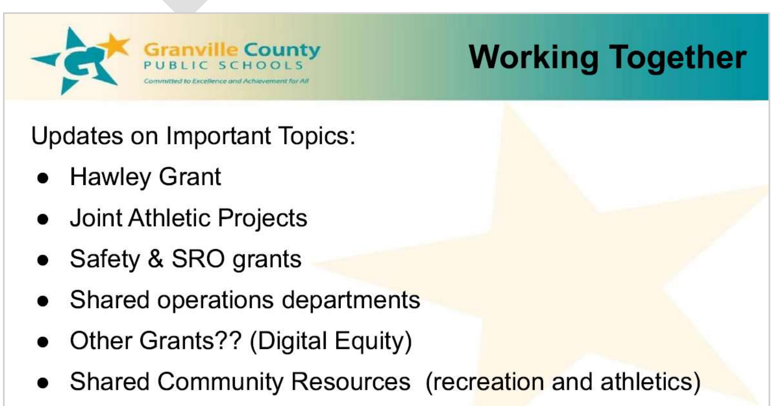
	Supplement based on annual earnings	Local Cost (24-25 projection plus benefits)	Additional Cost
CURRENT	1% + $500	246,281	
Minimum	4%		176,000
Recommended	5%		**282,000**





PART 3: WORKING TOGETHER

Superintendent Winborne discussed collaboration efforts with the commissioners, highlighting school safety priorities and updates on initiatives. He mentioned the Hawley Grant application supporting capital needs and progress on joint athletic projects, noting full staffing of School Resource Officers (SROs) and plans for additional grants. County Manager Cummings and Superintendent Winborne discussed coordinated approaches in facility maintenance and technology grants, emphasizing potential cost-saving measures. Superintendent Winborne expressed excitement about shared community resources for recreation and athletics, emphasizing the importance of student safety and facility maintenance. Discussion highlighted ongoing efforts to prioritize school safety and collaboration between the boards and their staff.



PART 4: VISIONS FOR OUR SHARED FUTURE

Superintendent Winborne outlined four main priorities for Granville County Public Schools: safety, academics, student behavior, and attendance. He emphasized the hiring of a safety coordinator and the importance of a safe learning environment, effective teaching, improved student behavior metrics, and addressing attendance challenges. He adopted the State motto "Esse Quam Videri," emphasizing authenticity and continuous progress.

County Manager Cummings praised Superintendent Winborne's efforts in addressing teacher vacancies and highlighted the quality of international teachers. He stressed adapting to external realities and optimizing resources in areas like CTE, arts, and athletics.

Mr. Cummings discussed the relationship between the County and school budgets, advocating for balanced involvement and respecting the school board's autonomy. He valued collaborative meetings and expressed gratitude for organizing the session, suggesting shared meals as a means to foster healthy collaboration for a shared future.

CLOSING REMARKS

Chair Jay expressed gratitude to the staff and suggested considering ways to improve transportation safety for early-morning and late-night bus riders.

Commissioner Cozart commended Superintendent Winborne for addressing student behavior, noting its impact on teacher retention and recruitment.

Commissioner Gooch praised the dedication of teachers and staff and emphasized the importance of supporting public schools amidst various funding challenges.

Commissioner May highlighted collaborative efforts between the County and schools, acknowledging the shared responsibility in resolving issues.

Chair Karan reiterated the importance of partnership between the County and schools, advocating for regular joint meetings and mutual support in addressing funding challenges. He expressed appreciation to the school board for hosting the meeting and emphasized the need to continue breaking down silos to better serve the students and families in Granville County.

Dr. Lindsey commended the efforts to improve Granville County for its youth and looked forward to future meetings.

Ethel Anderson, in her first experience with the board, emphasized the positive impact of seeing unity and collaboration in addressing challenges.

Chair Glenda Williams echoed these sentiments, emphasizing the shared goal of providing the best for Granville County's children and the importance of continued communication and cooperation.

Chair Karan acknowledged the presence of representatives from the City of Creedmoor and the City of Oxford. He encouraged the officials from Oxford to join the partnership between the Town of Butner, the City of Creedmoor, and Granville County Public Schools regarding the School Resource Officer program.

ADJOURNMENT

Motioned by Danielle Hayes seconded by Amanda LaBreque and unanimously carried, the Board of Education adjourned at 8:06 p.m.

Motioned by Commissioner Zelodis Jay, seconded by Commissioner Robert Williford, and unanimously carried, the Board of Commissioners adjourned at 8:06 p.m.

Respectfully submitted,
Debra A. Weary, NCMCC, CMC
Clerk to the Board

ATTEST:

____
Timothy Karan, Chair

Granville County

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 1, 2024
Title:	**Introduction of Economic Development Director**

PURPOSE:
To introduce the new Economic Development Director, Joe Stallings.

BACKGROUND:
With over thirteen years of dedicated experience in economic development leadership, Joseph Stallings brings a robust background to his new role as Economic Development Director for Granville County. His tenure as Director of Economic Development for the North Carolina Railroad Company, where he spearheaded statewide and local initiatives like the Build Ready Sites program, showcases his ability to attract and expand industries across North Carolina through strategic collaborations. Other notable achievements include securing Garner's largest industrial investment while serving as Economic Development Director for the Town of Garner and fostering business growth as the Economic Development and Media Coordinator for the Town of Benson. He holds a Master of Public Administration from Appalachian State University and has actively pursued professional development opportunities in economic development, including participation in programs such as the Rural Economic Development Institute and the Municipal and County Administration Fellows program. With a focus on strategic growth and fostering a business-friendly environment, Mr. Stallings seeks to position Granville County as a premier destination for top employers, ensuring sustained prosperity for the region. A native of Hickory, NC, he resides in Garner with his family and commenced his duties as Economic Development Director on March 18, 2024.

ATTACHMENTS:
Press Release

ACTION TAKEN:

COUNTY OF GRANVILLE, NORTH CAROLINA

104 BELLE STREET, POST OFFICE BOX 906, OXFORD, NORTH CAROLINA 27565

PUBLIC INFORMATION RELEASE

FOR IMMEDIATE RELEASE
March 12, 2024

CONTACT: Terry Hobgood
Public Information Officer & Grants Manager
919-693-5240

Joseph Stallings Appointed to Lead Granville County Economic Development Office

GRANVILLE COUNTY ECONOMIC DEVELOPMENT: Granville County has selected Joseph Stallings to serve as the next Economic Development Director. Stallings joins Granville County following thirteen years leading economic development efforts for the North Carolina Railroad Company, the Town of Garner in Wake County, NC and the Town of Benson in Johnston County, NC.

Stallings most recently served as the Director of Economic Development for the North Carolina Railroad Company in Raleigh. In his nearly two years with the NC Railroad, Stallings facilitated statewide and local economic development efforts in partnership with the North Carolina Department of Commerce, the Economic Development Partnership of North Carolina as well as municipal and county governments to recruit and expand existing industries in North Carolina. Stallings also oversaw the planning and implementation for the NC Railroad's Build Ready Sites program, ensuring that locations along existing railroad infrastructure were ready to welcome new or expanding industries by reducing red-tape and development delays with local regulatory and permitting agencies. Stallings worked with partners across North Carolina to ensure that all areas with existing rail infrastructure were prepared to handle industry expansion.

Before his time with the NC Railroad, Stallings served as the Economic Development Director for the Town of Garner from 2015-2022. In addition to managing all major economic development recruitment and expansion efforts, Stallings also oversaw Garner's downtown development efforts and small business development program. He also oversaw the operations of the non-profit Garner Economic Development Corporation to ensure a like-minded approach with the non-profit board, the Town of Garner, and Wake County. Stallings developed Garner's first economic development strategic plan and worked with local property owners to market developable land that could attract desirable employers to Garner resulting in the recruitment of the largest industrial investment in Garner's history. Preceding his time in Garner, Stallings began his local government career as the Economic Development and Media Coordinator for the Town of Benson from 2011-2015. In Benson, he negotiated recruitment and retention incentive packages, led Benson's media efforts, and implemented Benson's Main Street North Carolina program. Stallings also ran local business development incentives programs including the town's façade improvement grants and revolving loan funds for local business start-ups.

"I am excited and honored to have been selected as Granville County's next Economic Development Director," said Stallings. "Granville is an exciting place to continue my career and take the many lessons I have learned about smart and sustainable economic development on the local and statewide level. My time in rural and suburban but growing towns like Garner and Benson has prepared me for this role. I plan to work with local and regional partners to ensure that Granville County is positioned to compete as a preferred destination for top employers now and for decades to come. It's an exciting opportunity to come to Granville in this moment and build off the work that has been happening here for so long."

Stallings is a graduate of the Master of Public Administration program at Appalachian State University in Boone, NC. He also received a bachelor's degree in political science with a concentration in Town, City, and County Management with a minor in Regional Planning at Appalachian State. During his professional career, Stallings has continued to pursue professional development educational opportunities and has graduated from the Municipal and County Administration and Local Government Federal Credit Union Fellows program at the University of North Carolina at Chapel Hill School of Government. Stallings is also a graduate of the Rural Economic Development Institute at the North Carolina Rural Center in Raleigh and received certification from Oklahoma University Economic Development Institute. A native of Hickory, NC, Stallings currently resides in Garner with his wife Ashley and his son Liam. Stallings has a planned start date of March 18.

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Granville County Administration
104 Belle Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 1, 2024
Title:	**Public Comments**

PURPOSE:
The Granville County Board of Commissioners is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government.

Public comments are limited to 3 minutes.

ACTION TAKEN:

Granville County

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Steve McNally and Ted Cole
Department:	Finance
Date:	April 1, 2024
Title:	**Public Hearing for Financing for North Granville Senior Center**

PURPOSE:

To hold a public hearing and then consider a preliminary resolution in support of the planned financing for the North Granville Senior Center.

BACKGROUND:

The County has worked for several years to develop a new North Granville senior center in Stovall, and those plans are coming to fruition. The County received construction bids on the project in late March, and the construction bids received will allow the project to proceed as budgeted.

Tonight's requested action is the first formal action required of the Board for project financing.

The County plans to finance the Senior Center construction through an installment financing, as provided under State law. In an installment financing, the County's repayment obligation is secured by a mortgage-type interest in all or part of the property being financed, but not by any pledge of the County's taxing power or any specific revenue stream. In this case, the new Senior Center will serve as the collateral. The County frequently uses the installment financing tool on other projects.

The laws for installment financing require that the Board hold a public hearing on the financing contract. The County published notice of the hearing in mid-March. After the public hearing, we move to the consideration of the offered resolution.

The North Carolina Local Government Commission must approve the County's financing plan. The LGC is a division of the State Treasurer's office that oversees substantially all local government borrowings. The LGC requires, as part of its application process, that the County Board make certain "findings of fact" that the LGC will rely on its for its approval. These findings include, for example, the Board's determination that project is necessary and appropriate for the County and that the costs will be reasonable. County staff has been in contact with the LGC staff and expects routine approval at the LGC's May 7 meeting.

This resolution, then, (a) makes a preliminary resolution to proceed with the financing, (b) makes the LGC's required findings of fact, and (c) authorizes staff to move forward with the financing process.

If the Board approves the resolution proposed for tonight, the Board will be asked at its April 15 meeting to approve substantially final financing documents and otherwise authorize staff to move forward with the loan closing. Staff expects that the loan will close by mid-May.

FUNDING LINE ITEM:

The County has solicited proposals from banks and other financial institutions to provide the desired financing. The County received several proposals that fit within the County's financial parameters. The Board will hear from the County's Financial Advisor, Davenport & Company, at tonight's meeting regarding the funding process, the proposals received and the recommended lender. Following that presentation, Davenport and County Staff would like guidance from the County Board on how to proceed regarding the funding proposals. This guidance can be provided through a motion or verbal direction. The Board resolution scheduled for April 15 will formally approve the County's selected proposal.

RECOMMENDATION:

The Finance Director and County Manager recommend that the County adopt the resolution and tentatively accept the proposal for 20-year financing from Capital One (with first principal payment made on 4/1/25) subject to the Board's final approval of all financing terms at a subsequent meeting.

ATTACHMENTS:

Public Hearing Notice
Davenport Summary Memo
Resolution - Approval of a County Financing Agreement 2024 North Granville Senior Center

ACTION TAKEN:

THE COUNTY OF

Granville

NORTH CAROLINA

Granville County, North Carolina
Notice of Public Hearing
Financing for North Granville Senior Center

The Board of Commissioners (the “Board”) of Granville County, North Carolina (the “County”), will hold a public hearing on April 1, 2024, at 7:00 p.m. (or as soon thereafter as the matter may be heard). The purpose of the hearing is to take public comment concerning a proposed financing contract, under which the County would borrow approximately $3,000,000 to pay for the acquisition and construction of the planned new North Granville Senior Center.

The hearing will be held in the Board’s usual meeting room, Granville Expo and Convention Center, 4185 US Highway 15 South, Oxford, North Carolina.

The proposed financing would be secured by a lien on the center (and its associated land), as well as the County’s promise to repay the financing, but there would be no recourse against the County or its property (other than the pledged center and the associated land) if there were a default on the financing.

All interested persons will be heard. The County’s plans are subject to change based on the comments received at the public hearing and the Board’s subsequent discussion and consideration. The County’s entering into the financing is subject to the County’s obtaining approval from the North Carolina Local Government Commission.

Persons wishing to make written comments in advance of the hearing or wishing more information concerning the subject of the hearing may contact Steve McNally, Granville County Finance Officer, 141 Williamsboro Street, PO Box 141, Oxford, NC 27565 (telephone (919) 693 4182, email steve.mcnally@granvillecounty.org).

Davenport Public Finance

Independence Center
101 N. Tryon Street
Suite 1220
Charlotte, NC 28246

To	Granville County, North Carolina
From	Davenport & Company LLC
Date	April 1, 2024
Subject	2024 Installment Financing Contract RFP Summary

Background

Davenport & Company LLC ("Davenport"), on behalf of Granville County, NC (the "County"), distributed a Request for Proposals ("RFP") to secure a commitment for a Direct Bank Loan evidenced by an Installment Financing Contract to fund the new North Granville Senior Center and to pay related financing costs.

The RFP was distributed to over 50 National, Regional, and Local lending institutions. After the initial distribution, Davenport reached out to the potential bidders to assess their interest in the financing and address any questions they had.

As part of the RFP process, responding institutions were asked to provide proposals in an amount of up to $3,000,000 with either 15-year or 20-year terms, and the option of a one-year interest only period.

RFP Responses

Through this process, the County was able to secure four responses to the RFP, including:

1. Capital One Public Funding, LLC ("Capital One");
2. TD Public Funding LLC ("TD Bank");
3. Truist Commercial Equity, Inc. ("Truist");
4. Webster Bank;

The following pages contain a summary of the key terms and conditions for the responses received.

Discussion Points

1. Interest Rate – A summary of the interest rates proposed by the four bidders is outlined in Table 1 below. The TD Bank proposal provided the lowest interest rate associated with the 15-year term. The Capital One and Webster proposals provided the lowest fixed interest rate associated with the 20-year term.

Table 1: Summary of Interest Rates

			15-Year Option	20-Year Option
	A	B	C	D
	Lender	Rate Lock	First Principal Payment 4/1/25	First Principal Payment 4/1/25
1	TD Bank	The fixed rates are provided as an indication of the rates as of March 21, 2024. The final Interest Rate will be fixed and held firm through Closing at the time of notification of award/recommendation by the County and/or its Financial Advisor. Any potential adjustment to the Interest Rate based on current market conditions at time of notification of award will be communicated with the Borrower and its Financial Advisor prior to locking the Interest Rate.	Option 1: 4.29%* Option 2: 4.43%*	-
2	Capital One	Rate locked through May 21, 2024, if proposal is accepted by April 2, 2024. Rate may change if average life/final maturity is adjusted.	4.49%	4.67%
3	Webster Bank	Interest rates are fixed through May 21, 2024, if proposal is accepted by April 16, 2024.	4.55%	4.70%
4	Truist	Interest rates are fixed through May 21, 2024, if proposal is accepted by April 17, 2024.	4.92%	4.97%

Note: Capital One, TD Bank and Webster Bank do not differentiate between BQ and NBQ. Truist Bank did not specify if the rates quoted were BQ or NBQ. Alternative options for a one-year interest only period were provided by each of the bidders. Based on discussions with County Staff and Bond Counsel, the interest only period was not a preferred alternative and is not shown in this summary.
* Interest rate is indicative and subject to change.

The remainder of the memo will focus on the TD Bank 15-year proposal, and Capital One and Webster Bank 20-year proposals.

2. Prepayment Provisions – Prepayment provisions offered by TD Bank, Capital One and Webster Bank are shown in Table 2 below.

Table 2: Summary of Prepayment Provisions

Lender	Prepayment Provisions
TD Bank	Option 1 (15-year Term): Subject to a "Make Whole Call". Option 2 (15-year Term): Prepayable in whole or in part at par on any date on or after April 1, 2027. Partial Prepayments will be applied in inverse order of scheduled maturity or amortization.
Capital One	The loan will be prepayable in whole or in part on any date upon thirty (30) days prior written notice to the lender. 15-Year Term: Prepayable after 4/1/2032 at par. 20-Year Term: Prepayable after 4/1/2034 at par. Capital One will allow partial prepayment once per year in an amount not exceeding $300,000 to be applied in inverse order.
Webster Bank	The loan will be prepayable in whole or in part on any date. 15-Year Term: No prepayment through 4/1/2029, then prepayable at 102% through 4/1/2030, prepayable at 101% through 4/1/2031, then prepayable at par thereafter. 20-Year Term: No prepayment through 4/1/2029, then prepayable at 102% through 4/1/2031, prepayable at 101% through 4/1/2033, then prepayable at par thereafter. Webster Bank will allow partial prepayments twice per year, on any payment date, in a minimum amount of $300,000. Partial prepayments will be applied in inversed order.

While TD Bank Option 1 provided the lowest interest rate (as shown in Table 1), the Make Whole Call prevents the County from refinancing the loan for economic benefit in the future and could result in an unknown prepayment penalty amount if the prepayment is desired/required.

3. Estimated Debt Service – A summary comparison of the estimated debt service payments (Principal & Interest) for the TD Bank Option 2 15-year term, the Capital One 15-year and 20-year term options, The Webster Bank 20-year term option and the current Planning Model projections, is shown in Table 3 below.

Table 3: Estimated Annual Debt Service:

		15-Year Options		20-Year Options		20-Year Option
	A	B	C	D	E	F
1	Lender	TD Bank Option 2	Capital One	Capital One	Webster Bank	Planning Model
2		First Principal Payment 4/1/25	First Principal Payment 4/1/25	First Principal Payment 4/1/25	First Principal Payment 4/1/25	First Principal Payment 4/1/25
3	Call Provisions	Callable at par on or after 4/1/2027	Callable at Par after 4/1/2032	Callable at Par after 4/1/2034	No Call through 4/1/29; 102% through 4/1/31, 101% through 4/1/33, Par thereafter.	
4	Interest Rate	4.43%[1]	4.49%	4.67%	4.70%	5.00%
6	Par Amount*	$ 2,951,000	$ 2,939,000	$ 2,939,000	$ 2,939,000	$ 2,746,220
5	Debt Service*					
6	Fiscal Year					
7	2025	$ 310,388	$ 310,466	$ 266,095	$ 266,866	$ 274,622
8	2026	319,047	319,206	277,433	278,271	267,756
9	2027	310,319	310,405	270,568	271,362	260,891
10	2028	301,592	301,605	263,703	264,453	254,025
11	2029	292,865	292,804	256,838	257,544	247,160
12	2030	284,138	284,004	249,974	250,635	240,294
13	2031	275,411	275,204	243,109	243,726	233,429
14	2032	266,684	266,403	236,244	236,817	226,563
15	2033	257,957	257,603	229,379	229,908	219,698
16	2034	249,230	248,802	222,514	222,999	212,832
17	2035	240,503	240,002	215,649	216,090	205,967
18	2036	231,776	231,202	208,784	209,181	199,101
19	2037	222,048	222,401	201,919	202,272	192,235
20	2038	213,366	213,601	195,054	195,363	185,370
21	2039	204,683	204,800	188,189	188,454	178,504
22	2040	-	-	181,325	181,545	171,639
23	2041	-	-	174,460	174,636	164,773
24	2042	-	-	167,595	167,727	157,908
25	2043	-	-	160,730	160,818	151,042
26	2044	-	-	153,865	153,909	144,177
27	Total	$ 3,980,006	$ 3,978,508	$ 4,363,426	$ 4,372,576	$ 4,187,986

* Preliminary and subject to change.

[1] Interest rate indicative and subject to change. Please refer to Rate Lock for more details.

Recommendation

Based upon our review of the proposals, related analyses, and discussions with County Staff and Bond Counsel, Davenport recommends that the County select the Capital One 20-year rate of 4.67%. The 20-year term is consistent with the County's planning model and the Capital One proposal provides the lowest 20-year rate and total interest cost. The Capital One proposal also provides flexibility to prepay the loan after 10-years without a prepayment penalty.

Alternatively, the Board could also consider the Webster Bank 20-year proposal. The Webster Bank proposal has a slightly higher interest rate than the Capital One proposal, resulting in higher total estimated interest cost of $9,150, but also provides the ability to prepay the loan 5-years earlier than the Capital One proposal albeit with a 1% - 2% prepayment penalty prior to 4/1/2033.

Next Steps

April 1st	County Board of Commissioners Meeting – County Board considers approval of winning lender, holds a Public Hearing and considers adopting a Preliminary Resolution.
April 15th	County Board of Commissioners Meeting – County Board considers adopting a Final Approving Resolution.
May 7th	LGC approves financing.
By May 21st	Deadline to Close on Financing.

Appendix

2024 IFC – Bid Summary

Granville County, North Carolina

April 1, 2024

DAVENPORT 1863
PUBLIC FINANCE

Member NYSE | FINRA | SIPC

Bank Loan RFP Overview

- An RFP for a Direct Bank Loan financing was distributed on February 28, 2024 to over 50 National, Regional and Local lending institutions to fund the new North Granville Senior Center and to pay related financing costs.

- After the initial distribution, Davenport reached out to the potential bidders to assess their interest in the financing and address any questions they had.

- Responding institutions were asked to provide proposals for an Installment Financing Contract (the "2024 IFC") in an amount of up to $3,000,000 with either 15-year or 20-year terms, and the option of a one-year interest only period.

- The County received 4 proposals from the following banks:

  – Capital One Public Funding LLC ("Capital One")
  – TD Public Funding LLC ("TD Bank")
  – Truist Commercial Equity, Inc. ("Truist")
  – Webster Bank

- A summary of all proposals received is shown on the following page. Based upon our review of the interest rates received, the TD Bank proposal provided the lowest interest rate associated with the 15-year term. The Capital One and Webster proposals provided the lowest fixed interest rate associated with the 20-year term.

- The remainder of this presentation will focus on these proposals.

Summary of Interest Rates
Bank Proposals

	A	B	C	15-Year Option		20-Year Option	
				D	E	F	G
	Lender	Rate Lock	Call Provisions	No Interest Only	One Year Interest Only	No Interest Only	One Year Interest Only
1	TD Bank	The fixed rates are provided as an indication of the rates as of March 21, 2024. The final Interest Rate will be fixed and held firm through Closing at the time of notification of award/recommendation by the County and/or its Financial Advisor. Any potential adjustment to the Interest Rate based on current market conditions at time of notification of award will be communicated with the Borrower and its Financial Advisor prior to locking the Interest Rate.	Option 1: Subject to a "Make Whole Call". Option 2: Prepayable in whole or in part at par on or after April 1, 2027.	Option 1: 4.29%* Option 2: 4.43%*	Option 1: 4.29%* Option 2: 4.43%*	-	-
2	Capital One	Rate locked through May 21, 2024, if proposal is accepted by April 2, 2024. Rate may change if average life/final maturity is adjusted.	15-year Option: no call until 4/1/2032, callable at par in whole on any date thereafter. 20-year Option: no call until 4/1/2034, callable at par in whole on any date thereafter.	4.49%	4.53%	4.67%	4.71%
3	Webster Bank	Interest rates are fixed through May 21, 2024, if proposal is accepted by April 16, 2024.	15-year Option: No call through 4/1/2029, 102% through 4/1/2030, 101% through 4/1/2031, callable at par thereafter. '20-year Option: No call through 4/1/2029, 102% through 4/1/2031, 101% through 4/1/2033, callable at par thereafter.	4.55%	4.55%	4.70%	4.70%
4	Truist	Interest rates are fixed through May 21, 2024, if proposal is accepted by April 17, 2024.	Subject to a "Make Whole Call".	4.92%	4.92%	4.97%	4.97%

Note: Capital One, TD Bank and Webster Bank do not differentiate between BQ and NBQ. Truist Bank did not specify if the rates quoted were BQ or NBQ.

* Interest rate is indicative and subject to change.

Summary of Bids

TD Bank, Capital One & Webster Bank

A	B	C	D	E	F	G
Lender	TD Bank		Capital One		Webster Bank	
Term	15-Year Term	20-Year Term	15-Year Term	20-Year Term	15-Year Term	20-Year Term
1 Interest Rates	Option 1: 4.29%* Option 2: 4.43%*	N/A	No Interest Only: 4.49% One Year Interest Only: 4.53%	No Interest Only: 4.67% One Year Interest Only: 4.71%	4.55%	4.70%
2 Prepayment Language	Option 1: Subject to a "Make Whole Call". Option 2: Prepayable in whole or in part at on any date at par on or after April 1, 2027. Subject to a "Make Whole Call" prior to call date. Partial Prepayments will be applied in inverse order of scheduled maturity or amortization.		No call until 4/1/2032, callable in whole at par on any date thereafter. Partial prepayments would be applied once per year in a maximum amount of $300,000, applied in inverse order of maturities.	No call until 4/1/2034, callable in whole at par on any date thereafter.	No call through 4/1/2029, then prepayable in whole or in part, on any date at 102% through 4/1/2030, 101% through 4/1/2031, then at par thereafter. Partial prepayments will be allowed twice per year, on any payment date, applied in inverse order. The minimum partial prepayment amount will be $300,000.	No call through 4/1/2029, then prepayable in whole or in part, on any date at 102% through 4/1/2031, 101% through 4/1/2033, then at par thereafter.
3 Acceptance / Rate Expiration	The fixed rates are provided as an indication as of March 21, 2024. The rates provided can be locked once notification is given to the Bank that the County plans to recommend their proposal. Once locked, the par amount can only increase/decrease by +/- 5%. If the loan does not close for any reason, there would be no breakage fees.		April 2nd Acceptance / May 21st Expiration. Term sheet can be accepted via email with the signed term sheet to follow. There will be no fees or penalties if the loan does not close for any reason. The par amount may change +/-5% and potentially more, subject to discussion and evaluation.		April 16th Acceptance / May 21st Expiration	
4 Bank Fees	$12,000		None		None	
5 Escrow/Project Fund Requirements	The Proceeds may be disbursed to the County at closing and held in an account of the County's choosing.		Proceeds are to be held in an account by an escrow agent that the County chooses, with disbursements made as the project is completed. Escrow agent fees will be paid by Capital One. A requisition process in which withdrawals are approved by the Bank would be in place. Requisition forms consist of a 1-page cover sheet and accompanying invoices to support draws.		The proceeds may be held in any account of the County's choosing. Proceeds may also be held in a Webster Project Fund (currently yielding 2.5%) and the Bank would require a brief disbursement request form to be submitted prior to drawing funds.	
6 Credit Approval	Subject to final credit approval.		Subject to final credit approval.		Subject to final credit approval.	
7 Lender's Counsel	Chapman and Cutler LLP (Chris Preston)		Pope Flynn LLP (Matt Davis)		Gilmore & Bell	
8 Other Considerations	-Within 270 days of each fiscal year end, the County shall provide an Annual Audited Financial Statements, Annual Budget due within 90 days of beginning of Fiscal Year, and any additional information as the Bank may reasonably request. -TD Bank will require the County to obtain a title update to ensure first lien position. TD Bank will not require an Appraisal and/or Phase 1 Environmental Report.		- Capital One will require a title search indicating that free and clear title rests with the County. Capital One will not require an appraisal, Phase 1 or survey. Title Insurance (including a survey) shall only be required in the event of a title deficiency. - The County shall provide audited financial statements to Capital One as soon as available.		- Webster will require a Title Search, Title Insurance and a Tax Opinion. Webster will also require Flood Certifications, and the Bank will handle this with no charge. -Webster Bank would like to have the construction documents/contracts, if possible, but would not require them. -Webster Bank would need to be added on a dual obligee rider for the Payment & Performance Bonds.	

*Rates are indicative and subject to change. Refer to Rate Lock for more details.

Debt Service Comparison | 15-year Options

TD Bank & Capital One

		15-Year Options						20-Year Option
	A	B	C	D	E	F	G	H
1	Lender	TD Bank Option 1		TD Bank Option 2		Capital One		Planning Model
2	Financing Description	No Interest Only	One Year Interest Only	No Interest Only	One Year Interest Only	No Interest Only	One Year Interest Only	No Interest Only
3	Call Provisions	Make Whole Call		Callable at par on or after 4/1/2027		Callable at Par after 4/1/2032		
4	Interest Rate	4.29%[1]	4.29%[1]	4.43%[1]	4.43%[1]	4.49%	4.53%	5.00%
5	Sources of Funds							
6	Par Amount*	$ 2,951,000	$ 2,951,000	$ 2,951,000	$ 2,951,000	$ 2,939,000	$ 2,939,000	$ 2,746,220
7	County Reserves	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
8	Total	$ 3,951,000	$ 3,951,000	$ 3,951,000	$ 3,951,000	$ 3,939,000	$ 3,939,000	$ 3,746,220
9	Uses of Funds							
10	Project Fund*	$ 3,788,372	$ 3,788,372	$ 3,788,372	$ 3,788,372	$ 3,788,372	$ 3,788,372	$ 3,746,220
11	Cost of Issuance*	150,000	150,000	150,000	150,000	150,000	150,000	-
12	Bank Fees*	12,000	12,000	12,000	12,000	-	-	-
13	Additional Proceeds*	628	628	628	628	628	628	-
14	Total	$ 3,951,000	$ 3,951,000	$ 3,951,000	$ 3,951,000	$ 3,939,000	$ 3,939,000	$ 3,746,220
15	Closing Date*	5/16/2024	5/16/2024	5/16/2024	5/16/2024	5/16/2024	5/16/2024	5/16/2024
16	First Interest Payment	10/1/2024	10/1/2024	10/1/2024	10/1/2024	10/1/2024	10/1/2024	10/1/2024
17	First Principal Payment	4/1/2025	4/1/2026	4/1/2025	4/1/2026	4/1/2025	4/1/2026	4/1/2025
18	Final Maturity	4/1/2039	4/1/2039	4/1/2039	4/1/2039	4/1/2039	4/1/2039	4/1/2044
19	Debt Service*							
20	Fiscal Year							
21	2025	$ 306,773	$ 110,773	$ 310,388	$ 114,388	$ 310,466	$ 116,495	$ 274,622
22	2026	315,190	337,598	319,047	341,729	319,206	343,137	267,756
23	2027	306,738	328,546	310,319	332,382	310,405	333,624	260,891
24	2028	298,287	319,494	301,592	323,035	301,605	324,111	254,025
25	2029	289,836	310,442	292,865	313,687	292,804	314,598	247,160
26	2030	281,384	301,390	284,138	304,340	284,004	305,085	240,294
27	2031	272,933	292,338	275,411	294,993	275,204	295,572	233,429
28	2032	264,482	283,287	266,684	285,646	266,403	286,059	226,563
29	2033	256,030	274,235	257,957	276,298	257,603	276,546	219,698
30	2034	247,579	265,183	249,230	266,951	248,802	267,033	212,832
31	2035	239,128	256,131	240,503	257,604	240,002	257,520	205,967
32	2036	230,677	247,079	231,776	248,256	231,202	248,007	199,101
33	2037	221,225	237,027	222,048	237,909	222,401	238,494	192,235
34	2038	212,817	228,018	213,366	228,606	213,601	228,981	185,370
35	2039	204,408	219,009	204,683	219,303	204,800	218,468	178,504
36	2040	-	-	-	-	-	-	171,639
37	2041	-	-	-	-	-	-	164,773
38	2042	-	-	-	-	-	-	157,908
39	2043	-	-	-	-	-	-	151,042
40	2044	-	-	-	-	-	-	144,177
41	Total	$ 3,947,487	$ 4,010,550	$ 3,980,006	$ 4,045,127	$ 3,978,508	$ 4,053,725	$ 4,187,986
42	Projected Minimum Capital Reserve Balance *(Based on Assumptions as of 2/19/24)*							
43	1 Add'l Penny in FY 25	$ 155,819	$ 107,357	$ 123,574	$ 73,074	$ 125,190	$ 63,640	$ 666,068
44	2 Add'l Pennies in FY 25	$ 1,438,466	$ 1,634,466	$ 1,434,851	$ 1,630,851	$ 1,434,773	$ 1,628,745	$ 1,470,617

* Preliminary and subject to change.

[1] Interest rate indicative and subject to change. Please refer to Rate Lock for more details.

DAVENPORT 1863 PUBLIC FINANCE

Debt Service Comparison | 20-year Options

Capital One & Webster Bank

		20-Year Options				20-Year Option
	A	B	C	D	E	F
1	Lender	Capital One		Webster Bank		Planning Model
2	Financing Description	No Interest Only	One Year Interest Only	No Interest Only	One Year Interest Only	No Interest Only
3	Call Provisions	Callable at Par after 4/1/2034		Noncallable through 4/1/29; 102% through 4/1/31, 101% through 4/1/33, Par thereafter.		
4	Interest Rate	4.67%	4.71%	4.70%	4.70%	5.00%
5	Sources of Funds					
6	Par Amount*	$ 2,939,000	$ 2,939,000	$ 2,939,000	$ 2,939,000	$ 2,746,220
7	County Reserves	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
8	Total	$ 3,939,000	$ 3,939,000	$ 3,939,000	$ 3,939,000	$ 3,746,220
9	Uses of Funds					
10	Project Fund*	$ 3,788,372	$ 3,788,372	$ 3,788,372	$ 3,788,372	$ 3,746,220
11	Cost of Issuance*	150,000	150,000	150,000	150,000	-
12	Bank Fees*	-	-	-	-	-
13	Additional Proceeds*	628	628	628	628	-
14	Total	$ 3,939,000	$ 3,939,000	$ 3,939,000	$ 3,939,000	$ 3,746,220
15	Closing Date*	5/16/2024	5/16/2024	5/16/2024	5/16/2024	5/16/2024
16	First Interest Payment	10/1/2024	10/1/2024	10/1/2024	10/1/2024	10/1/2024
17	First Principal Payment	4/1/2025	4/1/2026	4/1/2025	4/1/2026	4/1/2025
18	Final Maturity	4/1/2044	4/1/2044	4/1/2044	4/1/2044	4/1/2044
19	Debt Service*					
20	Fiscal Year					
21	2025	$ 266,095	$ 121,124	$ 266,866	$ 120,866	$ 274,622
22	2026	277,433	293,427	278,271	293,133	267,756
23	2027	270,568	286,126	271,362	285,848	260,891
24	2028	263,703	278,826	264,453	278,563	254,025
25	2029	256,838	271,525	257,544	271,278	247,160
26	2030	249,974	264,225	250,635	263,993	240,294
27	2031	243,109	256,924	243,726	256,708	233,429
28	2032	236,244	249,624	236,817	249,423	226,563
29	2033	229,379	242,323	229,908	242,138	219,698
30	2034	222,514	235,023	222,999	234,853	212,832
31	2035	215,649	227,722	216,090	227,568	205,967
32	2036	208,784	220,422	209,181	220,283	199,101
33	2037	201,919	213,121	202,272	212,998	192,235
34	2038	195,054	205,821	195,363	205,713	185,370
35	2039	188,189	197,520	188,454	197,428	178,504
36	2040	181,325	190,267	181,545	190,190	171,639
37	2041	174,460	183,014	174,636	182,952	164,773
38	2042	167,595	175,760	167,727	175,714	157,908
39	2043	160,730	168,507	160,818	168,476	151,042
40	2044	153,865	161,253	153,909	161,238	144,177
41	Total	$ 4,363,426	$ 4,442,556	$ 4,372,576	$ 4,439,363	$ 4,187,986
42	Projected Minimum Capital Reserve Balance *(Based on Assumptions as of 2/19/24)*					
43	1 Add'l Penny in FY 25	$ 558,432	$ 532,663	$ 550,516	$ 535,532	$ 666,068
44	2 Add'l Pennies in FY 25	$ 1,479,145	$ 1,624,116	$ 1,478,373	$ 1,624,373	$ 1,470,617

* Preliminary and subject to change.

Recommendation and Next Steps

Recommendation

- To Be Discussed

Next Steps

Date	Task
March 25th (2:00pm)	Conference call with County Staff to review proposals and determine a recommended winning bank lender
April 1st (7:00pm)	▪ County Board of Commissioners Meeting – County Board considers approval of winning lender – County Board holds a Public Hearing – County Board considers adopting a Preliminary Findings Resolution – County Board approves Construction Bids
April 2nd	Deadline to Submit LGC Application and FPIC Response Letter (if applicable)
April 15th (7:00pm)	▪ County Board of Commissioners Meeting – County Board considers adopting a Final Approving Resolution – County Board approves Construction Bids (if not done previously)
May 7th	LGC considers approving the financing
By May 21st	Close on 2024 IFA

Resolution Supporting an Application to the Local Government Commission for its Approval of a County Financing Agreement
<u>2024 North Granville Senior Center</u>

Introduction --

The Board of Commissioners of Granville County has previously determined to carry out a project to acquire, construct, equip and finance a new senior center.

The Board has also made a preliminary determination to finance this project through an installment financing, as authorized under Section 160A-20 of the North Carolina General Statutes. In an installment financing, the County's repayment obligation is secured by a mortgage-type interest in all or part of the property being financed, but not by any pledge of the County's taxing power or any specific revenue stream. In this case, the County expects that the senior center will serve as the collateral.

State law requires that the County's financing be approved by the North Carolina Local Government Commission, a division of the North Carolina State Treasurer's office. Under the LGC's guidelines, this governing body must make certain findings of fact to support the County's application for the LGC's approval of the County's financing arrangements.

1. The Granville County Board of Commissioners RESOLVES, as follows:

(a) The County makes a preliminary determination to finance up to approximately $3,000,000 to pay project costs.

(b) The Board will determine the final amount to be financed by a later resolution. The final amount financed may be slightly lower or slightly higher than $3,000,000. Some of the financing proceeds may represent reimbursement to the County for prior expenditures on project costs, and some proceeds may be used to pay financing expenses or to provide any appropriate reserves.

2. The Board makes the following findings of fact in support of the County's application to the LGC:

(a) The proposed project is necessary and appropriate for the County under all the circumstances.

(b) The proposed installment financing is preferable to a bond issue for the same purposes. This financing is for a discrete facility and is therefore particularly suitable for installment financing.

The County has no meaningful ability to issue non-voted general obligation bonds for this project. This project will produce no revenues that could be used to support a self-liquidating financing. The County expects that in the current interest rate environment for municipal securities there would be no material difference in the overall financing costs between general obligation bonds and installment financings for this project.

(c) The estimated sums to fall due under the proposed financing contract are adequate and not excessive for the proposed purpose. The County will closely review proposed financing rates against market rates with guidance from the LGC and the County's financial adviser. All amounts financed will reflect either approved contracts, previous actual expenditures, or professional estimates.

(d) As confirmed by the County's Finance Officer, (i) the County's debt management procedures and policies are sound and in compliance with law, and (ii) the County is not in default under any of its debt service obligations.

(e) Given the County's need for the project, the Board believes that the effect on the County's budget and the tax rate from repaying the borrowed money will be reasonable under all the circumstances. The Board will work to minimize the tax rate impact in a manner consistent with moving forward with the project and addressing the full range of County needs.

(f) The County Attorney is of the opinion that the proposed project is authorized by law and is a purpose for which public funds of the County may be expended pursuant to the Constitution and laws of North Carolina.

3. Additionally, the Board resolves as follows:

(a) The County intends that the adoption of this resolution will be a declaration of the County's official intent to reimburse project expenditures from financing proceeds. The County intends that funds that have been advanced for project costs, or which may be so advanced, from the County's general fund, or any other County fund, may be reimbursed from the financing proceeds.

(b) The Board directs the County Manager and the Finance Officer to take all appropriate steps toward the completion of the financing, including (i) completing an application to the LGC for its approval of the proposed financing, and (ii) soliciting one or more proposals from financial institutions to provide the financing. The Board ratifies all prior actions of County representatives in this regard.

(c) This resolution takes effect immediately.

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

I certify as follows: that the foregoing resolution was properly adopted at a meeting of the Board of Commissioners of Granville County, North Carolina; that this meeting was properly called and held on April 1, 2024; that a quorum was present and acting throughout this meeting; and that this resolution has not been modified or amended, and remains in full effect as of today.

Dated this ______ day of ___________________, 2024.

[SEAL] ________________________

Debra A. Weary
Clerk, Board of Commissioners
Granville County, North Carolina

Granville County
Tax Administration
104 Belle Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Jenny Short
Department:	Tax Administration
Date:	April 1, 2024
Title:	**Public Hearing for Neighborhood Adjustment Factors**

PURPOSE:

Granville County seeks to amend the Granville County Real Property Assessment Manual (2024) which is the schedules real property for market and use value in Granville County as required by G.S. 105-317 by replacing pages 352 through 360. The reason for the replacement of these pages is that the 2018 neighborhood adjustment factors were included in the 2024 Property Assessment Manual in error. North Carolina General Statute 105-317(c)(2)(b) requires the Board of County Commissioners to hold a public hearing at least seven days before making this change in order to receive comment from the public.

BACKGROUND:

It was discovered that the 2018 neighborhood adjustment factors were left in the 2024 Property Assessment Manual (also known as the "Schedule of Values") in error. Granville County's tax software had the correct neighborhood adjustment factors reflecting fair market value for the 2024 revaluation so no errors in appraised value arose from the erroneous inclusion of the 2018 neighborhood factors in the Property Assessment Manual.

On March 6, 2024, the correct neighborhood adjustment factors were sent to the tax office by Pearson's Appraisal Service. The tax office made them available that day for public inspection. The neighborhood adjustment factors were added to Granville County's website on March 11, 2024. The correct neighborhood adjustment factors were submitted to the Board County Commissioners as required by N.C.G.S. 105-317(c)(1). A Statement was also published as required by N.C.G.S. 105-317(c)(2) stating that the correct neighborhood adjustment factors were submitted to the Board of County Commissioners and are available for public inspection in the assessor's office and specifying the time and place of the public hearing on this matter. Notice of public hearing was advertised in the Oxford Public Ledger on March 7th, 14th, and 21st of 2024. Notice was also published in the Butner-Creedmoor News on March 15th and 22nd of 2024.

RECOMMENDATION:

Following the public hearing, the Tax Administrator recommends the Board issue an order amending the Property Assessment Manual as set out above notice of which will then be published as required by law.

ATTACHMENTS:

Notice of Public Hearing

ACTION TAKEN:

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that Granville County intends to amend the Granville County Real Property Assessment Manual (2024) which is the schedules, standards, and rules to be used in appraising real property for market and use value in Granville County as required by G.S. §105-317 by replacing pages 352 through 360. Such replacement pages have been submitted to the Granville County Board of Commissioners and are available for public inspection in the Assessor's office at 141 Williamsboro St., Oxford NC and on the County's website at https://www.granvillecounty.org/government/tax-department/reval/.

The reason for the replacement of these pages is that the 2018 neighborhood adjustment factors were included in the 2024 Property Assessment Manual in error. Granville County's tax software had the correct neighborhood adjustment factors reflecting fair market value for 2024 revaluation so no errors in appraised value arose from the erroneous inclusion of the 2018 neighborhood factors in the Property Assessment Manual.

A PUBLIC HEARING on the amendment will be held on Monday, April 1, 2024, at 7:00pm, during the commissioner's regular meeting, at the Granville County Expo and Convention Center, 4185 US Hwy 15 South, Oxford, NC.

This 7th day of March 2024.

Jennifer Short

Tax Administrator

Granville County

Granville County
Parks and Grounds
104 Belle Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Korena Weichel, Deputy County Manager
Department:	Parks and Grounds
Date:	April 1, 2024
Title:	**Granville Athletic Park Security Enhancements**

PURPOSE:
To consider installation of a security camera system at the Granville Athletic Park (GAP).

BACKGROUND:
The GAP supports substantial traffic for a diverse range of users who frequent the park daily. In fact, the park's new traffic counter logged over 10,000 vehicles in October 2023 alone. Several of these frequent park users have contacted park staff to request installation of security cameras.

Aside from a few trail cameras that capture movement and monitor equipment areas, the park does not currently have an integrated security camera system. The addition of cameras in the park will not only serve to deter crime and provide evidence if a crime is committed and captured on video, but also provide park visitors with a greater sense of security leading to an even greater utilization of park amenities. If approved, nine cameras will be installed at strategic locations within the park to monitor entrances, parking lots, and other high-traffic areas as shown on the attached diagram.

In accordance with the County's procurement policies, park staff contacted several vendors and consulted with the I.T. director on options to address this need. Vendors met on-site with staff to review the park's needs and offer suggestions for camera placement. Three vendors submitted proposals as shown below:

VENDOR	PROPOSAL
Newcomb Tech	**$28,606 one-time installation and equipment cost.** Video archived in County servers and supported by I.T. staff.
Metroview	$27,000 recurring annual cost. Video archived and only accessible through contacting Metroview.
Securitas Technology	$23,400 installation cost + $1872 recurring annual cost. Video can be accessed either locally or remotely. *Note: After three years, overall costs will exceed the one-time cost proposal submitted by Newcomb Tech.*

Upon review of all proposals, park staff and the I.T. director recommend the proposal submitted by Newcomb Tech for the following reasons:

1. The proposal provides a cost-effective solution with a one-time charge covering equipment, installation, and exclusive ownership rights to the surveillance footage that can be viewed in real-time.
2. Newcomb Tech has contracted with Granville County government on numerous other successful projects including security at the landfill.
3. The proposal retains County ownership rights to surveillance footage and offers the capability for real-time viewing.

Newcomb Tech's proposal also includes electrical installation for locations where electricity is available nearby. Solar cameras will be utilized for areas where there is no electricity readily available without incurring significant additional expense.

After this initial installation, staff will continually assess the need for additional camera locations into the future.

COMPLIANCE WITH CONTRACT & PURCHASING POLICY:
This purchase complies with the Granville County Contract and Purchasing Policy requirements outlined in Section II for informal bids on purchases of apparatus with an estimated expenditure of $1,000 to $89,999.

FUNDING:
Funding is included and available in the current fiscal year Construction Administration department budget line for the Granville Athletic Park (10-4251-924).

RECOMMENDATION:
The parks and grounds maintenance manager and county administration recommend approval of Newcomb Tech's proposal for installation of a security camera system at the Granville Athletic Park in an amount not to exceed $30,000 (to allow for incidentals) and authorize the county manager and county attorney to finalize and execute a contract.

ATTACHMENTS:
Newcomb Tech surveillance system quote
Diagram of proposed camera locations

ACTION TAKEN:

QUOTE

Quote #:	AAAQ1092
Date:	Feb 29, 2024

NewcombTech
Your one-stop technology solution

945 West Andrews Ave
STE F
Henderson, NC 27536

Prepared For:

Stephanie Hanford
Granville County
Phone

Your Account Manager:

Patrick Newcomb
Patrick@newcombtech.com
252-654-0055
945 West Andrews Ave
STE F
Henderson, NC 27536

Notes:

Here is the quote you requested.

Qty	Description	Unit Price	Ext. Price
	This quote will provide observation system components for the attached map. Each line will reference a map number. Customer will be responsible for providing Internet connectivity. Wireless connectivy to solar powered system will be provided in quote. Solar Power systems will be self contained and not require any cabling or power installed to the pole. All systems come with 2 year parts/labor warranty. Multiple NVR Recorders will be used around the property.		
	Map #1		
1	Solar Panel Kit (Optional - SELECTED)		
1	5 Port POE Switch (Optional - SELECTED)		
1	POE Converter (Optional - SELECTED)		
1	Circuit Breaker (Optional - SELECTED)		
1	8 Megapixel Turret Camera with Deep Learning AI (Optional - SELECTED)		
1	Wireless Bridge up to 3 Miles (Line of Sight) (Optional - SELECTED)		
1	Pole Installation (Optional - SELECTED)		
10	System Installation (Optional - SELECTED)		

Qty	Description	Unit Price	Ext. Price
0	Comparison of 4 Megapixel (1080P) to 8 Megapixel (4K) Views 4K vs 1080p 		
	SubTotal		$5,371.15
	Map #2		
1	6U Server Cabinet Wall Mount Rack Enclosure - Locking Glass Door (Optional - SELECTED)		
2	8 Megapixel Turret Camera with Deep Learning AI (Optional - SELECTED)		
1	16 Channel Recorder (10 Cameras from Map 1,2,3,4) (Optional - SELECTED)		
2	8TB Hard Drive (Optional - SELECTED)		
2	Outdoor Access Point (Optional - SELECTED)		
1	40" TV Wall Mounted for Viewing (Optional - SELECTED)		
10	System Installation (Optional - SELECTED)		
	SubTotal		$3,725.13
	Map #3		
1	Outdoor Enclosure (Optional - SELECTED)		
1	8 Port Gigabit Smart Managed PoE Switch (Optional - SELECTED)		
1	8 Megapixel Turret Camera with Deep Learning AI (Optional - SELECTED)		
2	Outdoor Access Point (Optional - SELECTED)		

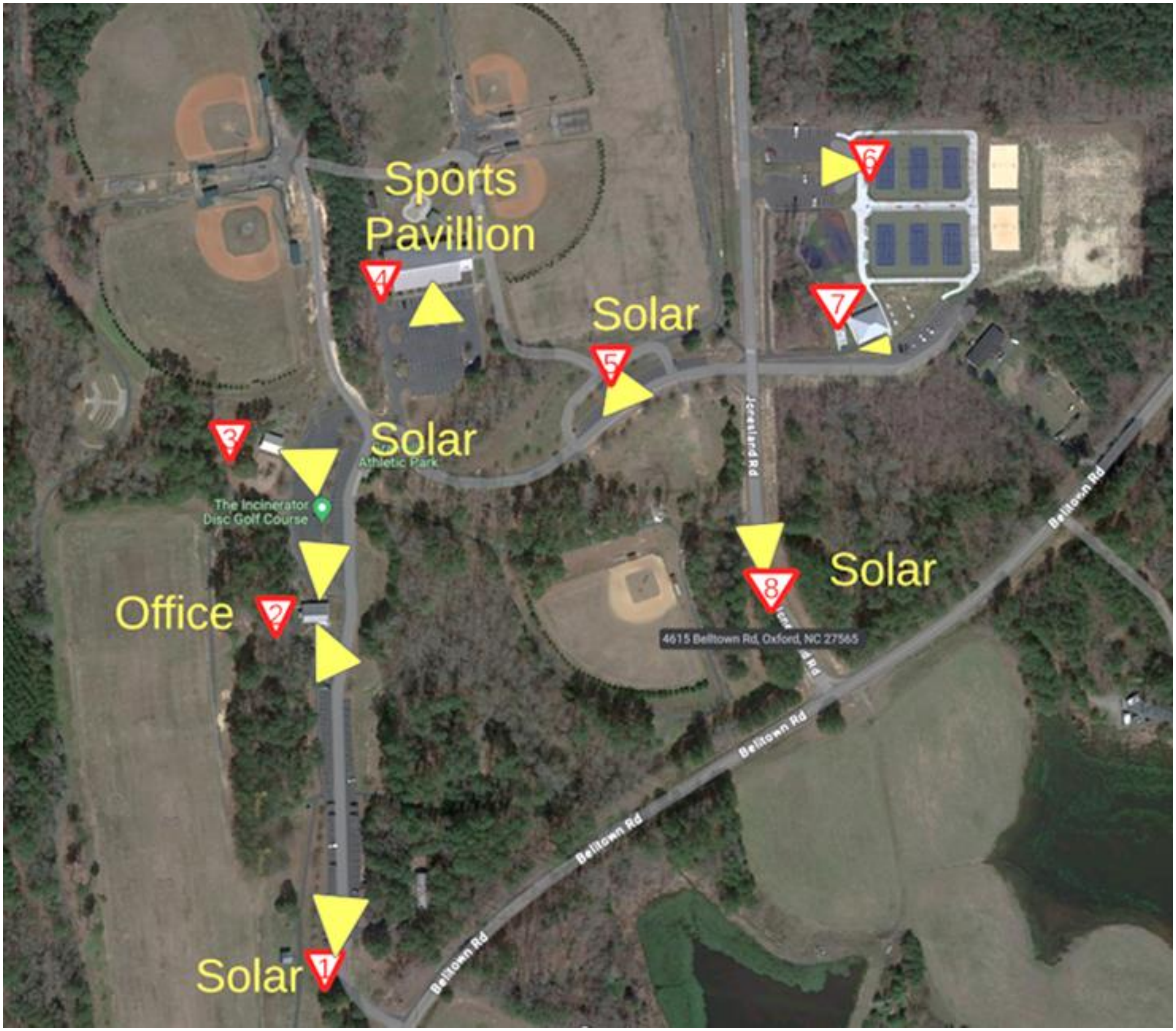
Qty	Description	Unit Price	Ext. Price
1	Estimated Electrical Installation (Optional - SELECTED)		
	SubTotal		$1,653.72
	Map #4		
1	6U Server Cabinet Wall Mount Rack Enclosure - Locking Glass Door (Optional - SELECTED)		
1	8 Megapixel Turret Camera with Deep Learning AI (Optional - SELECTED)		
1	8 Channel Recorder (6 Cameas from Map 5,6,7) (Optional - SELECTED)		
2	8TB Hard Drive (Optional - SELECTED)		
10	System Installation (Optional - SELECTED)		
	SubTotal		$2,729.99
	Map #5		
1	Solar Panel Kit (Optional - SELECTED)		
1	5 Port POE Switch (Optional - SELECTED)		
1	POE Converter (Optional - SELECTED)		
1	Circuit Breaker (Optional - SELECTED)		
1	8 Megapixel Turret Camera with Deep Learning AI (Optional - SELECTED)		
1	Wireless Bridge up to 3 Miles (Line of Sight) (Optional - SELECTED)		
1	Pole Installation (Optional - SELECTED)		
10	System Installation (Optional - SELECTED)		
	SubTotal		$5,371.15
	Map #6		

Qty	Description	Unit Price	Ext. Price
1	Outdoor Enclosure (Optional - SELECTED)		
1	8 Port Gigabit Smart Managed PoE Switch (Optional - SELECTED)		
1	8 Megapixel Turret Camera with Deep Learning AI (Optional - SELECTED)		
2	Outdoor Access Point (Optional - SELECTED)		
1	Estimated Electrical Installation (Optional - SELECTED)		
	SubTotal		$1,653.72
	Map #7		
1	6U Server Cabinet Wall Mount Rack Enclosure - Locking Glass Door (Optional - SELECTED)		
1	8 Megapixel Turret Camera with Deep Learning AI (Optional - SELECTED)		
1	8 Channel Recorder (6 Cameas from Map 5,6,7) (Optional - SELECTED)		
2	8TB Hard Drive (Optional - SELECTED)		
10	System Installation (Optional - SELECTED)		
	SubTotal		$2,729.99
	Map #8		
1	Solar Panel Kit (Optional - SELECTED)		
1	5 Port POE Switch (Optional - SELECTED)		
1	POE Converter (Optional - SELECTED)		
1	Circuit Breaker (Optional - SELECTED)		
1	8 Megapixel Turret Camera with Deep Learning AI (Optional - SELECTED)		
1	Wireless Bridge up to 3 Miles (Line of Sight) (Optional - SELECTED)		

Qty	Description	Unit Price	Ext. Price
1	Pole Installation (Optional - SELECTED)		
10	System Installation (Optional - SELECTED)		
	SubTotal		$5,371.15

SubTotal	**$28,606.00**
Tax	**$1,930.91**
Shipping	**$0.00**
TOTAL	**$30,536.91**

Deposit Required	$18,322.15



Sports
Pavillion
Solar
Solar
Office
Solar
Solar
1
2
3
4
5
6
7
8
Athletic Park
The Incinerator
Disc Golf Course
4615 Belltown Rd, Oxford, NC 27565
Belltown Rd

Granville County
Development Services
104 Belle Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Scott Phillips, Director
Department:	Development Services
Date:	April 1, 2024
Title:	**Award of North Granville Senior Center Construction Project**

PURPOSE:
This request considers awarding a single prime, fixed-price construction service contract needed for construction of the North Granville Senior Center.

BACKGROUND:
Over the past 5 years Granville County has been in the planning process to replace the existing North Granville Senior Center located at 318 US 15 South in Stovall. The aging building of approximately 2,200 square feet, owned by the Town of Stovall, does not accommodate its current use, nor the projection of need for the coming years.

In May of 2023, Granville County retained Oakley Collier Architects to begin the design phase of this project. Over the past 10 months, Oakley Collier has worked with our organization in designing a facility that meets our current needs as well as the needs of our aging population for years to come.

The energy-efficient design includes approximately 7,400 square feet of conditioned functional space as well as a covered vehicle loading/unloading entrance area and a rear outside deck area. The design includes administrative office areas, dining and fitness areas, a multipurpose meeting room, and craft room.

On March 19th, sealed bids were received by Granville County for single-prime, fixed-price construction services of the facility. Eleven (11) proposals were received ranging from $3,060,000 to $3,841,000; the certified bid tabulation is attached for your review.

COMPLIANCE WITH CONTRACT & PURCHASING POLICY:
The procurement procedure and subsequent request complies Section I, Formal Bids (NCGS 143-129)

FUNDING LINE ITEM:
Funding is contingent of the Local Government Council's approval of the financing contract scheduled for May 7, 2024.

In comparison with our budget estimate used to establish our project ordinance, the estimated cost of the base bid building was $3,175,600 along with an Owner's contingency of $158,780. The lowest responsive bid allows for savings of $115,600. The budget adjustment to the Owner's contingency increases the amount to $274,380 which can be used to selected the (ADD) alternates indicated below if desired.

RECOMMENDATION:

The Granville County Development Service Director, in conjunction with Oakley Collier Architects, recommends awarding the single-prime, fixed-price construction services contract to Racanelli Construction South, Inc. for the base-bid amount of $3,060,000 and authorize the County Attorney to finalize the contract and the County Manager to execute the contract document.

In addition to the base-bid amount the Granville County Board of Commissioners may approve the following (add) alternates:

1. (ADD) Alternate G-1: Provide a Canopy Roof for the outdoor deck; $38,500.
2. (ADD) Alternate G-2: Substituting Vinyl Floor Tile with Ceramic Quarry Floor Tile within the Kitchen area; $7,600.
3. (ADD) Alternate G-3: Providing a 150-kW standby generator and Automatic Transfer Switch; $152,000.
4. (ADD) Alternate G-4: Substituting Treated Wood Floor Decking with Composite Floor Decking on outside deck; $23,200.

ATTACHMENTS:

Certified Bid Tabulation
Recommendation to Award from Oakley Collier Architects
Racanelli Construction South, Inc. Bid Proposal dated March 19, 2024

ACTION TAKEN:

BID TABULATION

OAKLEY COLLIER ARCHITECTS

Project: North Granville County Senior Center					OCA Project #: 22042			
Granville County			Bid Opening Date/Time: March 19, 2024 3:00 PM					
General Contractors:	Daniels & Daniels Construction	Group III Mgt, Inc.	Harrod & Assoc. Constructiors, Inc.	H.G. Reynolds Co Inc	HM Kern Corporation	J.D. Beam, Inc	MLB Construction Services, LLC	**Racanelli Construction South, Inc.***
GC License Number:	23697	22369	32791	14149	8542	14167	56418	**69432**
Bonds:	X	X	X	X	X	X	X	**X**
Receipt of Addenda:	X	X	X	X	X	X	X	**X**
MBE Forms:	X	X	X	X	X	X	X	**X**
Base Bid:	$3,791,000	$3,411,000	$3,841,000	$3,260,000	$3,247,000	$3,210,000	$3,690,000	**$3,060,000**
Site:	Atlantic Civil $757,023	J.Smith Civil $774,253	Jimmy Lewis & Son $603,638	HG Reynolds $580,000	HM Kern $730,000	Rian's Paving $621,000	J Smith Civil $749,000	**D&G Builders $420,000**
Plumbing Contractor:	Costa & Co $91,200	Flowrite $107,246	Earnhardt Plumbing $87,778	Earnhardt Plumbing $90,000	Costa & Co $91,200	ACME Plumbing $130,000	Paul Adrian Plumbing $85,000	**Costa & Co $86,900**
Mechanical Contractor:	Kings Mechanical $140,791	Comfort Mechanical $175,900	Alternative Aire $177,150	Ranos Heating & Air $120,000	Gupton $160,155	Modern Mechanical $166,000	Modern Mechanical $166,702	**Williams Heating & AC $104,000**
Electrical Contractor:	Costa & Co $286,957	R.B Building Group $177,330	Lewis Electric $348,350	Rick Edwards $240,000	RB Building Group $177,329	Lewis Electric $348,000	RB Building Group $153,366	**Rick Edwards $200,000**
G-1: Outdoor Deck Canopy:	$12,500	$7,769	$37,000	$47,800	$43,000	$61,000	$59,000	**$38,500**
G-2: Kitchen 103 Floor Finish:	$3,500	$9,200	$7,600	$6,000	$5,000	$11,500	$6,000	**$7,600**
G-3: Generator & Automatic Transfer Switch	$151,000	$144,716	$80,500	$154,000	$167,000	$81,000	$79,000	**$152,000**
G-4: Composite Decking	$35,000	-$6,000.00	$20,500	$28,300	$16,000	$33,000	$28,000	**$23,200**

BID TABULATION

OAKLEY COLLIER ARCHITECTS

Project: North Granville County Senior Center		**OCA Project #: 22042**
Granville County	**Bid Opening Date/Time: March 19, 2024 3:00 PM**	

General Contractors:	Salisbury & Moore Construction, Inc.	TCC Enterprises, Inc	Focus Design Builders, LLC
GC License Number:	100735	72364	69753
Bonds:	X	X	X
Receipt of Addenda:	X	X	X
MBE Forms:	X	X	X
Base Bid:	$3,308,000	$3,230,000	$3,420,622
Site:	D&G Builders $547,460	TCC Enterprises $632,742	
Plumbing Contractor:	Paul Adrian Plumbing $85,000	Costa & Co $91,200	Earnhardt Plumbing $87,778
Mechanical Contractor:	Trade Masters $161,400	Costa & Co $175,900	Kings Mechanical $140,791
Electrical Contractor:	WACO $252,498	Costa & Co $286,957	Brian Lassiter Electric $157,995
G-1: Outdoor Deck Canopy:	$33,300	$42,000	$29,624
G-2: Kitchen 103 Floor Finish:	$6,400	$3,875	$9,968
G-3: Generator & Automatic Transfer Switch	$154,300	$148,000	$155,587
G-4: Composite Decking	$25,900	$13,000	$36,378

***** indicates apparent low bidder***

I hereby certify the above information to be correct and true to the best of my knowledge.

Date: 3/20/2024 Ann W Collier

OAKLEY COLLIER ARCHITECTS, P.A. CERT. NO. 50681 ROCKY MOUNT, NC

ANN W. COLLIER 6886 ROCKY MOUNT, N.C.

March 21, 2024

OCA

Mr. Scott Phillips, Director
Granville County Development Services
PO Box 877
Oxford, NC 27565

Reference: Northern Granville County Senior Center
Project No. 22042

Dear Mr. Phillips,

Enclosed is our official Bid Tabulation in regard to the above project. We received a total of 11 (eleven) bids at the bid opening. The apparent low bidder is Racanelli Construction South, Inc. with a base bid amount of $3,060,000. Also submitted with the bid is Alternate G-1: Outdoor Deck Canopy with a bid amount of $38,500.00, Alternate G-2: Kitchen 103 Floor Finish with a bid amount of $7,600.00, Alternate G-3: Generator & Automatic Transfer Switch with a bid amount of $152,000.00, and Alternate G-4: Composite Decking with a bid amount of $23,200.00.

Additionally, the bidders must show good faith efforts in their Minority Business Participation. They must earn at least 50 points from the good faith efforts form for their bid to be considered responsive. Racanelli Construction South, Inc. earned 50 points in response to Minority Business Participation.

It is our recommendation that you award the project to Racanelli Construction South, Inc. After your review and approval, we shall begin to prepare the construction contract for review. Should you have any questions, please do not hesitate to call.

Sincerely,

Ann W. Collier

Ann W. Collier, AIA, LEED AP
Enclosure

FORM OF SINGLE PRIME GENERAL CONTRACTOR PROPOSAL

North Granville County Senior Center
Granville County
Architect's Project # 22042

Bidder: Racanelli Construction South, Inc
Date: March 19, 2024

The undersigned, as Bidder, hereby declares that the only person or persons interested in the Proposal as principal of principals is or are named herein and that no other person than herein mentioned has any interest in this Proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The Bidder further declares that he has examined the site of the Work and the Contract Documents relative thereto and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed.

The bidder proposes and agrees if this Proposal is accepted to contract with Granville County in the form of contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation, and labor necessary to complete the construction of the Granville County Senior Center, in full accordance with the plans, specifications, and contract documents, to the full and entire satisfaction of Granville County with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and Contract Documents for the sum of:

SINGLE PRIME CONTRACT:

BASE BID

Three Million, Sixty Thousand Dollars($) 3,060,000.00

Subcontractors:	License No.	Dollars($)
Site: DQG Builders Inc.	17339	$420,000.00
Plumbing: Costa & Co. INC.	12337/PH 1&2 CLASS 3	$86,900.00
Mechanical: Williams Heating & AC Inc.	NC23486/~~H2~~&H3	$104,000.00
Electrical: Rick Edwards Elec.	22897-U	$200,000.00

The Bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the Architect and shall fully complete all work within **365** consecutive calendar days from date of commencement established in a Notice to Proceed.

BIDDER further agrees to pay as liquidated damages, the sum of $500 for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

ALTERNATES

Should any of the alternates as described in the contract documents be accepted, the amount written below shall be the amount to be "added to" or "deducted from" the base bid. (Strike out "Add" or "Deduct" as appropriate.)

GENERAL CONTRACT:

Alternate No. G-1: Outdoor Deck Canopy

(Add) ~~(Deduct)~~ Dollars ($) 38,500.00

Alternate No. G-2: Kitchen 103 Floor Finish

(Add) ~~(Deduct)~~ Dollars ($) 7,600.00

Alternate No. G-3: Generator and Automatic Transfer Switch

(Add) ~~(Deduct)~~ Dollars ($) 152,000.00

Alternate No. G-4: Composite Decking

(Add) ~~(Deduct)~~ Dollars ($) 23,200.00

UNIT PRICES:

Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work in all accordance with the contract documents.

GENERAL CONTRACT:

Unit Price No. 1: Rock Excavation — per 1 cu yd — Unit Price ($) 125.00

Cost for additional 500 cu yds included in Base Bid — Price ($) 62,500.00

Unit Price No. 2: Undercut/Fill in Trench Excavations — per 1 cu yd — Unit Price ($) 40.00

Cost for additional 100 cu yds included in Base Bid — Price ($) 4,000.00

Unit Price No. 3: Undercut/Fill in Open Excavations — per 1 cu yd — Unit Price ($) 40.00

Cost for additional 2,500 cu yds included in Base Bid — Price ($) 100,000.00

Unit Price No. 4: Data Outlet and Conduit — per 1 Occurrence — Unit Price ($) 300.00

Cost for additional 12 occurrences — Price ($) 3600.00

Unit Price No. 5: Duplex Receptacle and Circuit: per 1 Occurrence — Unit Price ($) 350.00

Cost for additional 12 occurrences — Price ($) 4200.00

Unit Price No. 6: Transformer Feeder per 1 Linear Foot — Unit Price ($) 30.00

Cost for additional 200 linear feet included in Base Bid — Price ($) 6000.00

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bond within ten (10) consecutive calendar days after written notice being given on the award contract, the check, cash or bid bond accompanying this bid shall be paid into the funds of the Owner's account set aside for the project, as liquidated damages for such failure; otherwise the check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Attach certified check, cash or bid bond to this proposal.

Respectfully submitted this 19th day of March 2024.

Name of firm or corporation making bid

Racanelli Construction South, Inc.

WITNESS: [signature]
Proprietorship or Partnership

By: [signature]

Title: President
(Owner, Partner, Pres., V. Pres.)

Address: 1091 Pemberton Hill Road, Suite 102
Apex, NC 27518

License No: 69432

Federal ID No: 27-1627395

(Corporate Seal)

ATTEST:

By: ______________________

Title: Asst. Secretary
(Corp. Sec. or Asst. Sec. Only)

Addenda received and used in computing bid:

Addendum No. 1 Yes Addendum No. 3 Yes

Addendum No. 2 Yes Addendum No. 4 ______

For All Official Notices:

Scott Drebitko /Vice President
Name and Title

Racanelli Construction South, Inc.
Name of Firm/Corporation

1091 Pemberton Hill Road, Suite 102, Apex NC 27518
Street Address, City, State and Zip

919-363-3600/ 919-363-3700
Telephone and Fax Numbers

Identification of HUB Certified/ Minority Business Participation

I, Racanelli Construction South, Inc.
(Name of Bidder)

do hereby certify that on this project, we will use the following HUB Certified/ minority business as construction subcontractors, vendors, suppliers or providers of professional services.

Firm Name, Address and Phone #	Work Type	*Minority Category	**HUB Certified (Y/N)
NONE			

*Minority categories: Black, African American (**B**), Hispanic (**H**), Asian American (**A**) American Indian (**I**), Female (**F**) Socially and Economically Disadvantaged (**D**)

**** HUB Certification with the state HUB Office required to be counted toward state participation goals.**

The total value of minority business contracting will be ($) 0.00.

MBForms 2002-Revised July 2010

Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid

State of North Carolina AFFIDAVIT A – Listing of Good Faith Efforts

County of Wake

(Name of Bidder)

Affidavit of Racanelli Construction South, Inc

I have made a good faith effort to comply under the following areas checked:

Bidders must earn at least 50 points from the good faith efforts listed for their bid to be considered responsive. (1 NC Administrative Code 30 I.0101)

☒ **1 – (10 pts)** Contacted minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.

☒ **2 --(10 pts)** Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.

☒ **3 – (15 pts)** Broken down or combined elements of work into economically feasible units to facilitate minority participation.

☐ **4 – (10 pts)** Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses.

☐ **5 – (10 pts)** Attended prebid meetings scheduled by the public owner.

☐ **6 – (20 pts)** Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.

☒ **7 – (15 pts)** Negotiated in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities. Any rejection of a minority business based on lack of qualification should have the reasons documented in writing.

☐ **8 – (25 pts)** Provided assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily required. Assisted minority businesses in obtaining the same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit.

☐ **9 – (20 pts)** Negotiated joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible.

☐ **10 - (20 pts)** Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands.

The undersigned, if apparent low bidder, will enter into a formal agreement with the firms listed in the Identification of Minority Business Participation schedule conditional upon scope of contract to be executed with the Owner. Substitution of contractors must be in accordance with GS143-128.2(d) Failure to abide by this statutory provision will constitute a breach of the contract.

The undersigned hereby certifies that he or she has read the terms of the minority business commitment and is authorized to bind the bidder to the commitment herein set forth.

Date: 3/19/24 Name of Authorized Officer: Edward Dreyer

Signature: Edward Dreyer

Title: President

JESSICA L REDMAN
My Commission Expires 12-10-27
NOTARY SEAL
PUBLIC
WAKE COUNTY, NC

State of North Carolina County of Wake

Subscribed and sworn to before me this 19th day of March 2024

Notary Public

My commission expires 12/10/2027

MBE forms 2002-Revised July 2010

AIA Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Racanelli Construction South, Inc.
1091 Pemberton Hill Road, Suite 102
Apex, NC 27502

SURETY:
(Name, legal status and principal place of business)
Liberty Mutual Insurance Company
175 Berkeley Street
Boston, MA 02116

OWNER:
(Name, legal status and address)
Granville County
PO Box 877
Oxford, NC 27565

BOND AMOUNT: $ 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)
Construction of the North Granville County Senior Center, Granville County
Project No. 22042

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Init.
/

Signed and sealed this 13th day of March, 2024

	Racanelli Construction South, Inc.
	(Contractor as Principal) *(Seal)*
	President
(Witness)	*(Title)*
	Liberty Mutual Insurance Company
	(Surety) *(Seal)*
(Witness)	*(Title)* Susan Lupski, Attorney-In-Fact

Init.

/

ACKNOWLEDGEMENT FOR PRINCIPAL

ACKNOWLEDGEMENT FOR PRINCIPAL IF CORPORATION

STATE OF North Carolina }
COUNTY OF Wake }

ON THE 19th DAY OF March, 2024 BEFORE ME PERSONALLY APPEARED Edward John Dreyer, TO ME KNOWN AND KNOWN TO ME TO BE THE President OF **RACANELLI CONSTRUCTION SOUTH, INC.** DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME AS AND FOR THE ACT AND DEED OF SAID CORPORATION.

JESSICA L REDMAN
NOTARY PUBLIC
My Commission Expires 12-10-27
WAKE COUNTY, NC

Notary Public

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual. SURETY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8208538-969603

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Camille Maitland; Colette R. Chisholm; Dana Granice; Desiree Cardlin; George O. Brewster; Gerard S. Macholz; Ian Williams; Katherine Acosta; Lee Ferrucci; Michelle Wannamaker; Nelly Renchiwich; Peter F. Jones; Robert T. Pearson; Susan Lupski; Thomas Bean; Vincent A. Walsh

all of the city of Uniondale state of NY each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 3rd day of August, 2022.

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS

THE OHIO CASUALTY INSURANCE COMPANY INCORPORATED 1919 NEW HAMPSHIRE

WEST AMERICAN INSURANCE COMPANY INCORPORATED 1991 INDIANA

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey

David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 3rd day of August, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

TERESA PASTELLA COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 13th day of March 2024

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS

THE OHIO CASUALTY INSURANCE COMPANY INCORPORATED 1919 NEW HAMPSHIRE

WEST AMERICAN INSURANCE COMPANY INCORPORATED 1991 INDIANA

By: Renee C. Llewellyn

Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/21

ACKNOWLEDGMENT OF SURETY COMPANY

STATE OF ...NEW YORK...} ss
COUNTY OF ....NASSAU.....}

On this ...March 13, 2024..........., before me personally came. Susan Lupski ....
to me know, who, being by me duly sworn, did depose and say; that he/she resides in
.Nassau County........., State of..NEW YORK......, that he/she is the Attorney-In-Fact of the
.Liberty Mutual Insurance Company.......................the corporation described in which executed the above instrument; that he/she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the Board of Directors of said corporation; and that he/she signed his/her name thereto by like order; and the affiant did further depose and say that the Superintendent of Insurance of the State of New York, has, pursuant to Section 1111 of the Insurance Law of the State of New York, issued to..Liberty Mutual Insurance Company......................(Surety) his/her certificate of qualification evidencing the qualification of said Company and its sufficiency under any law of the State of New York as surety and guarantor, and the propriety of accepting and approving it as such; and that such certificate has not been revoked.

....
Notary Public

LILIANA MAITLAND
Notary Public-State of New York
No. 01MA6434245
Qualified in Nassau County
Commission Expires 06/06/2026

NY acknowledgment

Liberty Mutual.
SURETY

LIBERTY MUTUAL INSURANCE COMPANY

Financial Statement – December 31, 2022

Assets

Cash and Bank Deposits	$3,908,755,039
*Bonds — U.S Government	3,451,999,931
*Other Bonds	18,862,255,155
*Stocks	19,372,953,698
Real Estate	190,092,373
Agents' Balances or Uncollected Premiums	7,929,876,358
Accrued Interest and Rents	166,740,412
Other Admitted Assets	15,968,062,977
Total Admitted Assets	**$69,850,735,943**

Liabilities

Unearned Premiums		$10,133,358,204
Reserve for Claims and Claims Expense		27,953,643,316
Funds Held Under Reinsurance Treaties		368,610,620
Reserve for Dividends to Policyholders		1,379,296
Additional Statutory Reserve		197,278,000
Reserve for Commissions, Taxes and Other Liabilities		9,206,000,954
Total		**$47,860,270,390**
Special Surplus Funds	$195,696,103	
Capital Stock	10,000,075	
Paid in Surplus	13,324,803,036	
Unassigned Surplus	8,459,966,339	
Surplus to Policyholders		**21,990,465,553**
Total Liabilities and Surplus		**$69,850,735,943**

MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS

* Bonds are stated at amortized or investment value; Stocks at Association Market Values.
The foregoing financial information is taken from Liberty Mutual Insurance Company's financial statement filed with the state of Massachusetts Department of Insurance.

I, TIM MIKOLAJEWSKI, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the foregoing is a true, and correct statement of the Assets and Liabilities of said Corporation, as of December 31, 2022, to the best of my knowledge and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation at Seattle, Washington, this 8th day of March 2023.

T Mikolajewski

Assistant Secretary

Granville County

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Drew Cummings
Department:	Administration
Date:	April 1, 2024
Title:	**Approval of Lease Agreement for 204 Williamsboro Street**

PURPOSE:
To approve a short-term lease (not to exceed 6 months) for the 2nd floor of 204 Williamsboro Street.

BACKGROUND:
As County staffing continues to expand and as the County prepares to begin further activity associated with a 10-year Capital Improvement Plan, additional space is needed for County staff. The 204 Williamsboro Street location is very close to 104 Belle Street and provides excellent space and easy interaction between departments that need to remain in close touch. This short-term lease for the 2nd floor of 204 Williamsboro is for approximately the same price per square foot that the County pays for 104 Belle Street, but the lease for 204 Williamsboro is a “gross” lease, meaning the landlord still pays all additional expenses (taxes, insurance, utilities, etc.), whereas the lease for 104 Belle St. is a “triple net” lease where the County pays all of those expenses. As a result, the effective lease rate for 204 Williamsboro is lower per square foot. The County expects to follow this short-term lease with a longer-term lease for the entire 204 Williamsboro Street building with this six month term, hopefully before July 1.

A copy of the draft lease will be provided at the meeting.

RECOMMENDATION:
The County Manager recommends approval of the lease.

ACTION TAKEN:

Granville County

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 1, 2024
Title:	**County Attorney's Report**

Any items as needed by the County Attorney.

ACTION TAKEN:

Granville County

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: April 1, 2024
Title: **Presentations by County Board Members**

PURPOSE:
Board members will make comments, give reports, and make announcements.

- Commissioner Zelodis Jay
- Commissioner Rob Williford
- Commissioner Sue Hinman
- Commissioner Tony W. Cozart
- Commissioner Russ May
- Commissioner Jimmy Gooch
- Chair Timothy Karan

ACTION TAKEN:

Granville County
Administration
104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: April 1, 2024
Title: **Any Other Matters**

PURPOSE:
To consider any other matters as needed.

ACTION TAKEN: