



Agenda

Greenville City Council

May 8, 2025

6:00 PM

City Hall Council Chambers, 200 West 5th Street

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.

I. Call Meeting To Order

II. Invocation - Council Member Les Robinson

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

1. Kevin Heifferon - Public Works Department Retiree

VII. 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.

VIII. Appointments

2. Appointments to Boards and Commissions

X. New Business

Public Hearings

3. Ordinance requested by Happy Trail Farms, LLC to rezone 16.820 acres located between Stantonsburg Road and the Norfolk Southern Railroad and west of the Southwest Bypass from RA20 (Residential-Agricultural) to I (Industry)
4. Resolution to Close a Portion of Grande Avenue
5. 2025-2026 Annual Action Plan Public Hearing

Other Items of Business

6. Presentation of the Proposed Fiscal Year 2025-26 Operating Budgets for the Pitt-Greenville Convention & Visitors Authority, Sheppard Memorial Library, and Greenville Utilities Commission

XI. City Manager's Report

XII. Comments from Mayor and City Council

XIII. Adjournment



City of Greenville, North Carolina

Meeting Date: 05/08/2025

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Board of Adjustment, Environmental Advisory Commission, Historic Preservation Commission, Housing Authority, Planning and Zoning Commission, Recreation and Parks Commission, and the Youth Council.

The City Council updated the Boards 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 nomination and elections in Robert's Rules of Order." Under this provision, the following seats are open to nominations from the City Council:

- 2 seats on the Youth Council

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Board of Adjustment, Environmental Advisory Commission, Historic Preservation Commission, Housing Authority, Planning and Zoning Commission, Recreation and Parks Commission, and the Youth Council.

ATTACHMENTS

☐ [May 2025 Boards and Commissions.pdf](#)

Appointments to Boards and Commissions

May 2025

Board of Adjustment

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Nola Dixon (<i>Council Member Tonya Foreman</i>)		Unexpired Term	Ineligible	February 2025

Environmental Advisory Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Karin Zipf		First Term	Resigned	April 2026

Historic Preservation Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
David Thompson		First Term	Ineligible	January 2027

Housing Authority

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Shirley Williams <i>Council Member Matt Scully</i>		First Term	Ineligible	May 2025
Ebony Harris <i>Resident Commissioner</i>		Unexpired Term	Eligible	May 2025

Planning and Zoning Commission

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Demond Hairston (Mayor Pro Tem Monica Daniels)		First Term	Resigned	June 2027

Recreation and Parks Commission

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Derrick Clark (Mayor P.J. Connelly)		First Term	Ineligible	May 2025

Youth Council

Council Liaison: Council Member Portia Willis

Name	Current Term	Reappointment Status	Expiration Date
Alanah S Eason	First Term	Resigned	September 2025
Rihanna Knight	First Term	Resigned	September 2025

(2 open seats)

Seats that are open to nominations from the City Council are highlighted.

Name	Board Applied To	Email Address
David Newman	Board of Adjustment	newmaniac52@gmail.com
Ivery L Johnson	Board of Adjustment	iveryljohnson@gmail.com
John D Southworth, Jr	Board of Adjustment	dsouth3511@aol.com
Kyle T Parker	Board of Adjustment	ktparker17@gmail.com
Logan Harrison	Board of Adjustment	harrisonl20@students.ecu.edu
Chris Davis	Environmental Advisory Commission	cndavis320@yahoo.com
David Newman	Environmental Advisory Commission	newmaniac52@gmail.com
Rajendra Jagad	Environmental Advisory Commission	rjagad@gmail.com
Tim Ferruzzi	Environmental Advisory Commission	theferruzzi@gmail.com
David Newman	Historic Preservation Commission	newmaniac52@gmail.com
Kyle T Parker	Historic Preservation Commission	ktparker17@gmail.com
Matthew J Justice	Historic Preservation Commission	justtrighthomesenc@gmail.com
David Newman	Housing Authority	newmaniac52@gmail.com
James Cox	Housing Authority	jcoxbox13@gmail.com
Kennis E Wilkins	Housing Authority	faithworkshsd@yahoo.com
Mardesia Jones	Housing Authority	marshonjon@yahoo.com
Phyllis Barrett	Housing Authority	pbarrett544@gmail.com
Phyllis J Smith	Housing Authority	smithpj1940@gmail.com
David Newman	Planning and Zoning Commission	newmaniac52@gmail.com
Ellen C Hoj	Planning and Zoning Commission	ellencrainhoj@gmail.com
Jason Pudlo	Planning and Zoning Commission	jpudlo@outlook.com
Kyle T Parker	Planning and Zoning Commission	ktparker17@gmail.com
Marsha Hansen	Planning and Zoning Commission	dharmamarsha@gmail.com
Matthew J Justice	Planning and Zoning Commission	justtrighthomesenc@gmail.com
Michael L Bridgers	Planning and Zoning Commission	mlebridgers@gmail.com
Samuel C McCormack	Planning and Zoning Commission	mccormacks22@students.ecu.edu
Sebastian Krassley	Planning and Zoning Commission	skrassley98@yahoo.com
Simon Swain	Planning and Zoning Commission	swainse@gmail.com
Simon Swain	Planning and Zoning Commission	swainse@gmail.com
Stephen A Blackburn	Planning and Zoning Commission	sablackburn20@gmail.com
Amelia R Sargent	Recreation and Parks Commission	sagedsophos@proton.me
Jason Pudlo	Recreation and Parks Commission	jpudlo@outlook.com
Matthew J Justice	Recreation and Parks Commission	justtrighthomesenc@gmail.com
Rajendra Jagad	Recreation and Parks Commission	rjagad@gmail.com
Rufus Huggins	Recreation and Parks Commission	rufushuggins@aol.com
Stephen A Blackburn	Recreation and Parks Commission	sablackburn20@gmail.com
Nasir L Stanford	Youth Council	man272995@gmail.com
Raelyn V Phillips	Youth Council	phillira1@students.pittschools.org
Zoey K Ormond	Youth Council	zkormond@gmail.com



City of Greenville, North Carolina

Meeting Date: 05/08/2025

Title of Item:

Ordinance requested by Happy Trail Farms, LLC to rezone 16.820 acres located between Stantonsburg Road and the Norfolk Southern Railroad and west of the Southwest Bypass from RA20 (Residential-Agricultural) to I (Industry)

Explanation:

Required Notices:

- Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 4, 2025.
- On-site sign(s) posted on March 4, 2025.
- City Council public hearing notice (property owner and adjoining property owner letter) mailed on April 22, 2025.
- Public hearing legal advertisement published on April 26, 2025 and May 3, 2025.

Comprehensive Plan:

The Future Land Use and Character Map recommends office/institutional (OI) at the southwestern corner of the intersection of Stantonsburg Road and the Southwest Bypass transitioning to industrial/logistics (IL) then office/institutional (OI) to the west.

Industrial/Logistics

Area is characterized by warehouses and light manufacturing operations and related office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites.

Primary uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary uses:

Office

Commercial

Office/Institutional

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety

Primary uses:

Office

Institutional/civic

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 239 trips to and from the site on Stantonsburg Road, which is a net decrease of 185 trips per day. Since the traffic analysis for the requested rezoning indicates that the proposed zoning would generate less traffic than the existing zoning, a traffic volume report was not generated.

During the review process, measures to mitigate the traffic will be determined.

History/Background:

In 2001, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned to its present zoning.

Existing Land Uses:

Woodland

Water/Sewer:

Water will be provided by Bell Arthur Water Corporation. However, sanitary sewer is not currently available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The subject property is not included in the Watershed Master Plan study area. The property drains to the Greens Mill Run Watershed (Tar River Basin). If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorus reduction.

The property is not located in the Special Flood Hazard Area. There are no jurisdictional wetlands, streams and buffers on the property.

Surrounding Land Uses and Zoning:

North: RA20 - Two single-family residences and one (1) vacant office.

South: Norfolk Southern Railroad

East: I - Vacant (under common ownership of the applicant)

West: RA20 - Farmland

Density Estimates:

Under the current zoning, the site could accommodate 40-45 single-family lots.

Under the proposed zoning, the site could accommodate 140,000+/- square feet of manufacturing/warehousing use.

The anticipated build-out is within 3-5 years.

Fiscal Note:

There are no costs to the City.

Recommendation:

In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends denial.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc... and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial of the requested

rezoning.

The Planning and Zoning Commission voted to deny (6:2) the request at its March 18, 2025 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explain why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with the statutory requirement, it is recommended that the motion be as follows:

"Motion to deny the proposed amendment and to make a finding and determination that the request is inconsistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters."

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS

- ☐ [Ordinance Happy Trails Farm_ LLC Rezoning.DOC](#)
- ☐ [Text Excerpt_Happy Trails_ LLC.pdf](#)
- ☐ [Happy Trail Farms LLC APO Map.pdf](#)
- ☐ [Happy Trail Farms, LLC Rezoning Survey.pdf](#)
- ☐ [List of Uses RA20 to I.pdf](#)
- ☐ [Density and Veg Charts.pdf](#)

ORDINANCE NO. 25-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 6, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 8th day of May, 2025, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the applicable provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the applicable provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character Map and is located in a Primary Service Area;

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to I (Industry).

TO WIT: Happy Trail Farms, LLC

LOCATION: Located between Stantonsburg Road and the Norfolk Southern Railroad and west of the Southwest Bypass.

DESCRIPTION: Beginning at a point on the southern right-of-way of NCSR 1200 – Stantonsburg Road, said point being located N 88°50'08" W 751.29' as measured along the southern right-of-way of NCSR 1200 – Stantonsburg Road from a point located where the southern right-of-way of NCSR 1200- Stantonsburg Road intersects the western right-of-way of NC Highway 11 by-pass highway. From the above described beginning, so located, running thence as follows: Leaving the southern right-of-way of NCSR 1200 – Stantonsburg Road, S 05°23'58" W 1,149.77' to the northern right-of-way of the Norfolk Southern Railroad, thence with the northern right-of-way of the Norfolk Southern Railroad right-of-way, S 83°15'21" W 581.63', thence leaving the northern right-of-way of the North Carolina Railroad right-of-way, N 01°07'29" E 1,226.20' to the southern right-of-way of NCSR 1200 – Stantonsburg Road, thence with the southern right-of-way of NCSR 1200 – Stantonsburg Road, S 88°52'31" E 661.86' to the point of beginning containing 16.820 acres.

Section 2. The Future Land Use and Character Map is hereby amended by re-designating the “Office/Institutional” category to the “Industrial/Logistics” category for the area described in Section 1.

Section 3. That the Director of Planning and Development Services is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 4. That the Director of Planning and Development Services is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

Section 5. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 6. That this ordinance shall become effective upon its adoption.

ADOPTED this 8th day of May, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk
1203419

Excerpt from the draft Planning & Zoning Commission Minutes (03/18/2025)

2. REQUEST BY HAPPY TRAIL FARMS, LLC TO REZONE 16.820 ACRES LOCATED BETWEEN STANTONSBURG ROAD AND THE NORFOLK SOUTHERN RAILROAD AND WEST OF THE SOUTHWEST BYPASS FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO I (INDUSTRY).

Mr. Denton recused himself from voting as his employer is representing the applicant on a separate piece of property.

Motion made by Mr. Collins, seconded by Vice-Chair Woodmansee, to recuse Mr. Denton from voting. Motion passed unanimously excluding Mr. Denton.

Chris Kelly, Planner II, presented on behalf of City Staff. This subject property is not included in the Watershed Master Plan study area. The property drains to the Greens Mill Run Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorus reduction. The property is not located in the Special Flood Hazard Area. There are no jurisdictional wetlands, streams and buffers on the property. The requested zoning could generate a net decrease of 185 trips per day. This property is currently zoned RA20. Under the current zoning, the property could accommodate 40-45 single-family lots. Under the proposed zoning of Industry (I), the property could accommodate 140,000+/- square feet of manufacturing/warehousing use. The Future Land Use and Character Map recommends office/institutional (OI) at the southwestern corner of the intersection of Stantonburg Road and the Southwest Bypass transitioning to industrial/logistics (IL) then office/institutional (OI) to the west. In staff's opinion the requested zoning is not in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends denial.

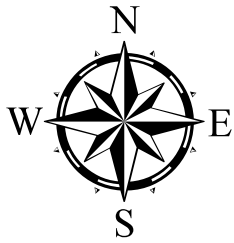
Chair Brock opened the public hearing.

Mike Baldwin, representative for the applicant, spoke in favor of the request.

No one spoke in opposition of the request.

Chair Brock closed the public hearing and opened board discussion.

Motion made by Vice-Chair Woodmansee, seconded by Mr. Collins, to recommend denial of the proposed amendment, to advise that it is inconsistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters. Favor: Thomas, Woodmansee, Collins, Hairston, Carter, White. Opposition: Self and Stone Vote: 6:2. Motion passed.



Happy Trail Farms, LLC

From: RA20

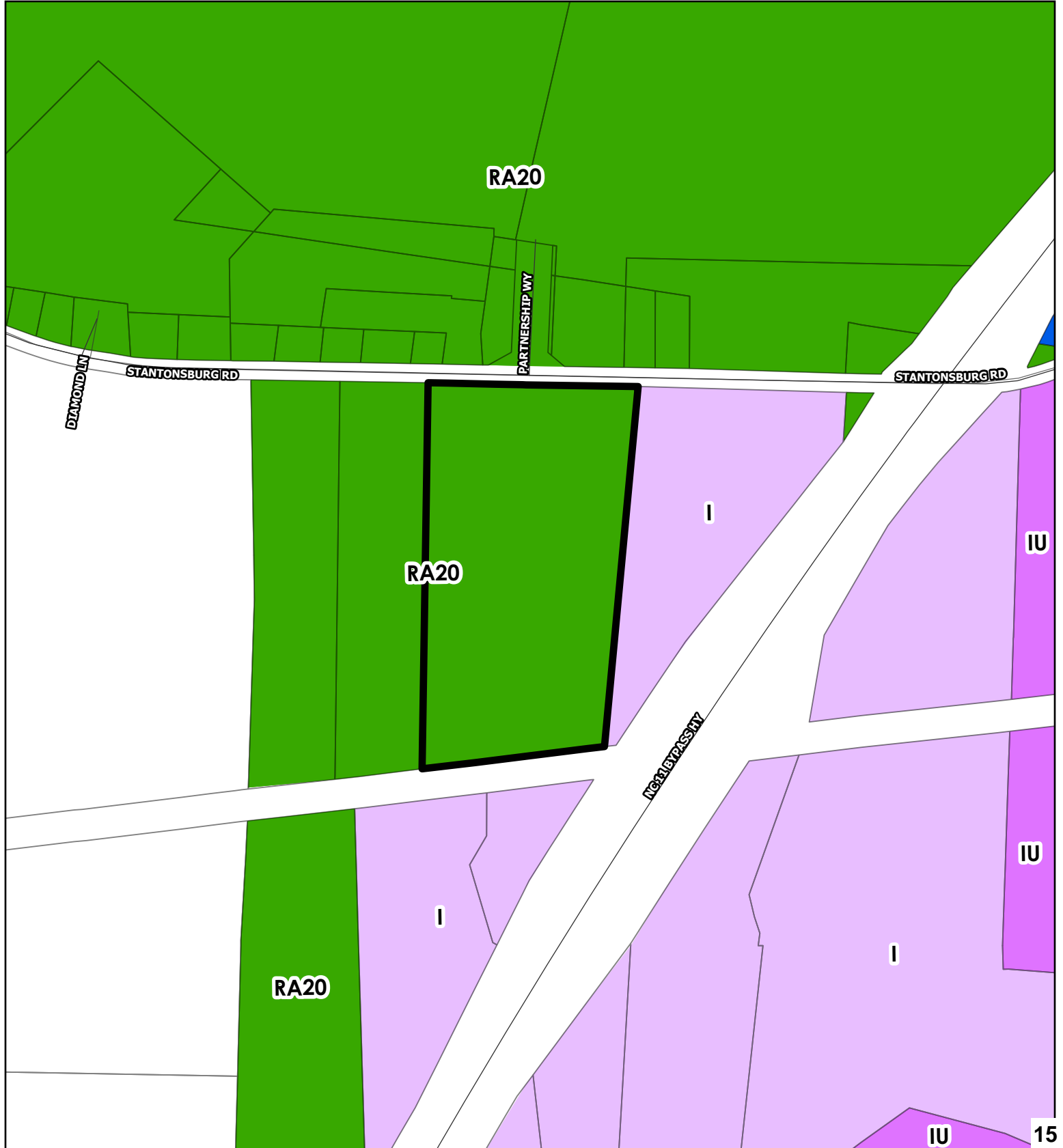
To: I

Total Acres: 16.82

March 18, 2025

0 150 300 600 Feet

Disclaimer: The GIS data which City of Greenville distributes may not be suitable for other purposes or uses. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification. All GIS data sets are provided "as is" with no warranty. Please consult primary sources before making any decisions or taking any action.



\\DRAWINGS\25-006 Happy Trail Farms, LLC\Sheet\25-006 REZONING MAP.dwg Tue, Feb 18, 2025-12:45pm MWVEA



Call 72 Hours Before You Dig!
1-800-632-4949

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

LEGEND

R/W = RIGHT-OF-WAY
B/B = BACK TO BACK
MBL = MINIMUM BUILDING LINE
EIP = EXISTING IRON PIPE
PROP = PROPOSED
CONC = CONCRETE
EX = EXISTING
TYP = TYPICAL

- (A) SINGLE-FAMILY RESIDENTIAL
CHARLES K. HINNANT AND COMPANY
DB 4030, PG 763
- (B) SINGLE-FAMILY RESIDENTIAL
LINDA MARREALE
DB 2803, PG 65
- (C) SINGLE-FAMILY RESIDENTIAL
WILLIAM VAN STOCKS, JR.
DB 347, PG 252
- (D) SINGLE-FAMILY RESIDENTIAL
WILLIAM VAN STOCKS, JR.
DB 106, PG 2822
- (E) SINGLE-FAMILY RESIDENTIAL
WILLIAM VAN STOCKS, JR.
DB 106, PG 2822
- (F) WOODED
CITY OF GREENVILLE
DB 1240, PG 625
- (G) WOODED
E. H. TAFT JR
DB 259, PG 93
- (H) WOODED
E. H. TAFT JR
DB 259, PG 93

(4)
WOODED
EDITH LEE BRAUDWELL
MB 38, PG 103

(3)
WOODED
HAPPY TRAIL FARMS, LLC.
DB 3005, PG 769
MB 38, PG 103

REMAINDER OF
(2)
AGRICULTURAL
HAPPY TRAIL FARMS, LLC.
DB 3035, PG 573
MB 38, PG 103

(10)
AGRICULTURAL
EDITH LEE BRAUDWELL
W LIFE ESTATE
MB 38, PG 103

(9)
AGRICULTURAL/RESIDENTIAL
RICHARD CHRISTOPHER LEE
MB 38, PG 103

(8)
MB 38, PG 103

PROPOSED ZONING

CURRENT ZONING

AREA TO BE REZONED: 16.820 ACRES

REMAINDER OF
(7)
AGRICULTURAL
HAPPY TRAIL FARMS, LLC.
DB 3005, PG 769

100' 50' 0 100' 200' 300'
GRAPHIC SCALE: 1" = 100'

SHEET 1 OF 1
REZONING MAP

TAX PARCEL #17108

HAPPY TRAIL FARMS, LLC.

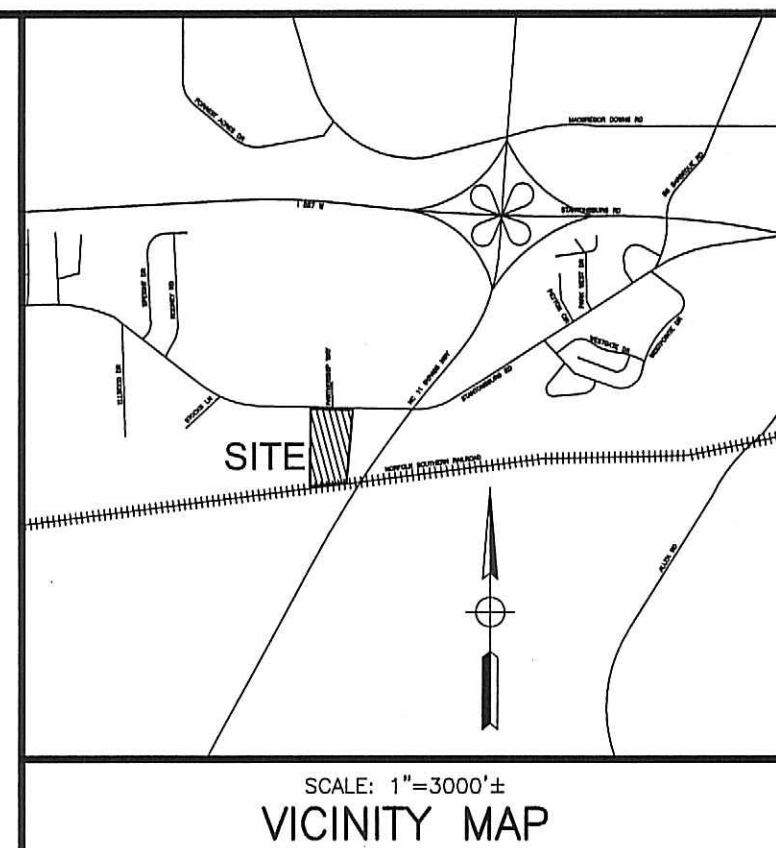
REFERENCE: DEED BOOK 2572, PAGE 263 OF THE PITT
COUNTY REGISTER OF DEEDS
ARTHUR TOWNSHIP, PITT COUNTY, N.C.

OWNER: NORTH CAROLINA DISTRICT CHURCH OF THE NAZARENE
ADDRESS: 10801 JOHNSTON ROAD, SUITE 112
CHARLOTTE, NC 28226
PHONE: (704) 540-8300

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
625 LYNDALE COURT, SUITE E
GREENVILLE, NC 27658 252.756.1390

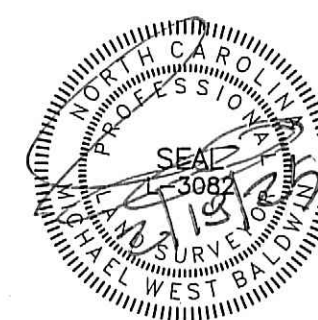
DESIGNED: MWB	APPROVED: MWB
DRAWN: TWR	DATE: 02/18/2025
CHECKED: MWB	SCALE: 1" = 100'

email: mwbaldwin@baldwindesignconsultants.com



GENERAL NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.



EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
c.	Wayside market for farm products produced on-site
e.	Kennel (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
i.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
b.	Two-family attached dwelling (duplex)
g.	Mobile home (see also section 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop

c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining	
b.	Greenhouse or plant nursery; including accessory sales
m.	Beekeeping; major use
n.	Solar energy facility
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
I (INDUSTRY) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
d.	Off-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
e.	County government operation center
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)

b.	Greenhouse or plant nursery; including accessory sales
e.	Kennel (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
i.	Livestock sales pavilion, auditorium, yard, distribution or transshipment facility
j.	Quarrying, mining, excavation and works including material storage and distribution; sand, stone gravel
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
p.	Circus, carnival, or fair
(7) Office/Financial/Medical	
b.	Operation/processing center
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
g.	Catalogue processing center
(8) Services	
n.	Auditorium
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
w.	Digital broadcast studio (see also section 9-4-103)
y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
gg.	Vocational rehabilitation center
nn.	Industrial laundries
vv.	Data processing center
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
d.	Upholsterer; furniture
e.	Furniture refinishing, stripping, or repair facility
f.	Appliance; household and office equipment repair
h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
h.	Restaurant; conventional
i.	Restaurant; fast food
cc.	Farm supply and commercial implement sales
dd.	Industrial implement, machinery or tool sales

(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
a.	Wholesale; durable and nondurable goods, not otherwise listed
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
a.	Railroad freight or distribution and/or passenger station
d.	Truck terminal or distribution center
e.	Parcel delivery service
f.	Ambulance service
g.	Airport and related activities; private
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities
c.	Bakery; production, storage, and shipment facilities
d.	Stone or monument cutting, engraving
e.	Mobile home repair or rework facility; no sales allowed
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood
j.	Moving and storage; including outside storage
k.	Mini-storage warehouse, household; excluding outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
n.	Petroleum (bulk) storage facility; excluding retail sales
o.	Feed and grain elevator, mixing, redrying, storage or sales facility
p.	Tobacco redrying or processing plant
q.	Fertilizer or lime manufacture or bulk storage
r.	Manufacturing of acid, toxic chemicals or other hazardous materials or explosive products not otherwise listed
s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
u.	Tire recapping or retreading plant
v.	Bottling or packing plant for nonhazardous materials or products
w.	Bottling or packing plant for hazardous, flammable or explosive materials or products

y.	Recycling collection station or facilities
z.	Metallurgy, steel fabrication, welding
aa.	Meat, poultry, or fish processing or packing plant
bb.	Slaughterhouse
cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None	
I (INDUSTRY) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None	
(4) Governmental	
f.	Correctional facility
(5) Agricultural/Mining	
m.	Beekeeping; major use
(6) Recreational/Entertainment	
e.	Miniature golf or putt-putt course
i.	Commercial recreation; indoor and outdoor, not otherwise listed
k.	Firearm ranges; indoor or outdoor
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
(9) Repair - None	
(10) Retail Trade	
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
g.	Mobile home sales including accessory mobile home office
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
f.	Junkyard, automobile graveyard or materials reclamation facility
x.	Sanitary landfill or incinerator; public or private
(15) Other Activities (not otherwise listed - all categories)	
c.	Other activities; commercial services not otherwise listed
e.	Other activities; industrial uses not otherwise listed

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6, MR	17 units per acre
	Residential, High Density (HDR)	R6, MR, OR	17 units per acre
		R6MH	17 units per acre
	Medical-Transition (MT)	MR	17 units per acre
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6, MR	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMDR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

*** Maximim allowable density in the respective zoning district.

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees
Street trees may count toward the minimum acreage.		

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.	

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.



City of Greenville, North Carolina

Meeting Date: 05/08/2025

Title of Item: Resolution to Close a Portion of Grande Avenue

Explanation: This item is to consider a Resolution to Close a portion of Grande Avenue located west of Albemarle Avenue and south of Virginia Avenue.

Closure is requested by the adjoining property owner.

The Planning and Zoning Commission gave a favorable recommendation to the petition for closure during its February 18, 2025, meeting.

City Council adopted a Resolution of Intent to Close during its April 07, 2025, meeting setting the date for the public hearing on the regularly scheduled City Council meeting on May 8, 2025.

Pursuant to the provisions of G.S. 160A-299, a Notice of the Public Hearing was published once a week for four (4) successive weeks in The Daily Reflector, the Notice of the Public Hearing was sent by certified mail to all owners of property adjacent to the street as shown on the Pitt County tax records, and a notice of the closing and public hearing has been prominently posted in two places along the street section to be closed.

The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). GUC requests a utility easement over and upon the right of way of the street to be closed.

Conditions set forth in the Order to Close require the petitioner to post a cash bond for the required improvements to remove the connections to the adjoining streets, and to submit a recombination and right of way dedication map for recordation.

Fiscal Note: Upon the effective date of the Resolution to Close, the City will no longer receive Powell Bill funds for maintenance of the closed street and budgeted funds for yearly maintenance will no longer be required.

Recommendation: Hold a public hearing on the question of whether or not the closing would be detrimental to the public interest or the property rights of any individual. If it appears to the satisfaction of City Council after the hearing that closing this street section is not contrary to the public interest and that no individual owning property in the vicinity of this street section in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to

their property, City Council may adopt the Resolution to Close a portion of Grande Avenue.

ATTACHMENTS

- ☐ [**1203435 - CC Agenda 5-08-2025 Street Closing Granda Ave - 1 - COG.DOCX**](#)
- ☐ [**STREET CLOSURE MAP.pdf**](#)

RESOLUTION NO. _____
AN ORDER OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH
CAROLINA TO CLOSE A PORTION OF GRANDE AVENUE
LOCATED WEST OF ALBEMARLE AVENUE AND SOUTH OF VIRGINIA AVENUE

WHEREAS, the City Council of the City of Greenville, at its April 7, 2025, meeting, adopted a resolution declaring its intent to close a portion of Grande Avenue located west of Albemarle Avenue and south of Virginia Avenue; and

WHEREAS, pursuant to the provisions of G.S. 160A-299, said resolution was published once a week for four (4) successive weeks in The Daily Reflector setting forth that a public hearing will be held during their meeting on the May 8, 2025, on the question of the closing said street; and

WHEREAS, a copy of the resolution was sent by certified mail to all owners of the property adjoining said street section, as shown on the County tax records, and a notice of the closing and the public hearing was prominently posted in at least two (2) places along said street section; and

WHEREAS, a hearing was conducted on the 8th day of May, 2025, at which time all persons interested were afforded an opportunity to be heard on the question of whether or not the closing will be detrimental to the public interest or the property rights of any individual; and

WHEREAS, it appears to the satisfaction of the City Council of the City of Greenville, North Carolina, after conduction of said hearing, that the closing of said street section is not contrary to the public interest, and that no individual owning property in the vicinity of said street or in the subdivision in which the street is located would thereby be deprived of reasonable means of ingress and egress to their property;

IT IS NOW THEREFORE ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the property described below be and the same is closed, and all right, title and interest that may be vested in the public to said area for street purposes is released in accordance with the provisions of G.S. 160A-299:

Location:

Being that certain tract or parcel of land lying and situate in the City of Greenville, Greenville Township, Pitt County, North Carolina and being bounded on the north by Pitt County Tax Parcels 9948 and 6553, on the east by Chestnut Street, on the south by Pitt County Tax Parcel 85420 and on the west by Virginia Avenue and being more particularly described as follows:

Description:

Beginning at an iron pipe set at the intersection of the west right of way line of Albemarle Avenue with the south right of way line of Virginia Avenue and running thence N77°34' 06"W - 187.20 feet to an iron pipe set at the intersection of the south right of way line of Virginia Avenue with the east right of way line of Grande Avenue and being the POINT OF BEGINNING; thence with the east right of way line of Grande Avenue common with the west lines of Pitt County Tax Parcels 9948 and 6553 owned by Noland RE Holdings, LLC, both as described in Deed Book 3975, Page 193 of the Pitt County Registry, S 28° 00' 00" E - 252.13 feet to an iron pipe set; thence S 61° 32' 54" W - 50.00 feet to an iron pipe set at the intersection of the west right of way line of Grande Avenue with the north right of way line of Chestnut Street at the southeast corner of Pitt County Tax Parcel 85420 owned by Noland RE Holdings, LLC, as described in Deed Book 3788, Page 627 of the Pitt County Registry; thence along and with the west right of way line of Grande Avenue common with the east line of said Parcel 85420, N 28° 00' 00" W - 289.79 feet to an existing iron pipe at the intersection of the west right of way line of Grande Avenue with the south right of way line of Virginia Avenue; thence S 81° 17' 46" E - 62.36 feet to the POINT OF BEGINNING containing 0.3110 acre and being the entire width of that portion of the right of way of Grande Avenue lying between the south right of way of Virginia Avenue and the north right of way of Chestnut Street shown on a Street Closing Map for Grande Avenue, prepared by ARK Consulting Group, PLLC, drawing C-1047, dated September 8, 2024, and incorporated herein by reference.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that the City of Greenville does hereby reserve its right, title, and interest in any utility improvement or easement within the street section closed pursuant to this order. Such reservation also extends, in accordance with the provisions of G.S. 160A-299(f), to utility improvements or easements owned by private utilities which at the time of the closing have a utility encroachment agreement with the City of Greenville.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that this Order shall become effective when the following condition is met:

- 1) The petitioner post a cash bond for the required improvements to remove the connections to the adjoining streets; and,
- 2) The recordation of a final plat to recombine all properties owned by the petitioner adjacent to the closed street and dedicate additional right of way along Chestnut Street in accordance with the provisions of the Subdivision Regulations for Greenville, North Carolina.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the adoption of this Order, the Mayor and City Clerk are authorized to execute quit-claim deeds or other legal documents to prove vesting of any right, title or interest to those persons owning lots or parcels adjacent to the street in accordance with G.S. 160A-299(c), provided all costs shall be paid by any adjoining landowner requesting such action, all documents must be approved by the City Attorney and all documents, when appropriate, must reserve to the City any easements retained by the City. The intent of this paragraph is to authorize the execution of quit-claim deeds when requested by adjacent property owners; however, none are required, and this paragraph is not intended to alter the vesting of title by operation of law as established by G.S. 160A-299(c).

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that a copy of this Order shall be filed in the Office of the Register of Deeds of Pitt County after the effective date of this Order.

ADOPTED this the 8th day of May 2025.

P.J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

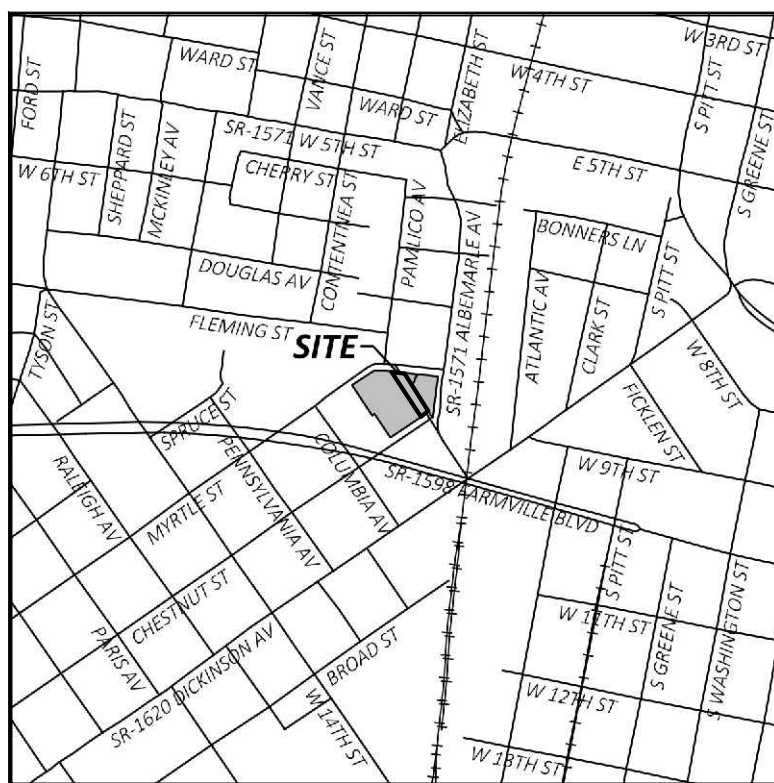
NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public for said County and State, certify that Valerie Shiuwegar, personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____ day of May 2025.

Notary Public

My Commission Expires: _____




Vicinity Map

SCALE: 1" = 1,000'

Legend

- EXISTING IRON PIPE
 ● IRON PIPE SET
 □ NO POINT SET
 ⊗ SANITARY SEWER MANHOLE
 WY WATER VALVE
 FH FIRE HYDRANT
 — W — EXISTING WATER LINE
 — S — EXISTING SEWER LINE
 — G — EXISTING GAS LINE
 — OHE — EXISTING OVERHEAD ELECTRIC
 — OHC — EXISTING OVERHEAD TELE/CABLE

- | | |
|---|---------------------------------|
| R/W | RIGHT OF WAY |
| B/C | BACK OF CURB |
| B/B | BACK OF CURB TO
BACK OF CURB |
|  | POWER POLE |
| DI | DROP INLET |
| C.B. | CATCH BASIN |

References

D.B. 3788, PG. 627
D.B. 3975, PG. 193
M.B. 23, PG. 56
M.B. 47, PG. 161
PITT COUNTY REGISTRY

Notes:

1. THIS IS A STREET CLOSING SURVEY FOR A PORTION OF THE 200 BLOCK OF GRANDE AVENUE
2. AS SHOWN OF FEMA FLOOD INSURANCE RATE MAP 3720468800K, DATED 7-7-2014, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES AND RECORD DRAWINGS; NO GUARANTEE IS MADE AS TO THEIR EXACT LOCATION
4. THE DESIGNATION NOTED OVER NEW WATER, SANITARY AND/OR ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS
5. NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS AERIALS, MANUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE

I CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY SUCH AS A STREET CLOSURE SURVEY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION IN THE CITY OF GREENVILLE

STEPHEN N. SPRUILL L-2723

I, _____, THE CITY PLANNER OF THE CITY OF GREENVILLE, NC, CERTIFY THIS MAP OR PLAT IS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION AND EXCEEDS THE MINIMUM LAND DEVELOPMENT REGULATIONS OF THE CITY OF GREENVILLE. THIS PLAT IS APPROVED FOR RECORDATION

GREENVILLE SUBDIVISION ADMINISTRATOR

MAYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF
GREENVILLE HAS PASSED A RESOLUTION TO CLOSE A PORTION OF
GRANDE AVENUE

RESOLUTION NO.: _____

SIGNED: _____

SIGNED: _____

AREA SUMMARY

PORTION OF ABANDONED RIGHT OF WAY
ADJACENT TO PARCEL 85420: 0.1609 AC.

PORTION OF ABANDONED RIGHT OF WAY ADJACENT TO PARCELS 6553 AND 9948:	0.1501 AC.
	<u>0.3110 AC.</u>

PRELIMINARY PLAT;
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, _____, REVIEW OFFICER OF
PITT COUNTY CERTIFY THAT THE MAP OR PLAT
TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER

DATE:

NOLAND RE HOLDINGS, LLC
D.B. 3975 PG. 193
PARCEL 6553

RIGHT OF WAY CONDITIONALLY CLOSED
BY RESOLUTION NO. RECORDED
AT D.B. XXXX, P. XXX TO BECOME A
NEW PERMANENT UTILITY EASEMENT
0.3110 AC.

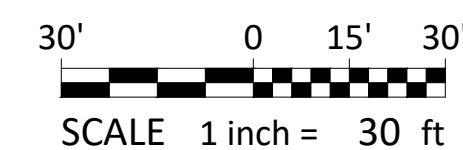
0.3110 AC. *GRANDE AVENUE*
(APPARENT 50' R/W - 29')

NOLAND RE HOLDINGS, LLC
D.B. 3788 PG. 627
PARCEL 85420

STATE OF NORTH CAROLINA, PITT COUNTY

I, STEPHEN N. SPRUILL CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:12,679; THAT ANY BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION REFERENCED HERE ON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 20 DAY OF OCTOBER, 2024.

PROFESSIONAL LAND SURVEYOR
1-2723



 <p>ARK CONSULTING GROUP, PLLC ENGINEERS & SURVEYORS www.arkconsultinggroup.com</p>		<p>NC License: P-1199</p> <p>2755-B Charles Blvd. Greenville, NC 27858 (252) 558-0888</p>
<p align="center">STREET CLOSING MAP FOR A PORTION OF GRANDE AVENUE</p> <p align="center">CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA</p> <p align="center">ARK DRAWING NO. C-1047</p>		
<p>SCALE 1" = 30'</p>	<p>DATE September 8, 2024</p>	<p>SHEET 1 of 1</p>



City of Greenville, North Carolina

Meeting Date: 05/08/2025

Title of Item: 2025-2026 Annual Action Plan Public Hearing

Explanation: As a requirement of receiving Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City must prepare an Annual Action Plan each year of its 2023-2027 Consolidated Plan, outlining planned activities and funding amounts.

The Community Development Division of the Neighborhood and Business Services Department is in the process of identifying activities for the 2025-2026 fiscal year, the third year of the five-year Consolidated Plan. The following are the projects which staff proposes to deliver to the community:

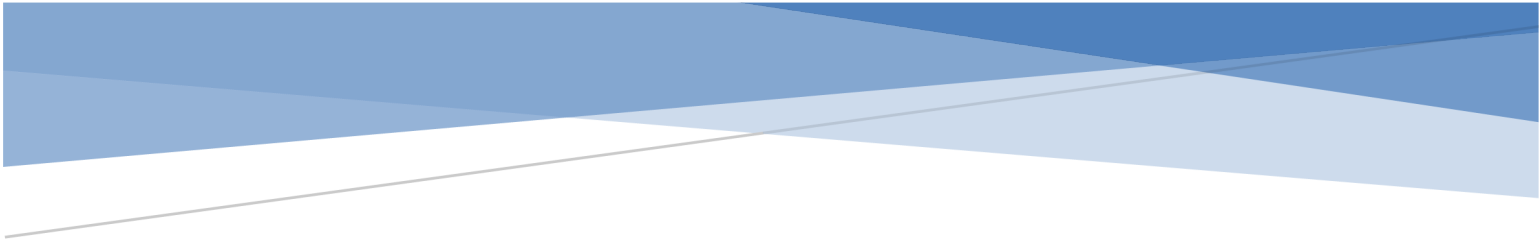
1. Planning and Administration
2. Owner-Occupied Home Rehabilitation
3. Down Payment Assistance
4. Land Acquisition
5. Public Service
6. New Construction
7. Rental Development
8. Infrastructure Improvements
9. Community Housing Development Organization (CHDO)

Fiscal Note: Exact funding amounts have not been awarded. However, it has been standard practice to use the current year award amount as a baseline for the upcoming allocation. As a result, the City anticipates receiving approximately \$1,000,000 in CDBG funds and approximately \$500,000 in HOME funds to allocate toward proposed activities.

Recommendation: Staff recommends holding the Annual Action Plan public hearing for approval of the plan by City Council.

ATTACHMENTS

☐ [COG-#1204354-v1-Draft_2025_AAP.pdf](#)



DRAFT 2025-2026 ANNUAL ACTION PLAN

City of Greenville

Neighborhood & Business Services Department

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Executive Summary

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

1. Introduction

The 2025-2026 Annual Action Plan (AAP) marks the third year of the City of Greenville's 2023-2027 Five-Year Consolidated Plan. This plan, a requirement from the Department of Housing and Urban Development (HUD), is essential for securing funding under specific federal programs. Its purpose is to outline the community's priorities for housing and development initiatives, with a focus on serving low- and moderate-income residents—those earning at or below 80% of the area median income (AMI). The plan includes strategies, resources, and collaborations that will be used to address these community needs.

The AAP also serves as Greenville's formal request for federal funding through the following grant programs:

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

In addition to these federal programs, the City of Greenville utilizes other federal, state, and local funding sources to enhance community development, particularly affordable housing. These include:

- American Rescue Plan Act (ARPA) funds
- Greenville Utilities Commission Energy Efficiency programs
- General Fund

The Community Development Division, part of the Neighborhood & Business Services Department, oversees these programs and related activities. These initiatives range from neighborhood-specific projects to broader citywide efforts, all aimed at creating and preserving affordable housing while supporting neighborhood revitalization.

2. Summarize the objectives and outcomes identified in the Plan

For a detailed overview, please refer to the tables on pages 13-22 of this plan. These tables outline and describe our goals for the 2025-2026 funding year, along with the anticipated outcomes.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In the 2024-2025 year, the Community Development Division continued its efforts to provide decent, affordable housing both citywide and within the West Greenville Redevelopment Area. The development of Lincoln Park and Arlington Trace is delivered additional affordable housing units for both homebuyers and renters. These initiatives are supported by HOME funding to address the growing need for affordable housing.

Ongoing programs, including the owner-occupied rehabilitation initiative, continued to serve residents across the city, stabilizing families and expanding public services with the support of CDBG funding.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Greenville remains committed to fostering citizen participation in shaping activities for each upcoming year. Public input was actively sought in the development of the 2025-2026 Annual Action Plan through public meetings held in the spring, with a public hearing scheduled during a City Council meeting.

Draft copies of the Plan were made available to the Affordable Housing Loan Committee members and the general public through the City of Greenville website, public libraries, and the Community Development Division office. Additionally, public meetings were held at the following dates and locations, providing citizens with an opportunity to share their comments: April 9, 2025 City Council Chambers, 200 W. 5th St, Virtual Meeting held April 15, 2025, and April 23, 2025 at 1700 Chestnut St.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The Draft 2025-2026 Annual Action Plan will remain open for public comments until May 8, 2025. All submitted comments will be incorporated into the Draft Plan as an attachment.

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

No written comments submitted to the City have been rejected during the public participation process. All comments will be reviewed and carefully considered prior to submission.

7. Summary

The City of Greenville is dedicated to meeting, and when possible, surpassing federal requirements for citizen participation. To ensure broad community input before adopting the Annual Action Plan, multiple public meetings are held throughout the city in both the fall and spring. These meetings provide valuable opportunities for residents to engage. Additionally, a public hearing is held in each season, allowing citizens and City Council members to offer their comments.

To enhance accessibility, public hearings and meetings are broadcast on television. An electronic copy of the Plan is available on the City's website and can be provided to stakeholders upon request. Paper copies of the Plan are accessible at the Community Development Division office, Sheppard Memorial and Carver Libraries, and City community centers. Additional paper copies can be made available 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	
CDBG Administrator	Greenville	Neighborhood & Business Services/Community Development Division
HOME Administrator	Greenville	Neighborhood & Business Services/Community Development Division

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Renee Skeen

Program Manager

rskeen@greenvillenc.gov

252-329-4487

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

1. Introduction

The City of Greenville has continued to strengthen and expand initiatives aimed at improving coordination between public and assisted housing providers, as well as private and government health, mental health, and service agencies. This includes collaborative efforts with Pitt County Government, Community Crossroads Center, and the Greenville Housing Authority. These initiatives are designed to foster partnerships, improve communication, and enhance access to essential services for residents in need, particularly those related to housing. Examples of these efforts include advocating for long-term housing solutions through rental assistance, offering case management support, and promoting self-sufficiency. Through these coordinated initiatives, the City aims to address the diverse needs of its community more effectively and support the overall well-being of its residents.

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))

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 City of Greenville has strengthened its collaboration with the Continuum of Care (CoC) to better address the needs of homeless individuals and families. This coordination includes active involvement in case management, resource identification, and facilitating access to a range of support services. To provide immediate relief, the City has allocated funding for emergency shelter solutions, including the use of hotel/motel accommodations to temporarily house homeless families. This approach ensures that vulnerable populations have a safe place to stay while more permanent housing options are being explored.

Additionally, the City has implemented strategies to incentivize developers to set aside housing units for at-risk families. By partnering with developers and offering incentives such as subsidies, the City promotes the creation of affordable housing tailored to the needs of homeless individuals and families. This approach aims to expand the housing supply, particularly through Low-Income Housing Tax Credit subsidies, and improve accessibility for those at risk of homelessness.

Through its ongoing partnership with the Continuum of Care, the City of Greenville is committed to addressing homelessness in a comprehensive manner, providing both immediate assistance and long-term solutions to support the well-being and stability of its residents.

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

In Greenville, we prioritize enhancing participation in coordinated entry processes to ensure the efficient and equitable distribution of resources for housing and social services. To achieve this, we actively engage with the Continuum(s) of Care serving our area. These partnerships are essential in determining the most effective allocation of Emergency Solutions Grants (ESG) funds. Through collaboration, we develop performance standards and assess the outcomes of projects and activities funded by ESG, ensuring accountability and effectiveness.

Additionally, our consultation efforts extend to the development of funding strategies, policies, and procedures for the operation and administration of Homeless Management Information Systems (HMIS). By working closely with the Continuum(s) of Care, we enhance coordination, data sharing, and program integration, ultimately strengthening our collective efforts to address homelessness and housing instability in Greenville.

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.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
Community Crossroads Center Greenville Community	Services-homeless	Housing Need Assessment	<p>The City of Greenville places great value on collaboration and community engagement in all its development efforts, particularly when addressing housing needs. Our approach involves working with a diverse range of agencies, organizations, and stakeholders within the community. We prioritize close collaboration with both local and state housing agencies, such as the Greenville Housing Authority and Community Crossroads, which play key roles in providing affordable housing solutions and ensuring equitable access to shelter. We also work with state-level housing entities, including the North Carolina Housing Finance Agency, which offers valuable resources, funding, and guidance to support our initiatives.</p> <p>In addition to housing-focused organizations, we engage with a variety of social service agencies that are critical in supporting our community. These include organizations dedicated to homelessness prevention, mental health services, substance abuse treatment, employment assistance, and more. Through these partnerships, we aim to address the root causes of housing instability and offer comprehensive support to individuals and families in need. Our consultations with these agencies are ongoing and comprehensive. We prioritize open communication to ensure that our policies and initiatives are shaped by the expertise and insights of those directly impacted by housing and social service challenges. This collaborative approach enables us to develop effective, responsive solutions tailored to the diverse needs of our community.</p> <p>We also recognize the importance of input from grassroots</p>

			community groups, advocacy organizations, faith-based institutions, and concerned citizens. Their perspectives and experiences further inform our understanding of local needs and help guide our strategies for addressing housing and social service issues. Areas for improved coordination might include streamlining the referral process between agencies, ensuring timely access to housing resources, and increasing communication regarding available housing options and support services.
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Table 2 – Agencies, groups, organizations who participated

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?
Continuum of Care	Community Crossroads	By collaborating with these agencies, we aim to address the root causes of housing instability and provide holistic support to individuals and families in need.

Table 3 – Other local / regional / federal planning efforts

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 places a strong emphasis on citizen participation in all aspects of decision-making, particularly in addressing affordable housing. We engage the community through a variety of channels, including public meetings, social media platforms, and Affordable Housing Loan Committee meetings.

Public meetings are essential forums where citizens can voice their concerns, share insights, and provide feedback on proposed affordable housing initiatives and policies. These meetings are widely advertised to encourage broad participation from all segments of the community.

In addition to in-person gatherings, we utilize social media platforms to reach a larger audience and facilitate continuous dialogue. Through Facebook, Twitter, and Instagram, citizens can stay informed about upcoming meetings, express their views, and engage with city officials and fellow residents.

The Affordable Housing Loan Committee meetings also offer citizens a direct opportunity to interact with decision-makers and influence the allocation of resources for affordable housing projects. These meetings are conducted transparently and are open to the public, ensuring that citizens can participate in the decision-making process and provide input on funding priorities.

Overall, citizen participation has been instrumental in shaping our goals and strategies for addressing affordable housing needs in Greenville. By actively seeking input and feedback through public meetings, social media, and committee engagements, we ensure that our initiatives are responsive to the diverse needs and perspectives of our community.

Expected Resources

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

Introduction

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 and Planning Public Service Demolition Public Improvements Housing Rehab	1,000,000	50,000	1,093,462.91	2,143,462.91	2,143,462.91	
HOME	Public-Federal	Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	500,000	15,000	2,453,269.47	2,968,269.47	2,968,269.47	

Table 4 - 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

Federal funds will serve as a catalyst to leverage additional resources from private, state, and local sources. By providing financial support, these federal funds will encourage private sector investment, as well as collaboration with state and local governments, to address homelessness and housing needs. The matching requirements for these federal funds will be met through contributions from private organizations, state grants, and local funding sources, ensuring a collective effort to enhance the availability of housing and related services. This collaborative funding approach will maximize the impact of the federal investment and strengthen the overall response to homelessness.

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

The City of Greenville is committed to exploring the potential of publicly owned land to address the urgent need for affordable housing within our community. Initiatives such as the Lincoln Park neighborhood project serve as models for utilizing City-owned properties to advance affordable housing development. By forming strategic partnerships with developers and community stakeholders, we aim to repurpose underutilized City-owned land to create housing opportunities that cater to the diverse needs of our residents. This approach reflects our dedication to equitable development and enhancing access to safe, stable housing for all members of the community.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 5 – Goals Summary

Goal Descriptions

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improving Housing Access and Quality	2023	2027	Affordable Housing	West Greenville NRSA City Wide	Housing Affordability and Condition	CDBG: 500,000 HOME: 455,000	Rental Units Constructed: 72 Household Housing Units Homeowner Housing Homeowner Housing Rehabilitated: 16 Direct Financial Assistance to Homebuyers: 6 Buildings Demolished: 2 Other:2
2	Provide Public Services	2023	2027	Non-Homeless Special Needs	Citywide	Public Services	CDBG: 120,000	
3	Planning and Administration	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide		CDBG: 200,000 HOME: 50,000	
4	Homeless Housing and Services	2023	2027	Homeless	West Greenville NRSA Citywide		CDBG: 30,000	Homelessness Prevention 500 Persons Assisted

Goal Name	Goal Description
Improve Housing Access and Quality	This goal aims to enhance access to safe, affordable, and quality housing for low- and moderate-income residents. It involves increasing housing options through the development, rehabilitation, or preservation of affordable housing units, while ensuring they meet health, safety, and accessibility standards. The goal also focuses on removing barriers to housing access, such as addressing discrimination, improving housing stability, and enhancing housing affordability.
Provide Public Services	This goal focuses on supporting a range of essential public services that improve the quality of life for low-income individuals and families. These services may include healthcare, education, job training, childcare, transportation, and other critical support services that help residents achieve greater self-sufficiency and well-being. The objective is to provide resources that empower individuals and communities, particularly those facing economic challenges, to improve their circumstances and access opportunities.
Homeless Housing and Services	This goal is dedicated to addressing homelessness by providing both emergency and long-term housing solutions, along with supportive services. The aim is to reduce homelessness through the development of emergency shelters and permanent supportive housing, as well as through programs that assist individuals and families in accessing housing. Additionally, this goal includes providing wraparound services, such as case management, mental health support, and employment assistance, to ensure individuals are successfully housed and can maintain stability in their homes.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

Projects

#	Project Name
1	CDBG: Program Administration
2	CDBG: Rehabs 2025
3	CDBG: Acquisition
4	CDBG: Public Services
5	HOME: CHDO Reserve Activities
6	HOME: Program Admin 2025
7	HOME: DPA 2025
8	HOME: Rental Development
9	HOME: Housing Rehab

Table 6 - Project Information

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

Funding allocations are determined by the priority needs and goals outlined in the Consolidated Plan. A key challenge in addressing the underserved needs is the limited availability of funding to cover all areas of the city.

AP-38 Project Summary

Project Summar

1	Project Name	CDBG: Program Administration
	Target Area	Citywide
	Goals Supported	Improve Housing Access and Quality Homeless Housing and Services Provide Public Services Planning and Administration
	Needs Addressed	Housing Affordability and Condition Homeless Needs Infrastructure and Public Facility Improvements Public Services Economic Development Fair Housing Program Administration
	Funding	CDBG: \$200,000.00
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant programs. This project and related activities will be funded through CDBG funds as well as local general revenue support
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	Citywide
	Planned Activities	Program administration of the CDBG program in Greenville.
2	Project Name	CDBG: Rehabs 2025
	Target Area	Center City Revitalization Area West Greenville NRSA
	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	CDBG: \$500,000.00
	Description	This program is designed to assist very low- to low-income homeowners with rehabilitating existing housing structures. The primary intent of this activity is to bring units up to code through the provision of rehabilitation activities to eliminate all code violations and provide a decent, safe, and sanitary living environment. Program costs incurred may include demolition, construction, permitting fees, surveying, lead abatement, credit reports and closing costs. This activity will target owner-occupied homeowners only. Qualified candidates for assistance include homeowners with annual incomes below eighty percent (80%) of the median area income as defined by HUD
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Number of units rehabilitated: 16
	Location Description	Citywide rehab of owner occupied housing for qualified homeowners.
	Planned Activities	Rehabilitation activities to eliminate all code violations and provide a decent, safe, and sanitary living environment to 16 qualified homeowners with annual incomes below eighty percent (80%) of the median area income as defined by HUD

y Information

3	Project Name	CDBG: Acquisition
	Target Area	West Greenville NRSA
	Goals Supported	
	Needs Addressed	Housing Affordability and Condition
	Funding	CDBG: \$55,000.00
	Description	Efforts will continue to identify, acquire, and demolish substandard property in an effort to create affordable housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	West Greenville NRSA
	Planned Activities	Identifying and acquiring properties suitable for development of affordable housing with West Greenville.
4	Project Name	CDBG: Public Servcies
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$150,000.00

	Description	The City of Greenville will make funds available to assist non-profit organizations with approved public services activities. Qualified agencies will participate in projects that benefit City of Greenville citizens. Non-profit housing and service providers must assist the underserved populations of the City. Applications from non-profits are submitted to the City for consideration annually and reviewed by the Affordable Housing Loan Committee. The activities will assist low-income persons, homeless and special needs persons, youth development, victims of family/domestic violence, and housing providers
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 500 LMI will be served
	Location Description	Citywide
	Planned Activities	Habitat for Humanity, Boys and Girls Club of the Coastal Plain, Center for Family Violence Prevention, Martin-Pitt Partnership for Children, Koinonia Christian Center, Community Crossroads Center and Operation Sunshine
5	Project Name	HOME: CHDO Reserve Activities
	Target Area	Citywide
	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	HOME: \$75,000.00
	Description	It is anticipated that a certified CHDO will utilize the funding to continue production of single-family units for first-time, low-moderate income homebuyers. At the present time, the City has one certified organization, Metropolitan Housing and CDC
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Number of new single-family units: 2
	Location Description	Citywide
	Planned Activities	Production of one single-family unit for first-time, low-moderate income homebuyer
6	Project Name	HOME: Program Admin 2025
	Target Area	Center City Revitalization Area West Greenville NRSA Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Housing Affordability and Condition Homeless Needs Program Administration
	Funding	HOME: \$50,000.00
	Description	Staff salary, planning, and administrative service delivery costs for implementing the HOME program. This project and all related activities will be funded through the annual HOME allocation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Program administration of the HOME program in Greenville.
7	Project Name	HOME: DPA 2025
	Target Area	

	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	HOME: \$125,000.00
	Description	Funds available for first-time buyers who have completed homebuyer education classes.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	8
	Location Description	Citywide
	Planned Activities	Down payment assistance for two first-time buyers who have completed homebuyer education classes.
8	Project Name	HOME: Rental Development
	Target Area	Citywide
	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	HOME: \$150,000
	Description	This activity will provide funding for the development of new affordable housing and rehab of current owner and rental occupied housing via partnerships with non-profits. These homes will be made available to homebuyers and renters who are LMI
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	72
	Location Description	Citywide rehab housing for LMI households

	Planned Activities	Construction of 72 new single-family units through tax credit and other development partnerships.
9	Project Name	HOME: Rehabs 2025
	Target Area	Center City Revitalization Area West Greenville NRSA
	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	Home: 100,000
	Description	This program is designed to assist very low- to low-income homeowners with rehabilitating existing housing structures. The primary intent of this activity is to bring units up to code through the provision of rehabilitation activities to eliminate all code violations and provide a decent, safe, and sanitary living environment. Program costs incurred may include demolition, construction, permitting fees, surveying, lead abatement, credit reports and closing costs. This activity will target owner-occupied homeowners only. Qualified candidates for assistance include homeowners with annual incomes below eighty percent (80%) of the median area income as defined by HUD.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Number of units Rehabilitated: 4
	Location Description	Citywide rehab of owner-occupied housing for qualified homeowners.
	Planned Activities	Rehabilitation activities to eliminate all code violations and provide a decent, safe, and sanitary living environment to 4 qualified homeowners with annual incomes below eighty percent (80%) of the median area income as defined by HUD

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

The City of Greenville's Neighborhood Revitalization Strategy focuses on West Greenville and portions of Center City, areas that are home to a high concentration of low-income and minority residents. The aim of this initiative is to improve housing quality, support economic growth, enhance community infrastructure, and promote social inclusion. Our goal is to uplift these neighborhoods, empower their residents, and create vibrant, sustainable communities for everyone.

Geographic Distribution

Target Area	Percentage of Funds
Center City Revitalization Area	
West Greenville NRSA	50
Citywide	50

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Greenville acknowledges the concentration of poverty and racial disparities in West Greenville and is dedicated to addressing these challenges. Although our programs are not race-based, we prioritize investments in West Greenville due to its heightened need for economic development, affordable housing, and social services. By directing resources to this area, we aim to foster equitable growth, reduce disparities, and create opportunities for all residents to prosper.

Discussion

As custodians of Greenville's dynamic community, the City is devoted to fostering growth and prosperity for all residents. We acknowledge the urgent need to address concentrated poverty within the Neighborhood Revitalization Strategy Area (NRSA), while also creating pathways for low- and moderate-income (LMI) families outside these regions. Our strategy is centered on prioritizing investments and initiatives that drive opportunity within NRSA neighborhoods. Through strategic collaborations, community involvement, and tailored programs, we aim to eliminate barriers to economic advancement and open doors to success for residents in these areas. At the same time, we are committed to broadening opportunities for LMI families across the entire city. By rolling out city-wide initiatives, supporting inclusive economic development, and enhancing access to vital services, we are dedicated to ensuring that all residents, regardless of their location, have the tools and support to thrive.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	250
Non-Homeless	350
Special-Needs	
Total	600

Table 8 - 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	120
Rehab of Existing Units	16
Acquisition of Existing Units	2
Total	138

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The City aims to broaden its efforts by offering a comprehensive range of resources and support to meet the diverse needs of the community. Collaborating with private and nonprofit organizations will be crucial in realizing these objectives.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Greenville is served by a single Public Housing Authority, the Housing Authority of the City of Greenville (HACG). HACG manages public housing units and administers the Section 8 Housing Choice Voucher program. The Authority oversees 714 public housing units across three developments and 756 housing vouchers.

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

HACG plans to implement capital improvement projects aimed at enhancing the safety, energy efficiency, and overall appearance of its public housing units.

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

The HACG's Resident Advisory Board and Resident Council Organization play an active role in addressing the needs of residents through regular meetings and surveys. The Resident Advisory Board communicates residents' concerns and needs to HACG management, ensuring the implementation of programs, services, and initiatives that foster resident empowerment and engagement. Additionally, HACG collaborates with the Resident Advisory Board and Resident Council to promote self-sufficiency programs designed to help residents achieve greater economic independence. These initiatives include housing counseling, credit rebuilding, and homeownership training programs.

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

The PHA is not designated as troubled.

Discussion

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

Introduction

The City of Greenville has strengthened its commitment to the Pitt County Continuum of Care (COC) by increasing its involvement and support. The network consists of City and County staff, along with representatives from both non-profit and for-profit organizations. This group meets monthly to address the growing homeless population in our community. Efforts to end homelessness and coordinate supportive services for homeless individuals are key priorities for the community. The Community Crossroads Center plays a critical role by providing emergency shelter for individuals and families, along with case management and referral services.

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

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

The City is actively pursuing opportunities to address the evolving needs of homeless families. A key priority remains incentivizing the development of affordable housing that includes set-aside units for families at risk of homelessness. In addition, the City supports non-profit organizations, offers tenant-based rental assistance, and utilizes other proven methods of support as funding permits.

The City of Greenville is dedicated to continuing its support of the regional Continuum of Care (COC) committee by funding programs and services that aim to reduce and eliminate homelessness. Through the collaborative efforts of COC members and partners, the City is able to assess the unique needs of homeless individuals and connect them with the necessary resources. The Community Crossroads Center (CCC) serves as a critical entry point for homeless individuals, offering case management and providing tailored programs and services to help them achieve self-sufficiency and stability within the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Community Crossroads Center (CCC) is a 98-bed emergency shelter serving the homeless population in the City of Greenville. The center provides 58 beds for men, 24 for women, and 4 family rooms, with an additional 6 family rooms currently under construction. All accommodations are available on a first-come, first-served basis. CCC will continue to work closely with the City, County, and other organizations to better meet the needs of the growing homeless population, including through the center's ongoing expansion. The City remains dedicated to providing resources and support to prevent homelessness before it occurs, through programs and services focused on reducing and eliminating homelessness.

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

The City will continue to collaborate with and support the efforts of the Continuum of Care (COC) to help homeless individuals and families transition to permanent housing and self-sufficiency. In this regard, the City will prioritize funding for activities that prevent individuals and families from becoming homeless again. In Greenville/Pitt County, individuals and families in transitional housing often face challenges in sustaining stable housing, such as lease defaults, evictions, and poor credit histories.

The City of Greenville will not distinguish between those already experiencing homelessness and those on the verge of becoming homeless. The City is committed to providing resources and funding to both the COC and the Community Crossroads Center to assist individuals and families in both situations. The City recognizes that both transitional housing and supportive housing play a crucial role in overcoming barriers to affordable 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 causes, nature, and full extent of homelessness in Pitt County are diverse and complex. Given the variety of homeless populations and the range of services available through the Continuum of Care initiative, it is clear that homelessness does not have a single cause. To identify these populations and assess their needs, the City and COC will continue to utilize the Point-in-Time (PIT) survey and collaborate with partners to evaluate the needs of the homeless. Additionally, as previously mentioned, Greenville will prioritize funding for activities aimed at preventing low- and moderate-income individuals and families at risk from becoming homeless.

Discussion

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

Introduction:

The City of Greenville has identified several barriers that hinder efforts to develop affordable housing and make safe, decent, and sanitary housing unattainable for lower-income families. Financial barriers exist for both homeowners and renters. Many low- and moderate-income families struggle to save the necessary funds for down payments and closing costs when purchasing a home. Combined with poor credit histories, this makes homeownership even more difficult to achieve.

Additionally, many low- and moderate-income households lack the education and job skills required to secure adequate housing. First-time homebuyers, in particular, may not fully understand the homebuying and lending processes, which can make them hesitant or unprepared to pursue homeownership. For lower-income renters, a lack of understanding about landlord laws and tenant rights can create further obstacles.

As required by the HOME Program, the City of Greenville implements affirmative marketing procedures for any housing development with five or more HOME-assisted units. Affirmative marketing targets potential tenants and homebuyers who are less likely to apply for housing, ensuring that they are aware of available affordable housing opportunities.

The City also recognizes that certain populations face a disproportionately higher need for housing assistance. The Hispanic community, which is growing both nationally and in Greenville-Pitt County, is one such group. To address this need, the City has created affordable housing brochures in Spanish and is planning to offer homebuyer education workshops in Spanish to further assist this population.

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

Discussion:

In response to the barriers to developing affordable housing, the City of Greenville remains committed to increasing the availability of affordable homes. The City purchases land for subdivisions using funding from approved public bonds. Once the land is acquired and infrastructure is installed, the City makes lots available to builders for development. All submitted proposals are evaluated based on a reasonable price per square foot and the contractor's ability to meet the required building specifications outlined in the Request for Proposals. The City's investment in land acquisition and infrastructure improvements helps to reduce the overall cost of the lots, making them more affordable for homebuyers. As lots are sold to eligible buyers, the recaptured lot costs are reinvested to fund future housing developments.

The City also partners with local non-profit organizations to offer homeownership counseling and workshops to prospective buyers. Additionally, the Community Development staff provides a Homeownership Academy, offering participants the opportunity to learn about the homebuying process

and prepare financially for homeownership, particularly within the West Greenville Redevelopment Area.

Over the next five years, the City will adopt a comprehensive approach to affordable housing. This plan will not only provide resources for homeownership but also support workforce development initiatives. With the economy evolving over the past few decades—especially in recent years—the City is focused on preparing both younger and older individuals for the workforce of the 21st century. This includes offering computer classes, high-tech manufacturing training, and opportunities in modern healthcare. The City will also promote basic literacy programs and provide access to community college courses to further enhance residents' skills and employability.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Greenville is committed to undertaking additional actions, as financially feasible, to improve the quality of life for its residents. These efforts will focus on addressing underserved needs identified for very low- and low-income households. The City will prioritize maintaining and preserving the existing affordable housing stock and reducing the incidence of lead-based paint through measures such as abatement. Additionally, the City will continue to support economic development programs aimed at reducing poverty and improving economic stability. We will also maintain coordination with both public and private housing developers and social service providers to better meet the needs of our residents and enhance service delivery.

Actions planned to address obstacles to meeting underserved needs

To address the barriers to affordable housing development, the City of Greenville continues to focus on creating affordable housing and providing job training and job creation initiatives. The City will continue to purchase substandard units and vacant lots, positioning them for partnerships with builders to facilitate development. All submitted proposals will be evaluated based on a reasonable price per square foot and the contractor's ability to meet the required building specifications outlined in the Request for Proposals. The purchase of land and improvements increases the affordability of these lots, ultimately reducing costs for the homebuyer. As each lot or home is sold to eligible homebuyers, the recaptured funds from the lot costs will be reinvested to support future developments.

The City of Greenville also partners with local non-profit organizations to provide lease-purchase programs, homeownership counseling, workshops, workforce development, and educational programs. These partnerships are designed to help low- and moderate-income families and individuals (1) gain a working knowledge of the home buying process, (2) prepare financially for homeownership, (3) acquire the necessary skills for middle-income jobs, and (4) meet basic educational needs.

Actions planned to foster and maintain affordable housing

To address the barriers to developing affordable housing, the City of Greenville continues to create single-family affordable housing opportunities. These opportunities are made possible through properties purchased using community development funds. Once the land is acquired and infrastructure is installed, the City makes the lots available for development by both non-profit and for-profit agencies.

Development proposals are evaluated based on a reasonable price per square foot and the developer's ability to meet the building specifications outlined in the Request for Proposals. As a result of the City's investment in land acquisition and infrastructure improvements, the cost of the lots is reduced, making them more affordable for homebuyers. When lots are sold to eligible homebuyers, the funds from the lot cost are sometimes recaptured and reinvested to support future development projects.

Actions planned to reduce lead-based paint hazards

Lead poisoning remains one of the most significant environmental threats to children in the United States. While exposure to high levels of lead can poison anyone, the effects are most severe among young children. Children under the age of six are especially vulnerable due to their developing nervous systems. At high exposure levels, lead poisoning can cause convulsions, coma, and even death. Though such extreme cases are rare, they still occur. At lower exposure levels, lead poisoning can result in reduced intelligence, learning disabilities, impaired hearing, and stunted growth in children.

One of the key initiatives from HUD over the last decade has been the reduction of lead-based paint hazards. Many jurisdictions nationwide have worked to address this issue. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amended the Lead-Based Paint Poisoning Prevention Act of 1971, providing legal protection against lead-based paint hazards in federally funded housing. These laws, along with subsequent regulations from HUD (24 CFR Part 35), aim to safeguard young children from lead-based paint risks in homes receiving federal assistance or being sold by the federal government.

In all property rehabilitation projects undertaken by the City of Greenville, an assessment will be conducted to determine whether lead-based paint is present. If lead-based paint is found, the City will follow the guidelines outlined in the Residential Lead-Based Paint Hazard Reduction Act of 1992 and the relevant sections of the Housing and Community Development Act of 1992 (Title 24, Part 35 of the Code of Federal Regulations).

The City is committed to testing and abating lead in all pre-1978 housing units that are assisted with federal grant funds. Currently, the City has contracted with a firm specializing in lead testing and clearance activities. This firm also provides training for housing rehabilitation contractors to ensure compliance with lead abatement requirements.

Many low- to moderate-income communities nationwide face environmental hazards but lack the financial resources to address them. The City of Greenville still has housing units sufficiently old to contain lead-based paint. The City is dedicated to securing funding to eliminate, abate, or mitigate these hazards wherever possible.

Actions planned to reduce the number of poverty-level families

Funding through the CDBG Public Service projects enables housing providers to assist families and individuals living in poverty by offering job training, educational programs, and supportive services.

Additionally, the City of Greenville's housing programs directly combat poverty by creating affordable housing opportunities for low-income households. Without these initiatives, many low-income families would be unable to afford housing rehabilitation costs or purchase a home.

Actions planned to develop institutional structure

The City of Greenville, through its Community Development Division, housing subrecipients, and Community Housing Development Organizations (CHDOs), is well-organized to effectively utilize funding received from various state and federal programs.

Each year, the City works closely with local institutions to provide housing and economic opportunities for low-income individuals through public service activities. The City also participates in the Pitt County Continuum of Care, which was established in 2001 and has grown into a well-coordinated network of local government agencies, housing providers, service organizations, and other stakeholders. The City's active involvement in the Continuum of Care will continue to strengthen collaboration and improve service delivery. Additionally, the Public Housing Authority has joined the Continuum and is now working alongside the City in support of revitalization efforts within the West Greenville Redevelopment Area.

The City of Greenville remains committed to coordinating with other governmental agencies, non-profit organizations, private entities, and community members to expand opportunities for the target area.

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

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

The City of Greenville is collaborating with administrators from the North Carolina Housing Finance Agency to offer additional down payment assistance to first-time homebuyers. The Agency provides up to \$65,000 for down payment and closing costs, which can be combined with the City's subsidy of up to \$40,000. In addition, the City leverages funds through the Low-Income Housing Tax Credit Program to support the development of rental housing. To encourage this activity, the City offers gap financing to developers.

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 compliance with the homebuyer recapture/resale provisions outlined in 24 CFR Part 92.254, the City of Greenville has adopted the recapture provision for HOME-funded homeownership

assistance. This provision applies to direct HOME subsidies provided to eligible homebuyers, including down payment assistance and closing costs. The City also allocates HOME funds to its Community Housing Development Organizations (CHDOs) to support the development of affordable housing. CHDOs have adopted the HOME recapture provision, except for the development of rental units. When CHDOs develop homeownership single-family housing, the City provides down payment assistance.

All CHDOs, sub-recipients, and entities administering HOME programs must adhere to the recapture provisions adopted by the City. The City requires the recapture of HOME-funded homeownership assistance from the net sales proceeds when the original homebuyer sells the property during the affordability period.

Net sales proceeds are defined as the amount remaining from the sale of the property after paying off the outstanding balance of any superior mortgage, sales commission, the original homebuyer's down payment, and the cost of any property improvements made by the original homebuyer. If net proceeds are available at closing, all HOME funds must be repaid. In the case of foreclosure, the lender may not require repayment of an amount greater than the net proceeds available after the foreclosure sale. The recapture provision is enforced through a Declaration of Deed Restrictions, which specifies the period of affordability, primary residency requirement, and the terms and conditions for using the recapture provision.

Homebuyer assistance may be used for down payment assistance and/or principal mortgage reduction through a Secondary Mortgage. The borrower's income must not exceed 80% of the area median income, adjusted for family size, as published annually for Greenville. The maximum loan amount is up to \$20,000, or 20% of the home's sales price, whichever is lower, with a cap of \$20,000. Loans will be amortized over a 15-year period at 0% interest. In the event of voluntary or involuntary property disposition or default, the percentage of repayment is determined based on the actual year.

Assistance provided to nonprofit agencies through the CDBG Program will be secured by a sub-recipient agreement or contract. If an agency fails to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds from CHDOs, on behalf of the City of Greenville, are not considered CHDO proceeds and must be used by the CHDOs to provide affordable housing for Greenville residents. Recaptured HOME funds from agencies other than CHDOs will be returned to the City of Greenville and used for eligible HOME activities in accordance with HOME statute and regulations, similar to program income.

The recapture provision ensures that each HOME-assisted unit remains affordable for a period defined by the following recapture schedule, established in accordance with 24 CFR 92.254(a)(4):

HOME Funds Provided Period of Affordability

Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years

5. 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 available to individuals and families with incomes up to 80% of the area median income, adjusted for family size, as published annually for Greenville. For households earning less than 50% of the area median income, a 15-year deferred loan of up to \$60,000 will be offered for rehabilitation assistance. For households with incomes between 51% and 80% of the area median income, a combination of a deferred payment loan and a no-interest loan is available. Deferred loans will be forgiven at a rate of 10% per year, and no-interest loans will be amortized over a 10-year period. In no case may the total assistance exceed \$60,000, unless special circumstances justify exceeding the limit, with approval from the City Manager.

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

Recaptured HOME funds from Community Housing Development Organizations (CHDOs) on behalf of the City of Greenville are not considered CHDO proceeds. These funds must be used by the CHDOs to provide affordable housing for Greenville residents.

Recaptured HOME funds from agencies other than a CHDO will be returned to the City of Greenville and used for eligible HOME activities, in accordance with the HOME statute and regulations, and managed like program income.

6. 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.

7. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
8. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

9. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Plans are underway to designate set-aside units for Qualifying Populations (QP), as defined by HUD, within an upcoming tax credit rental development. This will ensure that units are available for victims of domestic violence and veterans, as needed.



City of Greenville, North Carolina

Meeting Date: 05/08/2025

Title of Item: Presentation of the Proposed Fiscal Year 2025-26 Operating Budgets for the Pitt-Greenville Convention & Visitors Authority, Sheppard Memorial Library, and Greenville Utilities Commission

Explanation: During the May 8, 2025 City Council meeting, representatives from the following agencies will present their Proposed Operating Budgets for the 2025-26 Fiscal Year:

- Pitt-Greenville Convention & Visitors Authority
- Sheppard Memorial Library
- Greenville Utilities Commission

A breakdown of each agency's Proposed Operating Budget is included as an attachment with this agenda item.

In compliance with Section 160A-148(5) of the North Carolina General Statutes, the City Council will hold a public hearing on Monday, June 9, and consider adopting the annual budget ordinance on Thursday, June 12.

Fiscal Note: The final amount of each of the budgets presented will be determined by City Council action at the June 12, 2025, City Council meeting.

Recommendation: Receive presentations on the Proposed Fiscal Year 2025-26 Operating Budgets and provide feedback and direction.

ATTACHMENTS

- ☐ [CVB FY 2025-2026 Budget Letter.pdf](#)
- ☐ [CVB FY 2025-2026 Budget Highlights.pdf](#)
- ☐ [CVB FY 2025-2026 Proposed Budget.pdf](#)
- ☐ [GUC Budget 25-26.pdf](#)
- ☐ [SML City Budget Memo Requesting Appropriation for FY 2025-2026.pdf](#)



GREENVILLE-PITT COUNTY
CONVENTION & VISITORS BUREAU

April 1, 2025

Dear Greenville City Council:

The Convention & Visitors Authority, in conjunction with its hospitality partners, continues to push towards the goal of making Greenville a preferred destination for meeting, event, tournament, and leisure travelers across North Carolina and the Southeastern United States. Our focus each year is to create a positive economic impact and increase destination exposure for Greenville by bringing visitors to our destination.

The cornerstone of the 2025-2026 CVA budget is centered on achieving our established goals, objectives, and program of work as set forth by the CVA Board of Directors and CVB staff. The CVB will concentrate on its traditional markets with a specific emphasis on outdoor adventure and sports tourism. The state of North Carolina continues to focus on outdoor recreation and travel and our sports commission is excelling in its efforts to increase the number of tournaments and events in Greenville. In addition, we continue working to diversify our hospitality offerings, attract a wide variety of leisure travelers, and market within the meetings market.

The Convention and Visitors Bureau's 2025-2026 budget is based on projected revenue from the hotel-motel occupancy tax collections which also include Airbnb's. Currently, we are projecting a 3% increase in collections for the fiscal year. We have also been awarded \$150,000 in ARPA funds from Pitt County which we will use to increase our marketing reach.

The 2025-2026 fiscal year budget does include the use of \$110,000 of fund balance to support increased marketing and the Greenville-Pitt County Sports Commission will receive its annual payment from the capital reserve account as we strive to make Greenville an excellent sports tourism destination and support the 2025 Little League Softball World Series.

This proposed budget has been approved by our CVA Executive Committee, our full CVA Board of Directors, and is ready for consideration by the Greenville City Council. The CVA appreciates your support and looks forward to working with each City Council member to make Greenville a top travel destination across North Carolina and the Southeastern United States.

Sincerely,

A handwritten signature in black ink that reads 'Andrew D. S'.

Andrew D. Schmidt, CDME, CHME, MPA
Executive Director

2025-2026 Budget Highlights

The proposed 2025-2026 fiscal year budget is based on a 3% increase in occupancy tax revenue from the past year. The 2025-2026 budget is also augmented by \$150,000 in ARPA funds from Pitt County, \$300,000 from the City's Capital Reserve Account help fund sports commission operations and Little League World Series support, and \$110,000 of fund balance which has built up due to increasing revenues. (Currently the CVB's reserve account stands at approximately \$940,764) In summary, the 2025-2026 fiscal year budget is 6% higher than the current 2024-2025 fiscal year budget. This increase in funding will allow us to capitalize on additional marketing opportunities within the leisure, meetings, and sports tourism markets as well as expand the CVB staff by one full time equivalent.

According to Tourism Economics, revenues are forecast to continue rising within the meeting, corporate sectors and leisure at a rate of approximately 2.6%. Sports tourism is expected to increase and international travel, which does not affect our hospitality market, is forecast to decrease again this year due to several factors including current exchange rates, slower visa processing, and sentiment effects from political policies. Locally, we have seen excellent convention and meeting business, which is expected to continue throughout the 2025-2026 fiscal year. Our destination should benefit from a modest increase in corporate, and leisure travel as we market our outdoor adventure base, growing hospitality amenities, and expand diverse cultural activities for visitors.

Domestic Leisure

- + Real income growth
- + Solid balance sheets
- + Modest inflation
- + Tax cut extensions
- Softening labor market
- Potential equity market correction

Domestic Business

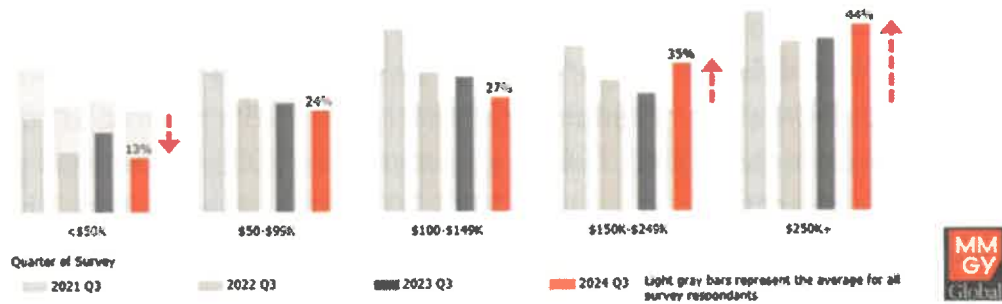
- + Lower interest rates
- + Expansionary fiscal policy
- + Tax cut extensions
- Potential inflation from tariffs
- Immigration restrictions

International

- + Pent up demand
- + Reduced visa wait times
- + Outbound plateau
- Dollar strength
- Travel restrictions
- Trade war response
- Visa processing risk
- Sentiment effects

Business travel intentions are gaining

Planning Business Travel Within the Next 6 Months
% of American Consumers



Source: MMGY Global, 2024 Q3 Survey of American Travelers

TOURISM ECONOMICS

2025-2026 Budget Specifics

1. The CVA and Sports Commission's budgets will continue to be combined for the 2025-2026 fiscal year. Budget expenditures will still be separated and reported utilizing the city's Power BI software and MUNIS. All expenditures used with ARPA funds are tracked and reported quarterly to Pitt County.
2. The 2025-2026 budget reflects the investment of \$300,000 from the Convention & Visitors Authority's Capital Reserve Account to support the Greenville-Pitt County Sports Commission's efforts to increase sports related travel to the area and support the 2025 Little League Softball World Series.
3. The 2025-2026 budget includes \$150,000 of American Rescue Plan Act funds provided from the Pitt County. This upcoming fiscal year will be the last installment of ARPA funds for the CVB. Currently, the CVB has expended \$323,630.01 out of a total of \$600,00 provided. All CVB expenditures associated with the ARPA funds must be spend by December 31, 2026.

4. The CVA plans to utilize \$110,000 from the CVA's fund balance to be more aggressive in its advertising and marketing efforts. Currently, the CVA's Capital Reserve Account has approximately \$964,022. There is a strong likelihood that revenues will come in over 3% for the year, (we are currently sitting at a 6.49% increase) which would reduce the amount of fund balance needed for the proposed budget. Each 1% above the 3% increase budgeted will reduce fund balance use by \$16,621.46
5. Salary line item. The salary line item is \$52,984 higher than the current fiscal year. The adjustment allows the CVB to expand its staff by one full time equivalent and provide a 4% salary adjustment for current employees. Benefit calculations have been adjusted to account for the change in salary levels and additional staff. A breakdown of the staff changes and their effect on the overall budget is as follows:

Staff Changes Summary:

Lose: Communications & Marketing Assistant: (\$44,574)

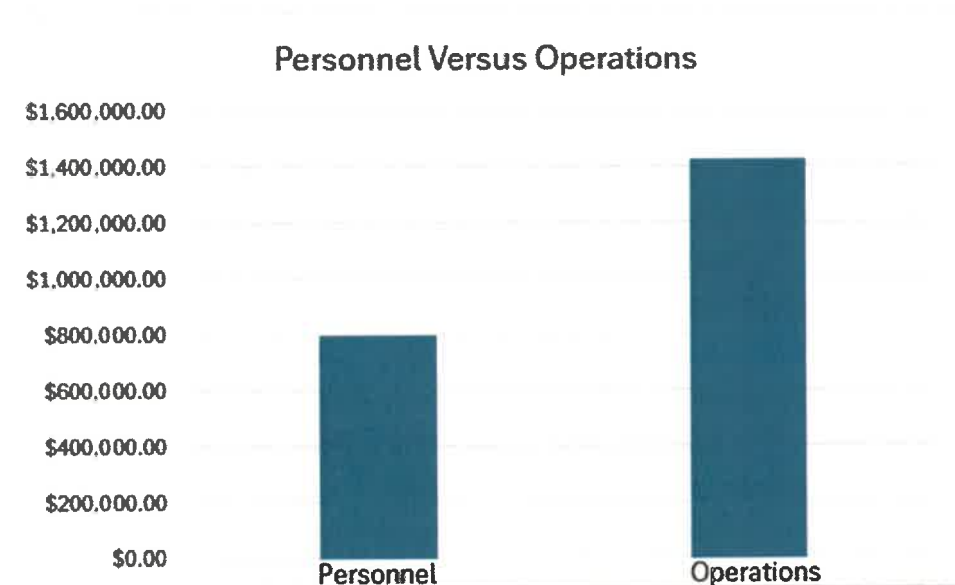
Lose: Part-time Services Manager (\$27,012.96)

Gain: Social Media Specialist: \$48,016

Gain: Visitor Services Manager \$49,518

Result: +\$25,947.04

4% COLA +\$20,320*



6. Health/Dental Insurance. This year's budget has seen a very slight increase in allocations for health and dental insurance. This reflects the current make-up of the staff with more single individuals on staff that require insurance only for themselves.
7. Contracted services line item. There is an increase in the contracted services line item to cover inflationary costs. The CVB is seeing cost increases in almost every contracted services line item for the 2025-2026 fiscal year.
8. Advertising line item. There is a modest increase in our advertising line item as we would like the flexibility to add a few additional marketing opportunities for Greenville-Pitt County during the upcoming fiscal year.

2025-2026 proposed CVA budget-\$2,223,145.96

2025-2026 proposed convention center marketing fund-\$554,048.65

2025-2026 CVA Net budget-\$1,669,698.72

Future Revenue Outlook

1. Two additional hotels have opened in February 2025. The Hilton Garden Inn, located in downtown Greenville added 102 rooms to Greenville-Pitt County's hotel inventory while Staybridge Suites, located in the medical has added 104 extended stay guest rooms. These two new properties should help augment hotel revenues....especially on special event weekends. The current hotel inventory with the addition of these two properties is approximately 2,300.

The number of Airbnb's listed in Greenville-Pitt County has increased by 10% over the last year. All Airbnb's are required to pay occupancy taxes.

2. An additional hotel project has just broken ground in the medical district. Located between the Homewood Suites and Residence Inn, the new property will be a Home 2 Suites by Hilton with 117 rooms.

<u>ACCOUNT DESCRIPTION</u>	FY 2025	FY 2026
	FINAL	MGR REQ
2% OCCUPANCY TAX	\$ 996,831.98	\$ 1,108,097.31
1% OCCUPANCY TAX	\$ 498,415.99	\$ 554,048.65
CAPITAL RESERVE/SC	\$ 300,000.00	\$ 300,000.00
INT/INVEST EARNINGS	\$ 583.89	\$ -
APPROPRIATED FUND BAL	\$ 110,000.00	\$ 110,000.00
COUNTY ARPA FUNDS	\$ 150,000.00	\$ 150,000.00
MERCHANDISE REVENUE		\$ 1,000.00
TOTAL CVB REVENUES	\$ 2,055,831.86	\$ 2,223,145.96
NET	\$ 1,557,415.87	\$1,669,097.31

ACCOUNT DESCRIPTION

SALARIES-PERMANENT	\$ 508,050.00	\$ 561,034.00
SALARIES-PART TIME	\$ 52,000.00	\$ 21,000.00
FICA EXPENSE	\$ 39,882.00	\$ 43,200.00
GROUP LIFE	\$ 2,500.00	\$ 2,500.00
RETIREMENT	\$ 51,900.50	\$ 59,517.00
HEALTH/DENTAL INSURANCE	\$ 89,391.76	\$ 92,790.59
WORKERS COMP	\$ 1,000.00	\$ 1,000.00
UNEMPLOYMENT COMP	\$ -	\$ -
401K REGULAR EMP	\$ 5,140.00	\$ 13,350.46
WELLNESS INCENTIVE	\$ 2,400.00	\$ 2,700.00
*PERSONNEL	\$ 752,264.26	\$ 797,092.05
PRINTING	\$ 55,000.00	\$ 50,000.00
TRAVEL/TRAINING	\$ 115,000.00	\$ 130,000.00
MAINTENANCE & REPAIR	\$ 3,000.00	\$ 3,000.00
SUPPLIES & MATERIALS	\$ 7,000.00	\$ 5,000.00
SUPPLIES & MATERIALS-IT	\$ -	\$ 10,000.00
CONTRACTED SERVICES	\$ 135,000.00	\$ 155,000.00

COST OF COLLECTION	\$	22,451.61	\$	24,057.26
DUES/SUBSCRIPTIONS	\$	18,000.00	\$	17,000.00
ADVERTISING	\$	250,000.00	\$	270,000.00
POSTAGE	\$	7,000.00	\$	5,000.00
CVA CELL ALLOWANCE	\$	5,000.00	\$	4,748.00
RENT	\$	75,000.00	\$	76,500.00
UTILITIES	\$	5,000.00	\$	4,000.00
GENERAL INSURANCE LIAB.	\$	1,200.00	\$	1,200.00
DIR./OFFICERS LIAB. INS.	\$	1,500.00	\$	1,500.00
CONTINGENCY	\$	5,000.00	\$	5,000.00
CONVENTION CTR MARKETING	\$	498,415.99	\$	554,048.65
CONVENTION INCENTIVES	\$	20,000.00	\$	15,000.00
TOURISM PROJECTS/SPONSOR	\$	75,000.00	\$	90,000.00
TUITON ASSISTANCE PROGRAM	\$	5,000.00	\$	5,000.00
*OPERATING	\$	1,303,567.60	\$	1,426,053.91
TOTAL CVB EXPENSES	\$	2,055,831.86		\$2,223,145.96



Greenville Utilities Commission Board of Commissioners
Greenville City Council
Customers of Greenville Utilities

Distinguished Members of the Board, Council, and Valued Citizens:

Greenville Utilities Commission (GUC) is pleased to share the proposed FY 2025-26 Budget developed in alignment with the values and objectives outlined in “Blueprint – GUC’s Strategic Plan.” GUC is driven by a commitment to fostering regional growth, delivering safe, reliable, and innovative utility solutions, and providing outstanding customer service.

GUC goes beyond the conventional scope of utility services, offering retail electric, water, sewer, and natural gas services, in addition to wholesale water and sewer services for neighboring communities. GUC’s ability to provide an array of utility services is a testament to the Commission’s versatility and commitment to serving the evolving needs of the community. To continue pioneering the future, GUC remains committed to supporting community growth, fostering innovation, and delivering the dependable services on which its region relies.

Executive Summary

The Commission’s budget supports several key financial metrics including debt-service coverage ratios, fund balance (as defined by the NC Local Government Commission), and days cash on hand. These metrics are reviewed for each fund and at the enterprise level. Maintaining these metrics at the fund level ensures the long-term sustainability of GUC to continue meeting its mission and future financial objectives.

Guiding all budgetary decisions is GUC’s Strategic Plan, which emphasizes a commitment to providing exceptional service while maintaining a viable financial position. The Commission utilizes Key Performance Indicators at the corporate level to monitor the effectiveness of implementing the objectives identified in the Strategic Plan. Therefore, GUC’s budget goals are designed to achieve the following:

- Safely provide reliable utility solutions at the lowest reasonable cost
- Provide exceptional customer service in an environmentally responsible manner
- Position GUC to achieve greater efficiencies
- Continue to meet regulatory requirements
- Minimize rate increases
- Avoid future rate shock
- Maintain Key Performance Indicators for each fund
- Be operationally and financially prepared for emergency situations
- Be prepared for growth and expansion opportunities
- Preserve and/or improve bond ratings

- Support economic development in the community

The budget balancing process involved a comprehensive review and analysis of several key areas, including the following:

- The long-term sustainability of all four funds operating on a self-supporting basis
- Continued investment in infrastructure
- Appropriate timing of expenditures for capital projects
- Revenues
- Personnel and staffing
- Cost-saving opportunities
- The updated financial models, with a focus on keeping rates as affordable as possible, while maintaining financial stability

Highlights of the FY 2025-26 proposed budget are listed below:

- Expenditures budgeted for FY 2025-26 have increased by 3.9%, or \$11.9M, when compared to the FY 2024-25 budget. Key points are:
 - \$3.2M increase in operations
 - \$2.9M decrease in purchased power
 - \$3.2M increase in capital outlay
 - \$3.4M increase in purchased gas
 - \$5.4M increase in debt service
 - \$389K increase in City turnover
 - \$146K increase in transfers to capital projects
 - \$900K decrease in transfers to rate stabilization fund
- 3.7% rate increase for the Electric Fund, a 3.7% increase from last year's forecast
- 0.0% rate increase for the Water Fund, a 2.2% reduction from last year's forecast
- 6.5% rate increase for the Sewer Fund, equal to last year's forecast
- 4.9% rate increase for the Gas Fund, a 0.6% increase from last year's forecast
- Funding for a 4.0% employee merit/market adjustment
- Funding for 4.0% employer 401(k) contribution
- 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 ahead of key personnel retirements, enabling effective succession planning, knowledge transfer from experienced employees, and smooth operational transitions
- Continuation of investment in the Greenville ENC Alliance to promote economic development in the region
- Transfer to Other Post-Employment Benefits (OPEB) of \$500K
- Transfer of \$150K to the City's Energy Efficiency Partnership

- Investment of \$19.8M in capital outlay to maintain system reliability and comply with regulatory requirements
- Annual turnover or transfer of \$9.1M to the City of Greenville in accordance with the Charter issued by the North Carolina General Assembly

Highlights of the FY 2025-26 capital budget are listed below:

- GUC continues to make investments in capital projects to maintain reliability, meet ongoing regulatory requirements, and remain strategically positioned to facilitate growth. In FY 2025-26, GUC plans to initiate capital projects totaling \$63.675M.

Key Factors Affecting the FY 2025-26 Budget

As the Commission begins its 120th year of providing utility services, many challenges and opportunities present themselves regarding the development of the budget.

Commodity Costs

The largest expenditures in the FY 2025-26 budget are for the purchased commodities of electricity and natural gas. Ensuring a constant, steady, and reasonably priced supply of power and natural gas is one of the most important challenges.

The supply of electricity is influenced by many factors including the cost of fuel for generation, the availability of that supply, and other economic and international events. Power supply can often be impacted by outages at nuclear plants, unplanned maintenance and repairs for reactors and generators, and price fluctuations in fossil fuels. The delivery of electricity to the Commission through long transmission lines can be impacted by damages caused by weather or other factors.

The supply of natural gas for the Commission, which is primarily dependent on sources located in the Gulf of Mexico, offers challenges as well. Weather is always a factor in the delivery of utility services. Events, such as hurricanes and winter storms, can impact the flow of natural gas and result in higher purchase prices and delivery costs for the commodity. Interruptions or price spikes impact costs and can also impact revenues as consumers often use less gas as prices rise.

To address these issues, the Commission has entered into contracts to receive and provide a constant and steady supply of electricity. Additionally, at several customer sites, GUC uses peak-shaving generators to offset periods of heavy load. Mutual aid contracts are in place with other utilities to offer assistance when major weather events cause disruptions.

The Gas Fund operates a liquefied natural gas plant to inject natural gas into the system during periods of high usage. This fuel is shipped to the plant by truck and may provide an alternative for a portion of customer demand, as needed.

Change in Rates

To support GUC's commitment to exceptional customer service and the maintenance of key financial performance metrics, rate increases are necessary for FY 2025-26. Retail residential electric customers using 1,000 kilowatt hours (kWh) per month will see a 3.7% increase in their bills. While no rate increase is proposed for retail water customers, the firm wholesale water rate will rise by 7.3%. Residential sewer customers can expect a 6.5% increase on a typical monthly bill, and residential gas customers will see a 4.9% rate increase.

Capital Investment

The Commission serves more than 173,000 customer connections across all four operating funds. As economic development continues to expand across the service areas, GUC is making the necessary investments to expand and strengthen system capacities; this includes infrastructure expansions and increased capital spending. Capital spending, and the debt incurred to finance strategic infrastructure investments, influences the budgeting process and impacts rates for all funds.

The Commission's capital improvements planning and project prioritization program enables the assessment of each project's alignment with the Commission's long-term vision and strategic plan. Strategic alignment considerations include the enhancement of safety and customer service, promoting the lowest reasonable cost of service, and supporting growth as a regional utility. Functional considerations such as asset criticality, reliability, and capacity are assessed alongside financial evaluations to determine a project's impact on revenues, operations, and maintenance costs. As part of the annual budget process, five-year financial, capital spending, and capital funding plans are prepared to identify spending needs, planned funding sources, and the timing of funding.

Full deployment of Advanced Metering Infrastructure (AMI) marks a significant step forward in modernizing GUC's metering and operational capabilities. This initiative includes replacing all existing AMR (automated meter reading) meters and load management switches while installing a robust communication network to support the new system. By expanding GUC's current meter reading capabilities, AMI deployment will improve customer service features, optimize the load management program, enhance data analytics, and strengthen the outage management system. These advancements will provide greater efficiency, reliability, and responsiveness, ultimately benefiting both customers and GUC through improved operational performance and smarter energy management.

As part of GUC's commitment to maintaining a reliable electrical system, the Distribution Substation Transformer Replacements project will replace aging distribution substation transformers that have reached the end of their operational life. Upgrading these critical components will enhance system reliability, improve efficiency, and reduce the risk of unplanned outages. By investing in modern, high-performance transformers, GUC will ensure continued service reliability for customers while supporting the long-term sustainability and growth of the electric distribution network.

GUC will become the second public utility in North Carolina to offer community solar to residents. The increasing interest in renewable energy, reflected in recent customer satisfaction surveys and the growth of customer-owned renewable energy interconnections, led to the development of GUC's first community solar project. The 500-kilowatt solar farm will be located next to the Liquefied Natural Gas (LNG) Plant. Once completed, GUC will own, operate, and maintain the facility, integrating all generated energy into the grid. Residential electric customers can subscribe to up to five panels, making solar energy accessible to those who may be unable to install their own systems due to financial constraints, limited space, or rental restrictions.

The Water Treatment Plant (WTP) Filter Improvements project addresses the growing need to remove per- and polyfluoroalkyl substances (PFAS), persistent "forever chemicals" associated with health risks, from source water, ensuring public health protection and compliance with legal requirements. The expected outcomes of the project include consistent PFAS removal efficiency, compliance with regulatory limits, and enhanced water quality for community consumption.

To ensure the continued safety and reliability of GUC's infrastructure, the Integrity Management Replacement project will replace corroded gas casing and carrier pipes beneath railroad tracks and NCDOT roads, addressing potential leak risks. Upgrading these critical pipeline components will help prevent service disruptions, reduce the risk of environmental impacts, and maintain compliance with regulatory standards.

Supply Chain Issues/Price Inflation

Amid ongoing supply chain challenges and rising costs, GUC remains committed to delivering exceptional customer service while maintaining cost efficiency. In response, the Commission has taken proactive measures, including the addition of a mobile warehouse unit at one of the substations, to expand storage capacity and ensure a steady supply of essential materials. Additionally, the Purchasing Department diligently works with Materials Management to secure necessary supplies in advance, preventing delays and ensuring projects stay on schedule.

Personnel Funding

Recognizing that its employees are its most valuable asset, the Commission remains committed to investing in its personnel by funding programs that support workforce development, retention, and career advancement. Through a combination of training programs, the employee tuition assistance program, and professional development incentives, GUC ensures that employees have the resources needed to grow within the organization while enhancing their skills to meet the evolving needs of the utility industry.

Beyond individual development opportunities, GUC has implemented targeted programs to strengthen leadership and technical expertise across the organization. The iLead program engages employees who demonstrate potential for supervisory and management roles within the next decade. Through specialized training and mentorship, participants gain the skills and confidence needed to lead effectively, ensuring a strong leadership pipeline for the future.

For employees pursuing specialized technical roles, the iGrow program offers a clear pathway to obtaining North Carolina Certification as a water treatment plant or wastewater treatment plant operator. By offering on-the-job training and access to North Carolina Rural Water Association (NCRWA) Certification classes, iGrow equips employees with the tools to take control of their professional growth, while strengthening GUC's capacity to provide high-quality water and wastewater services to the community.

These strategic investments in personnel development ensure GUC continues to build a skilled, motivated, and agile workforce, ready to meet the challenges of the future while delivering exceptional service to its customers.

Operational Excellence

Federal, State, and local regulations continue to significantly impact all aspects of GUC's operating funds, posing challenges and opportunities for achieving excellence in operations. Regulations governing the siting and construction of new generation plants, reliability standards, homeland security measures, employee safety protocols, renewable resource mandates, and quality standards all influence operating costs and rate strategies.

To combat emerging cybersecurity threats, the GUC's Information Technology department performs ongoing assessments and optimizations of training, processes, and technology. All employees are required to participate in robust and comprehensive cybersecurity training. Advanced technologies have been deployed to detect, defend, and mitigate the effects of cybersecurity threats. The Center for Information Security (CIS) and National Institute of Standards and Technology (NIST) frameworks are leveraged to ensure adherence to best practices. Quarterly exercises are also conducted to evaluate and test GUC's ability to respond effectively to both physical and cybersecurity threats.

These initiatives strengthen GUC's operational efficiency and demonstrate a continued commitment to pioneering progress, transforming challenges into opportunities, and supporting an engaged workforce and a connected community.

Awards

The Commission received recognition from ElectriCities of North Carolina for outstanding performance in supporting the mission of delivering excellent customer service and adding value to the Greenville region. The three awards of excellence included Strengthen Public Power, Provide Superior Power, and People. This is the 19th year in a row that GUC has won Awards of Excellence.

In 2024, GUC's Electric Department received the American Public Power Association's (APPA) Reliable Public Power Provider (RP3) Platinum Designation, for providing customers with safe and reliable electric service. Public power utilities must demonstrate proficiency in reliability, safety, workforce development, and system improvement. GUC's overall system reliability is 99.9%, which is a testament

to the quality work its employees do every day. The designation is good for three years.

GUC earned the Smart Energy Provider (SEP) designation from the APPA in 2024 for demonstrating commitment to and proficiency in energy efficiency, distributed generation, and environmental initiatives that support a goal of providing low-cost, quality, safe, and reliable electric service. The SEP designation, which lasts for three years, recognizes public power utilities for demonstrating leading practices in four key disciplines: smart energy program structure, energy efficiency and distributed energy programs, environmental and sustainability initiatives, and the customer experience. In total, approximately 100 public power utilities nationwide hold the SEP designation.

For the 9th year in a row, the WTP has received the prestigious North Carolina Area Wide Optimization Award (AWOP). The NC Division of Water Resources has included the Commission among the 79 water treatment plants in the State honored for surpassing federal and state drinking water standards. The award recognition is a state effort to enhance the performance of existing surface water treatment facilities.

The Wastewater Treatment Plant (WWTP) “Smooth Operators” team competed at the 22nd annual Operations Challenge at the NC One Water conference and came in second for the Division 1 Collections Event. The team was also recognized for progressing to the top Division faster than any team in Operations Challenge history, making it from Division 3 to Division 1 in just three years. These events are designed to test the diverse skills required for the operation and maintenance of wastewater facilities, collection systems, and laboratories.

GUC’s Public Information Office (PIO) received the Excellence in Public Power Communications Award of Merit from the APPA, for a video educating customers on how the Commission’s electric rates are not only the lowest in Pitt County, but also lower than they were 10 years ago. This is the 13th APPA award that the PIO has won.

The Commission places a high value on employee safety, prioritizing working safely and keeping their customers safe. Each year, staff from various departments attend the NC Department of Labor (NCDOL) and Greenville-Pitt County Chamber of Commerce’s annual Safety Banquet to recognize the Commission’s safety record, along with other local businesses. In all, the Commission was honored with thirteen safety awards in 2024. Gold Level Awards were presented to companies with days away from work, job transfers, or restricted time rates at least 50% below industry average. Awards at this level went to the WWTP (17th year), Customer Relations (11th year), WTP (7th year), Express Office (4th year), Administration (3rd year), Administration Building (3rd year), Information Technology (3rd year), Red Banks (1st year), and Human Resources (1st year). NCDOL’s Safety Awards Program was established in 1946 and recognizes private and public firms throughout the state that maintain good safety records.

The American Public Gas Association (APGA) awarded the Gas Department with the prestigious System Operational Achievement Recognition (SOAR) Gold. SOAR recognizes a utility's demonstrated commitment to excellence in four areas required to safely deliver natural gas to its customers: system integrity, system improvement, employee safety, and workforce development. Currently only 54 of the nation's 1,000+ public gas utilities hold a SOAR designation. GUC was one of 11 SOAR Gold level recipients recognized this year. The recognition is for three years.

The Government Finance Officers Association of the United States and Canada (GFOA) presented the Distinguished Budget Presentation Award to GUC for its annual budget for the fiscal year beginning July 1, 2024. To receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, an operations guide, a financial plan, and a communications device. GUC has received this award for the past nine years. The Commission also earned the GFOA Certificate of Achievement for Excellence in Financial Reporting for the 15th consecutive year. The purpose of the Annual Comprehensive Financial Report (ACFR) is to prepare financial reports of the highest quality for the benefit of its citizens and other parties with a vital interest in the Commission's finances. The Popular Annual Financial Report (PAFR), a simplified, abbreviated version of the ACFR, received the GFOA Award for Outstanding Achievement in Popular Annual Financial Reporting for the ninth consecutive year.

For the 14th year in a row, the Commission's Purchasing division received the Sustained Professional Purchasing Award (SPPA), presented by the Carolinas Association of Governmental Purchasing (CAGP). GUC is one of 17 member agencies throughout North Carolina and South Carolina to receive this designation for fiscal year 2024.

Economic Development & Community Involvement

GUC maintains its commitment to supporting growth and economic development initiatives throughout the City of Greenville and Pitt County. The Commission continues to be a sustaining member of the public-private partnership Greenville ENC Alliance to promote economic development in the community.

The Commission continues to be a leader in the community by participating in community-sponsored events such as PirateFest, Freeboot Friday, and job fairs at local Pitt County high schools. The Electric Department participates in the local Tradesformers program, which is a youth apprenticeship program designed to connect high school students with growing industry trades in the area. GUC also participates in the STEM Outreach Program, which focuses on educating schools and colleges about the diverse set of science, technology, engineering, and math (STEM) careers that the Commission offers. The Commission's Customer Relations department continues to donate blankets and fans to provide relief during the winter and summer months for local residents in need. GUC's United Way committee, made up of employees from across the organization, coordinates fundraising events and an annual campaign to benefit the United Way of Pitt County. In the most recent campaign,

over \$37,400 was raised to create lasting change for seniors, families, and children in the community. The Commission is also a member of the Greenville-Pitt County Chamber of Commerce and actively participates in chamber-related events.

SUMMARY

The FY 2025-26 proposed balanced budget reflects the dedicated efforts of staff to manage costs effectively while maintaining a high level of service for GUC's customers. As we move forward, this budget reflects GUC's unwavering commitment to delivering reliable service and investing in innovative solutions that support the long-term success of the Greenville region. We remain focused on being a trusted partner in growth, pioneering a stronger future for generations to come.

On behalf of the entire staff at GUC, I am pleased to present this budget for FY 2025-26.

A handwritten signature in black ink, appearing to read "Anthony C. Cannon", with a long horizontal flourish extending to the right.

Anthony C. Cannon
General Manager/CEO

ORDINANCE NO. 25-_____

CITY OF GREENVILLE, NORTH CAROLINA

2025-26 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section I. Estimated Net Revenues and Fund Balances. It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 2025, and ending June 30, 2026, to meet the subsequent expenditures, according to the following schedules:

	<u>Revenues</u>	<u>Budget</u>
A.	<u>Electric Fund</u>	
	Rates & Charges	\$201,519,191
	Fees & Charges	2,172,607
	Miscellaneous	4,928,920
	Interest on Investments	<u>1,559,467</u>
	Total Electric Fund Revenue	\$210,180,185
B.	<u>Water Fund</u>	
	Rates & Charges	\$26,569,587
	Fees & Charges	983,577
	Miscellaneous	100,923
	Interest on Investments	<u>331,027</u>
	Total Water Fund Revenue	\$27,985,114
C.	<u>Sewer Fund</u>	
	Rates & Charges	\$27,372,721
	Fees & Charges	723,412
	Miscellaneous	117,670
	Interest on Investments	331,134
	Transfer from Designated Reserve	<u>625,000</u>
	Total Sewer Fund Revenue	\$29,169,937
D.	<u>Gas Fund</u>	
	Rates & Charges	\$46,036,400
	Fees & Charges	128,049
	Miscellaneous	65,624
	Interest on Investments	<u>542,647</u>
	Total Gas Fund Revenue	<u>\$46,772,720</u>
	Total Revenues	<u><u>\$314,107,956</u></u>

Section II. Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving, maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 2025, and ending on June 30, 2026, according to the following schedules:

<u>Expenditures</u>	<u>Budget</u>
Electric Fund	\$210,180,185
Water Fund	27,985,114
Sewer Fund	29,169,937
Gas Fund	<u>46,772,720</u>
Total Expenditures	<u><u>\$314,107,956</u></u>

Section III. Capital Improvements. The following Capital Improvements anticipated revenues and project appropriations as listed below in this section are hereby adopted in the fiscal year beginning July 1, 2025.

(a) It is estimated that the following non-tax revenues and long-term debt proceeds will be available to fund capital project expenditures that will begin in the fiscal year beginning July 1, 2025.

Capital Projects Revenues

Budget

Electric Fund - Capital Projects Fund Balance	\$32,920,000
Electric Fund - Long-Term Debt Proceeds	18,000,000
Water Fund - Capital Projects Fund Balance	3,880,000
Water Fund - Long-Term Debt Proceeds	5,625,000
Sewer Fund - Capital Projects Fund Balance	300,000
Sewer Fund - Long-Term Debt Proceeds	100,000
Gas Fund - Capital Projects Fund Balance	2,850,000
Gas Fund - Long-Term Debt Proceeds	-

Total Revenues

\$63,675,000

(b) The following amounts are hereby appropriated for capital projects that will begin during the fiscal year beginning July 1, 2025.

Capital Projects Expenditures

Budget

FCP10265 Operations Renovations	\$2,000,000
MCP10267 Advanced Metering Infrastructure	49,000,000
ECP10282 Distribution Substation Transformer Replacements	6,000,000
WCP10053 NCDOT Evans Street	125,000
WCP10054 NCDOT Dickinson Avenue Water Improvements	250,000
WCP10055 WTP Filter Improvements	5,500,000
SCP10255 NCDOT Evans Street	100,000
GCP10128 Integrity Management Replacement Project Phase III	700,000

Total Capital Projects Expenditures

\$63,675,000

Section IV: Amendments.

(a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the General Manager/CEO of Greenville Utilities Commission is authorized to transfer funds from one appropriation to another in an amount not to exceed \$100,000. Any such transfers shall be reported to the Greenville Utilities Commission and the City Council at their next regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the General Manager/CEO may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the Greenville Utilities Commission as soon as possible, and appropriate budget amendments are submitted to the City Council, if necessary, at its next regular meeting.

(d) Capital Projects listed in section III may be amended on an individual project basis.

Section V: Appropriation. The capital project revenue and expenditure authorizations shall extend from year to year until each project is completed.

Section VI: Distribution. Copies of this ordinance shall be furnished to the General Manager/CEO and the Chief Financial Officer of the Greenville Utilities Commission, and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

Adopted this the 12th day of June, 2025.

Attest:

P. J. Connelly, Mayor

Valerie Shiuwegar, City Clerk

ALL FUNDS

	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
REVENUE:				
Rates & Charges	\$ 267,104,058	\$ 285,878,775	\$ 290,749,194	\$ 301,497,899
Fees & Charges	2,874,886	2,569,394	3,382,608	3,384,586
U. G. & Temp. Ser. Chgs.	711,959	672,014	478,545	623,059
Miscellaneous	6,649,085	4,932,598	4,940,925	5,213,137
Interest on Investments	2,876,395	1,393,634	2,704,239	2,764,275
FEMA/Insurance Reimbursement	47,783	-	-	-
Bond Proceeds	-	780,630	826,678	-
Transfer from Rate Stabilization	5,900,000	6,000,000	6,000,000	-
Transfer from Designated Reserve	-	-	-	625,000
	\$ 286,164,166	\$ 302,227,045	\$ 309,082,189	\$ 314,107,956
EXPENDITURES:				
Operations	\$ 87,138,253	\$ 95,254,051	\$ 93,897,148	\$ 98,407,649
Purchased Power	129,068,651	140,868,151	142,751,726	138,014,255
Purchased Gas	19,336,428	20,591,544	24,396,700	23,942,187
Capital Outlay	16,066,993	16,608,922	17,151,312	19,772,800
Debt Service	15,268,246	16,333,917	17,650,405	21,709,296
City Turnover - General	7,204,587	7,564,107	7,564,107	7,930,933
Street Light Reimbursement	1,063,746	1,100,743	1,100,743	1,122,758
Transfer to OPEB Trust	500,000	500,000	500,000	500,000
Transfer to Rate Stabilization	1,650,000	900,000	650,000	-
Transfer to Capital Projects	6,450,000	2,350,000	2,350,000	2,496,184
Operating Contingencies	-	155,610	1,070,048	211,894
	\$ 283,746,904	\$ 302,227,045	\$ 309,082,189	\$ 314,107,956

ELECTRIC FUND

	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
REVENUE:				
Rates & Charges	\$ 176,546,410	\$ 192,291,177	\$ 194,021,986	\$ 201,519,191
Fees & Charges	1,380,524	1,476,802	1,799,222	1,658,944
U. G. & Temp. Ser. Chgs.	665,540	642,099	378,127	513,663
Miscellaneous	4,952,501	4,458,472	4,476,651	4,928,920
Interest on Investments	1,669,860	839,892	1,520,715	1,559,467
FEMA/Insurance Reimbursement	47,783	-	-	-
Bond Proceeds	-	295,380	445,360	-
Transfer from Rate Stabilization	5,900,000	6,000,000	6,000,000	-
	\$ 191,162,618	\$ 206,003,822	\$ 208,642,061	\$ 210,180,185

EXPENDITURES:

Operations	\$ 36,873,524	\$ 40,486,575	\$ 39,153,642	\$ 41,244,837
Purchased Power	129,068,651	140,868,151	142,751,726	138,014,255
Capital Outlay	11,684,592	12,236,818	12,294,274	13,170,424
Debt Service	5,000,158	5,520,685	6,685,850	8,842,497
City Turnover - General	5,285,203	5,488,749	5,488,749	5,710,863
Street Light Reimbursement	1,063,746	1,100,743	1,100,743	1,122,758
Transfer to OPEB Trust	275,000	275,000	275,000	275,000
Transfer to Capital Projects	1,600,000	-	-	1,798,000
Operating Contingencies	-	27,101	892,077	1,551
	\$ 190,850,874	\$ 206,003,822	\$ 208,642,061	\$ 210,180,185

WATER FUND

	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
REVENUE:				
Rates & Charges	\$ 26,113,115	\$ 26,433,136	\$ 26,520,094	\$ 26,569,587
Fees & Charges	731,004	473,408	833,748	874,181
U. G. & Temp. Ser. Chgs.	46,419	29,915	100,418	109,396
Miscellaneous	523,667	220,696	114,008	100,923
Interest on Investments	325,646	151,270	327,295	331,027
Bond Proceeds	-	58,725	5,242	-
	\$ 27,739,851	\$ 27,367,150	\$ 27,900,805	\$ 27,985,114
EXPENDITURES:				
Operations	\$ 19,025,849	\$ 19,999,308	\$ 20,335,344	\$ 20,726,048
Capital Outlay	1,490,909	1,631,979	1,730,645	2,035,000
Debt Service	4,464,307	4,639,167	4,648,995	4,737,040
Transfer to OPEB Trust	75,000	75,000	75,000	75,000
Transfer to Capital Projects	2,000,000	950,000	1,000,000	400,000
Operating Contingencies	-	71,696	110,821	12,026
	\$ 27,056,065	\$ 27,367,150	\$ 27,900,805	\$ 27,985,114

SEWER FUND

	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
REVENUE:				
Rates & Charges	\$ 24,042,680	\$ 25,806,395	\$ 25,816,970	\$ 27,372,721
Fees & Charges	609,698	443,161	615,884	723,412
Miscellaneous	554,926	139,037	122,900	117,670
Interest on Investments	309,919	145,578	324,760	331,134
Bond Proceeds	-	210,975	198,992	-
Transfer from Designated Reserve	-	-	-	625,000
	\$ 25,517,223	\$ 26,745,146	\$ 27,079,506	\$ 29,169,937
EXPENDITURES:				
Operations	\$ 17,996,955	\$ 20,082,187	\$ 19,947,903	\$ 20,897,764
Capital Outlay	1,158,576	1,268,582	1,498,573	2,415,506
Debt Service	4,591,342	4,779,511	4,831,929	5,763,278
Transfer to OPEB Trust	75,000	75,000	75,000	75,000
Transfer to Capital Projects	1,200,000	500,000	700,000	-
Operating Contingencies	-	39,866	26,101	18,389
	\$ 25,021,873	\$ 26,745,146	\$ 27,079,506	\$ 29,169,937

GAS FUND

	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
REVENUE:				
Rates & Charges	\$ 40,401,853	\$ 41,348,067	\$ 44,390,144	\$ 46,036,400
Fees & Charges	153,660	176,023	133,754	128,049
Miscellaneous	617,991	114,393	227,366	65,624
Interest on Investments	570,970	256,894	531,469	542,647
Bond Proceeds	-	215,550	177,084	-
	\$ 41,744,474	\$ 42,110,927	\$ 45,459,817	\$ 46,772,720

EXPENDITURES:

Operations	\$ 13,241,925	\$ 14,685,981	\$ 14,460,259	\$ 15,539,000
Purchased Gas	19,336,428	20,591,544	24,396,700	23,942,187
Capital Outlay	1,732,916	1,471,543	1,627,820	2,151,870
Debt Service	1,212,439	1,394,554	1,483,631	2,366,481
City Turnover - General	1,919,384	2,075,358	2,075,358	2,220,070
Transfer to OPEB Trust	75,000	75,000	75,000	75,000
Transfer to Rate Stabilization	1,650,000	900,000	650,000	-
Transfer to Capital Projects	1,650,000	900,000	650,000	298,184
Operating Contingencies	-	16,947	41,049	179,928
	\$ 40,818,092	\$ 42,110,927	\$ 45,459,817	\$ 46,772,720

GREENVILLE UTILITIES COMMISSION
BUDGET BY DEPARTMENT
2025-2026

Department	Electric	Water	Sewer	Gas	Total
Governing Body and Administration	1,062,178	1,062,177	1,062,178	1,062,178	4,248,711
Finance	9,555,076	3,254,233	3,633,646	3,481,383	19,924,338
Human Resources	1,965,156	1,054,473	1,006,543	766,890	4,793,062
Information Technology	3,830,312	1,398,748	1,398,748	1,531,307	8,159,115
Customer Relations	4,542,130	283,884	283,883	567,766	5,677,663
Developmental Activities	1,254,534	-	-	-	1,254,534
Electric Department	29,517,325	-	-	-	29,517,325
Shared Resources	111,000	54,000	49,500	55,500	270,000
Meter	2,170,266	591,890	591,891	591,891	3,945,938
Water Department	-	14,653,501	-	-	14,653,501
Sewer Department	-	-	14,878,697	-	14,878,697
Gas Department	-	-	-	9,225,546	9,225,546
Utility Locating Service	409,880	409,880	409,879	409,879	1,639,518
Ancillary	155,762,328	5,222,328	5,854,972	29,080,380	195,920,008
Grand Total	210,180,185	27,985,114	29,169,937	46,772,720	314,107,956

2024-2025

Department	Electric	Water	Sewer	Gas	Total
Governing Body and Administration	1,025,700	1,025,700	1,025,700	1,025,701	4,102,801
Finance	8,338,617	2,871,832	2,711,554	2,957,322	16,879,325
Human Resources	2,067,048	1,109,147	1,058,733	806,652	5,041,580
Information Technology	4,280,810	1,356,871	1,356,872	1,530,001	8,524,554
Customer Relations	4,327,094	270,441	270,444	540,886	5,408,865
Developmental Activities	1,093,816	-	-	-	1,093,816
Electric Department	28,976,783	-	-	-	28,976,783
Shared Resources	108,500	51,500	47,000	53,000	260,000
Meter	2,161,308	589,445	589,446	589,446	3,929,645
Water Department	-	14,013,493	-	-	14,013,493
Sewer Department	-	-	13,947,029	-	13,947,029
Gas Department	-	-	-	8,309,858	8,309,858
Utility Locating Service	346,482	346,483	346,481	346,479	1,385,925
Ancillary	153,277,664	5,732,238	5,391,887	25,951,582	190,353,371
Grand Total	206,003,822	27,367,150	26,745,146	42,110,927	302,227,045

GREENVILLE UTILITIES COMMISSION
EXPENDITURES BY DEPARTMENT

Department	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Governing Body and Administration	3,797,335	4,102,801	4,067,613	4,248,711
Finance	17,046,644	16,879,325	17,129,948	19,924,338
Human Resources	3,823,111	5,041,580	4,373,406	4,793,062
Information Technology	7,746,570	8,524,554	7,511,742	8,159,115
Customer Relations	4,720,068	5,408,865	5,883,786	5,677,663
Development Activities	1,021,866	1,093,816	1,164,059	1,254,534
Electric Department	25,110,487	28,976,783	28,179,360	29,517,325
Shared Resources	134,327	260,000	260,000	270,000
Meter	3,434,204	3,929,645	3,654,602	3,945,938
Water Department	14,099,481	14,013,493	14,619,464	14,653,501
Sewer Department	12,758,616	13,947,029	14,207,155	14,878,697
Gas Department	8,215,673	8,309,858	8,466,875	9,225,546
Utility Locating Service	1,442,853	1,385,925	1,537,950	1,639,518
Ancillary	180,395,669	190,353,371	198,026,229	195,920,008
Total	283,746,904	302,227,045	309,082,189	314,107,956

RESOLUTION NO. 25-__
RESOLUTION DECLARING THE INTENTION OF THE
CITY COUNCIL OF THE CITY OF GREENVILLE TO REIMBURSE THE
GREENVILLE UTILITIES COMMISSION, OF THE CITY OF GREENVILLE, NORTH
CAROLINA, A BODY POLITIC DULY CHARTERED BY THE STATE OF NORTH
CAROLINA, FROM THE PROCEEDS OF ONE OR MORE FINANCING(S) FOR
CERTAIN EXPENDITURES MADE AND TO BE MADE IN CONNECTION WITH THE
ACQUISITION AND CONSTRUCTION OF CERTAIN IMPROVEMENTS

WHEREAS, in accordance with Chapter 861 of the 1991 Session Laws of North Carolina, the Greenville Utilities Commission (the “Commission”) has been created for the proper management of the public utilities of the City of Greenville, North Carolina (the “City”), comprising an electric system, a natural gas system, a sanitary sewer system and a water system within and without the corporate limits of the City, (collectively the “Combined Enterprise System”) with responsibility for the entire supervision and control of the management, operation, maintenance, improvement and extension of the Combined Enterprise System; and

WHEREAS, Section 1.150-2 of the Treasury Regulations (the “Regulations”) prescribes specific procedures which will be applicable to certain bonds, notes or other indebtedness (“Debt”) issued by or on behalf of the Commission and the City including, without limitation, a requirement that the City declare official intent to reimburse certain expenditures with proceeds of Debt to be incurred prior to, or within sixty (60) days of, payment of the expenditures to be reimbursed;

WHEREAS, the Commission has determined to pay certain expenditures (the “Expenditures”) incurred no more than 60 days prior to the date hereof and thereafter relating to the acquisition and construction of certain improvements (collectively, the “Additional Improvements”) more fully described below;

WHEREAS, the Additional Improvements consist of facility renovations, advanced metering infrastructure, transformer replacements, water treatment plant filter improvements, NCDOT projects, and gas pipe replacements; and

WHEREAS, the City Council of the City has determined that those moneys previously advanced by the Commission no more than 60 days prior to the date hereof to pay such Expenditures are available only on a temporary period and that it is necessary to reimburse the Commission for the Expenditures from the proceeds of one or more issues of Debt;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL as follows:

Section 1. The City hereby declares concurrence with the Commission’s intent to reimburse the Commission from the proceeds of the Debt for the Expenditures made with respect to the Additional Improvements no more than 60 days prior to the date hereof and thereafter.

Section 2. Each Expenditure was or will be either (a) of a type chargeable to capital account under general federal income tax principles (determined as of the date of the Expenditures), (b) the cost of issuance with respect to the Debt, (c) a non-recurring item that is not customarily payable from current revenues of the Combined Enterprise System, or (d) a grant to a

party that is not related to or an agent of the Commission or City so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the Commission or City.

Section 3. The principal amount of the Debt estimated to be issued to reimburse the Commission for Expenditures for the Additional Improvements is estimated to be not more than \$63,675,000.

Section 4. The Commission and the City will make a reimbursement allocation, which is a written allocation by the Commission and the City that evidences the Commission's use of proceeds of the Debt to reimburse an Expenditure no later than 18 months after the later of the date on which such Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are available for certain "preliminary expenditures," costs of issuance, certain de minimis amounts, (expenditures by "small issuers" based on the year of issuance and not the year of expenditure), and expenditures for construction projects of at least 5 years.

Section 5. This declaration of official intent is made pursuant to Section 1.150-2 of the Treasury Regulations.

Section 6. The resolution shall take effect immediately upon its passage.

Adopted this the 12th day of June, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar

City Clerk

Upon motion of Council member _____, seconded by Council member _____, the foregoing resolution was adopted by the following vote:

Ayes: _____

_____.

Noes: _____.

* * * * *

I, Valerie Shiuwegar, City Clerk of the City of Greenville, North Carolina DO HEREBY CERTIFY that the foregoing is a true copy of such much of the proceedings of the City Council of said City at a regular meeting held on June 12, 2025 as it relates in any way to the passage of the foregoing resolution and that said proceedings are recorded in the minutes of said Council.

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 12th day of June, 2025.

City Clerk

[SEAL]

RESOLUTION NO. 25-__
RESOLUTION DECLARING THE INTENTION OF THE
CITY COUNCIL OF THE CITY OF GREENVILLE TO REIMBURSE THE
GREENVILLE UTILITIES COMMISSION, OF THE CITY OF GREENVILLE, NORTH
CAROLINA, A BODY POLITIC DULY CHARTERED BY THE STATE OF NORTH
CAROLINA, FROM THE PROCEEDS OF ONE OR MORE FINANCING(S) FOR
CERTAIN EXPENDITURES MADE AND TO BE MADE IN CONNECTION WITH THE
ACQUISITION AND CONSTRUCTION OF CERTAIN IMPROVEMENTS

WHEREAS, in accordance with Chapter 861 of the 1991 Session Laws of North Carolina, the Greenville Utilities Commission (the "Commission") has been created for the proper management of the public utilities of the City of Greenville, North Carolina (the "City"), comprising an electric system, a natural gas system, a sanitary sewer system and a water system within and without the corporate limits of the City, (collectively the "Combined Enterprise System") with responsibility for the entire supervision and control of the management, operation, maintenance, improvement and extension of the Combined Enterprise System; and

WHEREAS, Section 1.150-2 of the Treasury Regulations (the "Regulations") prescribes specific procedures which will be applicable to certain bonds, notes or other indebtedness ("Debt") issued by or on behalf of the Commission and the City including, without limitation, a requirement that the City declare official intent to reimburse certain expenditures with proceeds of Debt to be incurred prior to, or within sixty (60) days of, payment of the expenditures to be reimbursed;

WHEREAS, the Commission has determined to pay certain expenditures (the "Expenditures") incurred no more than 60 days prior to the date hereof and thereafter relating to the acquisition and construction of certain improvements (collectively, the "Additional Improvements") more fully described below;

WHEREAS, the Additional Improvements consist of light and heavy vehicles (including certain bucket and utility trucks and trailers) and other related equipment; and

WHEREAS, the City Council of the City has determined that those moneys previously advanced by the Commission no more than 60 days prior to the date hereof to pay such Expenditures are available only on a temporary period and that it is necessary to reimburse the Commission for the Expenditures from the proceeds of one or more issues of Debt;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL as follows:

Section 1. The City hereby declares concurrence with the Commission's intent to reimburse the Commission from the proceeds of the Debt for the Expenditures made with respect to the Additional Improvements no more than 60 days prior to the date hereof and thereafter.

Section 2. Each Expenditure was or will be either (a) of a type chargeable to capital account under general federal income tax principles (determined as of the date of the Expenditures), (b) the cost of issuance with respect to the Debt, (c) a non-recurring item that is not customarily payable from current revenues of the Combined Enterprise System, or (d) a grant to a party that is not related to or an agent of the Commission or City so long as such grant does not

impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the Commission or City.

Section 3. The principal amount of the Debt estimated to be issued to reimburse the Commission for Expenditures for the Additional Improvements is estimated to be not more than \$4,103,900.

Section 4. The Commission and the City will make a reimbursement allocation, which is a written allocation by the Commission and the City that evidences the Commission's use of proceeds of the Debt to reimburse an Expenditure no later than 18 months after the later of the date on which such Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are available for certain "preliminary expenditures," costs of issuance, certain de minimis amounts, (expenditures by "small issuers" based on the year of issuance and not the year of expenditure), and expenditures for construction projects of at least 5 years.

Section 5. This declaration of official intent is made pursuant to Section 1.150-2 of the Treasury Regulations.

Section 6. The resolution shall take effect immediately upon its passage.

Adopted this the 12th day of June, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar

City Clerk

Upon motion of Council member _____, seconded by Council member _____, the foregoing resolution was adopted by the following vote:

Ayes: _____
_____.

Noes: _____.

* * * * *

I, Valerie Shiuwegar, City Clerk of the City of Greenville, North Carolina DO HEREBY CERTIFY that the foregoing is a true copy of such much of the proceedings of the City Council of said City at a regular meeting held on June 12, 2025 as it relates in any way to the passage of the foregoing resolution and that said proceedings are recorded in the minutes of said Council.

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 12th day of June, 2025.

City Clerk

[SEAL]

SHEPPARD MEMORIAL LIBRARY

FY 2025-2026 Budget



BOARD OF TRUSTEES

Rick Smiley, Chair

Jeff Coghill

Dorothy Muller

Mary Perkins-Williams

Matthew Scully

Patricia Rawls, Vice-Chair

Cara Gohn

Lisa Mulligan

Pitt County Commissioner Liaison

Greenville City Council Liaison

Terry Atkinson

Sharon Kenney

Chris Ulfers

Claire Boyd

Johnny Moye

Roman Leary, Library Director / Executive Secretary to the Board of Trustees

March 20, 2024

To: Michael Cowin, City Manager
Ken Graves, Deputy City Manager
Jacob Joyner, Director of Financial Services
Devin Johnson, Financial Analyst

From: Roman Leary, Director of Libraries *RL*

RE: 2025-2026 Sheppard Memorial Library Budget

Attached is the FY 25-26 budget request to the City of Greenville for the Sheppard Memorial Library system.

Sheppard Memorial Library General Fund Appropriation	\$1,513,850
One-Time Capital Expense – Ten-Year Capital Needs Analysis	\$27,000
One-Time Capital Expense – Elevator Controller	\$83,333
<hr/> Total requested from the City of Greenville	<hr/> \$1,624,183

As noted above, our general operations funding request to the City of Greenville is \$1,513,850. One-time capital funds requests include \$27,000 to engage The East Group to develop a ten-year capital needs plan for the main library, and \$83,333 to replace the obsolete controller of the main library's public elevator.

Our FY 25-26 general operations funding request to Pitt County is \$705,046. County capital funds requests consist of \$13,500 and \$41,677 for the aforementioned development of a ten-year capital needs plan for the main library, and replace the elevator controller respectively. We also requested Pitt County to provide operational funding of \$15,000 for the Winterville Library, and \$5,000 for the Bethel Library

Our request to the Town of Bethel is \$22,108, and \$176,921 from the Town of Winterville to cover the cost of operating those facilities.

I appreciate the opportunity to submit this request to the City of Greenville, and I will be glad to answer questions you may have regarding the budget.

SHEPPARD MEMORIAL LIBRARY PROPOSED FY 25-26 BUDGET

	FY 24-25 March 2024 Approved Budget	FY 25-26 March 2024 Approved Budget	\$ Diff FY 24-25 vs FY 25-26 Approved Budget	% Diff FY 24-25 vs FY 25-26 Approved Budget	Comments
GENERAL FND REVENUE					
City of Greenville	\$1,436,706	\$1,513,850	\$77,144	5.37%	City Provided Target
County of Pitt	\$679,331	\$705,046	\$25,715	3.79%	Asking for a 3.79% Increase
County of Pitt – Bethel	\$2,000	\$5,000	\$3,000	150%	No Increase Has Occurred Since FY 15-16
County of Pitt – Winterville	\$10,000	\$15,000	\$5,000	50%	No Increase Has Occurred Since FY 15-16
Town of Bethel	\$21,108	\$22,108	\$1,000	4.74%	Increasing Operating Hours
Town of Winterville	\$176,921	\$176,921	\$0	0%	
State Aid	\$236,969	\$236,969	\$0	0%	
State Aid – Nonrecurring	\$8,690	\$0	-\$8,650	-100%	No Nonrecurring State Aid
Desk Receipts	\$59,000	\$30,000	-\$29,000	-49.15%	Fine Free Children's Materials, No DVD Rent
General Fund Interest	\$42,000	\$34,000	-\$8,000	-19.05%	Expect Interest Earnings to Fall
Sp Rev Fund Interest	\$2,688	\$2,688	\$0	0%5	Fixed Rate Items Continue into FY 25-26
Misc Income	\$45,000	\$30,000	-\$15,000	-33.33	Not Guaranteed Income from Various Sources
Housing Authority	\$13,261	\$13,261	\$0	0%	
SUBTOTAL REVENUE	\$2,733,674	\$2,784,843	\$51,169	1.87%	
CAPITAL/RESERVE FUNDS					
City Reserved HVAC	\$106,666	\$0	-\$106,666	-100%	CAPITAL/OTHER REVENUE HVAC Project Completed HVAC Project Completed HVAC Project Completed HVAC Project Completed Replace Dover Elevator Controller Replace Dover Elevator Controller Main Library 10-Yr Building Needs Plan Main Library 10-Yr Building Needs Plan SML Savings to Balance the Budget
SML Reserved HVAC	\$72,772	\$0	-\$72,772	-100%	
Add'l SML Capital - HVAC	\$105,862	\$0	-\$105,862	-100%	
Add'l City Capital - HVAC	\$100,150	\$0	-\$100,150	-100%	
County Capital - HVAC	\$75,000	\$0	-\$75,000	-100%	
City Capital - Elevator	\$0	\$83,333	\$83,333	#DIV/0!	
County Capital - Elevator	\$0	\$41,667	\$41,667	#DIV/0!	
City Capital – East Group	\$0	\$27,000	\$27,000	#DIV/0!	
County Capital–East Group	\$0	\$13,500	\$13,500	#DIV/0!	
SML Fund Bal for Budget	\$71,182	\$44,307	\$26,875	-37.76%	
TOTAL REVENUES	\$3,265,306	\$2,994,650	-\$270,656	-8.29%	
PERSONNEL EXP's					
Salaries	\$1,363,639	\$1,354,326	-\$9,313	-0.68%	4% Market/Merit + Longevity/Bonuses
FICA (SocSec/Medicare)	\$104,318	\$103,606	-\$712	-0.68%	7.65% FICA Tax on Taxable Wages
Retirement	\$143,912	\$132,499	-\$11,413	-7.93%	12 FT & 8 DPT Staff Enrolled in LGERS
Hosp/Dental/Life	\$211,786	\$190,602	-\$21,184	-10%	12 FT, 4 DPT, 8 Retirees Health Insurance
401k – Employer Cost	\$38,285	\$51,276	\$12,991	33.93%	12 FT & 8 DPT Staff @ 4% of Gross
Workers Comp Insurance	\$3,438	\$7,000	\$3,562	103.61%	City Provided Data
FUTA & Other Emp Benefits	\$620	\$18,522	\$17,902	2887.42%	FUTA/GAFC/WellnessIncentives/Imputed Inc
TOTAL PERSONNEL EXP's	\$1,865,998	\$1,857,831	-\$8,167	-0.44%	
OPERATING EXPENSES					
Telephone/Cable	\$11,000	\$11,760	\$760	6.91%	Cell Service No Longer Covered by E-Rate
Postage	\$2,000	\$2,000	\$0	0%	
Utilities	\$112,000	\$115,500	\$3,500	3.13%	Slight Uptick in Utilities
Travel	\$4,300	\$4,600	\$300	6.98%	Attend Two NCLGISA Sessions
Building Maintenance	\$154,720	\$184,720	\$30,000	19.39%	Piedmont Contracts & Start East Grp Repairs
Equipment Maintenance	\$139,700	\$145,500	\$5,800	4.15%	Inflation
Equipment Lease	\$6,367	\$6,600	\$233	3.66%	Inflation
Fuel/Vehicle Maintenance	\$11,200	\$12,200	\$1,000	8.93%	Fuel Cost, Tires, Maint 3 Vehicles/Bkmobile
Supplies	\$43,700	\$60,000	\$16,300	37.30%	Replace Some Computer Equipment
Business Services	\$31,000	\$40,170	\$9,170	29.58%	Per Service Contract Agreements for 25-26
Periodicals	\$8,850	\$12,000	\$3,150	35.59%	Add Back Subscriptions
Books	\$158,000	\$158,000	\$0	0%	
Audio Visuals	\$6,000	\$4,000	-\$2,000	-33.33%	Demand for this Media Declines
E-Services	\$108,833	\$108,833	\$0	0%	
Liab/Vehicle/Cyber Insurance	\$82,285	\$90,000	\$7,715	9.38%	City Provided Estimate
Housing Authority	\$13,261	\$13,261	\$0	0%	
Miscellaneous – GeneralFnd	\$2,557	\$2,175	-\$382	-14.94%	Increase in Square Fees
Miscellaneous - SpRevFnd	\$0	\$0	\$0	#DIV/0	
SUBTOTAL OPERATING	\$895,773	\$971,319	\$75,546	8.43%	
PERSONNEL/OPERATING	\$2,761,771	\$2,829,150	\$67,379	2.44%	

CAPITAL EXPENSES

Main HVAC & Controls	\$460,450	0	-\$460,500	-100%	Main HVAC Complete FY 24-25
Main Public Elevator	\$10,085	\$125,000	\$114,915	1139.46%	Elevator Overhaul
East Branch Windows	\$33,000	\$0	-\$33,000	-100%	Project Complete FY 24-25
The East Group	\$0	\$40,500	-\$40,500	#DIV/0%	Cost for Ten-Year Facility Needs Study
SUBTOTAL CAPITAL EXP's	\$503,535	\$165,500	-\$338,035	-67.13%	
TOTAL ALL EXPENSES	\$3,265,306	\$2,994,650	-\$270,656	8.29%-	

THE SHEPPARD MEMORIAL LIBRARY SYSTEM

The Sheppard Memorial Library system consists of the main library, the Pitt County Bookmobile, and four branch facilities. The main library and two of the branches are located in the City of Greenville, one branch is located in the Town of Winterville, and another branch is located in the Town of Bethel. Operating funds for the libraries in Greenville and the Pitt County Bookmobile are funded by the City of Greenville and Pitt County. Operating costs for libraries in Winterville and Bethel are paid for by those towns, as well as support from Pitt County, and by revenues generated from the operation of these facilities. The Sheppard Memorial Library system receives the Pitt County appropriation of State public library funding because it is recognized as the county library system.

VISION

Sheppard Memorial Library is a reliable gateway to materials, services, and resources that serve the informational, recreational, intellectual, and creative pursuits of the individual and the community. It provides a welcoming community space focused on the joys of reading and lifelong learning, encouraging the free flow of ideas and supporting the preservation of the community's heritage. It is recognized throughout eastern North Carolina as significantly enhancing the economic vitality and the quality of life in the area.

MISSION STATEMENT

Sheppard Memorial Library promotes the joys of reading, life-long learning, creativity, and economic growth. It collects and maintains a diverse, comprehensive collection which provides recreation and supports enlightenment, critical thinking, literacy, and understanding throughout the region.

In an era of consistent change, Sheppard Memorial Library offers stability and reliability to its community.

The library's primary mission is to provide high-interest material in a variety of formats and locations, allowing access and use of its collections and resources by as many individuals as possible. The library provides an ever-expanding collection of books and other materials that support literacy and lifelong learning and provide a source of vital healthful recreation for our community.

The library supports both formal and informal educational endeavors of persons in the community. It particularly supports reading and learning for children and assisting students in meeting objectives established during formal courses of study.

The library aggressively seeks to add to the knowledge infrastructure of Pitt County in order to support the vitality of our knowledge-based economy. In this way it contributes to the economic development and sustainability of the community.

The library's staff is composed of highly effective information specialists who assist library users in locating authoritative, timely, non-biased information. They aid persons in finding books to read for recreation, to find answers to everyday problems, and to engage with issues that move beyond facts and data to knowledge and enlightenment.

GOALS

The library system will provide welcoming public spaces that foster a sense of community, encourage the free flow of ideas, increase the availability of resources, and add to the information infrastructure of Greenville and Pitt County. We will make the growing collection of books and other materials fully-accessible and a pleasure to use.

The library system will offer its service community a rich array of programs that foster intellectual activity, promote the joys of reading, and encourage life-long learning and creativity.

The library offers comprehensive knowledge resources which nourish enlightenment, critical thinking, literacy, and understanding throughout the region. The library's collections also provide a variety of high interest material in a variety of formats and locations thereby allowing access and use of its collections and resources by as many individuals as possible. The library offers an ever-expanding collection of books that support literacy and lifelong learning as well as providing a vital source of healthful recreation for our community.

Quality library service is not free; the Library will actively seek sources of revenue to fulfill its mission. These sources of revenue will include public and private sources.

Sheppard Memorial Library will reach out to other educational and civic institutions in the community to enhance service for all library users in Greenville and Pitt County.

Recognizing the evolving role of technology in today's library world, Sheppard Memorial Library will provide current state-of-the art means of information delivery.

Acknowledging the vital importance of maintaining the safety, structural integrity, and aesthetic appeal of our physical locations, Sheppard Memorial Library will continue to analyze and assess our facilities as part of an ongoing plan to renovate, improve and sustain our facilities for generations to come.