



## **Agenda**

### **Greenville City Council**

**April 9, 2020  
6:00 PM  
City Council Chambers**

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Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

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- I. Call Meeting To Order**
- II. Invocation - Council Member Daniels**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Approval of Agenda**
- VI. Public Comment Period**

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

**VII. Appointments**

1. Appointments to Boards and Commissions

**VIII. Consent Agenda**

2. Minutes from the January 2020 City Council Planning Session and the February 9, 2020 City Council Workshop
3. Approval of Application for a North Carolina Recreational Trails Program Grant
4. Report on Bids and Contracts Awarded
5. Various tax refunds greater than \$100

**IX. New Business**

**Public Hearings**

6. Public Hearing for the 2020-2021 Annual Action Plan for CDBG and HOME Programs

**Other Items of Business**

7. Financial Impact of the COVID-19 Pandemic on Fiscal Year 2019-20
8. Adoption of 2020 City of Greenville Federal Agenda
9. Resolution Providing for the Sale and Issuance of not to Exceed \$7,850,000 General Obligation Street and Pedestrian Bonds, Series 2020

**X. City Manager's Report**

**XI. Comments from Mayor and City Council**

**XII. Adjournment**



## City of Greenville, North Carolina

Meeting Date: 4/9/2020  
Time: 6:00 PM

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**Title of Item:** Appointments to Boards and Commissions

**Explanation:** **Abstract:** The City Council fills vacancies and makes appointments on the City's boards and commissions. Appointments are scheduled to be made to five of the boards and commissions.

**Explanation:** City Council appointments need to be made to the Environmental Advisory Commission, Historic Preservation Commission, Human Relations Council, Police Community Relations Committee, and the Youth Council.

The City Council updated the Board and Commission Policy on October 9, 2017 to include a provision for extended vacancies:

*Nominations for Extended Vacancies*

*In the event there is a vacancy on a City board or commission which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nominations and elections in Robert's Rules of Order.*

Under this provision, the following seats are open to nominations from the City Council:

- Maurice Whitehurst - Human Relations Council
- Greg Rubel - Police Community Relations Committee
- 8 spots on the Youth Council

**Fiscal Note:** No direct fiscal impact.

**Recommendation:** Make appointments to the Environmental Advisory Commission, Historic Preservation Commission, Human Relations Council, Police Community Relations Committee, and the Youth Council.

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ATTACHMENTS:

▣ **Appointment\_List\_1124570**

# Appointments to Boards and Commissions

April 2020

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## Environmental Advisory Commission

**Council Liaison:** Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Emilie Kane	4	Second term	Ineligible	April 2020
Ann Maxwell	3	First term	Eligible	April 2020

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## Historic Preservation Commission

**Council Liaison:** Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Timothy Belch	2	Second term	Resigned	October 2020

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## Human Relations Council

**Council Liaison:** Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Martin Montelongo	1	Filling unexpired term	Not seeking 2 <sup>nd</sup> term	Sept. 2019
Maurice Whitehurst <i>(Pitt Community College)</i>	2	Second term	Did not meet attendance Requirement	Oct. 2015

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## Police Community Relations Committee

**Council Liaison:** Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
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Greg Rubel                    2                    Second term                    Resigned                    October 2020  
*(Council Member Will Bell)*

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**Youth Council**

**Council Liaison:** Mayor Pro-Tem Rose Glover

<b>Name</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
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8 spots open

\*Seats that are open to nomination from the City Council are highlighted.

# Applicants for Environmental Advisory Commission

None.

# Applicants for Historic Preservation Commission

Jake Hochard  
1204 S. Overlook Dr.  
Greenville, NC 27858

**Application Date:** 3/5/2020

**Home Phone:** (252) 375-3776

**Business Phone:**

**Email:** hochardj15@ecu.edu

**District #:** 4

# Applicants for Human Relations Council

Alaric Martin  
3195 Boardwalk Lane Apt. #9  
Greenville, NC 27834

**District #:** 2

Keshia B. Williams  
945 Spring Forest Rd.  
Greenville, NC

**District #:** 4

Travis Williams  
3408 Evans Street Apt. E  
Greenville, NC 27834

**District #:** 5

Stephanie Winfield  
1103 Red Banks Road  
Greenville, NC

**District #:** 4

Tyrone Walston  
2706 Webb Street  
Greenville, NC 27834

**District #:** 2

Arcina Dixon  
4016 Dublin Road  
Winterville, NC 28590

**District #:** 5

**Application Date:** 9/4/2018

**Home Phone:** (919) 924-1631

**Business Phone:**

**Email:** amartin@gmail.com

**Application Date:** 4/24/2018

**Home Phone:** 252-558-3620

**Business Phone:**

**Email:** williak5@pitt.k12.nc.us

**Application Date:** 4/16/2017

**Home Phone:** (252) 412-4584

**Business Phone:**

**Email:** taft1986@yahoo.com

**Application Date:** 7/14/2017

**Home Phone:**

**Business Phone:**

**Email:** ladona12@gmail.com

**Application Date:** 12/10/2019

**Business Phone:** (252) 752-6154

**Home Phone:** (252) 412-7351

**Email:** walston.tyrone@gmail.com

**Application Date:** 12/16/2019

**Business Phone:**

**Home Phone:** (252) 227-8556

**Email:** dixona73@gmail.com

# Applicants for Police Community Relations Committee

None.

# Youth Council

DyQuan Bunns  
**CandidateType:** Student

**Application Date:** 2/4/2020



## City of Greenville, North Carolina

Meeting Date: 4/9/2020  
Time: 6:00 PM

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- Title of Item:** Minutes from the January 2020 City Council Planning Session and the February 9, 2020 City Council Workshop
- Explanation:** Proposed minutes from the January 24-25, 2020 Planning Session and February 9, 2020 City Council Workshop.
- Fiscal Note:** No direct fiscal impact
- Recommendation:** Review and approved minutes from the January 24-25, 2020 Planning Session and February 9, 2020 City Council Workshop.
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### ATTACHMENTS:

- ❑ **Draft\_Minutes\_of\_City\_Councils\_2020\_Planning\_Retreat\_1123677**
- ❑ **Draft\_Minutes\_City\_Council\_February\_9\_2020\_Workshop\_1125334**

PROPOSED MINUTES  
CITY COUNCIL PLANNING RETREAT  
CITY OF GREENVILLE, NORTH CAROLINA  
FRIDAY, JANUARY 24, 2020



The Greenville City Council held their annual Planning Retreat from Friday, January 24, to Saturday, January 25, in the Gallery Room, located on the third floor at City Hall, with Mayor P. J. Connelly presiding. Mayor Connelly called the meeting to order on Friday, January 24, at 4:35 pm.

Those Present:

Mayor P. J. Connelly, Mayor Pro-Tem Rose H. Glover (arrived 4:45 p.m.), Council Member Daniels, Council Member Will Bell, Council Member Rick Smiley, Council Member William F. Litchfield, Jr. and Council Member Brian V. Meyerhoeffer, Jr.

Those Absent:

None

Also Present:

City Manager Ann E. Wall, City Attorney Emanuel D. McGirt, City Clerk Valerie Shiuwegar, Assistant City Manager Michael Cowin, Assistant City Manager Ken Graves

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**MAYOR'S WELCOME**

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Mayor Connelly welcomed everyone to the City Council's 2020 Planning Retreat, remarking positively on the past years' growth and progress, and stating his anticipation for the upcoming 2020-2022 period.

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**PUBLIC COMMENT PERIOD**

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Mayor Connelly opened the public comment period at 4:40 pm, explaining procedures which should be followed by all speakers. Seeing none, he concluded the public comment period at 4:41 p.m.

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**EAST CAROLINA UNIVERSITY AND THE CITY OF GREENVILLE**

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Interim Chancellor Ron Mitchelson illustrated the relationship between the growth of East Carolina University (ECU) and the growth of the City. He stated that as the City grows, the University grows, and vice versa. Increasing the City’s profile helps recruit students to ECU, as research has shown that limited information about Greenville is often listed as a detractor of student choice.

He stated that ECU ranks high in supporting social mobility, taking many rural students from Tier 1 and Tier 2 students that have displayed strong class performance. He stated that ECU receives the most students from Wake County, followed by Pitt and Mecklenburg, respectively. He stated that the market is becoming more competitive as there are fewer high school students.

Chancellor Mitchelson listed factors that are crucial to the success of the City and ECU: a robust and vibrant downtown environment, more jobs and industries, increased population. ECU will continue to increase their recruiting efforts and concentrate on strengthening their programs with community colleges and distance education. He noted that increased flexibility in setting out-of-state tuition rates would help the University become more competitive out of state, but would have to be granted by the Board of Governors.

Chancellor Mitchelson listed upcoming projects for the University, including a partnership with Pitt County Schools, a proposed hotel between Third & Fourth Streets, and ECU’s Millennium Campus.

He stated that the University will partner with Pitt County Schools and help manage South Greenville Elementary School. He stated that this partnership is the first of its kind and was proposed by the State because of ECU’s strong relationship with Pitt County Schools. He stated that the University will be bringing many resources to the school, including potential participation from their medical and dental school.

Mayor Pro-Tem Glover requested additional details about this project and about ECU’s involvement with the Intergenerational Center.

City Manager Wall stated that she would reach out to Chancellor’s Mitchelson’s suggested contact and coordinate a meeting.

Chancellor Mitchelson stated that the Millennial Campuses will be an asset to the University as well as the community because it will help encourage development and help Greenville as a destination. He stated that elements in the Warehouse district, such as the smoke stack and water drum, will remain intact. He stated that the University would like to take advantage of tax credits before they expire, so some demolition will begin this summer. He stated that the University is still very interested in a performing arts center but they will need to find a funding source.

The City Council thanked Chancellor Mitchelson for his presentation.

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**CITY COUNCIL GOALS**

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City Manager Wall stated that the City Council had previously identified 2018 – 2020 goals and priorities for the City:

### **GOALS**

1. Be a safe community
2. Build great places that thrive by:
  - a. Creating and sustaining complete neighborhoods
  - b. Growing a green, resilient city
  - c. Making and healthy and vibrant city
  - d. Capturing “both sides of the river”
3. Grow the economic hub of eastern North Carolina through proactive recruitment of business
4. Enhance accessible transportation networks and public building, public infrastructure development
5. Build a high-performing organization, and govern with transparency and fiscal responsibility.

### **CITY COUNCIL PRIORITIES**

1. Proactive economic development including the seven recommendations from staff and a disparity study
2. Infrastructure (strategic with roads/sidewalks)
3. Arts/Entertainment
4. Cleanliness and beautification
5. Develop and implement a comprehensive approach to storm water management
6. Continue to implement the Town Common Master Plan
7. River access, Tar River Vantage Points, and Tar River Legacy Plan Additions
8. Enhance public safety through street lighting, cameras, and community police relations
9. High performing organization

Staff presented action steps taken over the 2018-2020 period to meet each priority (see Appendix A).

Receiving the updates provided in staff’s presentation on priorities and action steps, the City Council requested that staff follow up on the following:

- Remind businesses about the outdoor dining option
- Consider the ability to go vertical for the City employee lot
- Provide a solidified timeline on the last phase of the Arlington Boulevard construction project (Phase 2)
- Monitor the mowing and litter cleanups and litter on both sides of the Green Street Bridge



- Assess the possibility of adding brighter lights on South End Drive and examine ways to address lighting issues on Hooker Road

City Manager Wall outlined the next steps. She stated the work on the horizon could be visualized as “buckets” that contain multiple projects:

### **Economic Development**

- Greenville-ENC Alliance
- Site Development
- Economic Development Tools

### **Infrastructure**

- Town Creek Culvert
- South Tar River Greenway
- Greenway Expansion

### **Recreation**

- Pool
- Adventure Park
- Greenway Expansion

### **BUILD Grant**

- 5<sup>th</sup> Street
- Town Creek Connector
- Greenway Expansion

### **Center City**

- Imperial Development
- Boutique Hotel
- Millennial Campus

### **Public Safety**

- Fire Station 7
- Fire Station 1 Bay Expansion
- Crime Reduction Strategies

### **Transportation**

- Public Transportation
- NCDOT Project Delays

### **Organization**



- Class and compensation study
- Employee Benefits

She stated that efforts would be dedicated to understanding the scope of each project and seeing them through to completion.

Assistant City Manager Cowin provided a quick update on the General Fund. He stated that revenues are projected to exceed expenses up to \$1 million by the end of the year. He stated that the revenue numbers could be attributed to sales tax funds and operating expenses that came in under budget. He cautioned that increases from sales tax should not be factored in for long-term impact, comparing its nature to a bubble.

Council Member Bell made a motion to recess the City Council Planning Session. Council Member Smiley seconded the motion and it carried unanimously. Mayor Connelly recessed the City Council Planning Session at 6:20 p.m.

PROPOSED MINUTES  
CITY COUNCIL PLANNING RETREAT  
CITY OF GREENVILLE, NORTH CAROLINA  
SATURDAY, JANUARY 25, 2020



Mayor Connelly reconvened the City Council Planning Session on Saturday, January 25, 2020 in the Gallery Room, located on the third floor at City Hall at 8:37 a.m.

Those Present:

Mayor P. J. Connelly, Mayor Pro-Tem Rose H. Glover, Council Member Daniels, Council Member Will Bell, Council Member Rick Smiley, Council Member William F. Litchfield, Jr. and Council Member Brian V. Meyerhoeffler, Jr.

Those Absent:

None

Also Present:

City Manager Ann E. Wall, City Attorney Emanuel D. McGirt, City Clerk Valerie Shiuwegar, Assistant City Manager Michael Cowin, Assistant City Manager Ken Graves

Attorney McGirt asked that the City Council consider adding a closed session to consider an economic development opportunity.

Council Member Bell made a motion moved to add a closed session in accordance with G.S. §143-318.11 (a) (4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of



economic development incentives that may be offered by the public body in negotiations. Council Member Smiley seconded the motion and it carried unanimously.

Council Member Smiley made a motion to approve the agenda as amended. Council Member Bell seconded the motion and it carried unanimously.

Communications Manager Letchworth provided a short year-in-review video of highlights from 2019 that was produced by the City’s Public Information Office. The Mayor requested that staff provide the City Council with a shareable link.

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## GOAL SETTING

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Manager Wall introduced the Planning Session’s Facilitator, Carl Sternberg with the University of North Carolina’s School of Government.

Mr. Sternberg stated that the three goals of the session would be to review the language of the City’s mission and values, look at goals and priorities to examine how they are aligned, and see what is missing and what should be focused on.

Focusing on the City’s Mission Statement, the City Council examined whether or not the current statement is relevant today and stated a desire to capture the focus on urbanization and the importance of the medical sector, wellness, vibrancy, excitement/adventure, and growth. By consensus, they agreed to take out the term “cost-effective” to avoid the perception of cutting corners, and “abundant” in an effort to make the mission cleaner and more concise. After a general discussion, the City Council drafted the following Mission and Vision Statements:

### **Mission**

*The City of Greenville’s mission is to provide all citizens with high-quality services in an open, inclusive, professional manner, ensuring a community of excellence now and in the future.*

### **Vision**

*The City of Greenville will be vibrant, healthy, caring, innovative, and inclusive communities and neighborhoods with first-class arts, cultural, recreational and transportation opportunities, a thriving urban core, an entrepreneurial business climate, and top quality medical and educational institutions.*

The City Council examined the values of the City and reached consensus on the values that they believe define the organization:

### **Values**



- Teamwork: We will work together in a shared responsibility of service
- Integrity: We will be truthful, dependable, and fair in all actions.
- Respect: We will value each person for their thoughts, opinions, and diversity.
- Professionalism: We will be professional and efficient in our work.
- Fairness and equity: We will practice fairness and equity in all decisions.
- Accountability: We will be accountable for our actions and decisions to all we serve.
- Commitment to Service and Excellence: We will strive for excellence and be committed to providing high-quality services to our citizens and customers.

The City Council chose to remain focused on current goals, but stated an understanding that the work and priorities may have to change to reach them. They stated that it is beneficial to be able to show the difference between goals and priorities and how they are interwoven together. They further expressed a consensus on aligning goals with priorities and finishing current projects. The City Council expressed a desire to work with community partners, such as East Carolina University, to ensure that efforts to promote the region are coordinated.

### GOALS

1. Enhance community engagement, safety, and health.
2. Deliver public infrastructure improvement and execute existing opportunities related to transportation networks, recreation and parks, and stormwater projects.
3. Expand the economic hub of eastern North Carolina through proactive economic development and job creation.
4. Build a thriving and attractive community by creating sustainable, vibrant neighborhoods, growing a green and clean city, and expanding artistic, cultural, and recreational opportunities.
5. Build a high-performing, diverse organization, govern with transparency and fiscal responsibility, and tell our story to the community and region.

City Manager Wall stated that staff would work on the goals and bring it back to the City Council for discussion at an upcoming City Council Workshop.

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### CAPITAL IMPROVEMENT PLAN

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Financial Services Director Byron Hayes presented information on the Capital Improvement Program (CIP) to the City Council. He stated that the plan is a living document that is continuously updated to reflect the City Council’s goals and priorities. The current plan includes approximately \$92.5 million in projects over the course of five that will be funded based on City Council priorities, available funding, operational direction, and the Pitt County property reevaluation. He stated that \$23 million of that amount is contingent on the 4-year stormwater fee plan. Director Hayes listed items that would be included in the CIP, including: projects that are \$10k or greater and have a useful life of 10 years or more, equipment with a value of \$35k or greater and a useful life of 5 years or greater, currently funded projects ongoing into FY 2021, and funded and unfunded projects that have been submitted for consideration. He stated that the CIP does not include vehicle replacements, facility improvements, currently funded projects expected to be completed by June 30, 202, and delayed North Carolina Department of Transportation (NCDOT) projects.

Staff discussed capital improvement projects by department and asked that the City Council give consideration to the returns on improved infrastructure, community value, and economic impact that these improvements or additions would bring to the City.

Assistant City Manager Cowin stated that 76% of funding has already been identified. He stated that staff has been working diligently on looking at projections and building a base budget for the current fiscal year.

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**OPEN DISCUSSION**  
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The City Council thanked staff for their hard work. Motion was made by Council Member Bell to enter into Closed Session. The motion was seconded by Council Member Daniels and the City Council moved into Closed Session at 11:25 a.m.

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**CLOSED SESSION**  
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Council Member Smiley made a motion to leave Closed Session. The motion was seconded by Council Member Daniels and the City Council left Closed Session at 12:01 p.m.

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**WRAP UP AND ADJOURN**  
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Council Member Bell moved to adjourn the meeting. The motion was seconded by Council Member Daniels. There being no further discussion, the motion passed by unanimous vote and Mayor Connelly adjourned the meeting at 12:02 p.m.

Respectfully submitted,

*Valerie Shiuwegar*

Valerie Shiuwegar  
City Clerk

DRAFT MINUTES  
CITY COUNCIL WORKSHOP  
CITY OF GREENVILLE, NORTH CAROLINA  
MONDAY, FEBRUARY 9, 2020



A workshop of the Greenville City Council was held on Monday, February 9, 2020, in Conference Room 337, located on the third floor at City Hall, with Mayor P.J. Connelly presiding. Mayor Connelly called the meeting to order at 4:10 p.m.

Those Present:

Mayor P.J. Connelly, Mayor Pro-Tem Rose Glover, Council Member Monica Daniels (arrived at 5:20 p.m.), Council Member Will Bell, Council Member Rick Smiley, and Council Member Brian Meyerhoeffer, Jr.

Those Absent:

Council Member William Litchfield, Jr.

Also Present:

City Manager Ann E. Wall, City Attorney Emanuel McGirt, City Clerk Valerie Shiuwegar, Assistant City Manager Michael Cowin, Assistant City Manager Ken Graves,

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**APPROVAL OF THE AGENDA**

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Council Member Smiley made a motion to approve the agenda as presented. Council Member Meyerhoeffer seconded the motion and it carried unanimously.

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**BRADFORD CREEK UPDATE**

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At the City Council's request, staff provided an update on the Bradford Creek Golf Course. The City contracted with Billy Casper Management in 2018 to manage Bradford Creek. Prior to the contracted agreement, the City spent an average of \$210k/year on expenses from 2015-2018. Per the agreement, the City is required to provide \$100k in contingency in the first year, reduces to \$75k the second year, and eventually reduces down to \$25k by the fifth year. Staff stated that Billy Caspar Management has requested that the City maintain its \$100k level for the second year due to performance levels that did not meet projected marks the first year. The City's investment levels for years 3, 4, and 5, would remain unchanged. The City will work with Billy Caspar Management to increase competitions at the course.

The City Council asked that staff work with Billy Caspar to market the course and reach out to area partners, such as East Carolina University, to seek opportunities to reach the students.



Council Member Rick Smiley made a motion to modify the City’s contribution from \$75k for the second year to \$100k. Council Member Bell seconded the motion and it carried unanimously.

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**TOWN CREEK CULVERT PROJECT AND POSSIBLE CHANGE ORDER**

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Engineering Director Lisa Kirby provided the City Council with an update on the Town Creek Culvert project, outlining a projected timeline of closures and completions.

- February 13<sup>th</sup> – Cotanche/Reade open
- February 15<sup>th</sup> – Evans/Reade close – 6 months
- March 2020 - West 8<sup>th</sup> Street (S. Washington to Dickinson) close – 4 months
- May 2020 – Ficklen Drive & West 9<sup>th</sup> Street close – 3 months
- Fall 2020 – Project complete

Director Kirby stated that staff has found that the 8<sup>th</sup> Street stormwater outfall is in poor condition and will need to be removed and replaced. She anticipates the total cost of the project to total \$1.3 million, including construction costs covered by the City and Greenville Utilities Commission (GUC), professional services, and contingency costs. She recommended that the City Council consider a change order to the Town Creek Culvert Drainage Improvement Projects contract to add this project in.

The City Council asked for an update on staffing in the Engineering Division.

Director Kirby stated that the Department is currently hiring for five new positions and working out the logistics of working space. She stated that the Department will be hiring and noted that it has been hard to find equipment operators.

City Manager Wall stated that the request for a change order would be formally brought before the City Council in March.

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**CITY COUNCIL GOALS AND ACTION STEPS FOR 2020-2022**

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City Manager Wall stated that staff had met to look at the Mission, Vision Statement, and Goals that were drafted at the City Council’s 2020 Planning Session. The following suggestions were offered:

**Mission Statement**

The City of Greenville’s mission is to provide **everyone** with high-quality services in an open, inclusive, professional manner, ensuring a community of excellence now and in the future.



## Vision Statement

The City of Greenville will be vibrant, healthy, caring, innovative and inclusive communities and neighborhoods with first-class arts, cultural, recreational and transportation opportunities, a thriving urban core, an entrepreneurial business climate, and top quality medical and educational institutions.

Greenville is a place where people want to be.

## Values

Teamwork: We will work together in a shared responsibility of service.

Integrity: We will be truthful and dependable in all actions.

Respect: We will value each person for their thoughts, opinions, and diversity.

Professionalism: We will be professional, **innovative**, and efficient in our work.

Fairness and equity: We will practice fairness and equity in all decisions.

Accountability: We will be accountable for our actions and decisions to all we serve.

Commitment to Service and Excellence: We will strive for excellence and be committed to providing high-quality services to our citizens and customers.

## City Council Goals

1. Enhance community engagement, safety, and health.
2. Deliver public infrastructure improvement and execute existing opportunities related to transportation networks, recreation and parks, and stormwater projects.
3. Expand the economic hub of eastern North Carolina through proactive economic development and job creation.
4. Build a thriving and attractive community by creating sustainable, vibrant neighborhoods, growing a green and clean city, and expanding artistic, cultural, and recreational opportunities.
5. Build a high-performing, diverse organization, govern with transparency and fiscal responsibility, and tell our story to the community and region.

City Manager Wall requested that the City Council review staff's draft and provide feedback. Staff will take their input, process it, and add timelines and responsible parties.



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**ADJOURNMENT**

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There being no further business before the City Council, motion was made by Council Member Smiley and seconded by Council Member Bell to adjourn the meeting. Motion carried unanimously. Mayor Connelly adjourned the meeting at 5:20 p.m.

Respectfully submitted,

*Valerie Shiuwegar*

Valerie Shiuwegar  
City Clerk



## City of Greenville, North Carolina

Meeting Date: 4/9/2020  
Time: 6:00 PM

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**Title of Item:** Approval of Application for a North Carolina Recreational Trails Program Grant

**Explanation:** **Abstract:** The City purchased 163 acres of land along the Tar River in December of 2019 to be developed into an "adventure park." Initial improvements are underway. The Recreation and Parks Department would like to apply for a NC Recreational Trails Program Grant to add additional amenities to this new and developing park.

**Explanation:** The NC Recreational Trails Program Grant can be used for trail development as well as trail amenities, and paddle trails are included as a permissible use for this grant. Staff would like to apply for a \$250,000, "75 - 25" grant to fund the design, permitting, and construction of 3 camping platforms as well as a floating dock with a kayak/canoe launch at the new adventure park. The application is a two-stage process, with a pre-application due by April 8, 2020, and the final application due by September 11, 2020. Grant awards will be announced towards the end of 2020.

**Fiscal Note:** The Recreational Trails Program Grant requires a 25% local match which would equal \$62,500, available through funding budgeted for improvements associated with the Tar River Legacy Plan.

**Recommendation:** Authorize staff to submit an application for a NC Recreational Trails Program Grant in the amount of \$250,000 for the construction of 3 camping platforms and a floating dock with a kayak/canoe launch.

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ATTACHMENTS:

▣ **Site Map**



Tar River

Canoe/Kayak Launch  
Boat Pier

Camping Platforms

Parking

NE GREENVILLE BV

NE GREENVILLE BV

JULIA PACTOLUS RD

MAYE LN

BLUMHERON DR

BETSY ROSS RD

MAYE CT

LONGLEAF DR

E2ND ST



# City of Greenville, North Carolina

Meeting Date: 4/9/2020  
Time: 6:00 PM

**Title of Item:** Report on Bids and Contracts Awarded

**Explanation:** **Abstract:** The Director of Financial Services reports that the following bids and/or contracts were awarded over a certain dollar threshold by the Financial Services Manager and City Manager.

**Explanation:** The Director of Financial Services reports that the following bids and/or contracts were awarded during the months of January, February, and March.

Date Awarded	Description	Vendor PO Number	Amount	MWBE Vendor?	Does Local Preference Apply?
1/2/2020	PWD Site Lighting	Coastline Electrical 20000238	\$128,260.00	No	No
1/13/2020	Park Maintenance Shelter - Hooker Road	Meridian Design/Build of NC 20000246	\$59,875.00	No	No
2/3/2020	Convention Center HVAC Replacement	Comfortmaster Mechanical 20000265	\$279,000.00	No	No
2/11/2020	Town Common Park Bridge Lighting	20000276 NOTE: Cooperative Purchase	\$115,000.00	No	No

2/17/2020	Town Creek Pedestrian Bridge Deck Replacement	Meridian Design Build 20000290 HP	\$203,250	No	No
3/9/2020	Personal Computer Replacements	20000323 NOTE: State Contract	\$50,019.00	No	No

**Fiscal Note:**

Funding for the bids and/or contracts awarded are included in the City of Greenville 2019-2020 budget ordinance.

**Recommendation:**

That award information be reflected in the City Council minutes.

ATTACHMENTS:

- ☐ PO 20000238
- ☐ PO 20000246
- ☐ PO 20000265
- ☐ PO 20000290

# BID TABULATION FORM

Project Name: City of Greenville, Public Works Site Lighting - Phase 1  
 Bid Location: City of Greenville, Public Works Facility, 1500 Beatty Street, Greenville, NC  
 Bid Date / Time: Wednesday December 11, 2019 at 3:00 PM

20180157  
RFP #: 19-20-12

Bidder Company Name	NC License No.	Bid Bond	Bid Form	Contractor Ref Info	I.D. of MBE	Aff A	Aff B	E Verify Affidavit	Bid Amount	Addenda				Original Signatures	Notarized	Sealed
										1	2	3	4			
American Building Inc.	44325	NA	X	X	X	X		X	\$148,500.00	X	NA	NA	NA	X	X	X
Coastline Electrical Construction Inc.	14953U	NA	X	X	X	X	X		\$128,260.00	X	NA	NA	NA	X	X	X
Aelxu / Wesco	31740U	NA	X	X	X	X		See Note 1	\$334,100.00	X	NA	NA	NA	X	X	X
Wheeler Electric Company (See Note 2)	30547U	NA	X	See Note 3	X	X			\$125,000.00	X	NA	NA	NA	X	X	X

Note 1 Did not provide E-Verify form 00403  
 Note 2 Did not fill out the Subcontractor's bid amount on the bid form.  
 Note 3 Did not provide Page 2 of 2 of Contractors Reference Informaiton.

Lowest bid was non-responsive.  
 Did not provide the required vendor information forms.

I certify that this is a true and accurate tabulation of bids received.

By: *David Meeks*  
 David Meeks, PE, The East Group, P.A.

Date: 12-11-2019  
 12/11/2019



**CITY OF GREENVILLE  
PUBLIC WORKS SITE LIGHTING - PHASE 1**

**BID FORM**

TO: **City of Greenville**  
herein called "OWNER"

1. Pursuant to and in compliance with the invitation to bid and the proposed Contract Documents relating to construction of:

**City of Greenville  
PUBLIC WORKS SITE LIGHTING - PHASE 1  
Greenville, North Carolina**

the undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with local conditions affecting the performance and costs of the Work at the place where the Work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the Work within the time allowed and in strict accordance with proposed Contract Documents, including furnishing any and all labor and materials, and to do all of the work required to construct and complete said Work in accordance with the Contract Documents, for the following sum of money:

**Single Prime Bid:**

BIDDER'S COMPANY NAME: Coastline Electrical Construction, Inc.

BASE BID One hundred twenty-eight thousand, two hundred sixty dollars (\$ 128,260.00 )

LIST OF SUBCONTRACTORS			
	NAME OF COMPANY/ADDRESS		BID
	NONE		

**ATTACH CHECK, CASH OR BID BOND TO THIS PROPOSAL.**

November 1, 2019  
Project No. 20180157

Bid Form  
00400 - 1

**CITY OF GREENVILLE  
PUBLIC WORKS SITE LIGHTING - PHASE 1**

2. I understand that the Owner reserves the right to reject this bid, but that this bid shall remain open and not be withdrawn for a period of 60 days from the date prescribed for its opening.
3. If written notice of the acceptance of this bid is mailed or delivered to the undersigned within 45 days after the date set for the opening of this bid, or at any other time thereafter before it is withdrawn, the undersigned will execute and deliver the Contract Documents to Owner in accordance with this bid accepted, and will also furnish and deliver proof of insurance coverage, all within ten days after deposit in the mails of the notification of acceptance of this bid.
4. Notice of acceptance, or request for additional information, may be addressed to the undersigned at the address set forth below.
5. The bidder acknowledges receipt of the following Addenda and has incorporated bid revisions in this bid proposal.

Addendum No.	Dated	Received	Addendum No.	Dated	Received
<u>1</u>	<u>12/4/</u>	<u>12/4</u>	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

6. Construction Time: The undersigned agrees if he is the successful bidder to commence work under this contract on a date to be specified by the Owner and to fully complete all work on the Project within the following period set forth below.

**120** Consecutive Calendar Days

7. The bidder further agrees that the Owner has the right to withhold from compensation otherwise to be paid the amount of three hundred dollars (\$300.00) per day that the work is not completed after the completion date defined above as liquidated damages reasonably determined to be incurred by the Owner as a result of such delay.
8. The names of all persons interested in the foregoing bid as principals are:

IMPORTANT NOTICE: If bidder or other interested persons is a corporation, give legal name of corporation, state in where incorporated, and names of president and secretary; if a partnership, give names of firm and names of all individual co-partners composing the firm; if bidder or other interested person is an individual, give first and last names in full.)

Coastline Electrical Construction, Inc. (Inc. in State of NC)  
1838 Progress Rd.  
Greenville, NC 27834  
Osborne W. Clark - President / David Williams - Vice President

Licensed in accordance with an act for the registration of contractors, and with N.C. license number

14953-U

Sales and use tax registration number \_\_\_\_\_.

CITY OF GREENVILLE  
PUBLIC WORKS SITE LIGHTING - PHASE 1

Iran Divestment Act -

Vendor/Bidder certifies that:

- i. It is not on the Iran Final Divestment List created by the NC State Treasurer pursuant to N.C.G.S. 147-86.58
- ii. It will not take any actions causing it to appear on said list during the term of any contract with the City
- iii. It will not utilize any subcontractor to provide goods and services hereunder that is identified on said list.

E-Verify Compliance -

Bidder/Proposer acknowledges that compliance with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes is required by the Contractor and its Subcontractors by North Carolina Law and the provisions of the Contract Documents. The Bidder/Proposer represents that the Bidder/Proposer and its Subcontractors are in compliance with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Article 2 of Chapter 64 of the North Carolina General Statutes requires employers, that transact business in the State of North Carolina and employ 25 or more employees in the State of North Carolina, to electronically verify the legal employment status of an employee through the federal E-Verify program after hiring the employee to work in the State of North Carolina.

SIGN HERE:

  
Signature of Bidder

NOTE: If bidder is a corporation, set forth the legal name of the corporation together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation. If bidder is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership.

Business address: Coastline Electrical Construction, Inc.

1838 Progress Rd.

(Corporate Seal)

Greenville, NC 27834

Telephone number: 252-758-9900

Date of proposal: 12-11-19

**CITY OF GREENVILLE  
PUBLIC WORKS SITE LIGHTING - PHASE 1**

**REFERENCE INFORMATION**

All bidders must provide a list of three (3) client references of similar work. The reference information must include the company's name, a contact person's name with his or her title and their telephone number. Contractor must provide the information below with their bid sheet.

1. COMPANY  
NAME: East Carolina University

CONTACT PERSON: Ricky Hill

PHONE NUMBER: 252-328-6776 MOBILE PHONE NO. 252-916-8697

EMAIL: HILLR@ecu.edu BUSINESS FAX NO. \_\_\_\_\_

2. COMPANY  
NAME: Pitt Community College

CONTACT PERSON: Tim Strickland

PHONE NUMBER: 252-493-7330 MOBILE PHONE NO. 252-714-5528

EMAIL: tstrickland@email.pittcc.edu BUSINESS FAX NO. 252-321-4651

3. COMPANY  
NAME: Charles Hughes Construction

CONTACT PERSON: Charles Hughes or Jason Hurley

PHONE NUMBER: 252-566-5040 MOBILE PHONE NO. 252-775-0009 (Jason)

EMAIL: jhurley@embarqmail.com BUSINESS FAX NO. 252-566-5033

CITY OF GREENVILLE  
PUBLIC WORKS SITE LIGHTING - PHASE 1

CONTRACTOR INFORMATION

Contractor must provide the information below with the bid sheet.

PROSPECTIVE CONTRACTOR DATA FORM

COMPANY NAME: Coastline Electrical Construction, Inc.

ADDRESS: 1838 Progress Rd., Greenville, NC 27834

PHONE NUMBER: 252-758-9900 MOBILE PHONE NO. 252-245-0840

EMAIL: daryl@coastlineelec.com BUSINESS FAX NO. 252-758-0918

TAX ID#: 56-1741319

Corporation Or Partnership: Corporation

Number of Years in Business: 28

Number of Years in Greenville Area: 28

Number of Permanent Employees: 34

Number of Part-time Employees: 1

**City of Greenville/Greenville Utilities Commission  
Minority and Women Business Enterprise (MWBE) Program**

**City of Greenville  
Construction Guidelines and Affidavits  
\$100,000 and above**

These instructions shall be included with each bid solicitation.

MBForms 2002-  
Revised July 2010  
Updated 2019

## City of Greenville/Greenville Utilities Commission Minority and Women Business Enterprise Program

### \$100,000 and Construction Guidelines for MWBE Participants

**Policy Statement**

It is the policy of the City of Greenville and Greenville Utilities Commission to provide minorities and women equal opportunity for participating in all aspects of the City's and Utilities' contracting and procurement programs, including but not limited to, construction projects, supplies and materials purchases, and professional and personal service contracts.

**Goals and Good Faith Efforts**

Bidders responding to this solicitation shall comply with the MWBE program by making Good Faith Efforts to achieve the following aspiration goals for participation.

	CITY	
	MBE	WBE
<b>Construction This goal includes Construction Manager at Risk.</b>	10%	6%

Bidders shall submit MWBE information with their bids on the forms provided. This information will be subject to verification by the City prior to contract award. As of July 1, 2009, contractors, subcontractors, suppliers, service providers, or MWBE members of joint ventures intended to satisfy City MWBE goals shall be certified by the NC Office of Historically Underutilized Businesses (NC HUB) only. Firms qualifying as "WBE" for City's goals must be designated as a "women-owned business" by the HUB Office. Firms qualifying as "MBE" for the City's goals must be certified in one of the other categories (i.e.: Black, Hispanic, Asian American, American Indian, Disabled, or Socially and Economically Disadvantaged). Those firms who are certified as both a "WBE" and "MBE" may only satisfy the "MBE" requirement. Each goal must be met separately. Exceeding one goal does not satisfy requirements for the other. A complete database of NC HUB certified firms may be found at <http://www.doa.nc.gov/hub/>. An internal database of firms who have expressed interest to do business with the City and GUC is available at [www.greenvillenc.gov](http://www.greenvillenc.gov). However, the HUB status of these firms must be verified by the HUB database. The City shall accept NCDOT certified firms on federally funded projects only. Please note: A contractor may utilize any firm desired. However, for participation purposes, all MWBE vendors who wish to do business as a minority or female must be certified by NC HUB.

The Bidder shall make good faith efforts to encourage participation of MWBEs prior to submission of bids in order to be considered as a responsive bidder. Bidders are cautioned that even though their submittal indicates they will meet the MWBE goal, they should document their good faith efforts and be prepared to submit this information, if requested.

The MWBE's listed by the Contractor on the **Identification of Minority/Women Business Participation** which are determined by the City to be certified shall perform the work and supply the materials for which they are listed unless the Contractors receive prior authorization from the City to perform the work with other forces or to obtain materials from other sources. If a contractor is proposing to perform all elements of the work with his own forces, he must be prepared to document evidence satisfactory to the owner of similar government contracts where he has self-performed.

MBForms 2002-  
Revised July 2010  
Updated 2019

Attach to Bid  
The Contractor shall enter into and supply copies of fully executed subcontracts with each MWBE or supply signed Letter(s) of Intent to the Project Manager after award of contract and prior to Notice to Proceed. Any amendments to subcontracts shall be submitted to the Project Manager prior to execution.

### Instructions

The Bidder shall provide with the bid the following documentation:

- Identification of Minority/Women Business Participation  
(if participation is zero, please mark zero—Blank forms will be considered nonresponsive)
- Affidavit A (if subcontracting)
- OR
- Identification of Minority/Women Business Participation  
(if participation is zero, please mark zero—Blank forms will be considered nonresponsive)
- Affidavit B (if self-performing; will need to provide documentation of similar projects in scope, scale and cost)

Within 72 hours or 3 business days after notification of being the apparent low bidder who is subcontracting anything must provide the following information:

- Affidavit C (if aspirational goals are met or are exceeded)
- OR
- Affidavit D (if aspirational goals are not met)

After award of contract and prior to issuance of notice to proceed:

- Letter(s) of Intent or Executed Contracts

**\*\*With each pay request, the prime contractors will submit the Proof of Payment Certification, listing payments made to MWBE subcontractors.**

**\*\*\*If a change is needed in MWBE Participation, submit a Request to Change MWBE Participation Form. Good Faith Efforts to substitute with another MWBE contractor must be demonstrated.**

### Minimum Compliance Requirements:

All written statements, affidavits, or intentions made by the Bidder shall become a part of the agreement between the Contractor and the City for performance of contracts. Failure to comply with any of these statements, affidavits or intentions or with the minority business guidelines shall constitute a breach of the contract. A finding by the City that any information submitted (either prior to award of the contract or during the performance of the contract) is inaccurate, false, or incomplete, shall also constitute a breach of the contract. Any such breach may result in termination of the contract in accordance with the termination provisions contained in the contract. It shall be solely at the option of the City whether to terminate the contract for breach or not. In determining whether a contractor has made Good Faith Efforts, the CITY will evaluate all efforts made by the Contractor and will determine compliance in regard to quantity, intensity, and results of these efforts.

MBForms 2002-  
Revised July 2010  
Updated 2019



# City of Greenville AFFIDAVIT A - Listing of Good Faith Efforts

County of Pitt

(Name of Bidder)

Affidavit of Coastline Electrical Construction, 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/Women 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/women business commitment and is authorized to bind the bidder to the commitment herein set forth.

Date: 12-11-19 Name of Authorized Officer: Osborne W. Clark

Signature: *Osborne W. Clark*

Title: President

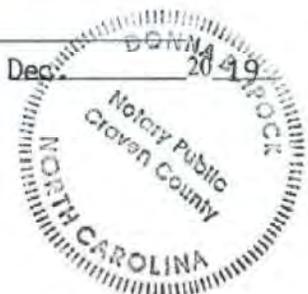


State of NC, County of Pitt

Subscribed and sworn to before me this 11th day of Dec. 2019

Notary Public *Diana B. Spid*

My commission expires 6-17-23



# City of Greenville --AFFIDAVIT B-- Intent to Perform Contract with Own Workforce.

County of Pitt

Affidavit of Coastline Electrical Construction, Inc.  
(Name of Bidder)

I hereby certify that it is our intent to perform 100% of the work required for the City of Greenville  
Public Works Site Lighting Phase I contract.  
(Name of Project)

In making this certification, the Bidder states that the Bidder does not customarily subcontract elements of this type project, and normally performs and has the capability to perform and will perform all elements of the work on this project with his/her own current work forces; and

The Bidder agrees to provide any additional information or documentation requested by the owner in support of the above statement.

The undersigned hereby certifies that he or she has read this certification and is authorized to bind the Bidder to the commitments herein contained.

Date: 12-11-19 Name of Authorized Officer: Osborne W. Clark

Signature: *Osborne W. Clark*

Title: President



State of NC, County of Pitt

Subscribed and sworn to before me this 11th day of Dec. 2019

Notary Public *Donna B. Igo*

My commission expires 6-17-23

CITY OF GREENVILLE  
PUBLIC WORKS SITE LIGHTING - PHASE 1

STATE OF NORTH CAROLINA

AFFIDAVIT

CITY OF GREENVILLE

\*\*\*\*\*

I, Lori L. Aldridge (the individual attesting below), being duly authorized by and on behalf of Coastline Electrical Const. Inc. (the entity bidding on project hereinafter "Employer") after first being duly sworn hereby swears or affirms as follows:

1. Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).
2. Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS§64-26(a).
3. Employer is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)
  - a. YES , or
  - b. NO
4. Employer's subcontractors comply with E-Verify, and if Employer is the winning bidder on this project Employer will ensure compliance with E-Verify by any subcontractors subsequently hired by Employer.

This 11<sup>th</sup> day of December, 2019.

Lori L. Aldridge  
Signature of Affiant  
Print or Type Name: Lori L. Aldridge

State of North Carolina City of Greenville

Signed and sworn to (or affirmed) before me, this the  
11<sup>th</sup> day of December, 2019.

My Commission Expires:

6-17-23 Donna B. Gidd  
Notary Public

(Affix Official/Notarial Seal)



November 1, 2019  
Project No. 20180157

E Verify Affidavit  
00403 - 1





**BID TABULATION SHEET**  
**City of Greenville, North Carolina**  
**Recreation and Parks Department**

**RECREATION AND PARKS**

<b>Project Name:</b>	Parks Maintenance Shelter	<b>Project No.</b>	PP2019-01
<b>Opening Location:</b>	Jaycee Park Building 2000 Cedar Lane, Greenville, NC	<b>Bid Opening Date:</b>	Friday, January 3, 2020 10:00 am

Contractor Name	License Number	Acknowledge Addenda	Base Bid Amount	
Chance + Smith Builders Inc	59985	N/A	92,160.00	
Meridian Design/Build of NC LLC	74401	N/A	59,875.00	
DBS Construction	69961	N/A	88,877.17	

Certified by: Mark Nottingham  
 Mark Nottingham, Parks Planner

COG 1120462

**BID TABULATION SHEET**  
 City of Greenville, North Carolina  
 Public Works Department

<b>Greenville Convention Center HVAC Replacement</b>			
<b>Vendor Name</b>			<b>Total</b>
Frigi-Temp			<b>\$252,276.01</b>
Comfort Master			<b>\$279,000.00</b>
Eneco East			<b>\$303,190.00</b>
Piedmont			<b>\$310,961.00</b>
Schneider Electric			<b>\$349,853.00</b>
Mechanical Maintenance			<b>\$357,809.38</b>

Certified by:   
 Ross Peterson, Building & Grounds Supervisor

Lowest bid was non-responsive.  
 Did not provide the required MWBE docs.

8.0 CONTRACTOR INFORMATION

Contractor must provide the information below with the bid sheet.

CITY OF GREENVILLE  
NORTH CAROLINA  
PROSPECTIVE CONTRACTOR DATA FORM

Company Name: Comfort Master Mechanical Associates, Inc

Address: 1734 Union St. Greenville NC 27834

Phone Number: 252-752-1779 Mobile Phone Number: 252-531-7304

Email: robin@comfortmasterme.com Business Fax Number: 252-752-4758

Tax ID# 11-3687123

NC General Contractors License# N/A NC HVAC License # 14585 / NC Electrical License # 13465-L

Corporation or Partnership: Corporation

Number of Years in Business: 17 years

CITY OF GREENVILLE  
PUBLIC WORKS DEPARTMENT  
REQUEST FOR BIDS

In compliance with the request for bids by the City of Greenville and subject to all conditions and specifications thereof, the undersigned offers and agrees to furnish all equipment, labor and work site clean-up as provided in the above mentioned specifications.

Description

HVAC Replacement – Greenville Convention Center:

Lump Sum Bid Total

\$ 279,000.00

Bid reviewed, prepared and submitted by-

Company Name: Comfort Master Mechanical Assoc. Inc. Addenda Received: 0

Signed: Kenneth Robin Bower

Print Name: Kenneth Robin Bower

Date: January 7, 2020

activities, operations, and performance of services while on City property and further agrees to release and discharge the City of Greenville and its Agents from all claims or liabilities arising from or caused by the successful bidder in fulfilling its obligations under this Agreement.

- 5.3 It is understood and agreed by the parties that the City of Greenville will assume no liability for damages, injury, or other loss to the successful bidder, its employees or property, tools or equipment, or to other persons or properties located on City facilities resulting from the successful bidder's activities and operations while performing those service enumerated herein. The successful bidder shall assume full and complete liability for any and all damages on City or private properties caused by or resulting from its activities, operations, and that of its employees, agents and officers.

6.0 ADDENDUM

- 6.1 Addendum: Any changes to the specifications will be issued as a written addendum. No oral statements, explanations, or commitments by whosoever shall be of any effect.
- 6.2 Amendment: The contract may be amended from time to time through written agreement by both parties.

7.0 REFERENCE INFORMATION

All bidders must provide a list of three (3) client references of similar work. The reference information must include the company's name, a contact person's name with his or her title and their telephone number. Contractor must provide the information below with their bid sheet. Contractor must be experienced in projects of similar construction.

1. Company name: Custom Building Company  
Contact person: Pete West  
Title: President Phone No. 252-752-4220
2. Company name: C.A. Lewis Inc.  
Contact person: Ross Woodall  
Title: Project Mgr. Phone No. 252-757-3536
3. Company name: Vidant@ Roanoke Chewan Hospital  
Contact person: Kimzy Myers  
Title: Maintenance Phone No. 252-209-5564  
Foreman



City of Greenville --AFFIDAVIT B-- Intent to Perform

Contract with Own Workforce.

County of Pitt

Affidavit of Comfor+Master Mechanical Associates Inc.

I hereby certify that it is our intent to perform 100% of the work required for the \_\_\_\_\_  
(Name of Bidder)

HVAC Replacement - Greenville Convention Center contract.  
(Name of Project)

In making this certification, the Bidder states that the Bidder does not customarily subcontract elements of this type project, and normally performs and has the capability to perform and will perform all elements of the work on this project with his/her own current work forces; and

The Bidder agrees to provide any additional information or documentation requested by the owner in support of the above statement.

The undersigned hereby certifies that he or she has read this certification and is authorized to bind the Bidder to the commitments herein contained.

Date: 1/7/2020 Name of Authorized Officer: Kenneth Robin Bowen

Signature: Kenneth Robin Bowen

Title: President



State of North Carolina, County of Pitt  
Subscribed and sworn to before me this 7<sup>th</sup> day of January 2020  
Notary Public Deborah Ann Shrey  
My commission expires 9/14/2022

STATE OF NORTH CAROLINA

AFFIDAVIT

CITY OF GREENVILLE

\*\*\*\*\*

I, Kenneth Robin Bowen (the individual attesting below), being duly authorized by and on behalf of Comfort Master Mechanical Assoc. Inc. (the entity bidding on project hereinafter "Employer") after first being duly

sworn hereby swears or affirms as follows:

1. Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).

2. Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS§64-26(a).

3. Employer is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)

a. YES , or

b. NO

4. Employer's subcontractors comply with E-Verify, and if Employer is the winning bidder on this project Employer will ensure compliance with E-Verify by any subcontractors subsequently hired by Employer.

This 7<sup>th</sup> day of January, 2020.

Kenneth Robin Bowen  
Signature of Affiant

Print or Type Name: Kenneth Robin Bowen

State of North Carolina City of Greenville

Signed and sworn to (or affirmed) before me, this the 7<sup>th</sup>

day of January, 2020.

My Commission Expires:

9/14/2022

Deborah Ann Shrey  
Notary Public

(Affix Official/Notarial Seal)



**INVITATION TO BID**  
**Informal Bid**  
**HVAC REPLACEMENT – Greenville Convention Center**  
**CITY OF GREENVILLE**  
**NORTH CAROLINA**



*Find yourself in good company*

**PRE-BID MEETING: TUESDAY, DECEMBER 10, 2019 @ 2:00 PM**  
**GREENVILLE CONVENTION CENTER**  
**303 SW GREENVILLE BLVD., GREENVILLE, NC**

**BIDS DUE: TUESDAY, JANUARY 7, 2020 @ 2:00 PM**  
**PUBLIC WORKS**  
**1500 BEATTY STREET, GREENVILLE, NC 27834**

**CONTACT PERSONS:**

**QUESTIONS REGARDING THE BID PACKAGE:**

*Ms. Denisha Harris*  
*Purchasing Manager*  
*Telephone: (252) 329-4862*  
*Email: [dharris@greenvillenc.gov](mailto:dharris@greenvillenc.gov)*

**QUESTIONS REGARDING THE SPECIFICATIONS:**

*Mr. Ross Peterson*  
*Building and Grounds Supervisor*  
*Telephone: (252) 329-4921*  
*Email: [rpeterson@greenvillenc.gov](mailto:rpeterson@greenvillenc.gov)*

**CITY OF GREENVILLE  
ADVERTISEMENT FOR PROPOSALS  
“HVAC Replacement – Greenville Convention Center”**

The City of Greenville, NC is requesting proposals for the “HVAC Replacement – Greenville Convention Center” located at the Greenville Convention Center, 303 SW Greenville Blvd.. The scope of work shall include but is not limited to the removal of the existing rooftop units, installation of new rooftop units, all electrical and other associated items.

This is a turn-key project.

A mandatory pre-bid meeting and site visit will be held at the Greenville Convention Center located at 303 SW Greenville Blvd., Greenville, NC on Tuesday, December 10, 2019 @ 2:00 PM.

A site visit is mandatory that will be available following the pre-bid meeting and the alternate date for those that attend mandatory pre-bid will be Thursday, December 12, 2019 @ 2:00 PM, by emailing Ross Peterson at [rpeterson@greenvillenc.gov](mailto:rpeterson@greenvillenc.gov).

Sealed proposals will be received by the City of Greenville until Tuesday, January 7, 2020 by 2:00 PM at the Public Works Reception Desk located at 1500 Beatty Street, Greenville, NC 27834.

Mailed bids must be delivered to 1500 Beatty Street, Greenville, NC 27834 on or before Tuesday January 7, 2020 @ 2:00 PM and addressed to Mr. Ross Peterson, Building and Grounds Supervisor, with the words *Bid Enclosed, HVAC Replacement – Greenville Convention Center* on the outside of the mail carrier envelope. Bids received after the deadline will not be opened.

All bids will be marked with the date and time they are received by reception staff. Bids will NOT be opened and read aloud. Bids will be open and reviewed by city staff. A bid tabulation will be available upon request once the contract is awarded to the successful bidder.

The City of Greenville reserves the right to reject any or all bids, waive any informality and award contracts that appear to be in its best interest. The right is reserved to hold any or all proposals for a period of sixty (60) days from the bid opening thereof.

From the date of this advertisement until the date of opening the proposals, the plans and specifications of the proposed work and/or a complete description of the apparatus, supplies, materials or equipment are and will continue to be on file in the office of the City of Greenville Purchasing Manager, 201 W. 5<sup>th</sup> Street, Greenville, NC 27834, during regular business hours, and available to prospective bidders. Inquiries should be directed to the Purchasing Manager at the above address --- Telephone (252) 329-4862. Minority/Women owned business are encouraged to submit proposals.

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## INSTRUCTIONS TO BIDDERS

**Proposal to Provide  
HVAC Replacement – Greenville Convention Center  
303 SW Greenville Blvd., Greenville, NC 27834**

1. Contractor is to provide verification to the City that the company's employees are covered under worker's compensation insurance coverage.
2. It is expressly understood by the contractor offering a proposal after a written notice of award by the City, a purchase order will be required to be executed and will serve together with this proposal, these instructions, and any detailed specifications as the entire form of contract between the parties.
3. Each Contractor submitting a proposal is affirming that no official or employee of the City is directly or indirectly interested in this proposal for any reason of personal gain.
4. Sales taxes may be listed on the proposal, but as a separate item. No charge will be allowed for Federal Excise and Transportation Tax from which the City is exempt.
5. Questions regarding any procedure for submission of a proposal for the HVAC Replacement shall be directed by email to Ross Peterson, Building and Grounds Supervisor, @ [rpeterson@greenvillenc.gov](mailto:rpeterson@greenvillenc.gov). Questions shall be submitted by 5:00 PM, Tuesday, December 17, 2019. Answers will be provided in an addendum and email to those that signed in at the pre-bid by 5:00 PM, Friday, December 20, 2019. If an addendum is provided it must be indicated by initialing on bid form. Addendums will be available on city web page.
6. If the Contractor is unable to provide a proposal for any reason, please send an email with an explanation to [rpeterson@greenvillenc.gov](mailto:rpeterson@greenvillenc.gov).
7. By submitting a proposal for HVAC REPLACEMENT – Greenville Convention Center, the Contractor attests that it is in compliance with all items listed in the bid/proposal instructions. Furthermore, the Contractor attests that the City of Greenville accepts no responsibility for any injuries to the firm's employees, while on City property performing their duties.
8. Contractor must comply with all OSHA requirements associated with the work within this contract.
9. It is expected that work would begin sometime in March/April. However, such starting date is subject to change based on time needed to finalize contract documents.
10. No work will be performed at any time without proper supervision. Names and experience of supervisors shall be provided.
11. Parking and staging areas for equipment and materials can be arranged on site during the pre-construction meeting conducted prior to the work starting.
12. Work on this project will have to be performed so as to not disrupt operations of the buildings and grounds. Any work that the contractor feels that will be disruptive should be planned to be done after hours. This includes any closing of any streets around the buildings.
13. All work must be performed Monday – Saturday from 7:00 AM to 7:00 PM. Other hours will have to be approved in advance.
14. The Contractor shall accompany a designated representative(s) of the City on inspections of work at any time during the contract period. The City reserves the right to make determinations as to whether service is performed satisfactorily. Deficiencies in work performance must be corrected immediately.

## SPECIFICATIONS

### 1.0 SCOPE:

The scope of work shall include, but is not limited to:

- 1.1 The Contractor shall provide all labor, equipment, crane, materials and insurance necessary to remove and replace the rooftop HVAC units [(7 units), six 27.5 ton packaged and one 6 ton package] and all necessary work to complete installation per the attached equipment specifications and drawings document, labeled as Exhibit "B".
- 1.2 New rooftop units shall be manufactured by Trane. No other manufacture will be accepted.
- 1.3 Include extended warranty of 10 years for compressor and heat exchanger parts as well as a 5 year parts, refrigerant and labor warranty.
- 1.4 Start up and commissioning shall be performed by Trane authorized representative.
- 1.5 The new 27.5 ton units will be placed on the existing curb with a new gasket provided by contractor. Visual inspection by the city and contractor of duct shall be performed prior to setting units in place. If any work is deemed necessary by the City than a change order will be created.
- 1.6 The new 6 ton unit will require an adapter to the existing curb with a new gasket provided by contractor. Visual inspection by the city and contractor of duct shall be performed prior to setting units in place. If any work is deemed necessary by the City than a change order will be created.
- 1.5 Install all new electrical service disconnects with watertight conduit from service disconnect to units.
- 1.6 All electrical and duct connections shall be included.
- 1.7 Installation of all programmable zone sensors.
- 1.8 All low voltage wiring shall be disconnected and reconnected by contractor.
- 1.9 Obtain all permits from the City of Greenville at no cost.
- 1.10 All areas of work shall be scheduled at least one (1) week in advance and be scheduled through the Building & Grounds Supervisor.
- 1.11 Cleanup and removal of all replacement units and debris at work site.

### 2.0 PAYMENT AND BID:

- 2.1 Bidders will comply with all local, state, and federal laws and ordinances governing said work including the Occupational Safety and Health Act of 1970.
- 2.2 By submitting a proposal, the firm is attesting that they are an Equal Opportunity Employer.

2.3 The City of Greenville has adopted an Affirmative Action Program. Firms submitting a proposal are attesting that they also have taken affirmative action to ensure equality of opportunity in all aspects of employment.

2.3 **Minority and/or Women Business Enterprise (MWBE) Program**

It is the policy of the City of Greenville to provide minorities and women equal opportunity for participating in all aspects of the City's contracting and procurement programs, including but not limited to, construction projects, supplies and materials purchases, and professional and personal service contracts. In accordance with this policy, the City has adopted a Minority and Women Business Enterprise (M/WBE) Plan and subsequent program, outlining verifiable goals.

The City has established a 10% Minority Business Enterprise (MBE) and 6% Women Business Enterprise (WBE) goal for the participation of MWBE firms in supplying goods and services for the completion of this project. All firms submitting bids agree to utilize minority and women-owned firms whenever possible.

Refer to Exhibit "C" for all Minority and/or Woman Business Enterprise (MWBE) requirements.

Questions regarding the City's M/WBE Program should be directed to Ferdinand Rouse in the M/WBE Office at (252) 329-4462.

2.5 The City of Greenville reserves the right to reject any and all bids, to waive any informalities and to accept the bid if seems most advantages to the City. Any bid submitted will be binding for sixty (60) days after the date of the bid opening.

2.6 **Equal Employment Opportunity Clause**

The City has adopted an Equal Employment Opportunity Clause, which is incorporated into all specifications, purchase orders, and contracts, whereby a vendor agrees not to discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, national origin or ancestry. A copy of this clause may be obtained at the City Clerk's Office, City Hall, Greenville, NC. By submitting qualifications and/or proposals, the firm is attesting that they are an Equal Opportunity Employer. Federal law (Rehabilitation Act and ADA) prohibits handicapped discrimination by all governmental units. By submitting a proposal, the vendor is attesting to its policy of nondiscrimination regarding the handicapped.

2.7 **Iran Divestment Act Certification:**

The CONTRACTOR hereby certifies that, it is not on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58. The CONTRACTOR shall not utilize in the performance of the Agreement any subcontractor that is identified on the Iran Final Divestment List.

2.8 **E-Verify Compliance:**

The CONTRACTOR shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further if the CONTRACTOR utilizes a subcontractor, the CONTRACTOR shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. The CONTRACTOR represents that the CONTRACTOR and its subcontractors are in compliance with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

activities, operations, and performance of services while on City property and further agrees to release and discharge the City of Greenville and its Agents from all claims or liabilities arising from or caused by the successful bidder in fulfilling its obligations under this Agreement.

5.3 It is understood and agreed by the parties that the City of Greenville will assume no liability for damages, injury, or other loss to the successful bidder, its employees or property, tools or equipment, or to other persons or properties located on City facilities resulting from the successful bidder's activities and operations while performing those service enumerated herein. The successful bidder shall assume full and complete liability for any and all damages on City or private properties caused by or resulting from its activities, operations, and that of its employees, agents and officers.

**6.0 ADDENDUM**

6.1 Addendum: Any changes to the specifications will be issued as a written addendum. No oral statements, explanations, or commitments by whosoever shall be of any effect.

6.2 Amendment: The contract may be amended from time to time through written agreement by both parties.

**7.0 REFERENCE INFORMATION**

All bidders must provide a list of three (3) client references of similar work. The reference information must include the company's name, a contact person's name with his or her title and their telephone number. Contractor must provide the information below with their bid sheet. Contractor must be experienced in projects of similar construction.

1. Company name: \_\_\_\_\_  
Contact person: \_\_\_\_\_  
Title: \_\_\_\_\_ Phone No. \_\_\_\_\_
2. Company name: \_\_\_\_\_  
Contact person: \_\_\_\_\_  
Title: \_\_\_\_\_ Phone No. \_\_\_\_\_
3. Company name: \_\_\_\_\_  
Contact person: \_\_\_\_\_  
Title: \_\_\_\_\_ Phone No. \_\_\_\_\_

**8.0 CONTRACTOR INFORMATION**

Contractor must provide the information below with the bid sheet.

**CITY OF GREENVILLE  
NORTH CAROLINA  
PROSPECTIVE CONTRACTOR DATA FORM**

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Mobile Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_ Business Fax Number: \_\_\_\_\_

Tax ID# \_\_\_\_\_

NC General Contractors License# \_\_\_\_\_

Corporation or Partnership: \_\_\_\_\_

Number of Years in Business: \_\_\_\_\_

**CITY OF GREENVILLE  
PUBLIC WORKS DEPARTMENT  
REQUEST FOR BIDS**

In compliance with the request for bids by the City of Greenville and subject to all conditions and specifications thereof, the undersigned offers and agrees to furnish all equipment, labor and work site clean-up as provided in the above mentioned specifications.

Description

HVAC Replacement – Greenville Convention Center:

Lump Sum Bid Total

\$ \_\_\_\_\_

Bid reviewed, prepared and submitted by-

Company Name: \_\_\_\_\_

Addenda Received: \_\_\_\_\_

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



RECREATION AND PARKS

BID TABULATION SHEET  
 City of Greenville, North Carolina  
 Recreation and Parks Department

Project Name:	Town Creek Pedestrian Bridge Deck Replacement	Project No.	PC-0085
Opening Location:	Jaycee Park Building 2000 Cedar Lane, Greenville, NC	Bid Opening Date:	Tuesday, January 28, 2020 10:00 AM

Contractor Name	MWBE Forms	ACK Addenda	Base Bid	Alternate #1 - Expand Wood Decking	Alternate #2 - Expand Concrete Decking
Berry Building Group, Inc.	Yes	Yes	\$78,446.00	\$452,674.19	\$520,697.00
Meridian Design Build	Yes	Yes	\$72,495.00	\$185,000.00	\$225,250.00 **
Unshakable Buildings, LLC			NOTE: Contractor was invited to attend a mandatory prebid meeting but did not show.		** Contractor gave a volunteer alternate to install metal forms in lieu of frp forms as speced. This will reduce his price by \$22,000.00. We have accepted his volunteer alternate. The accepted and awarded price will be \$203,250.00

Certified by: Mike Watson

Mike Watson, Parks Coordinator

COG 1025367 v49



# City of Greenville, North Carolina

Meeting Date: 4/9/2020  
Time: 6:00 PM

**Title of Item:** Various tax refunds greater than \$100

**Explanation:** **Abstract:** Pursuant to North Carolina General Statute 105-381, refunds are being reported to City Council. These are refunds created by a change or release of value for City of Greenville taxes by the Pitt County Tax Assessor. Pitt County Commissioners have previously approved these refunds; they are before City Council for their approval as well. These refunds will be reported as they occur when they exceed \$100.

**Explanation:** The Director of Financial Services reports refunds of the following taxes:

Payee	Adjustment Refunds	Amount
Bobby Walker	Registered Motor Vehicle	283.01
Brandon Hodges	Registered Motor Vehicle	238.35
Charles Johnson	Registered Motor Vehicle	174.18
Clarence Moye	Registered Motor Vehicle	114.38
David Damn	Registered Motor Vehicle	241.44
Estany Inga	Individual Property Taxes	110.17
Eunice Tyson	Registered Motor Vehicle	154.13
Federal Express Corporation	Registered Motor Vehicle	978.41

Glenn Cauvin	Registered Motor Vehicle	495.45
Howard Tepper	Registered Motor Vehicle	130.92
Jimmy Garris	Registered Motor Vehicle	172.08
Kevin Khan	Registered Motor Vehicle	155.09
Maria Frausto	Real Estate	158.86
Matthew Moore	Registered Motor Vehicle	130.01
Pamela Merrill	Registered Motor Vehicle	201.58
Rodney Clemons	Registered Motor Vehicle	422.02
Third Street Education Center	Registered Motor Vehicle	142.09
Tuyet Franks	Individual Property Taxes	765.18
Wanda Strickland	Registered Motor Vehicle	292.74
Wells Fargo Real Estate Service	Real Estate	446.66
William Overbay	Registered Motor Vehicle	523.17
William Spikes	Registered Motor Vehicle	107.64
Yun Chen	Registered Motor Vehicle	103.99
Zachary Bunting	Individual Property Taxes	522.91
	<b>REFUND TOTAL:</b>	<b>7,064.46</b>

**Fiscal Note:** The total refunded is \$7,064.46

**Recommendation:** Approval of taxes refunded by City Council



## City of Greenville, North Carolina

Meeting Date: 4/9/2020  
Time: 6:00 PM

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**Title of Item:** Public Hearing for the 2020-2021 Annual Action Plan for CDBG and HOME Programs

**Explanation:** **Abstract:** The Annual Action Plan is a required strategy which identifies housing objectives and resources that will be used to address the identified needs in the City of Greenville. This Annual Action Plan identifies the proposed goals and objectives for the Housing Division over the next fiscal year.

**Explanation:** The Planning and Development Services Department, Housing Division, has drafted the 2020-2021 Annual Action Plan. The plan is mandated by the US Department of Housing and Urban Development (HUD) and is designed to assist municipalities in assessing their needs in affordable housing, economic and community development. To receive Community Development Block Grant (CDBG) and HOME Investment Partnership Funds, the City must prepare an Annual Action Plan each year. The Annual Action Plan is based on the annual allocation of resources for housing activities utilizing Community Development Block Grant (CDBG) and HOME Investment Partnership Funds. The City is an "Entitlement City" under the Community Development Block Grant (CDBG) program and a "Participating Jurisdiction (PJ)" under the HOME Investment Partnership Program. These designations result in annual formula allocations to the City by HUD to benefit low- to moderate- income residents. Expenditures of CDBG and HOME funds must meet grant program spending requirements and national objectives.

Pursuant to the National Affordable Housing Act, the City is required to advertise two (2) public meetings to discuss and receive comments on activities being considered in the 2018-2022 Consolidated Plan and the 2020-2021 Annual Action Plan. The City's 31-day comment period runs from March 9, 2020 to April 10, 2020.

The public meetings were held on Monday, March 30, 2020, at 6:00 p.m. via the Zoom video communication application as well as by conference call, and Wednesday, April 8, 2020, at 4:00 p.m. via the Zoom video communication application as well as by conference call. The purpose of the meetings is to receive

comments from the community and stakeholders on resources and funds provided through the Community Development Block Grant and HOME investment Partnerships Program funds from the US Department of Housing and Urban Development (HUD). The public hearing will be held on Thursday, April 9, 2020, at the 6:00 pm City Council meeting. This hearing offers the opportunity for the public to make comments and to approve the plans and direct staff to implement the plans.

**Fiscal Note:**

The Draft Annual Action Plan is based on the award notification in the amount of \$977,960 for CDBG and \$545,511 for HOME.

**Recommendation:**

Conduct the public hearing to further allow citizen participation in the planning of the 2020-2021 Annual Action Plan for the CDBG and HOME programs. Approve the plan for implementation and authorize the Mayor and/or City Manager, as appropriate, to sign required documents.

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ATTACHMENTS:

▣ 2020-2021\_DRAFT\_AAP\_-\_1\_-\_COG\_1126529



# 2020-2021 DRAFT Annual Action Plan

Public Comment Period: March 9, 2020- April 9, 2020

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The 2020-2021 Annual Action Plan (AAP) is the third of the City of Greenville's 2018-2022 Five-Year Consolidated Plan. The AAP is a requirement of the Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. The goal of this plan is to identify the community's priorities related to housing and community development for primarily low- and moderate-income citizens, characterized by being at, or below, 80% of the area median income (AMI). Included are strategies, resources, and partnerships the community expects to leverage to address identified needs.

The Annual Action Plan serves as the City of Greenville's application for federal funding for the following grant programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program (HOME)

The City leverages other federal, state, and local resources to support community development efforts prioritizing decent, affordable housing. These additional funding sources include:

- Lead-Based Paint Hazard Control and Healthy Homes Grant (Healthy Homes)
- NC Rural Housing Recovery Infrastructure Grant
- Greenville Utilities Commission Energy Efficiency
- General Fund

The additional programs allow for lead abatement and mitigation in owner-occupied and rental homes with children, supplement infrastructure improvements for multi-family tax-credit projects providing affordable rental units, energy efficiency improvements for owner-occupied units, down payment assistance for homebuyers, and other program administration necessities.

The Housing Division of the Planning and Development Services Department administers and supports the aforementioned programs and related activities. Available activities range from neighborhood-specific to citywide initiatives with the overall aim to create and preserve affordable housing and neighborhood revitalization.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

## **3. Evaluation of past performance**

During the 2019-2020 year, the Housing Division implemented programs to more broadly address decent, affordable housing citywide and within the West Greenville Redevelopment Area. The Healthy Homes program was adopted as an opportunity to create safe living environments for both low- and moderate-income homeowners and renters with children under age six. This program is complemented by CDBG funding to address additional sustainability concerns in owner-occupied homes.

Additionally, the City became a recipient of the Rural Housing Recovery Infrastructure Grant from the State to subsidize the Old Firetower Place NC Housing Finance Agency (NCHFA) 9% Tax-Credit Project. The funds will assist with creation of infrastructure and amenities in an effort to support the development of this 60-unit affordable rental project.

Local dollars were invested in a new energy efficiency improvement program that targets homeowners ranging from 100-120% AMI. The intent of this program is to increase inclusivity in the West Greenville Redevelopment Area by supporting the needs of a mixed-income community.

Ongoing programs, such as the owner-occupied rehabilitation, continued to serve citizens citywide and stabilized families with the support of CDBG dollars. The City began implementation of city-sponsored Lincoln Park development by procuring Bill Clark Homes to construct four single-family units for the purposes homeownership to buyers at or below 80% AMI. This project will utilize HOME dollars as one of the largest construction projects to take place using this federal resource in several years. Down payment assistance will be available to qualified buyers to assist with affordability. Other activities in the Lincoln Park project area include acquisition of slum and blighted property and subrecipient funding to non-profits.

## **4. Summary of Citizen Participation Process and consultation process**

The City of Greenville continues to acknowledge the importance of citizen participation in developing activities for each upcoming year. Public input was encouraged in developing the

2020-2021 Annual Action Plan by holding three public meetings in the fall of 2019 and a public hearing during City Council on the dates and locations for the input sessions are as follows:

<b>Date</b>	<b>Location</b>	<b>Event</b>
November 13	City Council Chambers	Affordable Housing Loan Committee Meeting
November 18	Eppes Recreation Center	Public Meeting
November 25	Sheppard Memorial Library	Public Meeting
December 12	City Council Chambers	Public Hearing

Copies of the Draft Plan will be made available to the Affordable Housing Loan Committee members and general public by way of the City of Greenville website, public libraries, City community recreational centers, and Housing Division office. In addition, public meetings will be held where citizens may comment at the following dates and locations:

<b>Date</b>	<b>Location</b>	<b>Event</b>
March 16	Carver Library	Public Meeting
March 30	Barnes, Ebron, Taft Community Center	Public Meeting
April 8	City Council Chambers	Affordable Housing Loan Committee Meeting
April 9	City Council Chambers	Public Hearing

**5. Summary of public comments**

The Draft 2020-2021 Annual Action Plan will continue to receive public comments through April 9, 2020. All comments will be included in the Draft Plan as an attachment.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

No written comments received by the City have been rejected during the public participation process. All comments will be reviewed and considered before submission.

## **7. Summary**

The City of Greenville is committed to meeting and, when possible, exceeding federal requirements for citizen participation by holding multiple public meetings throughout the city in both the fall and spring as an opportunity for community input prior to the adoption of the Annual Action Plan. A public hearing in each season is held to provide citizens and Council an opportunity to engage and comment, as well. Both public hearings and two public meetings are aired on television to increase accessibility. An electronic copy is made available on the City's website and for stakeholders upon request. Paper copies of the Plan are located in the Housing Division office, at Sheppard Memorial and Carver libraries, and City community centers. Other paper copies can be made upon request.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Greenville	Planning and Development Services Department/ Housing Division
CDBG Administrator	Greenville	Planning and Development Services Department/ Housing Division

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The 2020-2021 Annual Action Plan dictates activities to be undertaken during the fiscal year July 1, 2020- June 30, 2021. The City of Greenville is a recipient of the Community Development Block Grant (CDBG) and Home Investment Partnership Program. The Department of Housing and Urban Development Department (HUD) makes funds available and encourages leverage of additional resources. Supplemental funds in Greenville include General Fund, Greenville Utilities Commission funds, North Carolina Department of Commerce Rural Housing Recovery Infrastructure funding, and HUD-funded Lead Based Paint Hazard Control and Health Homes grants.

The Housing Division of the Planning and Development Services Department administers these funds for various community development programs.

**Annual Action Plan Public Contact Information:**

Tiana Berryman, Housing Administrator

Housing Division

Planning and Development Services Department

201 W. /fifth Street

Greenville, NC 27834

[tberryman@greenvillenc.gov](mailto:tberryman@greenvillenc.gov)

[www.greenvillenc.gov](http://www.greenvillenc.gov)

phone-252-329-4481

fax-252-329-4631

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Greenville (hereafter referred to as the City) is actively engaged in ongoing coordination with its local network of public and private community service providers and non-profit organizations that serve the people of Greenville through housing programs, public services and community and economic development programs. The City is the lead agency responsible for HUD's CDBG and HOME programs, and works with its partners to ensure the needs of the residents are met.

To comply with the Consolidated Plan development process and federal regulations (24 CFR 91.200(b), 91.215(i)) the City of Greenville consulted with community service providers, Pitt County, and other entities with a potential interest in or knowledge of Greenville's housing and non-housing community development issues. The City reached out through its website, advertisements in the local newspaper of general circulation, stakeholder meetings, and citizen participation meetings.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

Housing Division staff meets regularly with affordable housing partners and stakeholders in an effort to coordinate, and when possible, create or improve housing programs. Staff has worked with Greenville Housing Development Corporation (GHDC), the non-profit arm of the Housing Authority, to add affordable units within the Neighborhood Revitalization Strategy Area (NRSA). GHDC is completing construction of a new unit for a low- to moderate-income buyer. The City will further support this effort by providing down-payment assistance up to \$20,000, should the buyer be eligible.

Habitat for Humanity of Pitt County constructed a new unit for a first-time LMI buyer within the NRSA. Habitat participated in the City's Subrecipient Program to receive funding to support the development of the unit. The City also provided down payment assistance to the buyer to improve affordability.

The City partners with other nonprofit agencies through the Subrecipient Program that address mental health and related services. During the 2019-2020 program year, the City funded labor costs for therapy services for the Center for Family Violence Prevention and East Carolina University's Family and Marriage Therapy Clinic. Both aim to address mental health needs for victims of abuse.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The North Carolina Balance of State Continuum of Care (CoC) is a multi-county regional committee of homeless service providers that includes the City of Greenville and Pitt County. The COC is managed by the North Carolina Coalition to End Homelessness (NCCEH). Within the COC, Pitt County Government and the City of Greenville work to actively end homelessness in the region.

To date, Pitt County has received funding every year since the 2003 funding cycle. Funding received under the 2004 and 2005 award was allocated to implement a Homeless Management Information System (HMIS) which is currently fully operational. All actions will address obstacles to meet the underserved needs in the community, assist with the reduction of poverty level families, assist with the development of institutional structures, and enhance coordination between public and private housing and social service providers. Other actions will include marketing of the Continuum to reach out to surrounding communities in an endeavor to promote regional participation.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Greenville is a member of the Regional Balance of State Continuum of Care (BoS CoC) which is comprised of 4 counties known as Region 12- Beaufort, Bertie, Martin and Pitt counties. The BoS CoC was created in 2005 in order to help rural communities apply for Continuum of Care funding from HUD. The BoS is one of twelve CoCs in North Carolina, representing 79 out of 100 counties in the state.

As a voting member of the regional 12 BoS CoC board, the City participates in the application review and submission process for CoC grants. Once local applications are submitted, they are scored and ranked. They are then submitted to the full committee for final vote as to which applications should be submitted to the BoS CoC. The BoS CoC then reads and reviews the submitted applications. Once scored and ranked the BoS CoC submits the approved applications to HUD to request funding. Those agencies approved for funding from HUD will be notified by the BoS CoC. The BoS CoC signs the grant agreement with HUD and the agencies then contract with the BoS CoC.

The City participates in the Point in Time count annually in January.

The BoS CoC develops funding, policies and procedures for all regions. The regional members do have an opportunity for input in the development of policies and procedures but the final decision stands with the BoS CoC.

HMIS data is collected and entered by local agencies that receive funding from COC grants, as well as, agencies that have a first point of contact with individuals / families that are at risk of homelessness. Pitt County is the lead agency for region 12 and has a staff member that monitors and updates the HMIS data collection.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Greenville
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Greenville is the lead responsible agency of the Consolidated Plan. The mission of the City is to provide all citizens with high-quality services in an open, inclusive, professional manner, ensuring a community of excellence now and in the future.
2	<b>Agency/Group/Organization</b>	Housing Authority of the City of Greenville, North Carolina
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HACG promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services to nurture neighborhoods, provide economic development and self-sufficiency activities for residents while also assuring equal access to safe, quality housing for low and moderate income families throughout the community.

3	<b>Agency/Group/Organization</b>	Pitt County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pitt County works with the City of Greenville in community and housing needs assessments. The City is the major metropolitan area in the county. The mission of the of Pitt County Government is to enhance the health, safety, and well-being of our community by advocating for and providing quality services in a friendly and cost-effective manner.
4	<b>Agency/Group/Organization</b>	Community Crossroads Center
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Crossroads Center is an emergency shelter that provides homeless adults and families with temporary shelter and meals. Its mission is to serve the homeless and those at risk of homelessness by providing safe housing, and assisting them in developing a long-term plan that leads to self-sufficiency.
5	<b>Agency/Group/Organization</b>	Center for Family Violence Prevention
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Center for Family Violence Prevention is a private, non-profit agency primarily funded by state, federal and local grants. Through this funding, the Center for Family Violence Prevention provides resources and services to victims of domestic violence and their families.
6	<b>Agency/Group/Organization</b>	NC Balance of State COC
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Balance of State Continuum of Care (BOS COC) was created in 2005 in order to help rural communities apply for Continuum of Care funding from HUD. COC funding serves homeless populations through permanent supportive housing, transitional housing, rapid re-housing, supportive services, and HMIS projects, and is accessed through an annual application process.
8	<b>Agency/Group/Organization</b>	Mid-East Commission
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The mission of Mid-East Commission is to enhance the ability of local governments to successfully improve the quality of life for area citizens: Leadership in technical assistance, planning, program management and development and public-private partnerships.
9	<b>Agency/Group/Organization</b>	LWG Intergenerational Community Center
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	IGCC is committed to promoting independence and self-sufficiency among residents of West Greenville and Pitt County by enriching living and social conditions, increasing economic development, community involvement, improving and advocating educational opportunities, stimulating health awareness, and providing outreach networks. Community members benefit from these services regardless of age, race, creed, religion, economic status, or educational level. IGCC brings all members of the community together to identify and solve community issues with multiple community programs.
10	<b>Agency/Group/Organization</b>	METROPOLITAN HOUSING AND CDC, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Metropolitan Housing is a Community Development Corporation that has developed housing in the West Greenville area.
11	<b>Agency/Group/Organization</b>	Literacy Volunteers - Pitt County
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The mission of LV-PC is to promote literacy in Pitt County through trained volunteer tutors who provide one on one and small group tutoring to adults with limited reading, writing or English speaking/literacy skills.
12	<b>Agency/Group/Organization</b>	Pitt County Council on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Pitt County Council on Aging works to enhance the quality of life for adults by providing access to a continuum of services, programs, and resources that promote healthy living and independence.
13	<b>Agency/Group/Organization</b>	ECU Marriage and Family Therapy
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	East Carolina University's marriage and family therapy program prepares students to become a licensed marriage and family therapists. The program has been continuously accredited by Commission on Accreditation for Marriage and Family Therapy Education (COAMFTE) since 1992.
14	<b>Agency/Group/Organization</b>	Mediation Center of Eastern Carolina
	<b>Agency/Group/Organization Type</b>	Services - Mediation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MCEC is a conflict resolution based center, offering a variety of programs for the communities they serve. Their mission is to help individuals in the community develop the capacity to respectfully resolve conflict.
15	<b>Agency/Group/Organization</b>	Habitat for Humanity Pitt County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The mission of Habitat for Humanity is to bring people together to build homes, communities and hope.
16	<b>Agency/Group/Organization</b>	Operation Sunshine, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	OS provides nurturing and motivating programs, structured activities to develop and promote academic success, social skills, cultural awareness, personal growth and self-esteem to economically and socially deprived at-risk females ages 5-13 in the Pitt County Community.
17	<b>Agency/Group/Organization</b>	Boys and Girls Clubs of the Coastal Plain
	<b>Agency/Group/Organization Type</b>	Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The mission of the Boys and Girls Clubs of the Coastal Plains is to enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.
18	<b>Agency/Group/Organization</b>	KCC CDC
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	KCC CDC provides before and after school programs, summer camps and youth leadership programs to children and youth in Greenville, NC. The City has partnered with KCC CDC to develop an affordable housing project and has donated a home to them for rehabilitation as an affordable rental unit. This improved coordination is expected to continue with future projects.
19	<b>Agency/Group/Organization</b>	Restore One
	<b>Agency/Group/Organization Type</b>	Services-Education Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Restore One is a ministry that seeks to open shelters that offer faith-based residential recovery programs, free of cost to American boys who are survivors of domestic minor sex trafficking. Restore One also counteracts human trafficking and human exploitation by community awareness, education, outreach and partnerships.

20	<b>Agency/Group/Organization</b>	United Way of Pitt County
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Regional organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	United Way PC creates lasting change by addressing the underlying causes of community issues. UWPC provides a safety net of basic needs services, while also focusing on school success and workforce development.
21	<b>Agency/Group/Organization</b>	Gods Love
	<b>Agency/Group/Organization Type</b>	Philanthropy, Charity and Volunteer Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Gods Love is a philanthropy, charity and volunteer promotion organization in North Carolina.
22	<b>Agency/Group/Organization</b>	Trillium Health Resources
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Trillium is a local governmental agency that manages mental health, substance use, and intellectual/developmental disability services in eastern North Carolina.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Consolidated Plan	City of Greenville	The Consolidated Plan identifies high priority areas and activities to address housing and community development needs
City of Greenville City Council Goals and Priorities	City of Greenville	The council goals emphasize creating and sustaining complete neighborhoods enhancing public infrastructure, and economic development

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Greenville values citizen participation in identifying needs and developing activities for each plan year. Staff utilizes multiple modes of communication to inform citizens of opportunities to engage around Action Plan activities. Six public meetings were held in various locations to accommodate and encourage citizen participation on the 2020-2021 Plan. Two of the meetings were televised as part of the Affordable Housing Loan Committee meeting airing on the public access television station. Four meetings were held within the Neighborhood Revitalization Strategy Area, two of which were within the West Greenville Redevelopment Area. Copies of the Plan are made available on the City's website, the Housing Division office, and at the local libraries. Hard copies are also available upon request.

### **Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Comment Period	Non-targeted/broad community	30-day public comment period was held from November 12, 2019- December 12, 2019 for citizens to provide input	No written comments were received	NA	NA
2	Public Meeting	Non-targeted/broad community	A community meeting was held during the Affordable Housing Loan Committee Meeting in City Hall on November 13 from 4p-5p to receive input on the 2020-2021 AAP.	No written comments were received	NA	NA
3	Public Meeting	Non-targeted/broad community	A community meeting was held at Eppes Recreation Center on November 18, 2019 from 6p-8p to receive input on the 2020-2021 AAP.	No written comments were received	NA	NA
4	Public Meeting	Non-targeted/broad community	A community meeting was held at Sheppard Memorial Library on November 25, 2019 from 6p-8p to receive input on the 2020-2021 AAP.	No written comments were received	NA	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	A Public hearing was held at City Council on December 12, 2019 for citizens to provide input	No written comments were received	NA	NA
6	Public Comment Period	Non-targeted/broad community	31-day public comment period was held from March 9, 2020- April 9, 2020 for citizens to provide input	TBD		
7	Public Meeting	Non-targeted/broad community	A community meeting was held at Carver Library on March 16, 2020 from 6p-8p to receive input on the 2020-2021 AAP.	TBD		
8	Public Meeting	Non-targeted/broad community	A community meeting was held at Barnes, Ebron, Taft Community Center on March 30, 2020 from 6p-8p to receive input on the 2020-2021 AAP.	TBD		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Meeting	Non-targeted/broad community	A community meeting was held during the Affordable Housing Loan Committee Meeting in City Hall on April 8 from 4p-5p to receive input on the 2020-2021 Draft AAP.	TBD		
10	Public Hearing	Non-targeted/broad community	A Public hearing was held at City Council on April 9, 2020 for citizens to provide input	TBD		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Greenville will continue to support housing and community development activities with funding from CDBG, HOME, General Fund revenues, local Bond funding, Lead-Based Paint Hazard Control and Healthy Homes grants, Greenville Utilities Commission (GUC) Energy Efficiency funds, and other resources as available. The availability of CDBG and HOME funds makes possible the leveraging of additional funding through public-private partnerships and other agencies. Program income from these

programs is reinvested in the community to further community development activities.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin & Planning Demolition Public Improvements Public Services Rehabilitation	977,960	30,000	890,008	1,897,968	NA	CDBG funds will be utilized for administration and planning to facilitate all eligible activities. Funds will support acquisition and demolition of blighted properties in priority areas, public improvements to enhance priority areas, citywide owner-occupied home rehabilitation, and continued support of non-profits.
HOME	Public-federal	Admin & Planning Homebuyer Assistance Rehabilitation Multifamily New Construction	545,511	575,200	1,696,749	2,817,460	NA	HOME funds will be utilized for administration and planning to facilitate all eligible activities. Funds will support down payment assistance, new construction of single and multifamily development.

General Fund	Public-local	Admin & Planning	328,695	0	0	328,695	NA	Local funding will be used for administrative and operating costs, and planning.
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Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Additional funds are leveraged due to the availability of federal resources through a variety of programs. They include:

- Lead-Based Paint Hazard Control and Healthy Homes grants account for \$1.3 million in funding available for administration and lead abatement or control measures in homes with children under age six. Qualifying as match dollars, CDBG funding supports operational costs.
- Greenville Utilities Commission (GUC) supports energy efficiency improvements in owner-occupied units of households at or below 100% area median income (AMI). This supplemental funding makes possible additional repairs for homeowners participating in CDBG or HOME rehab programs, or an opportunity for repairs for families that may not qualify for federally funded programs.
- The City is a recipient of \$350,000 through the NC Department of Commerce’s Rural Housing Recovery Infrastructure program. These funds will be used to supplement infrastructure improvements in a NC Housing Finance Agency 9% tax credit affordable housing development.
- City-owned property purchased with federal or local bond funds has been made available to affordable housing developers to encourage production in priority areas.
- General Fund dollars support the administrative and operational costs of the Housing Division demonstrating the City’s commitment to adequate capacity for facilitation of federal programs.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

**Discussion**

The City has acquired property in the West Greenville Revitalization Area. The Consolidated Plan has identified this area for federal and local investment. The buildable lots in this priority area will be used for affordable housing. Concentrated effort will be focused in the Lincoln Park neighborhood. Completion of one new unit was documented during the 2019-2020 plan year and construction of four more began. Completion and sale of these units is expected in the 2020-2021 program year.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

## Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Preservation and Development	2018	2022	Affordable Housing	West Greenville NRSA Citywide	Supply of affordable housing	CDBG HOME	Homeowner Housing Rehabilitated:10 units Rental units constructed: 10 units Homeowner Housing Added: 5 units Down payment assistance: 10
2	Reduce Slum & Blight in Residential Areas	2018	2022	Affordable Housing Non-Housing Community Development	West Greenville NRSA	Affordable Housing Preservation & Development	CDBG	Buildings Demolished: 2 units
3	Addressing Homelessness	2018	2022	Homelessness	Citywide	Addressing Homelessness	CDBG HOME	Individuals Assisted: 650 individuals
4	Improvements to Public Facilities and Improvements	2018	2022	Non-Housing Community Development	West Greenville NRSA	Affordable Housing Preservation & Development	CDBG	Individuals benefited: 50
5	Expansion of Available Public Services	2018	2022	Affordable Housing Non-Housing Community Development	Citywide	Affordable Housing Preservation & Development Addressing Homelessness	CDBG	Households Assisted: 1,950

Table 6 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	<b>Affordable Housing Preservation and Development</b>
	<b>Goal Description</b>	The City will create and preserve affordable housing for low- and moderate- income families by extending the lifespan of units through rehabilitation, providing down payment assistance for first-time homebuyers, and by working with private developers to produce affordable owner-occupied and rental units.
<b>2</b>	<b>Goal Name</b>	<b>Reduction of Slum and Blight</b>
	<b>Goal Description</b>	The City will eliminate environmental hazards and improve neighborhood quality by demolishing dilapidated structures in West Greenville. These vacant properties will then be used to create new housing opportunities.
<b>3</b>	<b>Goal Name</b>	<b>Addressing Homelessness</b>
	<b>Goal Description</b>	The City will utilize federal funding to support the regional efforts of the CoC that provide housing and services to special needs populations and very-low income individuals.
<b>4</b>	<b>Goal Name</b>	<b>Improvements to Public Facilities and Infrastructure</b>
	<b>Goal Description</b>	To complement and support homeownership opportunities in the West Greenville community, the City will use federal funds to increase and improve facilities and infrastructure that may include sidewalks, lighting, streetscapes, and green or other community spaces.
<b>5</b>	<b>Goal Name</b>	<b>Expansion of Available Public Services</b>
	<b>Goal Description</b>	The City will continue to support non-profits through CDBG sub-recipient funding.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

CDBG and HOME resources will be used to administer housing and community development activities throughout the city with emphasis in the West Greenville Neighborhood Revitalization Strategy Area (NRSA).

#### Projects

#	Project Name
1	CDBG: Program Administration (2020)
2	CDBG: Rehabilitation (2020)
3	CDBG: Public Facilities (2020)
4	CDBG: Public Services (2020)
5	CDBG: Acquisition (2020)
6	CDBG: Clearance/Demolition (2020)
7	HOME: Program Administration (2020)
8	HOME: CHDO Reserve Activities (2020)
9	HOME: Down Payment Assistance (2020)
10	HOME: New Construction/Housing (2020)

**Table 7 - Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The community goals and needs identified in the 2018-2022 Consolidated Plan determine the project and funding priorities for the 2020-2021 program year. The needs of the community exceed available funding, increasing the importance of leveraging additional resources. Several of the intended activities are for citywide participation, while the majority will be concentrated within priority area of the NRSA.



**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG: Program Administration (2020)
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	All
	<b>Funding</b>	\$195,592
	<b>Description</b>	Staff salary, planning, and administrative service delivery costs for implementing CDBG will be funded with the 20% administrative cap allowed by federal regulations and with support of local general fund.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Planned Activities</b>	Program administration of the CDBG program
<b>2</b>	<b>Project Name</b>	CDBG: Rehabilitation (2020)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	<ol style="list-style-type: none"> <li>1. Affordable housing preservation and development</li> <li>2. Reduce slum and blight</li> </ol>
	<b>Funding</b>	\$1,102,376

	<b>Description</b>	The rehabilitation program assists low- and moderate- income homeowners with repairing existing housing. Rehab activities eliminate code violations and extend the lifespan of housing units.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of units rehabilitated: 10
	<b>Planned Activities</b>	Rehabilitation activities are intended to remediate code violations providing decent, safe, and sanitary living environments for 10 qualified homeowners with annual incomes at or below 80% AMI citywide or 120% AMI within the NRSA.
<b>3</b>	<b>Project Name</b>	CDBG: Public Facilities (2020)
	<b>Target Area</b>	West Greenville NRSA
	<b>Goals Supported</b>	<ol style="list-style-type: none"> <li>1. Affordable housing preservation and development</li> <li>2. Reduction of slum and blight</li> <li>3. Addressing Homelessness</li> </ol>
	<b>Funding</b>	\$200,000
	<b>Description</b>	Efforts will continue to improve public facilities including infrastructure, streetscape, sidewalks, public parks, drainage, etc that will attract and support residents in the West Greenville community. Public facility improvements may also support needs of homeless resources.

	<b>Target Date</b>	June 30, 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of households to benefit: 50
	<b>Planned Activities</b>	Improvements to public facilities, streetscape, sidewalks, parks, drainage, etc. that benefit 50 LMI households.
<b>4</b>	<b>Project Name</b>	CDBG: Public Services (2020)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	<ol style="list-style-type: none"> <li>1. Expansion of available public services</li> <li>2. Addressing homelessness</li> <li>3. Affordable housing preservation and development</li> </ol>
	<b>Funding</b>	\$150,000
	<b>Description</b>	The City will make available funds to assist non-profit organizations with approved activities. The Affordable Housing Loan Committee (AHLC) makes a recommendation for funding that is included in the AAP. Qualified agencies will provide services that assist low- and moderate- income individuals, homeless persons, youth development, housing providers, and mental health services. Other services may be procured throughout the program year.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of individuals served: 1,950
	<b>Planned Activities</b>	<p>The City of Greenville will make available funding to assist approved non-profit sub-recipients that address the needs and goals identified by the 2018-2022 Consolidated Plan. The agencies, activities, and funding amounts recommended by the AHLC are below:</p> <p>Center for Family Violence- \$22,000</p> <p>Community Crossroads Center- \$10,000</p> <p>Martin-Pitt Partnership or Children- \$20,000</p> <p>Habitat for Humanity- \$18,000</p> <p>Boys &amp; Girls Club of the Coastal Plain- \$15,000</p> <p>Lucille Gorham Intergenerational Center- \$15,000</p> <p>Other community needs addressed by non-profits- \$50,000</p>
<b>5</b>	<b>Project Name</b>	CDBG: Acquisition (2020)
	<b>Target Area</b>	West Greenville NRSA
	<b>Goals Supported</b>	<ol style="list-style-type: none"> <li>1. Affordable housing preservation and development</li> <li>2. Reduction of slum and blight</li> </ol>

	<b>Funding</b>	\$150,000
	<b>Description</b>	Acquiring substandard property for purposes of creating new units and/or eliminating environmental hazards.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of units acquired: 2
	<b>Planned Activities</b>	In an effort to eliminate environmental hazards and to create new housing opportunities, the City will seek to acquire property in target areas such as the Lincoln Park neighborhood.
<b>6</b>	<b>Project Name</b>	CDBG: Clearance/Demolition (2020)
	<b>Target Area</b>	West Greenville NRSA
	<b>Goals Supported</b>	<ol style="list-style-type: none"> <li>1. Reduction of slum and blight</li> <li>2. Affordable housing preservation and development</li> <li>3. Improvements to public facilities and infrastructure</li> </ol>
	<b>Funding</b>	\$50,000
	<b>Description</b>	Following acquisition, demolition of substandard structures in the West Greenville NRSA supports the City's ongoing effort to improve the living conditions of residents. Parcels of demolished structures may be recombined to create lots suitable for new development of affordable housing.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of units to be demolished: 2
	<b>Planned Activities</b>	The City anticipates demolition of up to 2 units within the West Greenville community for purposes of supporting new development and/or reduction of slum and blight.
<b>7</b>	<b>Project Name</b>	HOME: Program Administration (2020)
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	All
	<b>Funding</b>	\$190,078
	<b>Description</b>	Staff salary, planning, and administrative service delivery costs for implementing HOME will be funded with the 10% annual allocation administrative cap allowed by federal regulations and with support of local general fund.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Planned Activities</b>	Program administration of the CDBG program

<b>8</b>	<b>Project Name</b>	HOME: CHDO Reserve Activities (2020)
	<b>Target Area</b>	West Greenville NRSA
	<b>Goals Supported</b>	1. Affordable housing preservation and development
	<b>Funding</b>	\$300,000
	<b>Description</b>	The City plans to continue supporting development of affordable units with an eligible Community Housing Development Organization (CHDO). The City is actively recruiting non-profit developers to participate in the program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of new single-family units: 1
	<b>Planned Activities</b>	Production of one new single-family unit for a first-time low-to moderate income homebuyer
<b>9</b>	<b>Project Name</b>	HOME: Down Payment Assistance (2020)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	1. Affordable housing preservation and development
	<b>Funding</b>	\$200,000
	<b>Description</b>	Down payment assistance for LMI first-time or buyers who have not owned a home within the past three years

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of new homeowners: 10
	<b>Planned Activities</b>	Following completion of homeownership counselling, down payment assistance of up to 20% of the purchase price not to exceed \$20,000 will be made available to qualified buyers.
<b>10</b>	<b>Project Name</b>	HOME: New Construction/Housing (2020)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	1. Affordable housing preservation and development
	<b>Funding</b>	\$1,817,460
	<b>Description</b>	Funding will be made available for the development of new affordable housing via partnerships with private developers. New units will support the need for rental and owner-occupied housing for low- and moderate-income families.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of new units: 10

	<b>Planned Activities</b>	New construction or rehabilitation for purposes of creating new rental or owner-occupied units.
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## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Most activities include eligibility citywide in an effort to support broad and diverse affordable housing practices. The West Greenville community, however, benefits from focused attention and some exceptions to decrease racially-concentrated areas of poverty and to remain aligned with plans for redevelopment.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
West Greenville NRSA	75
Citywide Scattered Site	25

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

#### **Discussion**

Funds are concentrated within the NRSA in an effort to create significant improvements. Development has been initiated and will continue implementation with a focused approach to increase momentum and ensure both an efficient and effective use of resources. While program data suggests a majority of households are minority occupied, eligibility for programs is extended to all racial, ethnic, and gender groups equally.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City of Greenville prioritizes creating and preserving affordable housing with the use of federal and local housing resources. A variety of housing and community economic development strategies are utilized including:

1. Down Payment Assistance
2. Owner-Occupied Home Rehabilitation
3. New Construction
4. Homeownership Education
5. Homeless Services

One Year Goals for the Number of Households to be Supported	
Homeless	650
Non-Homeless	34
Special-Needs	0
Total	684

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	22
Acquisition of Existing Units	2
Total	34

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The City will continue to support a variety of low- and moderate- income families with affordable housing. Homeless support will be provided through the Community Crossroads Center, a sub-recipient of CDBG. Other households receiving assistance will include 10 owner-occupied rehabilitations, 12 Healthy Home program participants supplemented with CDBG funding, 4 HOME-funded new builds in partnership with Bill Clark Homes, 2 CHDO builds, 1 new construction project by Habitat for Humanity of Pitt County through the sub-recipient program, and 3 additional down payment assistance subsidies not associated with any other project.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are four (4) Public Housing managing agencies in Pitt County that receive federal funding to address and maintain public housing needs. The agencies are Greenville Housing Authority, Mid-East Commission, Farmville Housing Authority, and Ayden Housing Authority.

### **Actions planned during the next year to address the needs to public housing**

The City will continue to partner with the Greenville Housing Authority to provide homeownership counselling in preparation for ownership and to create new affordable units for low- and moderate-income buyers. The City partners with GHA for monthly workshops offered to public housing residents and the general public.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Preparing and assisting public housing residents with obtaining homeownership goals helps transition residents to self-sustainability and reduces the overwhelming demand for public housing.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

NA

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City is an active partner of the Pitt County Continuum of Care. The group, comprised also of County, nonprofit, and service providers, meets regularly to discuss homeless needs and concerns within the community. The January 2018 Homeless Population Point in Time count revealed 122 homeless individuals in Pitt County.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

The City plans to fund homeless services for an anticipated 650 individuals. Services will be administered through sub-recipient partners, Community Crossroads and the Center for Family Violence Prevention.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City is committed to continuing support for the regional committee through services and programs that aid in the reduction, and ultimate elimination, of homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City addresses emergency shelter with services administered through sub-recipient partners, Community Crossroads and the Center for Family Violence Prevention.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Considering the relationship between mental health and chronic homelessness, the City is funding the mental health counselling through ECU Family Clinic in addition to other direct housing assistance for homeless individuals and families. Financial literacy classes are being provided by staff and through sub-recipient, Literacy Volunteers of America, to address issues such as credit, budgeting, and employment that tend to also create obstacles to obtaining housing.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,**

**foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of Greenville is not a recipient of the Emergency Solutions Grant (ESG), however is a committed partner of the ESG-funded Continuum of Care. The City provides CDBG funding to help address housing, social service, education, and youth needs through sub-recipient grants.

### **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Greenville developed an Analysis of Impediments to Fair Housing Choice (AI) serving as a comprehensive consideration of housing issues in the city limits. From this, there were five (5) goals identified to address impediments to fair housing including: increasing access to affordable housing, reducing substandard housing, increasing employment training and opportunities, increasing economic development activities and investments, and increasing fair housing awareness and education.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In an attempt to address and remove negative, or unintended consequences of public policies that serve as barriers to affordable housing, the City supplements affordable housing strategies with locally funded programs that benefit citizens citywide and/or above maximums for federal programs. These programs include the Energy Efficiency, West Greenville and University Area Down Payment Assistance, and 10% Loan Assistance programs. While programs and services are emphasized in a racially concentrated area of poverty, the NRSA designation allows some CDBG-funded programs to be extended to residents with incomes above 80% AMI. This allows for creating and sustaining mixed-income communities.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Actions planned to address obstacles to meeting underserved needs**

Staff partners with a variety of other agencies to understand community needs and to leverage additional resources to address them. The City continues to create affordable housing through a variety of strategies, to support community economic development, and to fund services that benefit low- to moderate-income citizens. Sub-recipient funding makes available social services, senior services, homeless services, youth development and family programs for residents of Greenville meeting a variety of underserved needs. Staff will continue to create opportunities to engage the public on specific needs through an increasing amount of community outreach.

### **Actions planned to foster and maintain affordable housing**

1. **Down Payment Assistance** reduces the amount of financing required for homebuyers to achieve homeownership.
2. **Owner-Occupied Home Rehabilitation** assists homeowners with maintenance of older homes by financing needed repairs through grants or zero-interest loans.
3. **New Construction** of single- and multi-family units is incentivized by providing a number of subsidies to developers.
4. **Homeownership Counselling** provided in partnership with other agencies educates and provides support to prospective homebuyers about the homebuying process.
5. **Homeless Services** are provided through sub-recipient funding creating emergency solutions for individuals and families in need.

### **Actions planned to reduce lead-based paint hazards**

The City has been awarded a \$1.6 million dollar grant over a three (3) and a half year period beginning April 1, 2019 for lead abatement and mitigation. Lead will continue to be addressed in pre-1978 built homes through the owner-occupied rehabilitation program.

### **Actions planned to reduce the number of poverty-level families**

The City actively removes barriers to elevate poverty-level families by providing financial literacy education, extending the lifespan of housing for low-income homeowners through the owner-occupied rehabilitation program, and by providing down payment assistance to reduce needed financing for low-income homebuyers. Social and housing services provided through sub-recipients also eliminate financial burdens for citizens at or near poverty-level.

### **Actions planned to develop institutional structure**

The City of Greenville, through the Housing Division, a network of sub-recipients, Community Housing Development Organization (CHDO), housing contractors, and Continuum of Care partnership is organized to utilize all local, state, and federal funding through appropriate programs. The private sector is incentivized to provide services that address the goals of the

Consolidated and Annual Action Plans. By coordinating with other governmental agencies, non-profit organizations, private enterprises, and individuals, the network of resources will increase opportunities within the target area and citywide.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Greenville partners with local nonprofit agencies to provide homeownership counselling and workshops for potential homebuyers. At program completion, participants are eligible for down payment assistance for the purchase of their first home.

In addition, the City partners with Metropolitan Housing and CDC and Greenville Housing Development Corporation for creation of new single-family units in the West Greenville NRSA. The City is continuing to expand partnerships with affordable housing developers for additional production.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City has partnered with the Greenville Housing Development Corporation to access their down payment assistance funds through a partnership with the North Carolina Housing Finance Agency (NCHFA). The NCHFA program can bring up to \$20,000 in down payment assistance to qualified buyers. When combined with the City's down payment assistance program, up to \$40,000 is available to reduce the burden of homeownership for low-wealth families.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, the City of Greenville has adopted the recapture provision. Greenville provides direct HOME subsidy, on a pro-rata basis, to eligible homebuyers, which includes down payment assistance and closing costs. Greenville provides HOME funds to its CHDO's to develop affordable housing. Greenville CHDO's have adopted the HOME recapture provision, with the exception of development of rental units. When CHDO's develop homeownership single-family housing, down payment assistance is provided by the city.

All CHDO's, sub-recipients and all entities who administer HOME programs will follow recapture provisions that have been adopted by the City. The City requires the recapture of its HOME-funded homeownership housing assistance from net sales proceeds when the original homebuyer sells the property during the affordability period.

Net sales proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds are available at closing, all of the HOME funds are due and payable. In the event of foreclosure, the Lender may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale. The recapture provision is enforced through execution of a Declaration of Deed Restrictions, which identifies the

period of affordability, primary residency requirement, and term and conditions required when using the recapture provision.

Homebuyer assistance may be used for down payment assistance and/or principal mortgage reduction via Secondary Mortgage. Borrower's income cannot exceed 80% of the area median income adjusted by family size as published annually for Greenville. Maximum loan amounts of up to \$20,000 (20% of sales price of home with cap of \$20,000). Loans will be amortized over a fifteen-year period at 0% interest. If the property is disposed voluntarily, involuntarily or is in default, the percentage for repayment is based on the actual year.

Assistance provided to nonprofit agencies through the CDBG Program will be secured with a sub-recipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds by a CHDO, on behalf of City of Greenville, are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing for the City of Greenville residents.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by City of Greenville to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

The recapture provision will ensure that each HOME assisted unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254(a)(4):

<u>HOME Funds Provided</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Housing rehabilitation assistance will be offered to persons/families with incomes up to but not greater than 80% AMI adjusted by family size and as published annually for Greenville. For households with incomes less than 50% AMI, a 15-year deferred loan will be offered up to \$60,000 for rehabilitation

assistance. For households with incomes from 51% to 80% AMI, the combination of a deferred payment loan and a no-interest loan is available. Deferred loans are forgiven at a rate of 10% each year and no-interest loans are amortized over ten (10) years. In no case may the assistance exceed \$60,000 unless special circumstances exist that warrant exceeding the maximum price and approval of the City Manager is granted.

Assistance provided to nonprofit agencies through CDBG will be secured with a sub-recipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds by CHDOs, on behalf of the City of Greenville, are not considered to be CHDO proceeds but shall be used by the CHDO to provide affordable housing for City of Greenville citizens.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by the City of Greenville to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City of Greenville does not have existing debt.



## City of Greenville, North Carolina

Meeting Date: 4/9/2020  
Time: 6:00 PM

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**Title of Item:** Financial Impact of the COVID-19 Pandemic on Fiscal Year 2019-20

**Explanation:** **Abstract:** Staff will provide an update on the City's operating budget for the 2019-2020 fiscal year based on the projected impact of the COVID-19 virus.

**Explanation:** Due to the recent developments surrounding the COVID-19 pandemic, City staff will present an update on the fiscal year 2019-2020 operating budget, detailing the projected impact the pandemic will have on the fiscal operations of the City.

The update will include analysis of the economic impact of the pandemic and the anticipated financial position at year-end for the City's primary operating fund, the General Fund.

**Fiscal Note:** The anticipated fiscal impact of the pandemic on the current year budget will be discussed.

**Recommendation:** Receive the staff update of the City's operating budget for fiscal year 2019-2020

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## City of Greenville, North Carolina

Meeting Date: 4/9/2020  
Time: 6:00 PM

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**Title of Item:** Adoption of 2020 City of Greenville Federal Agenda

**Explanation:** **Abstract:** The Ferguson Group has been retained to represent the City of Greenville's interests by assisting with the identification of federal funding opportunities that further the strategic plans of the City of Greenville. Each year it is customary for the City Council to adopt a list of priority projects that will be pursued by The Ferguson Group in Congress on behalf of the City. A proposed 2020 Federal Agenda is attached for consideration and adoption.

**Explanation:** The attached document represents the items that The Ferguson Group will seek for funding and legislative actions and that are determined to be beneficial to the City of Greenville. The items presented represent projects and programs that will be matched to upcoming federal grant programs and anticipated legislative focus initiatives.

The 2019 Federal Agenda as adopted by City Council on March 25, 2019, has been aggressively pursued by The Ferguson Group and is attached for reference.

The Ferguson Group has been instrumental in securing funds from grants including the BUILD Grant, COPS, and Lead-Based Paint Abatement.

**Fiscal Note:** There is no impact to the current budget with the adoption of the proposed 2020 City of Greenville Federal Agenda.

**Recommendation:** Approval of the 2020 City of Greenville Federal Agenda

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ATTACHMENTS:

- ▣ **Draft\_2020\_Federal\_Agenda\_1125495**
- ▣ **Approved 2019 Federal Agenda**



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# 2020 Federal Agenda

**Mayor**

P.J. Connelly

**Mayor Pro Tem**

Rose H. Glover

**Council Member At-Large**

Brian Meyerhoeffer

**Council Member, District 1**

Monica Daniels

**Council Member, District 3**

Will Bell

**Council Member, District 4**

Rick Smiley

**Council Member, District 5**

Will Litchfield

Adopted by Mayor and City Council on XXXX

Prepared in coordination with The Ferguson Group, LLC

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GREENVILLE CITY HALL  
200 WEST FIFTH STREET  
GREENVILLE, NC 27858  
(252) 329-2489

# 2020 Federal Priorities

<b>Transportation and Infrastructure</b>	
	<b>Action Item:</b>
<b>Improved Connectivity in Eastern North Carolina</b>	<p>Support funding to improve interstate access in Eastern North Carolina.</p> <p>Support designation of Interstate 587 from I-95 to Greenville (bifurcating the designation).</p> <p>Support Interstate 87 designation from Raleigh to Norfolk.</p>
<b>Pitt-Greenville Airport</b>	Support efforts to expand flight options and infrastructure improvements at Pitt-Greenville Airport.
<b>Transit</b>	<p>Monitor funding opportunities for various transit needs, such as electric buses and charging stations.</p> <p>Explore funding opportunities to study consolidation of bus systems (Vidant, ECU, Greenville, Pitt County).</p>
<b>Pedestrian Bridge</b>	Explore funding opportunities for a pedestrian bridge from ECU Millennial Campus to new development over the 10 <sup>th</sup> Street Connector.
<b>Bridge Replacement</b>	Secure off-system bridge funding from NCDOT Oxford Road (total cost \$1.3M) and Rock Springs Road (total cost \$1.7M).
<b>Traffic Management</b>	Explore funding opportunities for increased traffic management.

<b>Public Safety</b>	
	<b>Action Item:</b>
<b>Police Department</b>	<p>Ensure death-in-custody reporting guidelines require reporting of incidents the law was intended to cover (actual in-custody deaths, not responding to a medical emergency).</p> <p>Pursue assistance for technology and equipment needs, such as overage on wheels (COW) for Motorola radios in the event of a disaster.</p>
<b>Fire-Rescue Department</b>	<p>Pursue assistance for department needs, such as burn room equipment for training (AFG, FP&amp;S grants).</p> <p>Support firefighter cancer registry and other health and wellness legislation.</p>

<b>Community and Economic Development</b>	<b>Action Item:</b>
<b>West Greenville Neighborhood Revitalization Strategy Area</b>	<p>Support efforts to advance the West Greenville Neighborhood Revitalization Strategy Area.</p> <p>Assist in the administration of the City’s grant award from HUD’s Office of Healthy Homes and Lead Hazard Control for lead-based paint abatement and education.</p> <p>Pursue funding for sidewalks through DOT’s Safe Routes to School Program (through NCDOT) and Congestion Mitigation and Air Quality Program (through MPO if City qualifies as non-attainment).</p> <p>Support federal funding for HUD’s Community Development Block Grant and HOME programs.</p> <p>Support homeless assistance programs.</p>
<b>HOME Funds in Grifton, NC</b>	<p>Work with HUD to complete the Voluntary Grant Reduction process to ensure release of future HOME funds.</p>
<b>Imperial Tobacco Site</b>	<p>Pursue federal funds to address infrastructure needs to develop the six acres of property off Dickinson Avenue.</p>
<b>Downtown Redevelopment</b>	<p>Pursue federal funds for reinvestment activities in downtown, including purchasing vacant buildings.</p>
<b>Industrial/Office Park Development</b>	<p>Explore funding opportunities to fund infrastructure and/or property purchase to develop an Industrial/Office Park.</p>
<b>A Time for Science</b>	<p>Explore funding opportunities for programs and exhibits at the Science Center.</p> <p>Consult with Institute of Museum and Library Sciences on relevant opportunities.</p>

<b>Energy and Environment</b>	
	<b>Action Item:</b>
<b>Tar River Legacy Plan</b>	Work with the U.S. Army Corps of Engineers to identify funding opportunities to address various aspects of the Plan, including bulkhead removal and replacement and/or creating a living shoreline at the Town Common.  Request feasibility study from the Corps.
<b>Watershed Master Plan</b>	Identify funding opportunities for implementation of the Greenville Watershed Master Plan.
<b>Flood-Prone Properties</b>	Explore federal funding opportunities to acquire properties subject to recurring flooding (repetitive loss properties).

<b>Recreation and Parks</b>	
	<b>Action Item:</b>
<b>Adventure Park</b>	Explore funding opportunities for the new outdoor adventure park that includes trails, camping, and other outdoor activities.
<b>Public Pool</b>	Explore funding opportunities to replace Greenville’s only community pool.
<b>Public Arts Projects</b>	Working with the local arts council, support efforts to secure assistance for public arts projects.
<b>STE(A)M Initiatives at Youth Facilities</b>	Monitor funding opportunities within the U.S. Department of Education, National Endowment for the Arts, and private foundations for STE(A)M initiatives.
<b>Park and Recreation Infrastructure</b>	Support federal programs that fund park and recreation infrastructure in metropolitan areas.

<b>Other Priorities</b>	
	<b>Action Item:</b>
<b>COVID-19 Response</b>	Monitor and report on Congressional and Administrative tools for local governments in response to the coronavirus pandemic.  Advocate for priority programs that will address the City’s specific needs; assist the City in accessing available funds.

<b>Broadband</b>	<p>Monitor and report on Congressional and Administrative (FCC) efforts to accelerate broadband deployment and preempt local authority on ROW and land use decisions, as well as fees for pole attachments.</p> <p>Support legislation that would nullify the FCC Order on small cell deployment (H.R. 530).</p>
<b>Financing</b>	<p>Support tax-exempt municipal bonds and advance refunding bonds.</p>
<b>Infrastructure Package</b>	<p>Monitor and report on Administration's infrastructure package and resulting legislation.</p>
<b>FY 2021 Budget and Appropriations</b>	<p>Support full funding for priority federal programs.</p>



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# 2019 Federal Agenda

**Mayor**

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Adopted by Mayor and City Council on March 25, 2019

Prepared in coordination with The Ferguson Group, LLC

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GREENVILLE CITY HALL  
200 WEST FIFTH STREET  
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(252) 329-2489

# 2019 Federal Priorities

Community and Economic Development	Action Item:
<b>West Greenville Neighborhood Revitalization Strategy Area</b>	<p>Support efforts to advance the West Greenville Neighborhood Revitalization Strategy Area, including administration of the City’s grant award from HUD’s Office of Healthy Homes and Lead Hazard Control for lead-based paint abatement and education.</p> <p>Pursue funding for sidewalks through DOT’s Safe Routes to School Program (through NCDOT) and Congestion Mitigation and Air Quality Program (through MPO).</p> <p>Support federal funding for HUD’s Community Development Block Grant and HOME programs.</p>
<b>Imperial Tobacco Site</b>	<p>Pursue federal funds to address infrastructure needs to develop the 6 acres of property off Dickinson Avenue.</p>
<b>Industrial/Office Park Development</b>	<p>Explore funding opportunities to fund infrastructure and/or property purchase to develop an Industrial/Office Park.</p>
<b>A Time for Science</b>	<p>Explore funding opportunities for programs and exhibits at the Science Center.</p> <p>Consult with Institute of Museum and Library Sciences on relevant opportunities.</p>
<b>HOME Funds in Grifton, NC</b>	<p>Work with HUD on recovery of HOME funds from projects in Grifton for which documentation no longer exists.</p>

Transportation and Infrastructure	Action Item:
<b>West Greenville Multimodal Safety and Accessibility Improvements Project</b>	<p>Pursue BUILD grant funds.</p>
<b>Pitt-Greenville Airport</b>	<p>Support efforts to expand flight options and infrastructure improvements at Pitt-Greenville Airport.</p>

<b>Improved Connectivity in Eastern North Carolina</b>	Seek and support funding to improve interstate access in Eastern North Carolina to and from Greenville.
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**Energy and Environment**

**Action Item:**

<b>Tar River Legacy Plan</b>	Work with the U.S. Army Corps of Engineers to identify funding opportunities to address various aspects of the Plan, including bulk head removal and replacement and creating a living shoreline at the Town Common.
<b>Watershed Master Plan</b>	Identify funding opportunities for implementation of the Greenville Watershed Master Plan.
<b>Flood-Prone Properties</b>	Explore federal funding opportunities to acquire properties subject to recurring flooding (repetitive loss properties).
<b>Brownfields</b>	Work with the City and East Carolina University to secure brownfields clean-up grant funds from the EPA.

**Public Safety**

**Action Item:**

<b>Police Department</b>	<p>Pursue assistance for technology and equipment needs, such as mobile radios, gunshot detection and predictive policing, latent fingerprint examiner and digital scanner for use at crime scenes.</p> <p>Monitor funding opportunities for diversion programs and pre-trial services.</p>
<b>Fire-Rescue Department</b>	<p>Pursue assistance for department needs, such as hiring support (SAFER grant), and burn room equipment for training (AFG, FP&amp;S grants).</p> <p>Support firefighter cancer registry and other health and wellness legislation.</p> <p>Support technical correction to Fire Sprinkler Incentive Act.</p>
<b>Police and Fire</b>	Monitor and report on legislative and regulatory initiatives of interest to Greenville, such as the roll out of FirstNet and potential funding opportunities.

<b>Labor and Workforce Development</b>	<b>Action Item:</b>
<b>Workforce Development Initiative</b>	Greenville is working to support workforce development initiatives particularly with Pitt Community College.  The City also wants to expand to medical patenting.
<b>Small Business Development</b>	The City will continue to support upstarts with funding and small business resources.  Explore funding options with the Small Business Administration.

<b>Recreation and Parks</b>	<b>Action Item:</b>
<b>Historic Preservation</b>	Explore funding opportunities for Historic Drill Tower Preservation Project (in Dream Park) and Sycamore Hill Missionary Baptist Church Memorial.
<b>Greenfield Terrace Park</b>	Support the City's efforts to secure a grant through the NC Division of Parks and Recreation's National Park Service's Outdoor Recreation Legacy Program.
<b>Public Arts Projects</b>	Working with the local arts council, support efforts to secure assistance for public arts projects.
<b>STE(A)M Initiatives at Youth Facilities</b>	Monitor funding opportunities within the U.S. Department of Education, National Endowment for the Arts, and private foundations for STE(A)M initiatives.
<b>Health and Wellness</b>	Support legislation that would expand the IRS definition of medical expenditures to include physical activity as preventative medicine, and allow individuals to use the pre-tax dollars in Flexible Spending Accounts and Health Savings Accounts on expenditures such as gym memberships, sport league fees, exercise classes, and other physical activities.
<b>Park and Recreation Infrastructure</b>	Support the legislation that would provide federal grants for park and recreation infrastructure in metropolitan areas. Previous legislation would authorize HUD to provide funding to local park and recreation agencies, through three grant programs: <i>Rehabilitation and Construction</i> , the <i>Innovation and Recreation Program</i> and the <i>Recovery Action Program</i> .  Support legislation that includes innovative financing for park infrastructure ("PIFIA").  Support permanent authorization of the Land and Water Conservation Fund.

<b>Other Priorities</b>	<b>Action Item:</b>
<b>Broadband</b>	<p>Monitor and report on legislative and Administrative (FCC) efforts to accelerate broadband deployment and preempt local authority on ROW and land use decisions, as well as fees for pole attachments.</p> <p>Support legislation that would nullify the FCC Order on small cell deployment (H.R. 530).</p>
<b>Financing</b>	<p>Support tax-exempt municipal bonds and advance refunding bonds.</p>
<b>Infrastructure Package</b>	<p>Monitor and report on Administration's infrastructure package and resulting legislation.</p>
<b>FY 2020 Budget and Appropriations</b>	<p>Support full funding for priority federal programs.</p>



## City of Greenville, North Carolina

Meeting Date: 4/9/2020  
Time: 6:00 PM

- 
- Title of Item:** Resolution Providing for the Sale and Issuance of not to Exceed \$7,850,000 General Obligation Street and Pedestrian Bonds, Series 2020
- Explanation:** The City is scheduled to issue \$7,850,000 from the general obligation bonds that were approved by referendum in November 2015. The sale date is scheduled for April 28, 2020. The attached resolution will approve the sale of the bonds and approve certain other documents and actions relating to the bond sale (Resolution of Issuance and Official Statement).
- Fiscal Note:** The April 28, 2020 bond sale proposed includes the sale of the remaining \$7,850,000 in general obligation bonds of the \$15,850,000 approved by voters on November 10, 2015.
- Recommendation:** Approve the attached resolution and certain other documents and actions relating (Resolution of Issuance and Official Statement) providing for the issuance of the 2020 General Obligation Street and Pedestrian Transportation Bonds.
- 

### ATTACHMENTS:

- ❑ 2020\_Bond\_Sale\_POS\_1126223
- ❑ Bond\_Resolution\_1126216

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

Ratings  
Moody's: \_\_\_\_  
S&P: \_\_\_\_  
(See "RATINGS" herein)

**PRELIMINARY OFFICIAL STATEMENT DATED APRIL \_\_, 2020**

**NEW ISSUE—Book-Entry Only**

*This Official Statement has been prepared by the Local Government Commission of North Carolina and the City of Greenville, North Carolina to provide information in connection with the sale and issuance of the Bonds described herein. Selected information is presented on this cover page for the convenience of the user. To make an informed decision regarding the Bonds, a prospective investor should read this Official Statement in its entirety. Unless otherwise indicated, capitalized terms used on this cover page have the meanings given in this Official Statement.*

**\$7,850,000**  
**City of Greenville, North Carolina**  
**General Obligation Street and Pedestrian Transportation**  
**Bonds, Series 2020**

**Dated: Date of Delivery**

**Due: As shown on inside cover page**

*Tax Exemption*

In the opinion of Bond Counsel and subject to the qualifications described herein, interest on the Bonds is not includable in gross income for federal income tax purposes and is exempt from all present State of North Carolina income taxes. See "TAX TREATMENT" herein for additional information regarding tax consequences arising from ownership or receipt of interest on the Bonds, including information regarding the application of federal alternative minimum tax provisions to the Bonds and certain other federal, State and local tax consequences.

*Redemption*

The Bonds are subject to optional redemption at the times and price as set forth herein.

*Security*

The Bonds constitute general obligations of the City, secured by a pledge of the faith and credit and taxing power of the City.

*Interest Payment Dates*

June 1 and December 1, commencing December 1, 2020.

*Denominations*

\$5,000 or any integral multiple thereof.

*Expected Closing/Settlement*

May 19, 2020.

*Bond Counsel*

Womble Bond Dickinson (US) LLP, Raleigh, North Carolina.

*Financial Advisor*

Hilltop Securities Inc., Charlotte, North Carolina.

*Sale Date*

April 28, 2020.

*Sale of Bonds*

Pursuant to sealed bids in accordance with the Notice of Sale.

***The date of this Official Statement is April \_\_, 2020***

## MATURITY SCHEDULE

### \$7,850,000 General Obligation Street and Pedestrian Transportation Bonds, Series 2020

#### Due June 1 of the Year Indicated

<u>Year of Maturity</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Price or Yield<sup>1</sup></u>	<u>CUSIP<sup>2</sup></u>
2021	\$400,000			
2022	400,000			
2023	400,000			
2024	400,000			
2025	400,000			
2026	400,000			
2027	400,000			
2028	400,000			
2029	400,000			
2030	400,000			
2031	400,000			
2032	400,000			
2033	400,000			
2034	400,000			
2035	400,000			
2036	400,000			
2037	400,000			
2038	350,000			
2039	350,000			
2040	350,000			

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<sup>1</sup>Information obtained from underwriters of the Bonds.

<sup>2</sup> © CUSIP is a registered trademark of the American Bankers Association. CUSIP Global Services is managed on behalf of the American Bankers Association by S&P Capital IQ. Copyright ©2020 CUSIP Global Services. All rights reserved. CUSIP data herein is provided by S&P Capital IQ, a division of McGraw-Hill Financial, Inc. CUSIP data herein is provided for convenience of reference only. The Local Government Commission, the City and their respective agents do not take responsibility for the accuracy of such data. Also, investors should be aware that under certain circumstances the CUSIP identification number assigned to a maturity of the Bonds may be changed to a new replacement number.

**CITY OF GREENVILLE, NORTH CAROLINA**

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**CITY COUNCIL**

P. J. Connelly ..... Mayor

Rose Glover ..... Mayor Pro Tem

William Bell

Rick Smiley

William Litchfield

Monica Daniels

Brian Meyerhoffer

---

**CITY STAFF**

Ann E. Wall ..... City Manager

Michael Cowin ..... Chief Financial Officer

Byron C. Hayes ..... Director of Financial Services

Emmanuel McGirt ..... City Attorney

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**FINANCIAL ADVISOR**

Hilltop Securities Inc.  
Charlotte, North Carolina

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**BOND COUNSEL**

Womble Bond Dickinson (US) LLP  
Raleigh, NC

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LOCAL GOVERNMENT COMMISSION  
STATE AND LOCAL GOVERNMENT FINANCE DIVISION  
GREGORY C. GASKINS, DEPUTY TREASURER

## INTRODUCTION

This Official Statement, including the cover page and the appendices hereto, is intended to furnish information in connection with the public invitation for bids for the purchase of \$7,850,000 General Obligation Street and Pedestrian Transportation Bonds, Series 2020 (the "Bonds"), of the City of Greenville, North Carolina (the "City").

The information furnished herein includes a brief description of the City and its economic condition, government, debt management, tax structure, financial operations, budget, pension plans and contingent liabilities. The City has assisted the Local Government Commission of North Carolina (the "Commission") in gathering and assembling the information contained herein.

This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy any securities other than the Bonds offered hereby, nor shall there be any offer or solicitation of such offer or sale of the Bonds in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. Neither the delivery of this Official Statement nor the sale of any of the Bonds implies that the information herein is correct as of any date subsequent to the date hereof. The information contained herein is subject to change after the date of this Official Statement, and this Official Statement speaks only as of its date.

This Official Statement is deemed to be a final official statement with respect to the Bonds within the meaning of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule") except, when it is in preliminary form, for the omission of certain pricing and other information to be made available to the successful bidder or bidders for the Bonds by the Commission. In accordance with the requirements of such Rule, the City has agreed in a resolution adopted by the City Council of the City prior to the sale of the Bonds to certain continuing disclosure obligations. See the caption "CONTINUING DISCLOSURE" herein.

## THE LOCAL GOVERNMENT COMMISSION OF NORTH CAROLINA

The Commission, a division of the Department of State Treasurer, State of North Carolina (the "State"), is a State agency that supervises the issuance of the bonded indebtedness of all units of local government and assists these units in the area of fiscal management. Appendix A to this Official Statement contains additional information concerning the Commission and its functions.

## THE BONDS

### Description

The Bonds will be general obligations of the City, dated as of their date of delivery and bear interest from their date. Interest on the Bonds will be payable semiannually on each June 1 and December 1, commencing December 1, 2020. The Bonds will mature, subject to the optional redemption provisions set forth below, on the dates set forth on the inside cover page of this Official Statement.

The Director of Financial Services of the City will be the bond registrar of the Bonds. Payment of the interest on each Bond shall be made by said bond registrar on each interest payment date to the registered owner of such Bond (or the previous Bond or Bonds evidencing the same debt as that evidenced by such Bond) at the close of business on the record date for such interest, which shall be the 15<sup>th</sup> day (whether or not a business day) of the calendar month next preceding such interest payment date.

The Bonds will be issuable as fully registered bonds in a book-entry system maintained by The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Bonds. Purchases and transfers of the Bonds may be made only in authorized denominations of \$5,000 and in accordance with the practices and procedures of DTC. See Appendix F hereto for a description of the book-entry system and DTC.

### **Redemption Provisions**

The Bonds maturing on or prior to June 1, 2030 will not be subject to redemption prior to maturity. The Bonds maturing on June 1, 2031 and thereafter will be subject to redemption, at the option of the City, from any moneys that may be made available for such purpose, either in whole or in part on any date not earlier than June 1, 2030, at a redemption price equal to 100% of the principal amount of the bonds to be redeemed, plus interest accrued to the date fixed for redemption.

If less than all of the Bonds of any one maturity shall be called for redemption, the particular Bonds or portions of Bonds of such maturity to be redeemed shall be selected by lot in such manner as the City in its discretion may determine; provided, however, that the portion of any Bond to be redeemed shall be in the principal amount of \$5,000 or any integral multiple thereof and that, in selecting Bonds for redemption, each Bond shall be considered as representing that number of Bonds which is obtained by dividing the principal amount of such bond by \$5,000 and, further, that so long as a book-entry system with DTC is used for determining beneficial ownership of bonds, if less than all of the Bonds within a maturity are to be redeemed, DTC shall determine by lot the amount of interest of each Direct Participant in the Bonds to be redeemed. If less than all of the Bonds then subject to redemption shall be called for redemption, the particular maturities and amounts of the Bonds to be redeemed shall be determined by the City.

Notice of redemption shall be given by certified or registered mail to Cede & Co., DTC's nominee, as the registered owner of the Bonds. Such notice shall be mailed not more than 60 days nor less than the 30 days prior to the date fixed for redemption. The City will not be responsible for mailing notices of redemption to anyone other than Cede & Co.

Any notice of redemption, except a notice of mandatory sinking fund redemption, may state that the redemption to be effected is conditioned upon the receipt by the Bond Registrar on or prior to the redemption date of moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed, and that if such moneys are not so received, such notice shall be of no force or effect and such Bond shall not be required to be redeemed. In the event that such notice contains such a condition and moneys sufficient to pay the redemption price and interest on such Bonds are not received by the Bond Registrar on or prior to the redemption date, the redemption shall not be made and the Bond Registrar shall within a reasonable time thereafter give notice, in the manner in which the notice of redemption was given, that such moneys were not so received.

On the date fixed for redemption, notice having been given as hereinabove provided, the Bonds or portions thereof called for redemption shall be due and payable at the redemption price provided therefor, plus accrued interest to such date. If monies sufficient to pay the redemption price of the Bonds or portions thereof to be redeemed plus accrued interest thereon to the date fixed for redemption have been deposited by the City to be held in trust for the registered owners of the Bonds or portions

thereof to be redeemed, interest on the Bonds or portions thereof called for redemption shall cease to accrue, such Bonds or portions thereof shall cease to be entitled to any benefits or security under the resolution providing for their issuance or to be deemed outstanding, and the registered owner of such Bonds or portions thereof shall have no rights in respect thereof except to receive payment of the redemption price thereof, plus accrued interest to the date of redemption. If a portion of a Bond shall have been selected for redemption, a new Bond or Bonds of the same maturity, of any authorized denomination or denominations and bearing interest at the same rate for the unredeemed portion of the principal amount of such Bonds shall be issued.

**Authorization and Purpose**

The Bonds are being issued pursuant to the provisions of The Local Government Bond Act, as amended, Article 7, as amended, of Chapter 159 of the General Statutes of North Carolina, a bond order duly adopted by the City Council of the City (the “City Council”) on August 13, 2015 which was approved by a referendum duly called and held on November 3, 2015 and a resolution duly passed by said City Council on April 6, 2020 for the purpose of financing City streets and pedestrian transportation improvements.

**Security**

The City is authorized and required by law to levy on all property taxable by the City such ad valorem taxes, without limitation as to rate or amount, as may be necessary to pay the Bonds and the interest thereon.

**THE CITY**

**General Description**

The City is the 11<sup>th</sup> largest city in North Carolina and is affectionately referred to as the “Hub of Eastern North Carolina.” The City serves as the county seat for Pitt County, North Carolina (the “County”) and comprises roughly 50% of the County’s population within its 35 square miles. The City was founded in 1771 as Martinsborough (named for the Royal Governor Josiah Martin) and later renamed for General Nathanael Greene. The City sits on the banks of the Tar River, and is the economic, education and medical capital of Eastern North Carolina. The City had an estimated population of approximately 89,660 as of July 1, 2018.

**Demographic Characteristics**

The United States Department of Commerce, Bureau of the Census, has recorded the population of the City to be as follows:

<u>1990</u>	<u>2000</u>	<u>2010</u>
44,972	62,432	84,554

The North Carolina Office of State Budget and Management has estimated the population of the City to be as follows:

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
86,797	87,388	87,706	89,226	89,660

Per capita income data for the County and the State are presented in the following table:

<u>Year</u>	<u>County<sup>1</sup></u>	<u>State</u>	<u>U.S.</u>
2014	\$36,736	\$40,064	\$47,658
2015	38,003	41,851	48,978
2016	38,611	42,651	49,870
2017	39,873	44,180	51,885
2018	41,191	46,117	54,446

<sup>1</sup>Separate data for the City are not available.

Source: United States Department of Commerce, Bureau of Economic Analysis.

The following table indicates the total taxable sales for the County during the fiscal years ended June 30, 2015 to 2020:

<u>Fiscal Year Ended June 30</u>	<u>Total Taxable Retail Sales</u>	<u>Increase (Decrease) Over Previous Year</u>
2015	\$2,021,702,242	9.2%
2016	2,146,289,368	6.2
2017	2,330,715,251	8.6
2018	2,355,644,120	1.1
2019	2,457,257,762	4.3
2020 (7 months) <sup>1</sup>	1,553,705,994	--

<sup>1</sup> Total taxable sales for the comparable seven-month period ended January 31, 2019 were \$1,446,814,201.

Source: North Carolina Department of Revenue, Sales and Use Tax Division. Separate data for the City are not available.

### **Commerce and Industry**

The City continues to be an attractive place to live and work and is one of the most rapidly growing areas in Eastern North Carolina. At the heart of the City are two large, very significant economic generators – East Carolina University (“ECU”) and Vidant Medical Center. Their presence and growth have allowed the City to grow into a “uni-med” community. In the educational area, ECU is one of the largest universities in the University of North Carolina system with more than 28,000 students and contributes to the employment of roughly 5,670 people in the education field. Ranked the #3 hospital in North Carolina by U.S. News & World Report, Vidant Medical Center anchors a medical community that employs approximately 7,000 health care professionals in the City and has a serving reach of 29 counties across Eastern North Carolina.

ECU’s Centennial Campus offers more than 4.8 million square feet of academic research and residential space. The Health Sciences Campus includes the Brody School of Medicine, the James and Connie Maynard Children’s Hospital, the East Carolina Heart Institute, the Leo Jenkins Cancer Center, and the Allied Health Center-composed of the College of Nursing, Laupus Medical Library, and the College of Allied Health Science. ECU’s School of Dental Medicine, which opened in 2011, is housed at the Health Sciences Campus, but has clinics spread around the region to reach out to and serve underserved communities with dental care. Additionally, ECU houses the West Campus, which is the home of the North Carolina Agromedicine Institute; partners for Health and Safety in Agriculture, Forestry, and Fisheries.

Pitt Community College (“PCC”) is one of the top community colleges in the State, earning “Exceptional Institutional Performance” status – only one of 11 in the State to have earned that distinction. PCC offers more than 200 classes via the internet, telecourses, as well as community-based continuing education courses for students in the Greenville area. Additionally, Miller-Motte College provides private career education and is accredited by the Southern Association of Colleges and Schools. K-12 public education is provided by Pitt County Schools.

An off-shoot to being a “uni-med” community are the bio-med businesses which thrive in the uni-med environment. Several medical innovations have been developed in the City including robotic heart valve replacement surgery and an implant to help patients overcome stuttering. The City is also home to a very important bio-pharmaceutical cluster, providing significant employment to our residents and the surrounding area. Patheon Pharmaceuticals is an important component of this cluster.

Much of the manufacturing in the City is located outside of the city limits, but inside the extra-territorial jurisdiction. This provides stable employment for the City’s residents. DSM Dyneema, which produces components in ropes, cables, and nets for the fishing and shipping industry, Hyster-Yale, which designs, engineers, and manufactures materials handling equipment, DENSO, which produces front wiper motor linkages, rear wiper motors, arms, and blades and radiator fan motors for its North American customers, and Grady-White Boats, which has a legendary reputation for designing and producing outstanding fiberglass boats all call the City home.

The following table lists the major employers in or within a few miles of the City:

<u>Company/Institution</u>	<u>Product/Service</u>	<u>Approximate Number of Employees</u>
Vidant Health	Healthcare	6,760
East Carolina University	Education	5,670
Pitt County Public Schools	Education	3,700
Patheon, Inc	Pharmaceuticals	1,260
Hyster-Yale	Lift Trucks	1,200
City of Greenville	Government Administration	1,130
Pitt Community College	Education	1,100
County of Pitt	Government Administration	960
Alliance One International	Manufacturing	850
DENSO	Manufacturing	722

Source: Pitt County Development Commission.

The following table indicates construction activity in the City, as reflected in the type, number and value of building permits issued by the City:

<u>Fiscal Year</u>	<u>COMMERCIAL</u>		<u>RESIDENTIAL</u>		<u>Total Value</u>
	<u>Number</u>	<u>Value</u>	<u>Number</u>	<u>Value</u>	
2015	382	\$183,625,638	554	\$65,558,086	\$249,183,724
2016	410	65,412,915	570	49,358,337	114,771,252
2017	410	153,231,565	696	118,149,244	271,380,809
2018	422	79,609,492	775	142,143,271	221,752,763
2019	327	79,904,196	725	95,458,647	175,362,943

Source: City Inspections Division.

The North Carolina Employment Security Commission has estimated the percentage of unemployment in the City to be as follows:

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
January	5.9%	5.7%	4.7%	5.1%	N/A	July	6.5%	5.9%	5.1%	5.7%
February	5.7	5.4	4.9	4.7	N/A	August	6.6	5.9	4.8	5.3
March	5.6	5.1	4.4	4.6	N/A	September	5.5	4.6	3.8	4.1
April	5.4	4.8	4.1	4.0		October	6.3	4.6	4.0	4.2
May	6.0	5.2	4.4	4.9		November	5.4	4.7	3.9	4.0
June	6.6	5.6	5.2	5.7		December	5.4	4.4	4.1	3.8

For calendar year 2019, the City’s unemployment rate averaged 4.7%, as compared to 4.3% for the County, 3.9% for the State and 3.7% for the United States.

## Government and Major Services

### GOVERNMENT STRUCTURE

The City operates under a council-manager form of government. The seven-member City Council is the policy-making and legislative body of City government. The Council enacts local laws and ordinances, adopts the annual budget and financial plan for the operations of the City, and authorizes contracts for the City. The Mayor is the presiding officer of the Council and signs all documents authorized by Council.

Five of the seven Council members are elected from individual districts, and two members, including the Mayor, are elected at-large. A Mayor Pro-Tem, who will assume mayoral duties in the absence of the Mayor, is selected from the members of the newly elected Council body. Each of the Council members, including the Mayor, serves two-year terms and is elected on a biannual basis. The Council also appoints the City Manager, City Attorney, City Clerk, and members of the volunteer boards and commissions. The City Manager is responsible for implementing Council policies, City ordinances, managing daily operations, and appointing department directors.

The Greenville City Council is required to adopt a budget by July 1st of each year. The City is empowered to levy a property tax on both real and personal property located within its boundaries. The City’s budget ordinance creates a legal limit on spending authorizations and serves as the foundation for its financial planning control. The City Manager is authorized by the budget ordinance to make certain limited transfers within funds to facilitate budget execution consistent with Council intent.

The City provides a full range of services including police and fire protection, planning and zoning, community and economic development, recreational activities and parks, refuse, recycling, and other sanitation services, stormwater and drainage, fixed-route transit services, regional transportation planning services, general administrative and technological services, and the construction and maintenance of City streets, sidewalks, and other associated infrastructure. Certain planning and utility services are provided outside the City’s municipal boundary in its extraterritorial area to provide for orderly growth.

### EDUCATION

#### *East Carolina University*

**East Carolina University (“ECU”)** is a public, coeducational, doctoral/research university. ECU is the largest institution of higher learning in Eastern North Carolina and the fourth largest

university in North Carolina. Established in 1907, ECU is one of 17 universities in the State University system. ECU has grown from 174 students during its first year of classes in 1909 to now over 28,500 students enrolled.

ECU employs approximately 5,670 people and is the City's second largest employer. ECU's campus has grown from 43 acres in 1907 to almost 1,600 acres today. ECU is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award baccalaureate, masters, and doctoral degrees.

University spirit infuses the City whose residents proudly claim to live in a "Pirate Nation." During football season, there are "Paint It Purple" Fridays when everyone is encouraged to don the Purple and Gold in support of the Pirates. On Fridays before a home football game, celebrations called "Freeboot Fridays," inaugurated by Uptown Greenville, draw students, residents, and visiting fans into the downtown district for food, drinks, prizes, and entertainment.

**Brody School of Medicine** – In the early 1960s, a group of leaders from Eastern North Carolina proposed that a medical school be established at what was the East Carolina College. The Brody School of Medicine at East Carolina University is accredited by the Liaison Committee on Medical Education. In time, East Carolina University was authorized to establish a health affairs division as a foundation for a medical program, and then a one-year medical school whose participants completed their medical education at the University of North Carolina-Chapel Hill. Finally in 1974, the General Assembly of North Carolina appropriated the funds to establish a four-year medical school at East Carolina University. Today, in its partnership with Vidant Health and regional physicians, the school is the educational centerpiece of one of North Carolina's largest and most productive academic medical centers.

**ECU School of Dental Medicine** – North Carolina's second dental school opened in the fall of 2011 with 50 students enrolled. Currently, within the State there are four counties without any primary practicing dentists, seventy-nine counties are recognized as federally designated dental shortage areas and the State ranks 44<sup>th</sup> in the United States in dentists per capita. To remedy the shortage of dentists in the State, ECU and UNC-Chapel Hill jointly developed a plan to increase the number of dentists in the State and to establish the ECU School of Dental Medicine. ECU developed a plan to serve rural and underserved areas. This plan came through the School of Dental Medicine and has developed in the form of Community Service Learning Centers. The School of Dental Medicine has opened nine locations of the Community Service Learning Centers including Ahoskie, Brunswick County, Davidson County, Elizabeth City, Greenville, Sylva, Spruce Pine, Lillington and Robeson County.

#### *Pitt Community College*

**Pitt Community College ("PCC")** chartered in March, 1961, is a comprehensive community college of the North Carolina Community College system. PCC was one of 11 community colleges in the State to earn "Exceptional Institutional Performance" status. Pitt Community College is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award associate degrees. Today, PCC awards associate degrees, diplomas and certificates for more than 60 programs and provides adult basic education, literacy training and occupational extension courses. The college serves more than 23,000 credit and non-credit students annually and is the seventh-largest in the 58-member N.C. Community College System. PCC employs approximately 1,100 people and was the City's seventh largest employer in 2019.

*Pitt County School System*

**Pitt County School System** is accredited by the Southern Association of Colleges and Schools and is one of the first 100 school systems in the nation to achieve the distinction of “Quality School System.” District Accreditation is a process designated to recognize school systems that embrace improving student learning as a systematic process. This achievement recognizes the quality of education afforded the students in Pitt County Schools through the leadership of the superintendent and governing authority, the dedication and service of the professional staff, and the support of community stakeholders. The school system currently serves approximately 24,000 students in kindergarten through twelfth grade in 37 schools. The Pitt County School Board currently has 9 members representing six districts. Board members are elected and serve four-year staggered terms. Pitt County Schools was the third largest employer in the City in 2019.

The following table shows the number of schools by grade level and average daily membership for the Pitt County School Administrative Unit:

<b>School Year</b>	<b>Elementary Grades (K-5)</b>		<b>Intermediate Grades (6-8)</b>		<b>Secondary Grades (9-12)</b>		<b>Total ADM</b>
	<b>No. of Schools</b>	<b>ADM*</b>	<b>No. of Schools</b>	<b>ADM*</b>	<b>No. of Schools</b>	<b>ADM*</b>	
2015-16	16	11,469	14	5,307	7	7,328	24,104
2016-17	16	10,719	16	5,226	7	7,308	23,253
2017-18	16	10,737	14	5,241	7	7,323	23,301
2018-19	16	10,627	14	5,327	7	7,246	23,200
2019-20	16	10,599	14	5,524	7	7,183	23,306

\*Average daily membership (“ADM”) (determined by actual records at the schools for the first month of school) is computed by the North Carolina Department of Public Instruction on a uniform basis for all public schools in the State. The average daily membership computations are used as a basis for teacher allotments and for distribution of local funds if there is more than one school unit within a county.

Source: Superintendent’s Office of the Pitt County School Administrative Unit.

**TRANSPORTATION**

The City supports over 1,023 linear miles of street and is easily accessible by an east-west connector, U.S. Highway 264, a north-south connector, U.S. Highway 13, and the new South-West Bypass.

Greenville Area Transit operates fixed-route service for the City that provides demand response (curb-to-curb service) for passengers with mobility and visual impairment, if those passengers reside within ¼ of a mile of one of our established bus lines. The Pitt Area Transit System provides curb-to-curb van service and is operated by Pitt County and provides human service and Rural General Public transportation in Pitt County.

Pitt-Greenville Airport (“PGV”) covers 1,000 acres, located outside the City. The airport is only two miles from the East Carolina University Campus. With three runways, PGV is used mainly for general aviation and charters. However, one commercial airline provides service at PGV.

In the last few years alone, PGV had over a quarter of a million passengers fly in and out of PGV. As of 2019, the longest runway is just over 6,500 feet in length and can accommodate aircraft as large

as a Boeing 757 (holding up to 290 passengers). The terminal expansion, completed in 2011, added another 30,000 square feet to the building. On the PGV private/General Aviation side, there are over 70 aircraft (from small aircraft to large jets) that call PGV home, and many have their own private hangars.

#### MEDICAL FACILITIES

##### *Vidant Medical Center*

**Vidant Medical Center**, one of four academic medical centers in North Carolina, is the flagship hospital for Vidant Health and serves as the teaching hospital for the Brody School of Medicine at East Carolina University. Vidant Medical Center is a regional resource for all levels of health services and information.

The hospital is a tertiary referral center and provides acute, intermediate, rehabilitation and outpatient health services to more than 1.4 million people in 29 counties. In an average year, about 44,500 inpatients and more than 171,000 outpatients are treated in its facilities. More than 3,500 babies are born at the Medical Center in a typical year.

Clinical education is an important part of this hospital's mission and helps demonstrate its commitment to the community. Vidant Medical Center is a teaching site for medical students and residents, nurses and other health professionals.

Vidant Medical Center is fully accredited by the Joint Commission.

#### CULTURAL

There are numerous art galleries, museums, community and university theatres and music venues to choose from throughout the area. Local theater groups such as the Magnolia Arts Center and the Greenville Theater Project contribute heavily to the performing arts scene in the community. The Smiles and Frowns Playhouse has provided first-rate children's theatre in the City for almost twenty years.

#### RECREATION

The Recreation and Parks Department provides a variety of athletic, recreational, and arts and crafts activities for all ages and special populations. The department maintains more than 25 parks and recreational facilities, including numerous gymnasiums, recreation and community centers, swimming pools, tennis courts, a soccer complex, softball and baseball fields, playgrounds, a greenway, as well as The Town Common and Greenville Amphitheater, River Park North, Bradford Creek Public Golf Course, the Aquatics and Fitness Center, the Extreme Park, and River Birch Tennis Center.

#### GREENVILLE UTILITIES COMMISSION

Established in 1905, the Greenville Utilities Commission (the "Utilities Commission") is owned by the citizens of Greenville, and is governed by an eight-member Board of Commissioners (the "Board") responsible for approving rates, development plans, the annual budget and for setting policy that is carried out by the General Manager/CEO of the Utilities Commission. The City Manager of the City of Greenville serves as a full-voting member of the Board, five other Board members are nominated by the City Council and two are nominated by the Pitt County Board of Commissioners. All members are approved by the City Council. Board members serve three-year terms, with a maximum of two terms. The Utilities Commission has the authority and responsibility to supervise and manage the operation, maintenance, improvement and extension of water, sewer, electric and

natural gas facilities (the “Combined Enterprise System”) in the City and surrounding service area (the extension of sewer facilities outside the City limits must be approved by the City Council).

As of December 31, 2019, there are approximately \$ [REDACTED] of Combined Enterprise System Revenue Bonds (the “Revenue Bonds”) outstanding under a revenue bond order adopted by the City Council of the City on August 11, 1994 and amended and restated as of April 13, 2000 (the “Bond Order”). The Revenue Bonds are special obligations of the City, solely secured by and payable from the net receipts of the Combined Enterprise System. Such net receipts are not pledged and do not serve as security for the Bonds.

*Electric System*

The Utilities Commission operates an electric distribution system serving the City and approximately seventy-five percent of the rural portion of the County with 66,252 connections. The Utilities Commission’s electric system, measured by number of customers served, is the second largest municipal electric system in the State and the forty-fifth largest in the nation.

The electric system consists of 77 miles of high voltage transmission lines at 115,000 and 34,500 volts, as well as 1,195 miles of overhead distribution lines, 1,629 miles of underground distribution lines at 12,470 volts and 85 miles of fiber optic lines. In addition, the electric system consists of 19 distribution substations with a combined base rating capacity of 560 megavolt amps (MVA), two sub-transmission substations with a combined base rating capacity of 50 MVA and two 115 kilovolts (kV) transmission substations with a combined base rating capacity of 480 MVA.

The Utilities Commission is a leader in North Carolina in residential load management and has device controls for an estimated 41,671 appliances including customer heat pumps, air conditioners, water heaters and electric furnaces. Approximately thirty percent of the Utilities Commission’s residential customers currently participate in this program.

The Utilities Commission and thirty-one other North Carolina municipalities are members of the North Carolina Eastern Municipal Power Agency (Power Agency), a joint agency of the State of North Carolina. On July 31, 2015, the Power Agency completed the sale of its electric generating assets to Duke Energy Progress for approximately \$1.25 billion. The proceeds from the sale were used to reduce outstanding debt on those assets. The Utilities Commission’s share of the Power Agency’s outstanding debt was reduced from approximately \$277.8 million to \$85 million. Duke Energy Progress has entered into a 30-year agreement to provide wholesale power to the Power Agency.

The City’s purchases of electricity from the Power Agency over each of the past five fiscal years are set forth below:

<b><u>Fiscal Year Ended June 30</u></b>	<b><u>Total kWh Purchased</u></b>	<b><u>Total Purchased Power Cost</u></b>
2015	1,761,923,076	\$157,456,548
2016	1,685,252,298	179,837,437
2017	1,716,972,914	170,402,212
2018	1,764,805,401	185,047,189
2019	1,781,582,658	187,658,461

The City, together with the other 31 Participants, is also a member of ElectriCities of North Carolina, Inc. (“ElectriCities”), a joint municipal agency serving the interests of municipal electrical systems. There are currently 91 members of ElectriCities, including municipalities and university systems from North Carolina, South Carolina, and Virginia.

**Factors Affecting the Electric Utility Industry.** The electric utility industry is undergoing pervasive and fundamental changes. One such change is increased competition, in both wholesale and retail markets, for the sale of electricity generation services. In large measure, this increase in competition is the outgrowth of statutory changes and regulatory initiatives at the federal and state levels. It is manifested in a number of ways, including the following: inter-fuel competition; municipal and industrial self-generation; the availability of open access wholesale transmission services under standardized tariffs; the emergence of independent power producers and other merchant generators; and the greater use of alternative and renewable energy resources and demand response. In many areas of the United States, electric utilities no longer have a monopoly in power generation in their service areas, and are no longer the sole power supply option for at least some of their customers. In many instances, electric utilities that serve retail loads have found it necessary to grant rate concessions to larger commercial or industrial customers, sometimes with corresponding adverse effects on the rates paid by residential and other customers. Utilities with comparatively high-cost power supply resources often find it difficult to retain customers and recover through rates the full cost of their resources. Currently North Carolina does not have retail competition and the potential for customer choice is minimal. The Commission offers a Coincident Peak rate and incremental cost structure which provide a means to compete for industrial load.

Electric utilities also are subject to increasing federal, state and local statutory and regulatory requirements affecting a broad range of matters, including the following: the siting and construction of new generation and transmission facilities; mandatory reliability standards for the bulk electric power system; homeland security, including protection of critical infrastructure facilities from damage or attack; employee safety; renewable resource mandates; and air, water quality, land use and other environmental factors.

### ***The Water Resources Systems***

#### Water Treatment and Distribution System

The Utilities Commission operates a water treatment and distribution system that serves the City and a portion of the County. The distribution system currently consists of approximately 629 miles of lines with 35,599 connections. Raw water is supplied by the Tar River and eight deep wells. River modeling indicates the Utilities Commission may be able to realize an average day withdrawal of 128 million gallons per day (MGD) from the Tar River, as compared to the current average day withdrawal of 13.246 MGD. Treatment is accomplished through a modern water treatment plant placed in operation in 1983 and expanded in 2002 with a present capacity of 22.5 million gallons per day (MGD). With the 2.0 MGD peaking capacity of the supplemental supply from the eight deep wells, the total peak day capacity of the water system is 24.5 MGD.

Average daily water use in the fiscal year ended June 30, 2019 was approximately 13.734 MGD, with a maximum daily usage of approximately 18.112 MGD. Approximately 84.7% of the water system's 35,599 connections are located within the City limits.

The North Carolina Department of Environmental Quality ("NCDEQ") regulates the quality of water sold by the Utilities Commission to its customers, and the water treatment plant operates in compliance with NCDEQ regulations. The water system meets the current standards of the Federal Safe Drinking Water Act.

NCDEQ has implemented rules restricting water use from certain aquifers in areas of Eastern North Carolina. Although the Utilities Commission's primary water supply, which is the Tar River, is not affected by these restrictions, several neighboring communities are mandated to reduce their aquifer withdrawals and are seeking supplemental water supplies. Foresight and long range planning in the areas of water treatment have positioned the Utilities Commission to form partnerships with

these neighboring communities to provide water service to areas outside the traditional service area. The Utilities Commission has entered into contracts to deliver water to the neighboring communities of Bethel, Farmville, Stokes, Winterville and Greene County.

### Wastewater Collection and Treatment System

The Utilities Commission operates a wastewater collection and treatment system that serves the City as well as some adjacent areas. In addition, the municipalities of Bethel and Grimesland, which have their own collection systems, have contracted with the Utilities Commission to treat the wastewater they collect. Mandatory connection is required by Utilities Commission rules and regulations which are incorporated into the City Code by reference.

The collection system consists of approximately 479 miles of lines with 29,253 connections. The wastewater treatment plant was placed on line in 1985 and expanded in 1995. It is rated to biologically treat a 30 day average of 17.5 million gallons per day (MGD). The annual average daily biological flow during fiscal year ended June 30, 2016 was 11.2 million gallons of wastewater with a single day hydraulic maximum of 21.04 MGD.

The wastewater treatment plant is regulated by the NCDEQ Division of Water Resources which enforces federal standards through the National Pollutant Discharge Elimination System as defined in the Clean Water Act. The Utilities Commission operates an Industrial Pretreatment program, which currently has six participants: Hyster-Yale Group (formerly NAACO Materials Handling Group), Patheon (formerly DSM Pharmaceuticals, Inc.), DSM Dyneema, Inc., The Hammock Source, Fuji Silysia, and Metrics Contract Services (a subsidiary of Mayne Pharma Group Limited).

### *The Natural Gas System*

The Utilities Commission operates a natural gas distribution system that serves the City as well as some adjacent areas. The natural gas system consists of 614 miles of pipeline and 440 miles of service lines with 23,066 connections. During the last fiscal year 3,448,812 dekatherms of natural gas were moved through the Utilities Commission's distribution system.

The Utilities Commission entered a 10-year gas services agreement effective January 5, 2010, with Piedmont Natural Gas ("PNG") that provides Firm Transportation, Excess Redelivery and Bundled Sales Peaking Services. The Utilities Commission secures its natural gas supplies through various marketers and transports the natural gas on a daily basis through Transcontinental Gas Pipe Line Corporation's transmission pipeline to PNG's gas system. The Utilities Commission routinely uses marketing firms to buy and sell natural gas contracts on its behalf. A Natural Gas Risk Management Policy, which includes a Hedging Plan and Credit Risk Policy, was developed and adopted by the Utilities Commission to mitigate the risks associated with purchasing natural gas on the New York Mercantile Exchange (NYMEX).

The Utilities Commission entered a 15-year agreement with Patriots Energy Group ("PEG"), effective February 1, 2007 to purchase 20 percent of the Utilities Commission's firm volumes (2,000 dekatherms per day during the winter period, November through March). The Utilities Commission receives a price discount projected to be between \$0.42 and \$0.47 per dekatherm and pays a fee of \$0.015 per dekatherm to PEG to cover the administrative costs of the agreement.

The Utilities Commission entered a 30-year agreement with The Black Belt Energy Gas District (Black Belt Energy), effective March 1, 2018, to purchase 40 percent of the Utilities Commission's firm volumes (1,600 dekatherms per day during the summer period, April to October, and 2,500 dekatherms per day during the winter period, November through March). The Utilities Commission receives a price discount projected to be \$0.40 per dekatherm during the initial reset period from November 1, 2018 to October 31, 2023 and pays a fee of \$0.03 per dekatherm to Black Belt Energy to cover the administrative costs of the agreement. The Utilities Commission may elect to remarket the commodity in future reset periods when the available discounts realized from the initial reset period through the end of such reset period is less than \$0.25 per dekatherm, excluding any period for which the Utilities Commission delivered a remarketing election.

The Utilities Commission entered two 30-year agreements with the Public Energy Authority of Kentucky (PEAK) effective December 4, 2018 and February 14, 2019. The delivery period under these agreements begins on July 1, 2019 and continues through October 2049. The quantities to be purchased are 500 dekatherms per day from July 2019 to January 2022, then, for the remainder of the agreement, 500 dekatherms per day during the summer period, April to October, and 2,000 dekatherms per day during the winter period, November through March. The Utilities Commission receives a price discount projected to average \$0.385 per dekatherm during the initial reset period from July 1, 2019 to April 30, 2025 and pays a fee of \$0.03 per dekatherm to PEAK to cover administrative costs of the agreement.

The Utilities Commission utilizes liquefied natural gas (LNG) as a supply source for peak day natural gas requirements. The utilization of LNG as a natural gas supply for peak day requirements is part of a long range plan to enhance the natural gas system's reliability, control natural gas costs and offer additional services to the Utilities Commission customers. The Utilities Commission completed a permanent facility that stores and vaporizes LNG into gas in December 1997. An expansion of that facility, which doubled storage capacity, was substantially completed in the fall of 2001 and enhancements to the security features at the site were completed in 2004. A second expansion, completed in December 2006, doubled the send-out capacity and added redundancy and reliability to the operations of the facility. During fiscal year 2015 two additional storage tanks were installed at the facility bringing the total storage capacity to 330,000 gallons. The volume of LNG stored at the facility would supply our customers for more than a week should our gas supply be cut off due to an emergency.

#### OTHER SERVICES

The City provides police, fire protection and rescue operations services. In addition, the City supports various housing programs and also provides refuse collection service to the residents. The City leases and operates five off-street lots in the central business district.

## Debt Information

### LEGAL DEBT LIMIT

In accordance with the provisions of the State Constitution and The Local Government Bond Act, as amended, the City had the statutory capacity to incur additional net debt in the approximate amount of \$340,462,203 as of June 30, 2019. For a summary of certain constitutional, statutory and administrative provisions governing or relating to the incurrence of debt by units of local government of the State, see Appendix B.

### OUTSTANDING GENERAL OBLIGATION DEBT

General Obligation Bonds	Principal Outstanding as of			
	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019
Refunding Bonds	\$ 9,980,000 <sup>1</sup>	\$ 9,085,000	\$ 8,100,000	\$ 7,125,000
Public Improvement Bonds	<u>2,525,000</u>	<u>10,240,000</u>	<u>9,680,000</u>	<u>9,120,000</u>
Total Bonds	<u>\$12,505,000</u>	<u>\$19,325,000</u>	<u>\$17,780,000</u>	<u>\$16,245,000</u>

<sup>1</sup>Bonds Issued:

2015-16      \$10,050,000 General Obligation Refunding Bonds, Series 2016, 1.89% net interest cost.

### GENERAL OBLIGATION DEBT RATIOS

At June 30	Total GO Debt Outstanding	Assessed Valuation	Total GO Debt to Assessed Valuation	Population <sup>1</sup>	Total GO Debt Per Capita
2015	\$13,405,000	\$6,121,053,333	0.22%	87,388	\$153.40
2016	12,505,000	6,241,276,981	0.20	87,766	142.48
2017	19,325,000	6,498,676,538	0.30	89,226	216.58
2018	17,780,000	6,585,088,654	0.27	89,660	198.30
2019	16,245,000	6,852,251,538	0.24	89,660 <sup>2</sup>	181.18
After Bonds now offered are issued	\$22,740,000	\$6,749,704,702	0.34%	90,597 <sup>2</sup>	\$251.00

<sup>1</sup>Estimate of Office of State Budget and Management.

<sup>2</sup>For purposes of this table, the 2018 estimate is used.

GENERAL OBLIGATION BOND DEBT SERVICE REQUIREMENTS AND MATURITY SCHEDULE

Fiscal Year	EXISTING DEBT						Bonds Now Offered <sup>1</sup>
	UTILITY		OTHER		TOTAL		
	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	
2019-20	\$ 367,235.70	\$ 419,018.82	\$ 1,147,764.30	\$ 1,606,083.68	\$ 1,515,000.00	\$ 2,025,102.50	
2020-21	384,540.00	429,382.36	1,175,460.00	1,597,870.64	1,560,000.00	2,027,253.00	\$ 400,000.00
2021-22	351,854.10	389,428.66	1,123,145.90	1,509,124.34	1,475,000.00	1,898,553.00	400,000.00
2022-23	344,163.30	375,087.82	1,110,836.70	1,461,371.68	1,455,000.00	1,836,459.50	400,000.00
2023-24	336,472.50	360,892.32	1,098,527.50	1,413,651.68	1,435,000.00	1,774,544.00	400,000.00
2024-25	326,859.00	344,919.50	1,083,141.00	1,362,887.00	1,410,000.00	1,707,806.50	400,000.00
2025-26	319,168.20	331,051.06	1,070,831.80	1,315,250.44	1,390,000.00	1,646,301.50	400,000.00
2026-27	309,554.70	315,405.28	1,055,445.30	1,263,809.22	1,365,000.00	1,579,214.50	400,000.00
2027-28			560,000.00	734,600.00	560,000.00	734,600.00	400,000.00
2028-29			560,000.00	712,200.00	560,000.00	712,200.00	400,000.00
2029-30			560,000.00	689,800.00	560,000.00	689,800.00	400,000.00
2030-31			560,000.00	667,400.00	560,000.00	667,400.00	400,000.00
2031-32			400,000.00	485,000.00	400,000.00	485,000.00	400,000.00
2032-33			400,000.00	469,000.00	400,000.00	469,000.00	400,000.00
2033-34			400,000.00	453,000.00	400,000.00	453,000.00	400,000.00
2034-35			400,000.00	437,000.00	400,000.00	437,000.00	400,000.00
2035-36			400,000.00	421,750.00	400,000.00	421,750.00	400,000.00
2036-37			400,000.00	407,250.00	400,000.00	407,250.00	400,000.00
2037-38					-	-	350,000.00
2038-39					-	-	350,000.00
2039-40							350,000.00
Totals	\$ 2,739,847.50	\$ 2,965,185.82	\$ 13,505,152.50	\$ 17,007,048.68	\$ 16,245,000.00	\$ 19,972,234.50	\$ 7,850,000.00

<sup>1</sup>Principal only.

GENERAL OBLIGATION BONDS AUTHORIZED AND UNISSUED

Purpose	Date Approved	Authorized and Unissued	Bonds Now Offered	Balance
Streets and Pedestrian Transportation	11/3/2015	\$7,850,000	\$7,850,000	\$ --

GENERAL OBLIGATION DEBT INFORMATION FOR OVERLAPPING UNIT AS OF JUNE 30, 2019

Unit	2018 Population <sup>1</sup>	Assessed Valuation	Tax Rate Per \$100	Debt Authorized and Unissued		Total GO Debt		Total GO Debt Per Capita
				Utility	Other	Utility	Other	
Pitt County	178,440	\$12,917,603,603	\$.696	\$ —	\$650,000	\$ —	\$16,205,000	\$90.81

<sup>1</sup>Estimate of Office of State Budget and Management.

#### OTHER LONG-TERM COMMITMENTS

The City issued \$6.8 million special obligation revenue bonds on March 15, 2001 (the “2001 Special Obligation Bonds”) to finance a portion of the cost of construction of an exhibit hall that, with an adjacent hotel, constitutes the convention center complex. The 2001 Special Obligation Bonds were refunded in 2011 by the City’s Special Obligation Revenue Refunding Bond, Series 2011. The City issued \$4.2 million Special Obligation Revenue Bonds on January 13, 2015 to finance the convention center expansion. Debt service on the special obligation revenue bonds (annually approximately \$639,000) and promotion expenses for the convention center are payable solely from the proceeds of a hotel occupancy tax levied and collected by the County and transferred to the City for pledge to these bonds or the Convention Center Authority for tourism and promotion expense. A private operator affiliated with the hotel owner and operator is responsible for the operating expenses of the exhibit hall.

In 2019, the City entered into a loan agreement with the State of North Carolina for the amount of \$32,620,172 to finance the design and construction of the Town Creek Culvert. The loan is paid through Stormwater fees.

The City has also entered into a number of installment financing agreements subject to annual appropriation and secured by the property financed. The following table sets forth the annual debt service requirements for such indebtedness:

(Insert Annual Requirements Schedule – from the City)

DEBT OUTLOOK

The City prepares a capital improvement plan which is updated annually. The City decides on funding sources varying from general obligation bonds, certificates of participation, installment financing agreements and cash. The City anticipates entering into an installment financing agreement in the approximate amount of \$7,000,000 to finance fire station improvements within the next year. The Utilities Commission prepares long-term capital improvement plans as well. All capital projects and funding sources are subject to Commission approval.

**Tax Information**

GENERAL INFORMATION

	<b>Fiscal Year Ended June 30</b>			
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Assessed Valuation:				
Assessment Ratio <sup>1</sup>	100%	100%	100%	100%
Real Property	\$5,642,813,653	\$5,715,329,808	\$5,935,362,692	\$6,055,707,548
Personal Property	855,862,885	869,758,846	916,888,846	693,997,154
Public Utility Companies				
Total Assessed Valuation	<u>\$6,498,676,538</u>	<u>\$6,585,088,654</u>	<u>\$6,852,251,538</u>	<u>\$6,749,704,702</u>
Rate per \$100	0.52	0.52	0.52	0.52
Levy - adjusted	\$ 33,536,293	\$ 34,002,040	\$ 34,944,274	\$ 34,571,987

<sup>1</sup>Percentage of appraised value has been established by statute.

<sup>2</sup>Public service companies appraised each year included in total values on this schedule.

Note 1: The last revaluation of real property became effective January 1, 2016. The next revaluation will become effective January 1, 2020.

TAX COLLECTIONS

<u>Fiscal Year Ended June 30</u>	<u>Prior Years' Levies Collected</u>	<u>Current Year's Levy Collected</u>	<u>Percentage of Current Year's Levy Collected</u>
2015	\$137,826	\$32,389,782	99.21%
2016	331,834	32,488,669	99.42
2017	229,791	33,536,293	99.50
2018	244,283	34,002,040	99.57
2019	187,756	34,944,274	99.70

TEN LARGEST TAXPAYERS FOR FISCAL YEAR ENDED JUNE 30, 2019

<u>Company</u>	<u>Enterprise</u>	<u>2019 Valuation</u>	<u>Percent of Valuation</u>	<u>Levy</u>
RPI Greenville Mall	Retail	\$44,614,187	.66%	\$ 299,541
Taft Ward Assemblage	Apartments	42,513,374	.63	221,070
Wal Mart Real Estate	Retail	41,189,437	.61	214,185
Copper Beach Townhouses	Housing	38,466,338	.57	200,025
PEP ECU LLC	Apartments	33,276,309	.49	173,037
PL Greenville LP	Apartments	32,221,984	.48	167,554
401 Moye Boulevard Realty	Apartments	31,901,462	.47	165,888
Breit SH Province Greenville LP	Apartments	30,393,310	.45	158,045
MIMG CXLIX Southgate	Apartments	27,800,740	.41	144,564
Heritage at Arlington Apts.	Apartments	<u>26,893,930</u>	<u>.40</u>	<u>139,848</u>
Totals		\$ 349,271,071	5.32%	\$ 1,883,757

## 2019-20 Budget Outlook

The City biennially adopts and approves a fiscal year budget and a second year Financial and Operating Plan. The City's biennial budget for fiscal year 2019-2020 was adopted at the City Council's regular meeting on June 13, 2019. The following are highlights for the general fund budget for fiscal year 2019-2020:

- Provides for a 2.7% average wage increase for employees
- Increases employer share of the retirement contribution rate by 15.5% as required by the North Carolina Local Government Retirement System
- Increases Other Post-Employment Benefits (OPEB) Trust contribution by \$100,000 to a total annual contribution of \$700,000
- Invests an additional \$300,000 into commercial / industrial site development for a total funding of \$1 million over two years
- Invests \$500,000 as a sustaining member in the newly formed Public-Private Economic Development Organization
- Invests \$25,000 for small business support and skills training collaboration with Pitt Community College
- Invests \$2.5 million into street improvements funding and \$1.2 million to support the city's deferred maintenance and infrastructure needs.
- Includes \$435,000 to fund thoroughfare beautification, Park and Greenway maintenance, and City entertainment scene enhancement, as well as funding a Beach Volleyball Complex

The non-major enterprise funds are Stormwater, Sanitation, and Transportation. Stormwater and Sanitation have remained consistent in funding for the fiscal year 2019-2020. The Stormwater Utility Fund was established to implement the City's Stormwater Management Program. Revenues are generated through user stormwater fees. The 2020 fiscal year budget includes a fee of \$5.35 per ERU per month. The City continues with its multi-year plan to modernize its collection practices in the Sanitation Fund. This plan included the elimination of backyard service on July 1, 2017. The current rate for basic curbside collection as well as multi-family collection is \$16.00 per month for fiscal year 2020.

The City Manager's recommended budget includes a tax rate of \$.52 cents per \$100 of assessed value for the 2020-21 fiscal year, keeping the tax rate consistent since 2016.

### **Greenville Utilities Commission Combined Enterprise Fund; Electric, Water, Sewer, Gas:**

- The Utilities Commission's financial budget goals focus on several key performance indicators such as end-of-year performance, debt service coverages and fund balances. The long-term sustainability of each fund is also taken into consideration to ensure that the Utilities Commission is poised to continue to meet its mission and future financial challenges. Highlights of the fiscal year 2019-20 operating budget are listed below:
- Expenditures budgeted for FY 2019-20 have increased by 2%, or \$5.5M, when compared to the FY 2018-19 budget. Key points are:
  - \$3.4M increase in purchased power
  - \$2.7M decrease in purchased gas
  - \$1.7M decrease in debt service
  - \$250K increase in transfers to rate stabilization
  - \$3.7M increase in transfers to capital projects
  - \$2.0M increase in operations
  - No rate adjustment for the Electric Fund
  - A 7.0% rate increase for the Water Fund, 0.6% less than projected last year

- No rate adjustment for the Sewer Fund, 3% less than projected last year
- No rate adjustment for the Gas Fund
- Funding for salary market/merit adjustments at 2.7%
- Continuation of a self-insured health insurance plan which includes a high-deductible Health Savings Account option
- Continuation of self-insured dental insurance plan
- Funding to hire replacements prior to the retirement of key personnel to facilitate succession planning, leverage the knowledge and experience of long-term employees for training on critical issues, and ensure smooth transitions
- Existing positions have been reallocated and six permanent positions have been added to appropriately respond to needs within the combined enterprise operation
- Transfer of \$500K to Other Post-Employment Benefits (OPEB)Trust
- Funding for increase in LGERS employer contribution from 7.75% to 8.95% -\$350K
- Transfer of \$150K to City's housing energy conservation program
- Commitment of \$500,000 to participate as a sustaining member in the public-private economic development partnership
- Investment of \$11.4M for capital outlay to maintain system reliability and comply with regulatory requirements
- Annual turnover or transfer of \$6.6M to the City, in accordance with the Charter issued by the North Carolina General Assembly
- The Utilities Commission continues to make investments in capital projects to maintain reliability, meet ongoing regulatory requirements, and remain strategically positioned to facilitate growth. To that end, the Utilities Commission will be establishing capital projects totaling \$10.65M

## **Pension Plans**

The City participates in the North Carolina Local Governmental Employees' Retirement System and three other pension plans.

North Carolina Local Governmental Employees' Retirement System — The North Carolina Local Governmental Employees' Retirement System (the "System") is a service agency administered through a board of trustees by the State for public employees of counties, cities, boards, commissions and other similar governmental entities. While the State Treasurer is the custodian of System funds, administrative costs are borne by the participating employer governmental entities. The State makes no contributions to the System.

The System provides, on a uniform System-wide basis, retirement and, at each employer's option, death benefits from contributions made by employers and employees. Employee members contribute six percent of their individual compensation. Each new employer makes a normal contribution plus, where applicable, a contribution to fund any accrued liability over a 24-year period. The normal contribution rate, uniform for all employers, was 7.75% of eligible payroll for general employees and 8.50% of eligible payroll for law enforcement officers for 2018-19. The normal contribution rate is 8.95% of eligible payroll for general employees and 9.70% of eligible payroll for law enforcement officers for 2019-20. The accrued liability contribution rate is determined separately for each employer and covers the liability of the employer for benefits based on employees' service rendered prior to the date the employer joins the System.

Members qualify for vested deferred benefits at age 50 with at least 20 years of service or at age 60 after at least five years of creditable service to the unit of local government. Unreduced benefits are available: at age 65, with at least five years of creditable service; at age 60, with at least 25 years of creditable service; or after 30 years of creditable service, regardless of age. Benefit payments are computed by taking an average of the annual compensation for the four consecutive years of

membership service yielding the highest average. This average is then adjusted by a percentage formula, by a total years of service factor, and by an age service factor if the individual is not eligible for unreduced benefits.

Contributions to the System are determined on an actuarial basis.

Other Pension Plans — The City also participates in the (1) Law Enforcement Officers’ Special Separation Allowance, (2) Supplemental Retirement Income Plan for Law Enforcement Officers and (3) Supplemental Retirement Income Plan for all Other Employees.

**Other Post-Employment Benefits**

The City has elected to provide post-retirement health care benefits which are considered to be other post-employment benefits (OPEB) to retirees of the City who participate in the North Carolina Local Governmental Employees’ Retirement System and have at least five years of creditable service with the City. Retirees pay 5% and the City pays 95% of the cost of coverage for these benefits for retirees with a minimum of twenty-years of creditable service with the City. Retirees with at least five years but less than twenty years of creditable service with the City pay for their coverage. The City does not pay any portion of premiums for retiree spouses. *As of 2013, 225 retirees were eligible for postretirement health benefits. The City contracted with an actuarial firm to determine its OPEB liability and was completed in August 2013. The City is evaluating its OPEB benefits to determine the impact of changes in future benefits on OPEB liability.*

On May 10, 2011, the City Council voted to amend OPEB benefits for employees hired on or after July 1, 2011. Retiring employees will need to be a minimum of 55 years old and have served the City a minimum of 20 consecutive years to receive OPEB benefits. Please see the chart below for a summary of the new OPEB benefits. The percentage of the health insurance premium the City will pay is dependent on the age of the employee and the number of years the employee served the City. Retirees who are 55 to 59 years of age and have twenty to twenty-four years of service will be eligible to have the City pay for 50% of the cost of the health insurance premium for the City’s plan. If the retiree is 60 to 65 years old, the City will pay 65% of the cost. If the retiree has more than twenty-five years of service upon retirement, the above numbers change to 75% and 95% respectively. Should the employee be 65 years old and Medicare eligible upon retirement, the City will provide the retiree with a \$250 stipend toward Medicare supplemental insurance.

**TIERED STRUCTURE PRE-65 COVERAGE**

	Years of Service	AGE		95%	75%	65%	50%
		55-59	60+				
	20-24	50%					
	25+	75%					
<b>Current Premium</b>	<b>Monthly Contributor</b>						
\$413.81	Employer	\$411.17	\$324.61	\$281.33	\$216.41		
	Employee	21.64	108.20	151.48	216.40		

In addition to the above changes, the City Council also resolved to continue to investigate viable ways to mitigate future OPEB costs for the City.

## Contingent Liabilities

The City has no contingent liabilities at the present time, which, in the opinion of counsel to the City, would materially affect the City's ability to meet its financial obligations.

## CONTINUING DISCLOSURE

In the bond resolution adopted by the City relating to the Bonds, the City has undertaken, for the benefit of the beneficial owners of the Bonds, to provide to the Municipal Securities Rulemaking Board (the "MSRB"):

- (a) by not later than seven months from the end of each fiscal year of the City beginning with the fiscal year ending June 30, 2020, audited financial statements of the City for such fiscal year, if available, prepared in accordance with Section 159-34 of the General Statutes of North Carolina, as it may be amended from time to time, or any successor statute, or, if such audited financial statements of the City are not available by seven months from the end of such fiscal year, unaudited financial statements of the City for such fiscal year to be replaced subsequently by audited financial statements of the City to be delivered within 15 days after such audited financial statements become available for distribution;
- (b) by not later than seven months from the end of each fiscal year of the City beginning with the fiscal year ending June 30, 2020, (i) the financial and statistical data as of a date not earlier than the end of the preceding fiscal year for the type of information included under heading "The City - Debt Information and - Tax Information" in this Official Statement relating to the Bonds (excluding any information on overlapping units) and (ii) the combined budget of the City for the current fiscal year, to the extent such items are not included in the financial statements referred to in (a) above;
- (c) in a timely manner not in excess of ten business days after the occurrence of the event, notice of any of the following events with respect to the Bonds:
  - (1) principal and interest payment delinquencies;
  - (2) non-payment related defaults, if material;
  - (3) unscheduled draws on debt service reserves reflecting financial difficulties;
  - (4) unscheduled draws on credit enhancements reflecting financial difficulties;
  - (5) substitution of credit or liquidity providers, or their failure to perform;
  - (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds or other events affecting the tax status of the Bonds;
  - (7) modification to rights of the beneficial owners of the Bonds, if material;
  - (8) bond calls, and tender offers;
  - (9) defeasances;
  - (10) release, substitution or sale of any property securing repayment of the Bonds, if material;

- (11) rating changes;
  - (12) bankruptcy, insolvency, receivership or similar event of the City;
  - (13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
  - (14) appointment of a successor or additional paying agent, or change of name of paying agent for the Bonds, if material;
  - (15) incurrence of a financial obligation (as defined below) of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect beneficial owners of the Bonds, if material; and
  - (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the City, any of which reflect financial difficulties; and
- (d) in a timely manner, to EMMA, notice of a failure of the City to provide required annual financial information described in (a) or (b) above on or before the date specified.

The City may meet the continuing disclosure requirements described above by complying with any other procedure that may be authorized by the United States Securities Exchange Commission in lieu of the manner described above.

All information provided to EMMA as described above shall be provided in an electronic format as prescribed by EMMA and accompanied by identifying information as prescribed by EMMA.

“Financial obligation” means (a) a debt obligation, (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) a guarantee of either clause (a) or (b). The term “financial obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12.

At present, Section 159-34 of the General Statutes of North Carolina requires the City’s financial statements to be prepared in accordance with generally accepted accounting principles and to be audited in accordance with generally accepted auditing standards.

The bond resolution provides that if the City fails to comply with the undertaking described above, any beneficial owner of the Bonds may take action to protect and enforce the rights of all beneficial owners with respect to such undertaking, including an action for specific performance; provided, however, that failure to comply with such undertaking shall not be an event of default and shall not result in any of acceleration of payment of the Bonds. All actions shall be instituted, had and maintained in the manner provided in this paragraph for the benefit of all beneficial owners of the Bonds.

Pursuant to such resolution, the City reserves the right to modify from time to time the information to be provided to the extent necessary or appropriate in the judgment of the City, provided that:

- (a) any such modification may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the City;
- (b) the information to be provided, as modified, would have complied with the requirements of Rule 15c2-12 as of the date of this Official Statement, after taking into account any amendments or interpretations of Rule 15c2-12, as well as any changes in circumstances; and
- (c) any such modification does not materially impair the interests of the beneficial owners, as determined either by parties unaffiliated with the City (such as bond counsel), or by the approving vote of the registered owners of a majority in principal amount of the series of Bonds outstanding pursuant to the terms of such resolution, as it may be amended from time to time, at the time of the amendment.

Any annual financial information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

The undertaking described above will terminate upon payment, or provision having been made for payment in a manner consistent with Rule 15c2-12, in full of the principal of and interest on all of the Bonds.

The City is not aware of any failure to comply materially with its undertakings or the undertakings of the Utilities Commission under Rule 15c2-12 in the last five fiscal years.

#### **APPROVAL OF LEGAL PROCEEDINGS**

Certain legal matters incident to the authorization and issuance of the Bonds are subject to the approval of Womble Bond Dickinson (US) LLP, Raleigh, North Carolina, Bond Counsel, whose approving legal opinion will be available at the time of the delivery of the Bonds. The proposed form of such opinion is attached hereto as Appendix E.

## RATINGS

Moody's Investors Service and S&P Global Ratings, have given the Bonds ratings of \_\_\_ and \_\_\_, respectively. Those ratings reflect only the respective views of such organizations, and an explanation of the significance of such ratings may be obtained only from the respective organization providing such rating. Certain information and materials not included in the Official Statement were furnished to such organizations. There is no assurance that such ratings will remain in effect for any given period of time or that any or all will not be revised downward or withdrawn entirely. Any downward revision or withdrawal of a rating may have an adverse effect on the market prices of the Bonds.

## TAX TREATMENT

### Opinion of Bond Counsel

In the opinion of Bond Counsel, under existing law and assuming continuing compliance by the City with certain covenants to comply with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), regarding, among other matters, the use, expenditure and investment of the proceeds of the Bonds, and the timely payment of certain investment earnings to the United States Treasury, interest on the Bonds will not be includable in the gross income of the owners thereof for purposes of federal income taxation. Bond Counsel is also of the opinion that interest on the Bonds will not be a specific preference item for purposes of the alternative minimum tax imposed by the Code. In addition, in the opinion of Bond Counsel, under existing law, interest on the Bonds will be exempt from all State of North Carolina income taxes.

The Code and other laws of taxation, including the laws of taxation of the State of North Carolina, of other states and of local jurisdictions, may contain other provisions that could result in tax consequences, upon which Bond Counsel expresses no opinion, as a result of ownership or transfer of the Bonds.

### Original Issue Discount

The initial public offering prices of the Bonds maturing on June 1, \_\_\_\_, inclusive (the "Discount Bonds") are less than the amounts payable at maturity.\* An amount not less than the difference between the initial offering prices to the public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters, placement agents, wholesalers or other intermediaries) of the Discount Bonds and the amounts payable at maturity constitutes original issue discount. Under existing federal income tax law and regulations, the original issue discount on a Discount Bond is interest not includable in the gross income of an owner who purchases such Discount Bond in the original offering at the initial public offering price thereof and holds it to maturity, and such owner will not realize taxable gain upon payment of such Discount Bond at maturity. Owners who purchase Discount Bonds at a price other than the initial offering price or who do not purchase Discount Bonds in the initial public offering should consult their tax advisors with respect to the consequences of the ownership of such Discount Bonds. An owner who purchases a Discount Bond in the initial offering at the initial offering price and holds such Discount Bond to maturity is deemed under existing federal tax laws and regulations to accrue original issue discount on a constant yield basis under Section 1288 of the Code from the date of original issue. An owner's adjusted basis in a Discount Bond is increased by accrued original issue discount for purposes of determining gain or loss on sale, exchange or other disposition of such Discount Bond. Accrued original issue discount may be taken into account as an increase in the amount of tax-exempt interest received or deemed to have been received for purposes of determining various other tax consequences of owning a Discount Bond, even though there will not be a corresponding cash payment.

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\* Information provided by the underwriters of the Bonds.

Owners and prospective purchasers of Discount Bonds should consult their own tax advisors regarding the calculation of accrued original issue discount for federal income tax purposes, including various special rules relating thereto, and state and local tax consequences, in connection with the ownership or disposition of Discount Bonds.

### **Original Issue Premium**

The initial public offering prices of the Bonds maturing on June 1, \_\_\_\_, inclusive (the "Premium Bonds"), are greater than the amounts payable at maturity.\* The difference between (a) the initial offering prices to the public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters, placement agents, wholesalers or other intermediaries) at which a substantial amount of each maturity of the Premium Bonds is sold and (b) the principal amount payable at maturity of such Premium Bonds constitutes original issue premium. In general, an owner of a Premium Bond must amortize the bond premium over the remaining term of the Premium Bond based on the owner's yield over the remaining term of the Premium Bond, determined based on constant yield principles (in certain cases involving a Premium Bond callable prior to its stated maturity date, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on such Premium Bond). An owner of a Premium Bond must amortize the bond premium by offsetting the qualified stated interest allocable to each interest accrual period under the owner's regular method of accounting against the bond premium allocable to that period and subtract such bond premium from the owner's tax basis in the Premium Bond. Under certain circumstances, the owner of a Premium Bond may realize a taxable gain upon disposition of the Premium Bond even though it is sold or redeemed for an amount less than or equal to the owner's original acquisition cost.

Owners and prospective purchasers of Premium Bonds should consult their own tax advisors regarding the treatment of bond premium for federal income tax purposes, including various special rules relating thereto, and state and local tax consequences in connection with the ownership and disposition of Premium Bonds.

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\* Information provided by the underwriters of the Bonds.

### **Other Tax Consequences**

Ownership or transfer of, or the accrual or receipt of interest on, the Bonds may result in collateral federal, State of North Carolina, other state or local tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, certain foreign corporations doing business in the United States, certain S corporations with excess passive income, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, taxpayers who may be eligible for the federal earned income tax credit, and taxpayers subject to franchise, estate, inheritance, gift or capital gains taxes. Owners and prospective purchasers of the Bonds should consult their tax advisors as to any such possible tax consequences.

Except to the extent covered in its legal opinion, Bond Counsel expresses no opinion regarding any such collateral tax consequences.

No assurance can be given that future legislation, including amendments to the code or interpretations thereof, if enacted into law, or certain litigation or judicial decisions, if upheld, will not contain provisions or produce results which could, directly or indirectly, reduce the benefit of the excludability of interest on the bonds from gross income for federal income tax purposes.

The Internal Revenue Service (the "Service") has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations

is includable in the gross income of the owners thereof for federal income tax purposes. No assurances can be given as to whether or not the Service will commence an audit of the Bonds.

Interest paid on tax-exempt obligations, such as the Bonds, will be subject to information reporting in a manner similar to interest paid on taxable obligations. Although such reporting requirement does not, in and of itself, affect the excludability of interest with respect to the Bonds from gross income for federal income tax purposes, such reporting requirement causes the payment of interest with respect to the Bonds to be subject to backup withholding if such interest is paid to beneficial owners who (a) are not "exempt recipients," and (b) either fail to provide certain identifying information (such as the beneficial owner's taxpayer identification number) in the required manner or have been identified by the Service as having failed to report all interest and dividends required to be shown on their income tax returns. Generally, individuals are not exempt recipients, whereas corporations and certain other entities generally are exempt recipients. Amounts withheld under the backup withholding rules from a payment to a beneficial owner would be allowed as a refund or credit against such beneficial owner's federal income tax liability provided the required information is furnished to the Service.

### **FINANCIAL ADVISOR**

Hilltop Securities Inc., Charlotte, North Carolina, has acted as financial advisor to the City in connection with the issuance of the Bonds. Although Hilltop Securities has assisted in the preparation of the Official Statement, Hilltop Securities is not obligated to undertake, and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness or fairness of the information contained in the Official Statement or any of the other legal documents, and further Hilltop Securities does not assume any responsibility for the information, covenants and representations with respect to the federal income tax status of the Bonds, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies or rating agencies.

### **UNDERWRITING**

The underwriters for the Bonds are \_\_\_\_\_.

The underwriters for the Bonds have jointly and severally agreed, subject to certain conditions, to purchase all but not less than all of the Bonds. If all of the Bonds are sold at the public offering yields hereinabove set forth, the underwriters anticipate total underwriters' discount of \$\_\_\_\_\_.<sup>1</sup> The public offering prices or yields of the Bonds may be changed from time to time by the underwriters.

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<sup>1</sup>Information provided by underwriters of the Bonds.

**MISCELLANEOUS**

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact.

Reference herein to the State Constitution and legislative enactments are only brief outlines of certain provisions thereof and do not purport to summarize or describe all provisions thereof.

The execution of this Official Statement has been duly authorized by the Local Government Commission of North Carolina and the City Council of the City.

**LOCAL GOVERNMENT COMMISSION  
OF NORTH CAROLINA**

By

Greg C. Gaskins  
*Secretary of the Commission*

**CITY OF GREENVILLE, NORTH CAROLINA**

By

P. J. Connelly  
*Mayor*

By

Ann E. Wall  
*City Manager*

By

Byron C. Hayes  
*Director of Financial Services*

The City Council of the City of Greenville, North Carolina met in a regular meeting in the Council Chambers on the third floor of the City Hall located at 200 West Fifth Street in Greenville, North Carolina, the regular place of meeting, at 6:00 p.m. on April 9, 2020.

Present: Mayor P. J. Connelly, presiding, and Council Members

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Absent: Council Member

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Also present: \_\_\_\_\_

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\* \* \* \* \*

\_\_\_\_\_ introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Council Member:

**RESOLUTION PROVIDING FOR THE SALE AND ISSUANCE OF NOT TO EXCEED \$7,850,000 GENERAL OBLIGATION STREET AND PEDESTRIAN TRANSPORTATION BONDS, SERIES 2020**

BE IT RESOLVED by the City Council (the “City Council”) of the City of Greenville, North Carolina (the “City”):

Section 1. The City Council has determined and does hereby find and declare as follows:

(a) An order authorizing \$15,850,000 Street and Pedestrian Transportation Bonds (the “Street and Pedestrian Transportation Bonds”) was adopted by the City Council of the City on August 13, 2015, which order was approved by the vote of a majority of the qualified voters of the City who voted thereon at a referendum duly called and held on November 3, 2015. \$8,000,000 of the Street and Pedestrian Transportation Bonds have heretofore been issued by the City.

(b) No notes have been issued in anticipation of the receipt of the proceeds of the sale of said bonds, and it is necessary to issue \$7,850,000 of the Street and Pedestrian Transportation Bonds at this time.

(c) (i) The maximum period of usefulness of the public improvements to be provided with the proceeds of said bonds for street and pedestrian transportation improvements is estimated as a period of twenty (20) years from May 19, 2020, the date of the bonds for street and pedestrian transportation improvements authorized hereby, and that such period expires on May 19, 2040 and (ii) the maximum period of usefulness of the public improvements to be provided with the proceeds of said bonds for street land and improvements is estimated as a period of forty

(40) years from May 19, 2020, the date of the bonds for street and pedestrian transportation improvements authorized hereby, and that such period expires on May 19, 2060.

Section 2. Pursuant to said order, there shall be issued bonds of the City in the aggregate principal amount of \$7,850,000 (subject to adjustment pursuant to the provisions set forth below) designated "General Obligation Street and Pedestrian Transportation Bonds, Series 2020" and dated the date of delivery thereof (the "Bonds"). The Bonds shall be stated to mature annually (subject to adjustment pursuant to the provisions set forth below), June 1, \$400,000 2021 to 2037, inclusive, and \$350,000 2038 to 2040, inclusive, and shall bear interest at a rate or rates to be determined by the Local Government Commission of North Carolina at the time the Bonds are sold, which interest to the respective maturities thereof shall be payable semiannually on each June 1 and December 1, beginning December 1, 2020, until payment of such principal sum.

The City reserves the right to adjust the principal amount of each maturity of the Bonds set forth above (including eliminating or adding maturities), subject to the limitations set forth in Section 159-65 of the General Statutes of North Carolina, as amended, and provided that the aggregate principal amount of the Bonds shall not exceed \$7,850,000. The final principal amount of each maturity of the Bonds shall be as set forth in the Final Official Statement (hereinafter defined).

In the event that the Director of Financial Services of the City determines, in consultation with the Local Government Commission, that it is in the best interests of the City to do so, the Director of Financial Services may direct, prior to or on the date of sale of the Bonds as hereinafter provided, that any consecutive maturities of the Bonds may be combined into a term bond maturing on one date, subject to mandatory sinking fund redemption on the June 1 otherwise specified above as a maturity date. If the Director of Financial Services so determines, the Director of Financial Services shall file a certificate among the official records of the City specifying the revised maturity schedule for the Bonds and setting forth the mandatory redemption provisions for the Bonds that are subject to mandatory sinking fund redemption.

Each Bond shall bear interest from the interest payment date next preceding the date on which it is authenticated, unless it is (a) authenticated upon an interest payment date, in which event it shall bear interest from such interest payment date or (b) authenticated prior to the first interest payment date, in which event it shall bear interest from its date; provided, however, that if at the time of authentication interest is in default, such Bond shall bear interest from the date to which interest has been paid.

The principal of and the interest on the Bonds shall be payable in any coin or currency of the United States of America which is legal tender for the payment of public and private debts on the respective dates of payment thereof.

The Bonds shall be issued by means of a book-entry system with no physical distribution of Bond certificates to be made except as hereinafter provided. One Bond certificate with respect to each date on which the Bonds are stated to mature, in the aggregate principal amount of the Bonds stated to mature on such date and registered in the name of Cede & Co., a nominee of The Depository Trust Company ("DTC"), shall be issued and required to be deposited with DTC and

immobilized in its custody. The book-entry system will evidence ownership of the Bonds in the principal amount of \$5,000 or any whole multiple thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC and its participants. The principal of each Bond shall be payable to Cede & Co. or any other person appearing on the registration books of the City hereinafter provided for as the registered owner of such Bond or his registered assigns or legal representative at such office of the Bond Registrar mentioned hereinafter or such other place as the City may determine upon the presentation and surrender thereof as the same shall become due and payable. Payment of the interest on each Bond shall be made by said Bond Registrar on each interest payment date to the registered owner of such Bond (or the previous Bond or Bonds evidencing the same debt as that evidenced by such Bond) at the close of business on the record date for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding such interest payment date, by check mailed to such person at his address as it appears on such registration books; provided, however, that for so long as the Bonds are deposited with DTC, the payment of the principal of and interest on the Bonds shall be made to DTC in same-day funds by 2:30 p.m. or otherwise as determined by the rules and procedures established by DTC. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC, and transfer of principal and interest payments to beneficial owners of the Bonds by participants of DTC will be the responsibility of such participants and other nominees of such beneficial owners. The City shall not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing records maintained by DTC, its participants or persons acting through such participants.

In the event that (a) DTC determines not to continue to act as securities depository for the Bonds or (b) the Director of Financial Services of the City determines that continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect the interests of the beneficial owners of the Bonds, the City will discontinue the book-entry system with DTC. If the City identifies another qualified securities depository to replace DTC, the City will make arrangements with DTC and such other depository to effect such replacement and deliver replacement Bonds registered in the name of such other depository or its nominee in exchange for the outstanding Bonds, and the references to DTC or Cede & Co. in this resolution shall thereupon be deemed to mean such other depository or its nominee. If the City fails to identify another qualified securities depository to replace DTC, the City shall deliver replacement Bonds in the form of fully-registered certificates in denominations of \$5,000 or any whole multiple thereof ("Certificated Bonds") in exchange for the outstanding Bonds as required by DTC and others. Upon the request of DTC, the City may also deliver one or more Certificated Bonds to any participant of DTC in exchange for Bonds credited to its account with DTC.

Unless indicated otherwise, the provisions of this resolution that follow shall apply to all Bonds issued or issuable hereunder, whether initially or in replacement thereof.

Section 3. The Bonds shall bear the manual or facsimile signatures of the Mayor or the Mayor Pro Tem and the City Clerk or any deputy or assistant City Clerk of the City and the official seal or a facsimile of the official seal of the City shall be impressed or imprinted, as the case may be, on the Bonds.

The certificate of the Local Government Commission of North Carolina to be endorsed on all Bonds shall bear the manual or facsimile signature of the Secretary or the Deputy Secretary of said Commission and the certificate of authentication of the Bond Registrar to be endorsed on all Bonds shall be executed as provided hereinafter.

In case any officer of the City or the Local Government Commission of North Carolina whose manual or facsimile signature shall appear on any Bonds shall cease to be such officer before the delivery of such Bonds, such manual or facsimile signature shall nevertheless be valid and sufficient for all purposes the same as if he had remained in office until such delivery, and any Bond may bear the manual or facsimile signatures of such persons as at the actual time of the execution of such Bond shall be the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

No Bond shall be valid or become obligatory for any purpose or be entitled to any benefit or security under this resolution until it shall have been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed thereon.

The Bonds to be registered in the name of Cede & Co. and the endorsements thereon shall be in substantially the following form:

Unless this bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the City of Greenville, North Carolina or its agent for registration or transfer, exchange, or payment, and any bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

No. R-\_\_\_\_\_ \$\_\_\_\_\_

United States of America  
State of North Carolina  
County of Pitt

CITY OF GREENVILLE  
GENERAL OBLIGATION STREET AND PEDESTRIAN TRANSPORTATION BOND,  
SERIES 2020

<u>Maturity Date</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
June 1, 20__	_____ %	_____

The City of Greenville, a municipal corporation in the State of North Carolina, is justly indebted and for value received hereby promises to pay to

CEDE & CO.

or registered assigns or legal representative on the date specified above, upon the presentation and surrender hereof, at the office of the Director of Financial Services of said City (the “Bond Registrar”), in Greenville, North Carolina, the principal sum of

\_\_\_\_\_ DOLLARS

and to pay interest on such principal sum from the date hereof or from June 1 or December 1 next preceding the date of authentication to which interest shall have been paid, unless such date of authentication is June 1 or December 1 to which interest shall have been paid, in which case from such date, such interest to the maturity hereof being payable semiannually on each June 1 and December 1, beginning December 1, 2020, at the rate per annum specified above, until payment of such principal sum. The interest so payable on any such interest payment date will be paid to the person in whose name this bond (or the previous bond or bonds evidencing the same debt as that evidenced by this bond) is registered at the close of business on the record date for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding such interest payment date, by check mailed to such person at his address as it appears on the bond registration books of said City; provided, however, that for so long as the Bonds (hereinafter defined) are deposited with The Depository Trust Company (“DTC”), the payment of the principal of and interest on the Bonds shall be made to DTC in same day funds by 2:30 p.m. or otherwise as determined by the rules and procedures established by DTC. Both the principal of and the interest on this bond shall be paid in any coin or currency of the United States of America that is legal tender for the payment of public and private debts on the respective dates of payment thereof. For the prompt payment hereof, both principal and interest as the same shall become due, the faith and credit of said City are hereby irrevocably pledged.

This bond is one of an issue of bonds designated “General Obligation Street and Pedestrian Transportation Bonds, Series 2020” (the “Bonds”) and issued by said City for the purpose of providing funds, with any other available funds, for street and pedestrian transportation improvements, and this bond is issued under and pursuant to The Local Government Bond Act, as amended, Article 7, as amended, of Chapter 159 of the General Statutes of North Carolina, an order adopted by the City Council of said City, which order was approved by the vote of a majority of qualified voters who voted thereon at a referendum duly called and held, and a resolution duly adopted by said City Council (the “Resolution”).

The Bonds maturing on or prior to June 1, 2030 are not subject to redemption prior to maturity. The Bonds maturing on June 1, 2031 and thereafter may be redeemed, at the option of said City, from any moneys that may be made available for such purpose, in whole or in part on any date not earlier than June 1, 2030, at a redemption price equal to 100% of the principal amount of the Bonds to be redeemed, together with interest accrued thereon to the date fixed for redemption.

[Insert any mandatory sinking fund redemption provisions if any Bonds are designated as term bonds.]

If less than all of the Bonds of any one maturity shall be called for redemption, the particular Bonds or portions of Bonds of such maturity to be redeemed shall be selected by lot of

said City in such manner as said City in its discretion may determine; provided, however, that the portion of any Bond to be redeemed shall be in the principal amount of \$5,000 or some multiple thereof and that, in selecting Bonds for redemption, each Bond shall be considered as representing that number of Bonds which is obtained by dividing the principal amount of such Bond by \$5,000. So long as a book-entry system with The Depository Trust Company (“DTC”), is used for determining beneficial ownership of Bonds, if less than all of the Bonds within the maturity are to be redeemed, DTC and its participants shall determine which of the Bonds within a maturity are to be redeemed by lot. If less than all of the Bonds stated to mature on different dates shall be called for redemption, the particular Bonds or portions thereof to be redeemed shall be called in such manner as the City may determine.

Not more than sixty (60) nor less than thirty (30) days before the redemption date of any Bonds to be redeemed, whether such redemption be in whole or in part, said City shall cause a notice of such redemption to be filed with the Bond Registrar and to be mailed, postage prepaid, to the registered owner of each Bond to be redeemed in whole or in part to his address appearing upon the registration books of said City, provided that such notice to Cede & Co. shall be given by certified or registered mail. On the date fixed for redemption, notice having been given as aforesaid, the Bonds or portions thereof so called for redemption shall be due and payable at the redemption price provided for the redemption of such Bonds or portions thereof on such date and, if moneys for payment of such redemption price and the accrued interest are held by the Bond Registrar as provided in the Resolution, interest on the Bonds or the portions thereof so called for redemption shall cease to accrue. If a portion of this Bond shall be called for redemption, a new Bond or Bonds in principal amount equal to the unredeemed portion hereof will be issued to Cede & Co. or its legal representative upon the surrender hereof.

Any notice of redemption [other than a notice of mandatory sinking fund redemption] may state that the redemption to be effected is conditioned upon the receipt by the Bond Registrar on or prior to the redemption date of moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed and that if such moneys are not so received such notice shall be of no force or effect and such Bond shall not be required to be redeemed. In the event that such notice contains such a condition and moneys sufficient to pay the principal of and premium, if any, and interest are not received by the Bond Registrar on or prior to the redemption date, the redemption shall not be made and the Bond Registrar shall within a reasonable time thereafter give notice, in the manner in which the notice of redemption was given, that such moneys were not so received.

The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Resolution. One bond certificate with respect to each date on which the Bonds are stated to mature, in the aggregate principal amount of the Bonds stated to mature on such date and registered in the name of Cede & Co., a nominee of DTC, is being issued and required to be deposited with DTC and immobilized in its custody. The book-entry system will evidence ownership of the Bonds in the principal amount of \$5,000 or any whole multiple thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC and its participants. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC, and transfer of principal and interest payments to beneficial owners of

the Bonds by participants of DTC will be the responsibility of such participants and other nominees of such beneficial owners. Said City will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants.

In certain events, said City will be authorized to deliver replacement Bonds in the form of fully-registered certificates in the denomination of \$5,000 or any whole multiple thereof in exchange for the outstanding Bonds as provided in the Resolution.

At the office of the Bond Registrar, in the manner and subject to the conditions provided in the Resolution, Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of authorized denominations and bearing interest at the same rate.

The Bond Registrar shall keep at his office the books of said City for the registration of transfer of Bonds. The transfer of this bond may be registered only upon such books and as otherwise provided in the Resolution upon the surrender hereof to the Bond Registrar together with an assignment duly executed by the registered owner hereof or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar. Upon any such registration of transfer, the Bond Registrar shall deliver in exchange for this bond a new Bond or Bonds, registered in the name of the transferee, of authorized denominations, in an aggregate principal amount equal to the unredeemed principal amount of this bond, of the same maturity and bearing interest at the same rate.

The Bond Registrar shall not be required to exchange or register the transfer of any Bond during a period beginning at the opening of business fifteen (15) days before the day of the mailing of a notice of redemption of Bonds or any portion thereof and ending at the close of business on the day of such mailing or of any Bond called for redemption in whole or in part pursuant to the Resolution.

It is hereby certified and recited that all acts, conditions and things required by the Constitution and laws of North Carolina to happen, exist and be performed precedent to and in the issuance of this bond have happened, exist and have been performed in regular and due form and time as so required; that provision has been made for the levy and collection of a direct annual tax upon all taxable property within said City sufficient to pay the principal of and the interest on this bond as the same shall become due; and that the total indebtedness of said City, including this bond, does not exceed any constitutional or statutory limitation thereon.

This bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Resolution until this bond shall have been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, the City of Greenville, North Carolina, by resolution duly adopted by its City Council, has caused this bond to be manually signed by the [Mayor] [Mayor Pro Tem] of said City and the [Deputy] City Clerk and its official seal to be impressed hereon, all as of the \_\_\_\_ day of May, 2020.

[Do not sign] \_\_\_\_\_  
[Mayor] [Mayor Pro Tem]

[SEAL]

[Do not sign] \_\_\_\_\_  
[Deputy] City Clerk

CERTIFICATE OF LOCAL GOVERNMENT COMMISSION

The issuance of the within bond has been approved under the provisions of The Local Government Bond Act of North Carolina.

[Do not sign] \_\_\_\_\_  
[Deputy] Secretary, Local Government  
Commission

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds of the series designated herein and issued under the provisions of the within-mentioned Resolution.

[Do not sign] \_\_\_\_\_  
Director of Financial Services, as Bond  
Registrar

Date of authentication: \_\_\_\_\_

ASSIGNMENT

FOR VALUE RECEIVED the undersigned registered owner thereof hereby sells, assigns and transfers unto \_\_\_\_\_

\_\_\_\_\_

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints \_\_\_\_\_

\_\_\_\_\_

attorney to register the transfer of said bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: \_\_\_\_\_

In the presence of:

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NOTICE: The signature must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

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The signature to this assignment must correspond with the name as it appears on the face of the within Bond in every particular, without alteration of enlargement or any change whatever.

Certificated Bonds issuable hereunder shall be in substantially the form of the Bonds registered in the name of Cede & Co. with such changes as are necessary to reflect the provisions of this resolution that are applicable to Certificated Bonds.

Section 4. The Bonds maturing on or prior to June 1, 2030 are not subject to redemption prior to maturity. The Bonds maturing on June 1, 2031 and thereafter may be redeemed, at the option of said City, from any moneys that may be made available for such purpose, in whole or in part on any date not earlier than June 1, 2030, at a redemption price equal to 100% of the principal amount of the Bonds to be redeemed, together with interest accrued thereon to the date fixed for redemption.

If, on or before the date of sale of the Bonds, the Director of Financial Services shall determine that it is in the best economic interests of the City to modify the redemption provisions set forth herein, the Director of Financial Services is hereby authorized to take all necessary action to achieve such modification, including, but not limited to the modification of the form of the Bonds included herein. Such modification of the redemption provisions will be evidenced by the City's execution and delivery of the Bonds.

If the Director of Financial Services determines that it is in the best interests of the City that any of the Bonds be designated as a term bond subject to mandatory sinking fund redemption as provided in Section 2, the Bonds so designated shall be subject to mandatory sinking fund redemption on each June 1 as designated by the Director of Financial Services. Upon such an occurrence, the mandatory redemption provisions for the Bonds that are subject to mandatory sinking fund redemption shall be set forth in the certificate of the Director of Financial Services filed among the official records of the City pursuant to Section 2.

If less than all of the Bonds of any one maturity shall be called for redemption, the particular Bonds or portions of Bonds of such maturity to be redeemed shall be selected by lot of the City in such manner as the City may determine; provided, however, that the portion of any Bond to be redeemed shall be in the principal amount of \$5,000 or some multiple thereof and that, in selecting Bonds for redemption, each Bond shall be considered as representing that number of Bonds which is obtained by dividing the principal amount of such Bond by \$5,000. So long as a book-entry system with DTC is used for determining beneficial ownership of Bonds, if less than all of the Bonds within the maturity are to be redeemed, DTC and its participants shall determine which of the Bonds within a maturity are to be redeemed by lot. If less than all of the Bonds stated to mature on different dates shall be called for redemption, the particular

Bonds or portions thereof to be redeemed shall be called in such manner as the City may determine.

Not more than sixty (60) nor less than thirty (30) days before the redemption date of any Bonds to be redeemed, whether such redemption be in whole or in part, the City shall cause a notice of such redemption to be filed with the Bond Registrar and to be mailed, postage prepaid, to the registered owner of each Bond to be redeemed in whole or in part to his address appearing upon the registration books of the City, provided that such notice to Cede & Co. shall be given by certified or registered mail. Failure to mail such notice or any defect therein shall not affect the validity of the redemption as regards registered owners to whom such notice was given as required hereby. Each such notice shall set forth the date designated for redemption, the redemption price to be paid and the maturities of the Bonds to be redeemed. In the event that Certificated Bonds are outstanding, each such notice to the registered owners thereof shall also set forth, if less than all of the Bonds of any maturity then outstanding shall be called for redemption, the distinctive numbers and letters, if any, of such Bonds to be redeemed and, in the case of any Bond to be redeemed in part only, the portion of the principal amount thereof to be redeemed. If any Bond is to be redeemed in part only, the notice of redemption shall state also that on or after the redemption date, upon surrender of such Bond, a new Bond or Bonds in principal amount equal to the unredeemed portion of such Bond will be issued.

On or before the date fixed for redemption, moneys shall be deposited with the Bond Registrar to pay the principal of and the redemption premium, if any, on the Bonds or portions thereof called for redemption as well as the interest accruing thereon to the redemption date thereof.

On the date fixed for redemption, notice having been given in the manner and under the conditions hereinabove provided, the Bonds or portions thereof called for redemption shall be due and payable at the redemption price provided therefor, plus accrued interest to such date. If moneys sufficient to pay the redemption price of the Bonds or portions thereof to be redeemed, plus accrued interest thereon to the date fixed for redemption, are held by the Bond Registrar in trust for the registered owners of Bonds or portions thereof to be redeemed, interest on the Bonds or portions thereof called for redemption shall cease to accrue, such Bonds or portions thereof shall cease to be entitled to any benefits or security under this resolution or to be deemed outstanding, and the registered owners of such Bonds or portions thereof shall have no rights in respect thereof except to receive payment of the redemption price thereof, plus accrued interest to the date of redemption.

Any notice of redemption, other than any notice of a mandatory sinking fund redemption, may state that the redemption to be effected is conditioned upon the receipt by the Bond Registrar on or prior to the redemption date of moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed and that if such moneys are not so received such notice shall be of no force or effect and such Bond shall not be required to be redeemed. In the event that such notice contains such a condition and moneys sufficient to pay the principal of and premium, if any, and interest are not received by the Bond Registrar on or prior to the redemption date, the redemption shall not be made and the Bond Registrar shall

within a reasonable time thereafter give notice, in the manner in which the notice of redemption was given, that such moneys were not so received.

If a portion of a Bond shall be selected for redemption, the registered owner thereof or his attorney or legal representative shall present and surrender such Bond to the Bond Registrar for payment of the principal amount thereof so called for redemption and the redemption premium, if any, on such principal amount, and the Bond Registrar shall authenticate and deliver to or upon the order of such registered owner or his legal representative, without charge therefor, for the unredeemed portion of the principal amount of the Bond so surrendered, a Bond or Bonds of the same maturity, of any denomination or denominations authorized by this resolution and bearing interest at the same rate.

Section 5. Bonds, upon surrender thereof at the office of the Bond Registrar together with an assignment duly executed by the registered owner or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of any denomination or denominations authorized by this resolution and bearing interest at the same rate.

The transfer of any Bond may be registered only upon the registration books of the City upon the surrender thereof to the Bond Registrar together with an assignment duly executed by the registered owner or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar. Upon any such registration of transfer, the Bond Registrar shall authenticate and deliver in exchange for such Bond a new Bond or Bonds, registered in the name of the transferee, of any denomination or denominations authorized by this resolution, in an aggregate principal amount equal to the unredeemed principal amount of such Bond so surrendered, of the same maturity and bearing interest at the same rate.

In all cases in which Bonds shall be exchanged or the transfer of Bonds shall be registered hereunder, the Bond Registrar shall authenticate and deliver at the earliest practicable time Bonds in accordance with the provisions of this resolution. All Bonds surrendered in any such exchange or registration of transfer shall forthwith be canceled by the Bond Registrar. The City or the Bond Registrar may make a charge for shipping and out-of-pocket costs for every such exchange or registration of transfer of Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer, but no other charge shall be made by the City or the Bond Registrar for exchanging or registering the transfer of Bonds under this resolution. The Bond Registrar shall not be required to exchange or register the transfer of any Bond during a period beginning at the opening of business fifteen (15) days before the date of the mailing of a notice of redemption of Bonds or any portion thereof and ending at the close of business on the day of such mailing or of any Bond called for redemption in whole or in part pursuant to Section 4 of this resolution.

As to any Bond, the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal or redemption price of any such Bond and the interest on any such Bond shall be made only to or upon the order of the registered owner thereof or his legal representative. All such

payments shall be valid and effectual to satisfy and discharge the liability upon such Bond, including the interest thereon, to the extent of the sum or sums so paid.

The City shall appoint such registrars, transfer agents, depositories or other agents as may be necessary for the registration, registration of transfer and exchange of Bonds within a reasonable time according to then current commercial standards and for the timely payment of principal, interest and any redemption premium with respect to the Bonds. The Director of Financial Services of the City, or any person at any time acting in such capacity, is hereby appointed the registrar, transfer agent and paying agent for the Bonds (collectively the “Bond Registrar”), subject to the right of the City Council of the City to appoint another Bond Registrar, and as such shall keep at his office in the City, the books of the City for the registration, registration of transfer, exchange and payment of the Bonds as provided in this resolution.

Section 6. The City covenants that, to the extent permitted by the Constitution and laws of the State of North Carolina, it will comply with the requirements of the Internal Revenue Code of 1986 (the “Code”), as amended or as may be amended from time to time, and any Treasury regulations now or hereafter promulgated thereunder, to the extent necessary so that interest on the bond will not be included in gross income of the owners of the bonds for purposes of federal income tax.

Section 7. The action of the Mayor, the City Manager, the Director of Financial Services and the City Clerk of the City in applying to the Local Government Commission of North Carolina to advertise and sell the Bonds is hereby approved, ratified and confirmed, and the Local Government Commission of North Carolina is hereby requested to ask for sealed bids for the Bonds by publishing notices and printing and distributing a Preliminary Official Statement relating to the sale of the Bonds. Such Preliminary Official Statement, to be dated the date of delivery thereof, in substantially the form presented at this meeting, is hereby authorized and approved. The delivery of such Preliminary Official Statement by the Mayor, the City Manager and the Director of Financial Services is hereby approved, ratified and confirmed.

The preparation of a final Official Statement (the “Final Official Statement”), which will be in the form of the Preliminary Official Statement, but will include certain pricing and other information to be made available to the successful bidder for the Bonds by the Local Government Commission of North Carolina, is hereby approved, and the Mayor, the City Manager and the Director of Financial Services of the City are hereby authorized to execute and deliver the Final Official Statement for and on the behalf of the City, and such execution shall be conclusive evidence of the approval of the City Council of the Final Official Statement.

Section 8. The City hereby undertakes, for the benefit of the beneficial owners of the Bonds, to provide to the Municipal Securities Rulemaking Board (the “MSRB”):

(a) by not later than seven months from the end of each fiscal year of the City, beginning with the fiscal year ending June 30, 2020, audited financial statements of the City for such fiscal year, if available, prepared in accordance with Section 159-34 of the General Statutes of North Carolina, as it may be amended from time to time, or any successor statute, or, if such audited financial statements of the City are not available by seven months from the end of such fiscal

year, unaudited financial statements of the City for such fiscal year to be replaced subsequently by audited financial statements of the City to be delivered within fifteen (15) days after such audited financial statements become available for distribution;

(b) by not later than seven months from the end of each fiscal year of the City, beginning with the fiscal year ending June 30, 2020, (i) the financial and statistical data as of a date not earlier than the end of the preceding fiscal year for the type of information to be included under the headings “THE CITY - Debt Information and - Tax Information” (excluding any information on underlying units) in the Final Official Statement and (ii) the combined budget of the City for the current fiscal year, to the extent such items are not included in the audited financial statements referred to in (a) above.

(c) in a timely manner not in excess of ten business days after the occurrence of the event, notice of any of the following events with respect to the Bonds:

- (1) principal and interest payment delinquencies;
- (2) non-payment related defaults, if material;
- (3) unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) substitution of credit or liquidity providers, or their failure to perform;
- (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;
- (7) modification to the rights of the beneficial owners of the Bonds, if material;
- (8) bond calls, except for a mandatory sinking fund redemption, if material, and tender offers;
- (9) defeasances;
- (10) release, substitution or sale of any property securing repayment of the Bonds, if material;
- (11) rating changes;
- (12) bankruptcy, insolvency, receivership or similar event of the City;
- (13) the consummation of a merger, consolidation or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) appointment of a trustee or a successor or additional trustee or the change of name of a trustee, if material;

(15) incurrence of a financial obligation (as defined below) of the City, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a financial obligation of the City, any of which affect beneficial owners of the Bonds, if material; and

(16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties;

(d) in a timely manner, notice of a failure of the City to provide required annual financial information described in (a) or (b) above on or before the date specified.

All information provided to the MSRB as described in this Section shall be provided in an electronic format as prescribed by the MSRB and accompanied by identifying information as prescribed by the MSRB.

The City may meet the continuing disclosure filing requirement described above by complying with any other procedure that may be authorized or required by the United States Securities and Exchange Commission.

For the purposes of this Section, “financial obligation” means (a) a debt obligation, (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) a guarantee of either clause (a) or (b). The term “financial obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12 issued under the Securities Exchange Act of 1934 (“Rule 15c2-12”).

If the City fails to comply with the undertaking described above, any beneficial owner of the Bonds may take action to protect and enforce the rights of all beneficial owners with respect to such undertaking, including an action for specific performance; provided, however, that failure to comply with such undertaking shall not be an event of default and shall not result in any acceleration of the Bonds. All actions shall be instituted, had and maintained in the manner provided in this paragraph for the benefit of all beneficial owners of the Bonds.

The City reserves the right to modify from time to time the information to be provided to the extent necessary or appropriate in the judgment of the City, provided that:

(a) any such modification may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the City;

(b) the information to be provided, as modified, would have complied with the requirements of Rule 15c2-12 as of the date of the Final Official Statement, after taking into

account any amendments or interpretations of Rule 15c2-12, as well as any changes in circumstances; and

(c) any such modification does not materially impair the interests of the beneficial owners of the Bonds, as determined either by parties unaffiliated with the City (such as bond counsel), or by the approving vote of the registered owners of a majority in principal amount of the Bonds pursuant to the terms of this resolution, as this resolution may be amended from time to time, at the time of such amendment.

In the event that the City makes such a modification, the annual financial information containing the modified operating data or financial information shall explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

The provisions of this Section shall terminate upon payment, or provision having been made for payment in a manner consistent with Rule 15c2-12, in full of the principal of and interest on all of the Bonds.

Section 9. The Mayor, the City Manager, the Director of Financial Services and the City Clerk of the City are hereby authorized and directed to execute and deliver such closing and other documents and take such other actions as may be necessary or appropriate for the purpose of facilitating the sale and issuance of the Bonds in a manner consistent with the terms of this resolution.

Section 10. In the event that the City Manager and the Director of Financial Services, in consultation with the North Carolina Local Government Commission, determine that a public sale of the Bonds is not in the best interests of the City on account of disruptions in the financial markets associated with the current public health emergency, the City Manager and the Director of Financial Services are hereby authorized to cause bond anticipation notes of the City to be issued pursuant to Article 9 of Chapter 159 of the North Carolina General Statutes instead of the Bonds. Such bond anticipation notes shall have a maturity to be determined by the City Manager and the Director of Financial Services at the time of sale of the bond anticipation notes, such maturity date not to be later than the final maturity date permitted by law. If a determination to issue bond anticipation notes is made, the North Carolina Local Government Commission is requested to sell the bond anticipation notes at private sale pursuant to G.S. 159-165. Such bond anticipation notes shall bear interest at the rate or rates determined by the North Carolina Local Government Commission at the time of sale. The bond anticipation notes shall be subject to such terms of prepayment as the City, the note purchaser and the North Carolina Local Government Commission agree upon. If bond anticipation notes are to be issued, the City is hereby authorized to enter into a Note Purchase Agreement or similar agreement with the purchaser of the bond anticipation notes and the North Carolina Local Government Commission. The City Manager and the Director of Financial Services are each hereby authorized to execute and deliver such a Note Purchase Agreement containing such terms as they, with the advice of counsel, determine to be in the best interests of the City. The Mayor, the City Manager, the Director of Financial Services and the City Clerk of the City are hereby authorized and directed to execute and deliver the bond anticipation notes and such closing and other documents and take

such other actions as may be necessary or appropriate for the purpose of facilitating the sale and issuance of the Bonds in a manner consistent with the terms of this resolution.

Section 11. This resolution shall take effect upon its passage.

Upon motion of Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the foregoing resolution entitled "RESOLUTION PROVIDING FOR THE SALE AND ISSUANCE OF NOT TO EXCEED \$7,850,000 GENERAL OBLIGATION STREET AND PEDESTRIAN TRANSPORTATION BONDS, SERIES 2020" was adopted by the following vote:

Ayes: \_\_\_\_\_

\_\_\_\_\_

Noes: \_\_\_\_\_

\_\_\_\_\_

\* \* \* \* \*

I, Valerie Shiuwegar, City Clerk of the City of Greenville, North Carolina, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the City Council of said City at a regular meeting held on April 9, 2020, as relates in any way to the passage of the foregoing resolution providing for the issuance of general obligation street and pedestrian transportation bonds of said City.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said City this 9<sup>th</sup> day of April, 2020.

\_\_\_\_\_  
City Clerk

[SEAL]