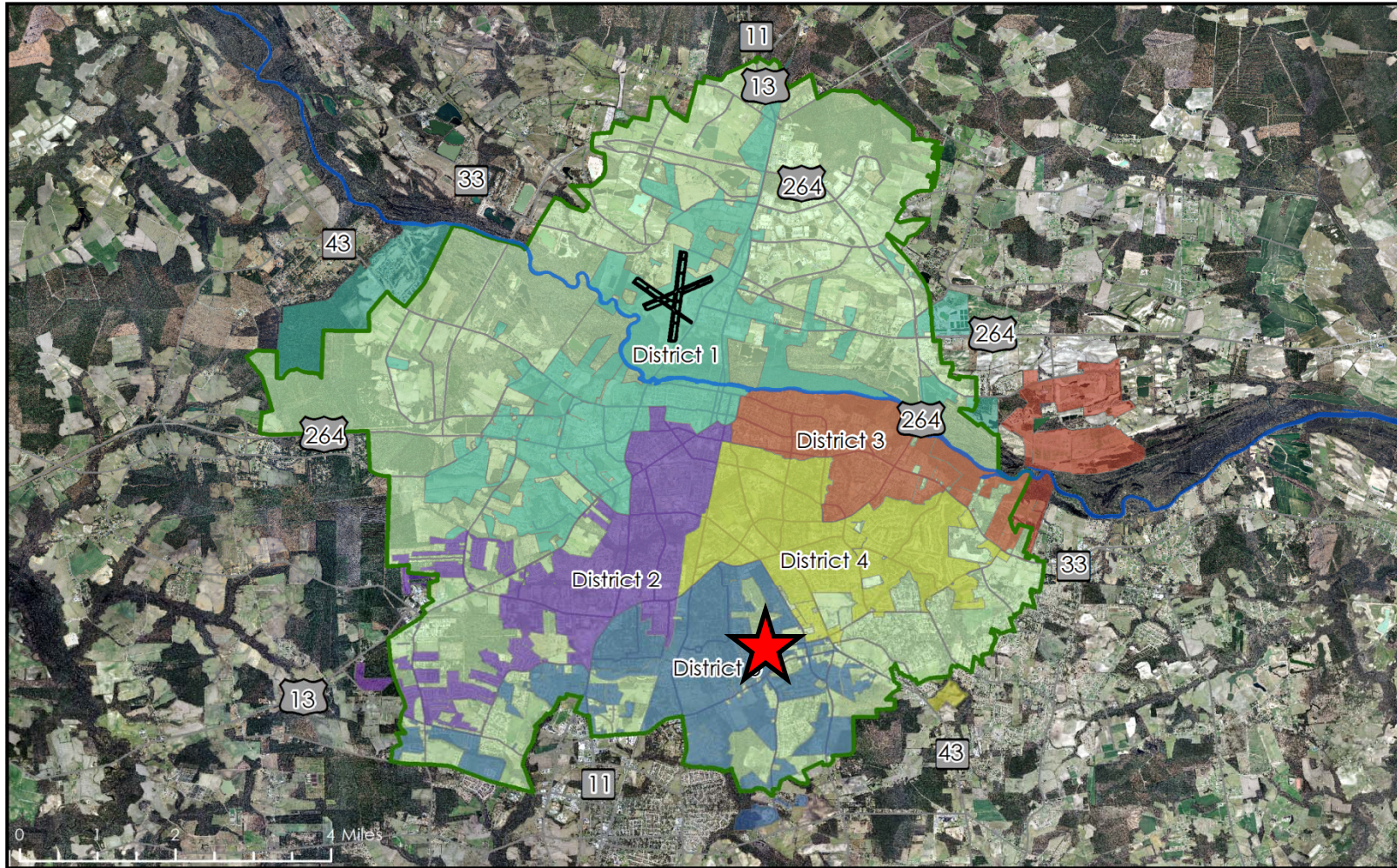


4.14.16

City Council Meeting

Item 2:
**Ordinance to annex Centre Court,
involving 14.3025 acres at the
terminus of Holden Drive**



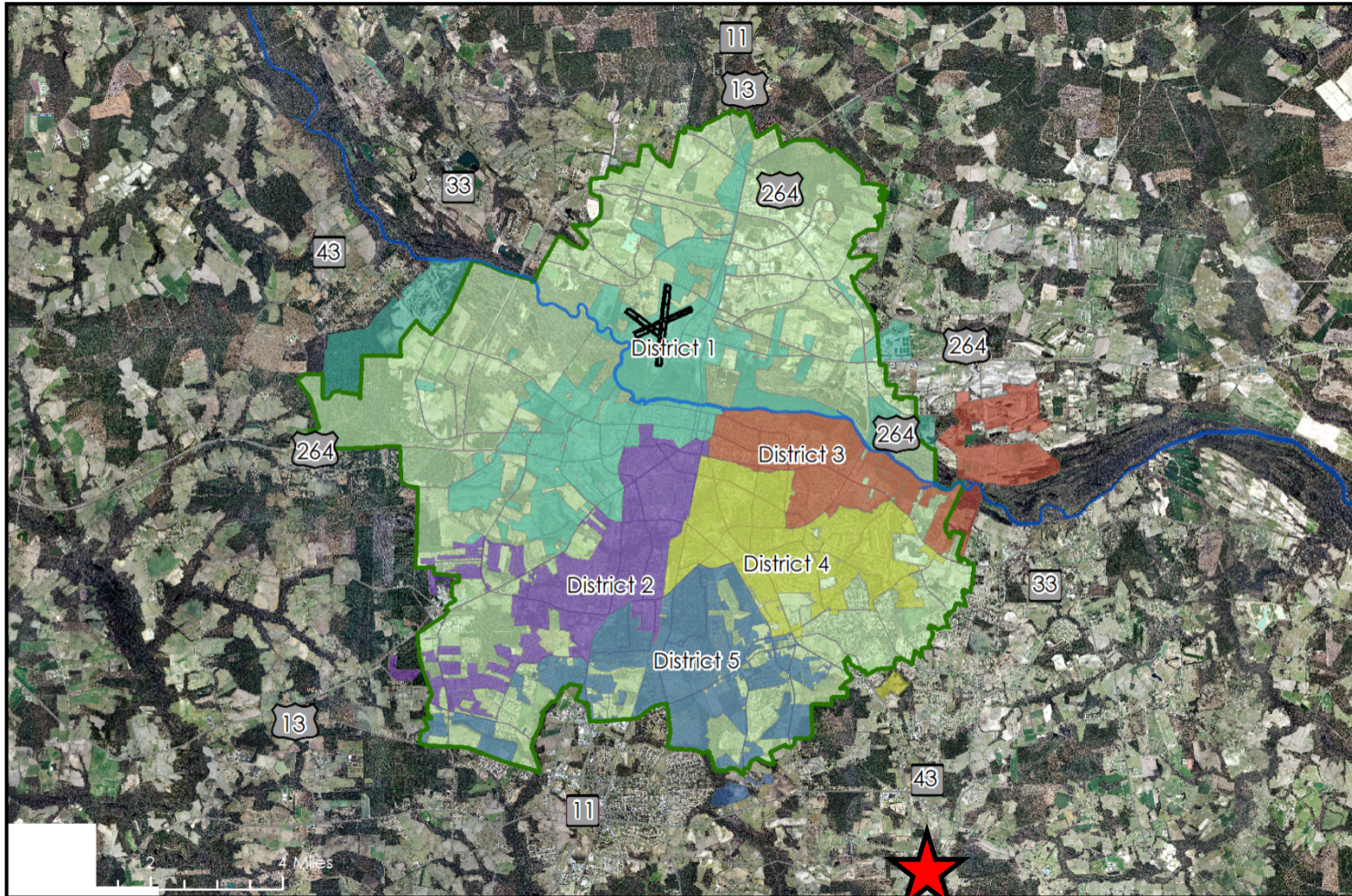
Map Legend

| | | |
|---|--|--|
|  Greenville's ETJ |  District 1 |  District 4 |
|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River |  District 3 | |



Item 3:

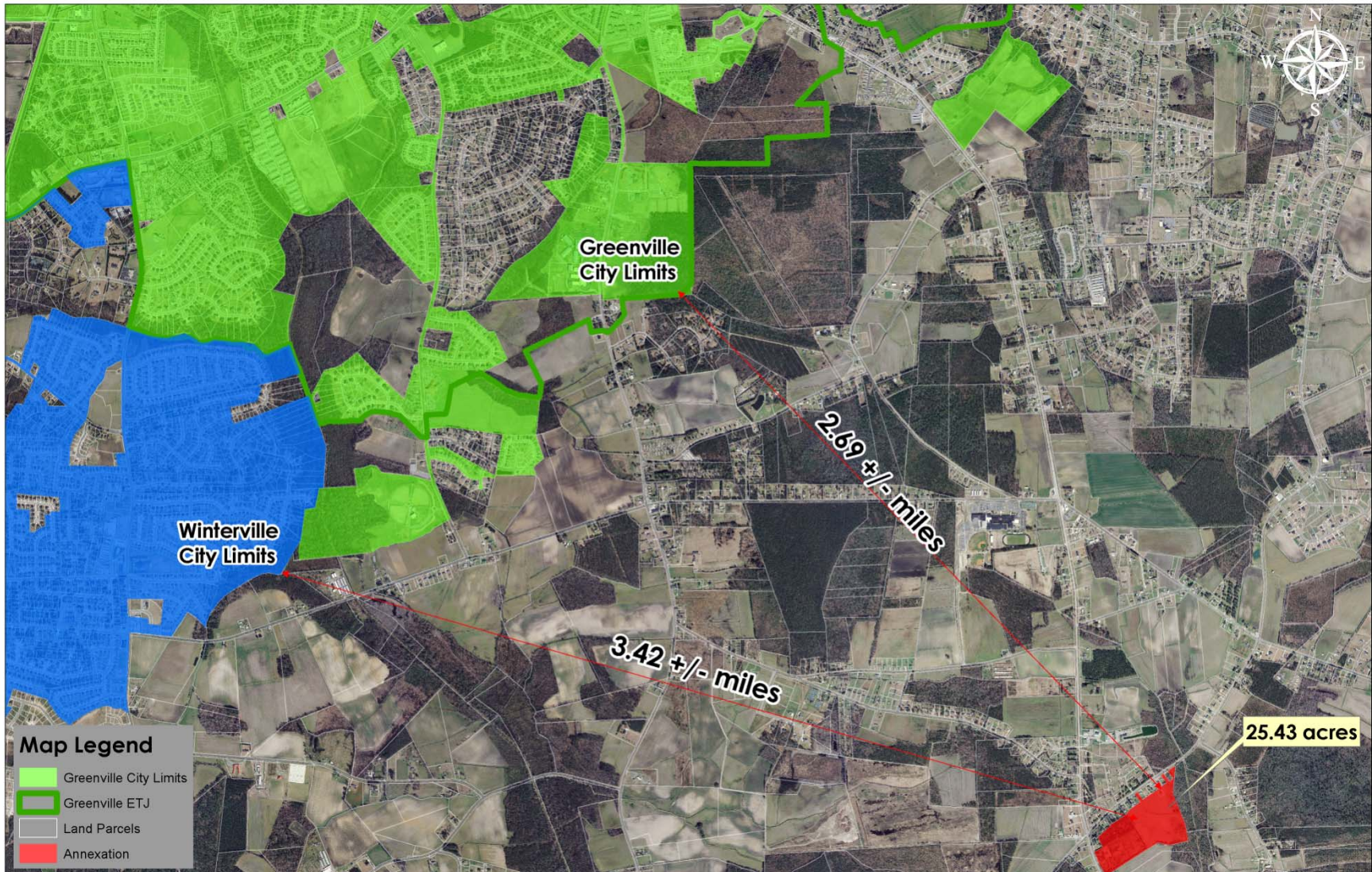
Ordinance to amend the annexation ordinance and the effective date of the annexation for Dixon Family Farms, Incorporated and Jeffrey Grabowski properties, involving 41.9410 acres located along the eastern right-of-way of NC Highway 43 and south of Ivy Road



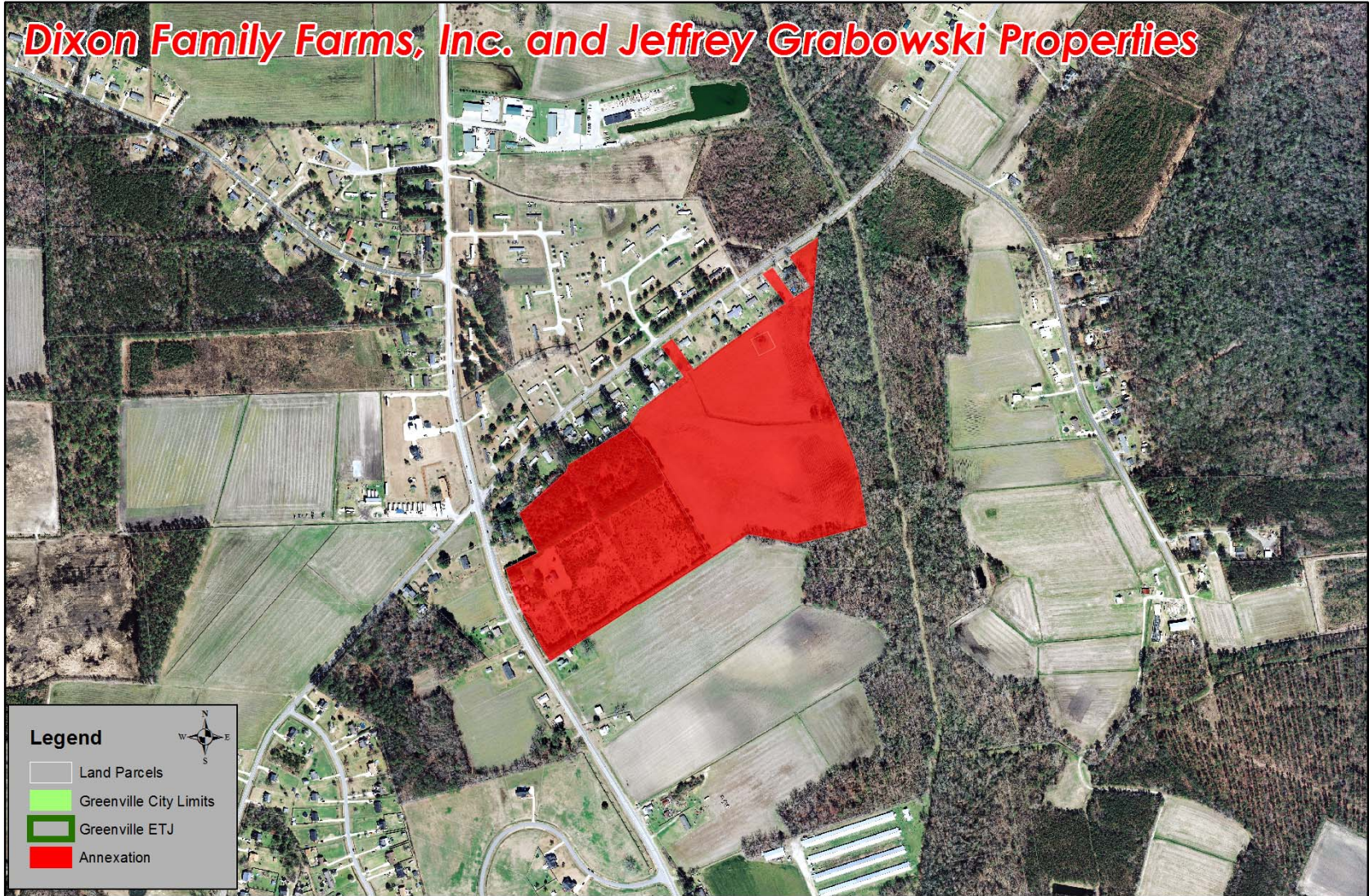
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|---|--|--|
|  Greenville's ETJ |  District 1 |  District 4 |
|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River |  District 3 | |





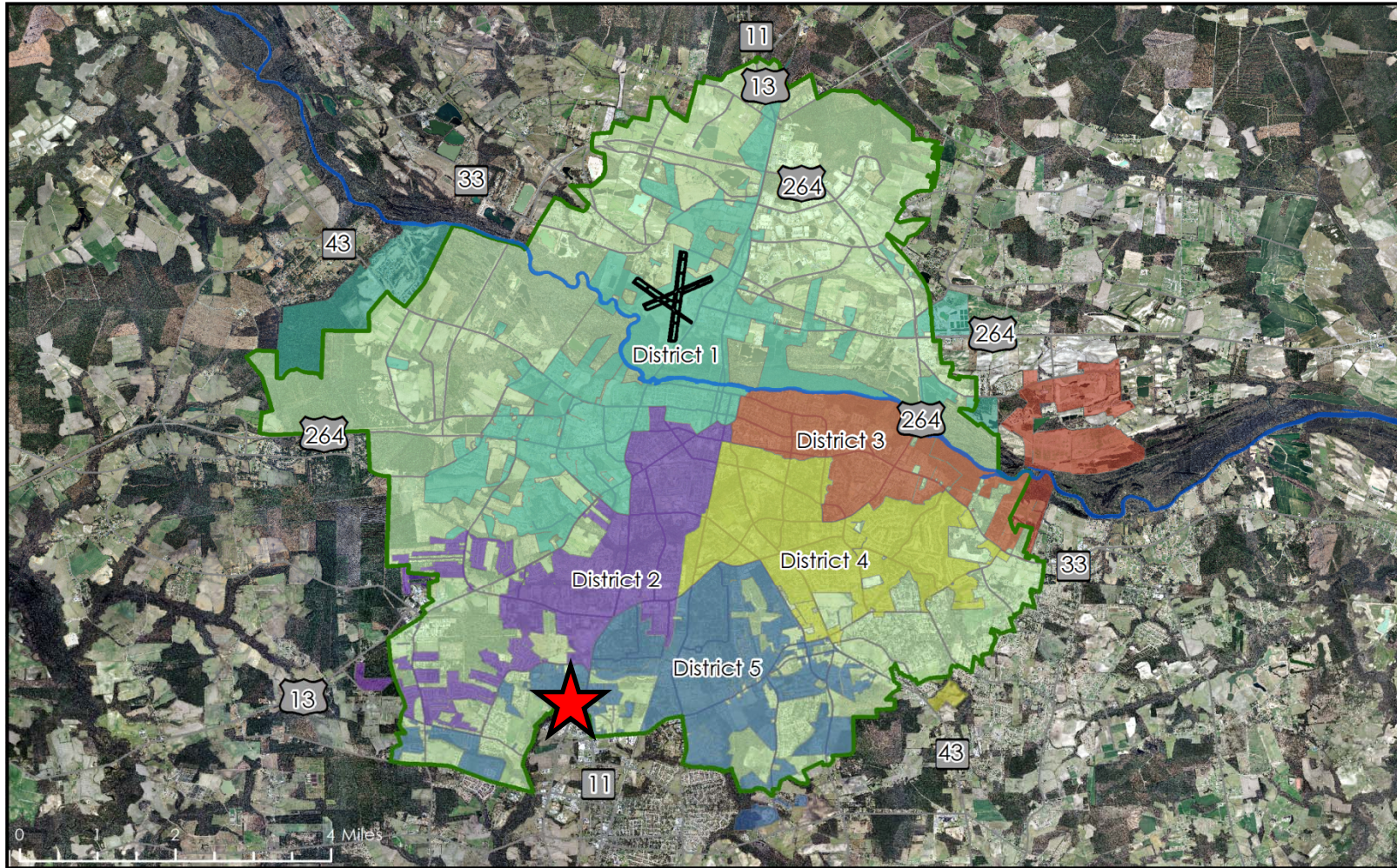
Dixon Family Farms, Inc. and Jeffrey Grabowski Properties



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Item 4:

Ordinance requested by Brandon Mitchell to rezone 1.4953 acres located along the southern right-of-way of Thomas Langston Road and 250+/- feet west of Sterling Pointe Drive from RA20 (Residential-Agricultural) to CG (General Commercial)



Map Legend

- | | | |
|---|--|--|
|  Greenville's ETJ |  District 1 |  District 4 |
|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River |  District 3 | |

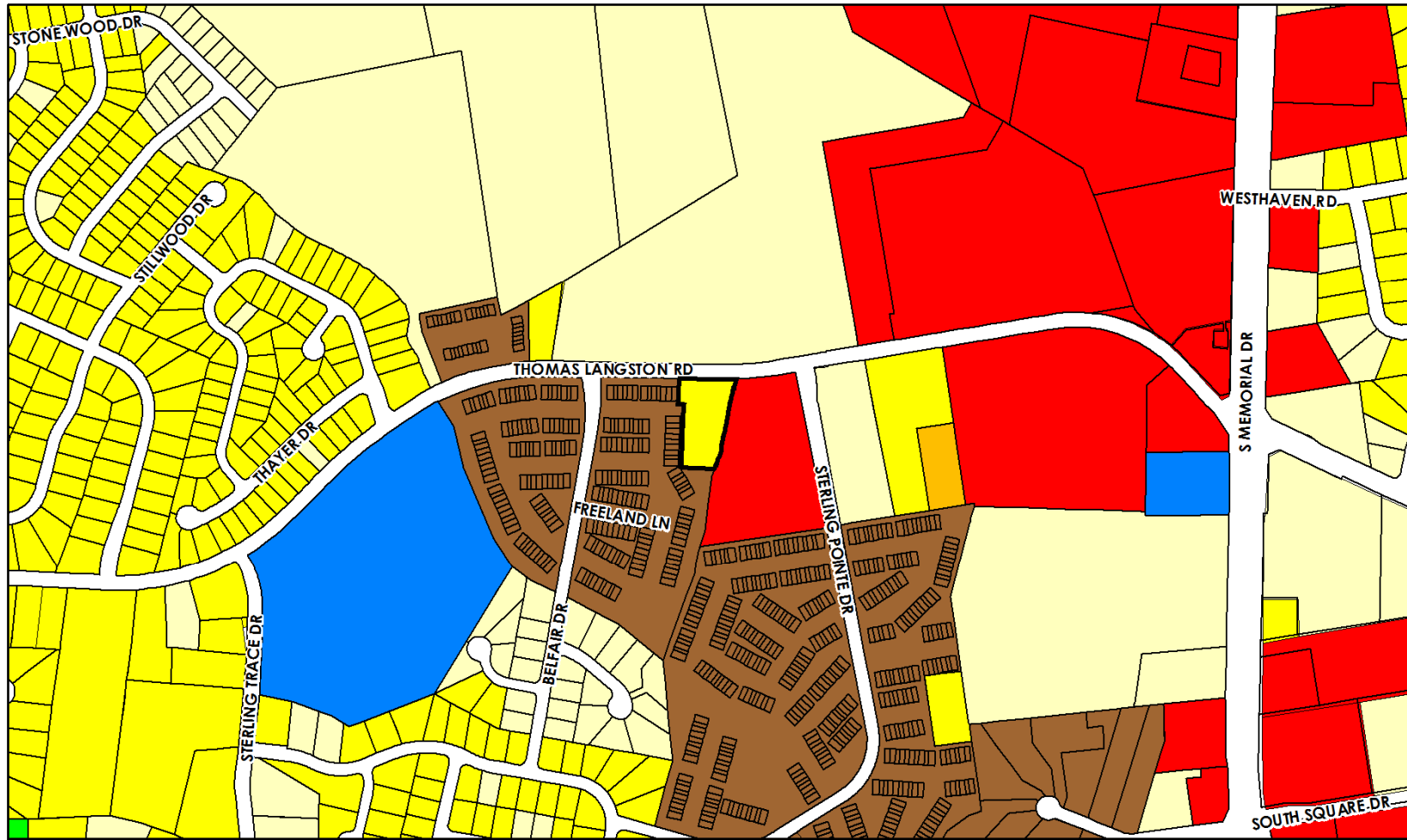


Map Legend

-  Land Parcels
-  Rezoning Site



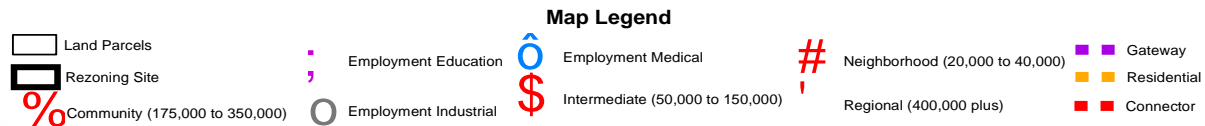
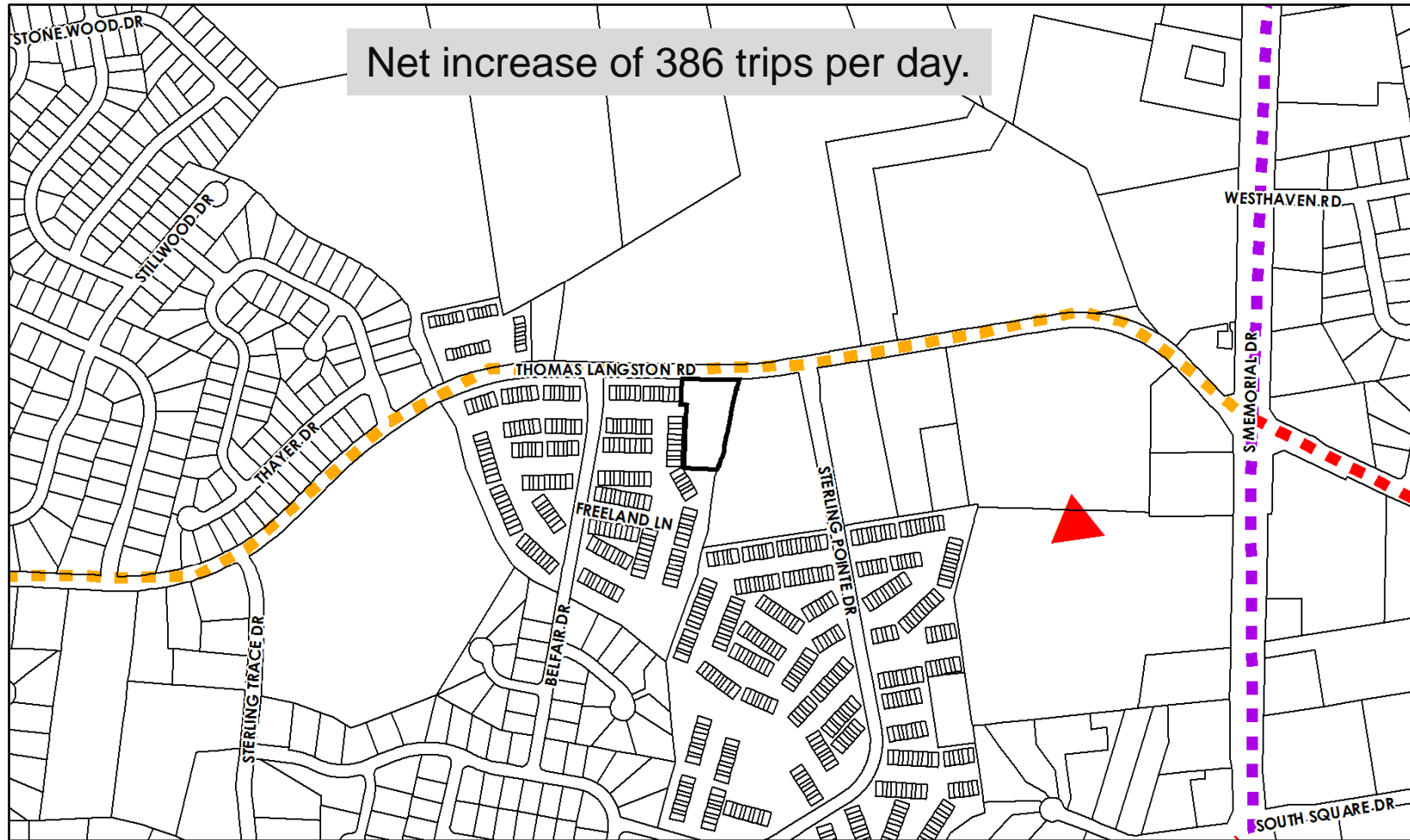
Find yourself in good company



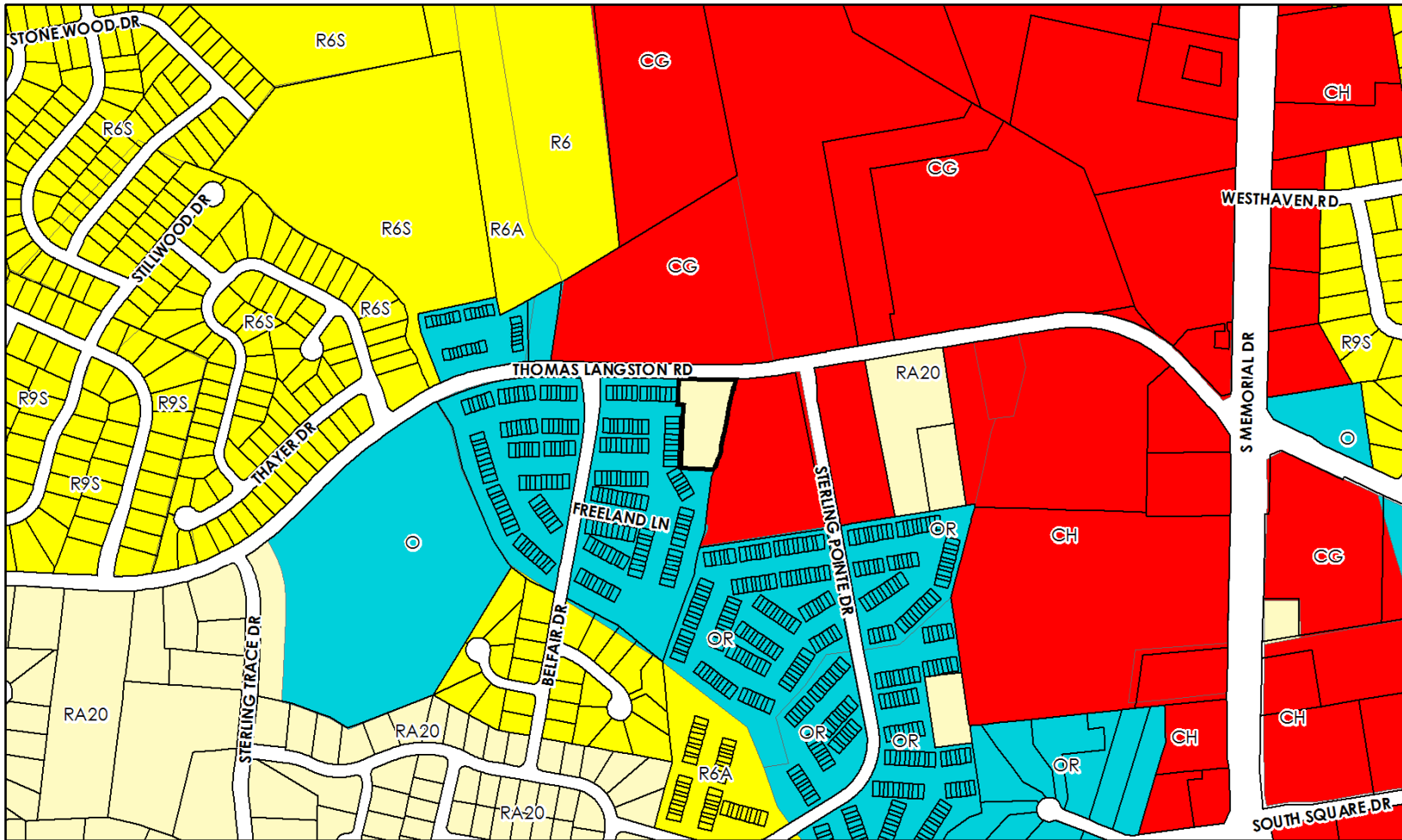
Map Legend

| | | | | | |
|---|--|---|--|--|---|
|  Land Parcels |  Cemetery |  Industrial |  Mobile Home |  Office |  Single Family |
|  Rezoning Site |  Commercial |  Institutional |  Mobile Home Park |  Public Parking |  Utility |
| |  Duplex |  Landfill |  Multi-Family |  Recreation |  Vacant |

Corridor and Focus Area



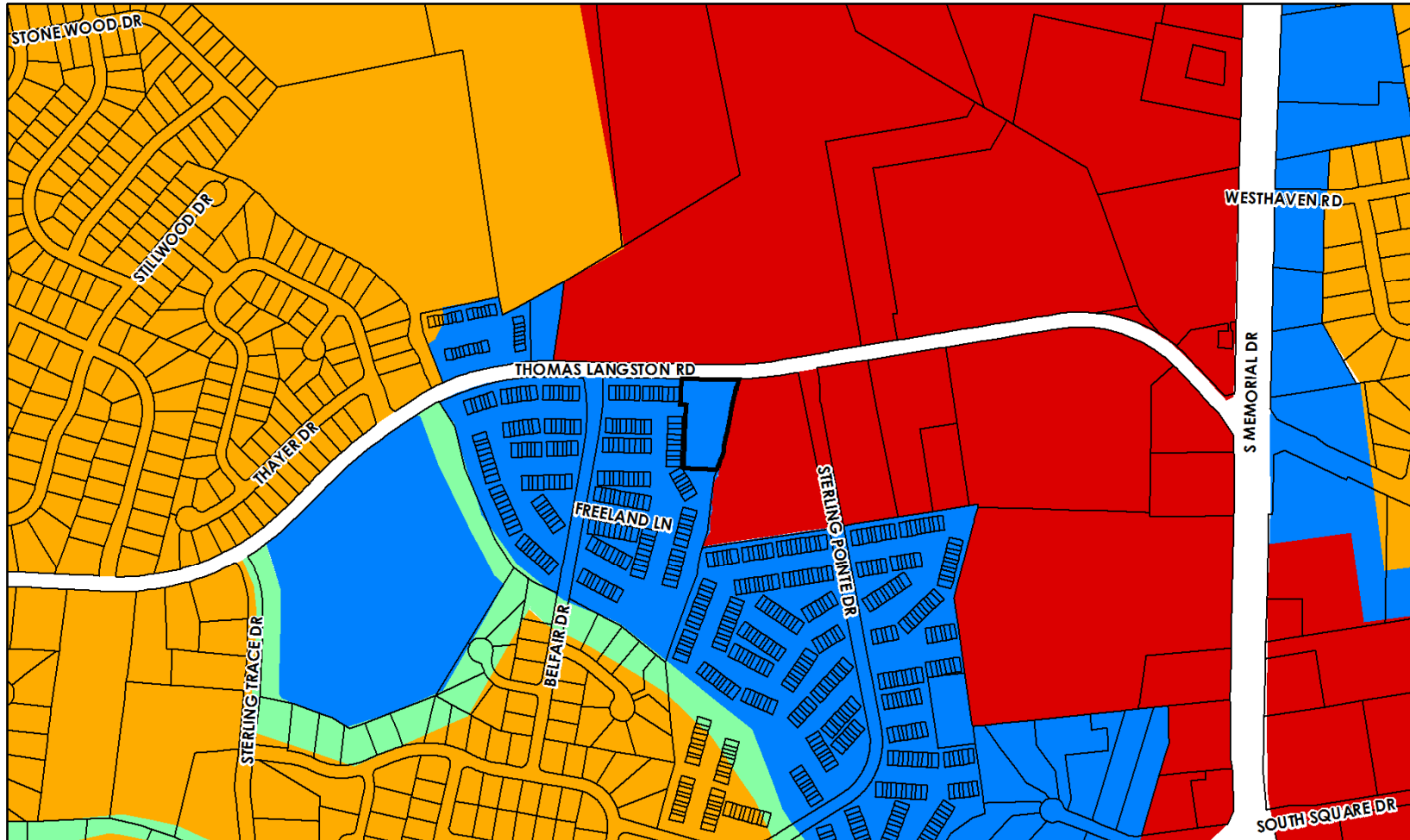
Find yourself in good company



Map Legend

-  Land Parcels
-  Rezoning Site
-  Commercial
-  Office & Institutional
-  Residential
-  Residential / Agricultural

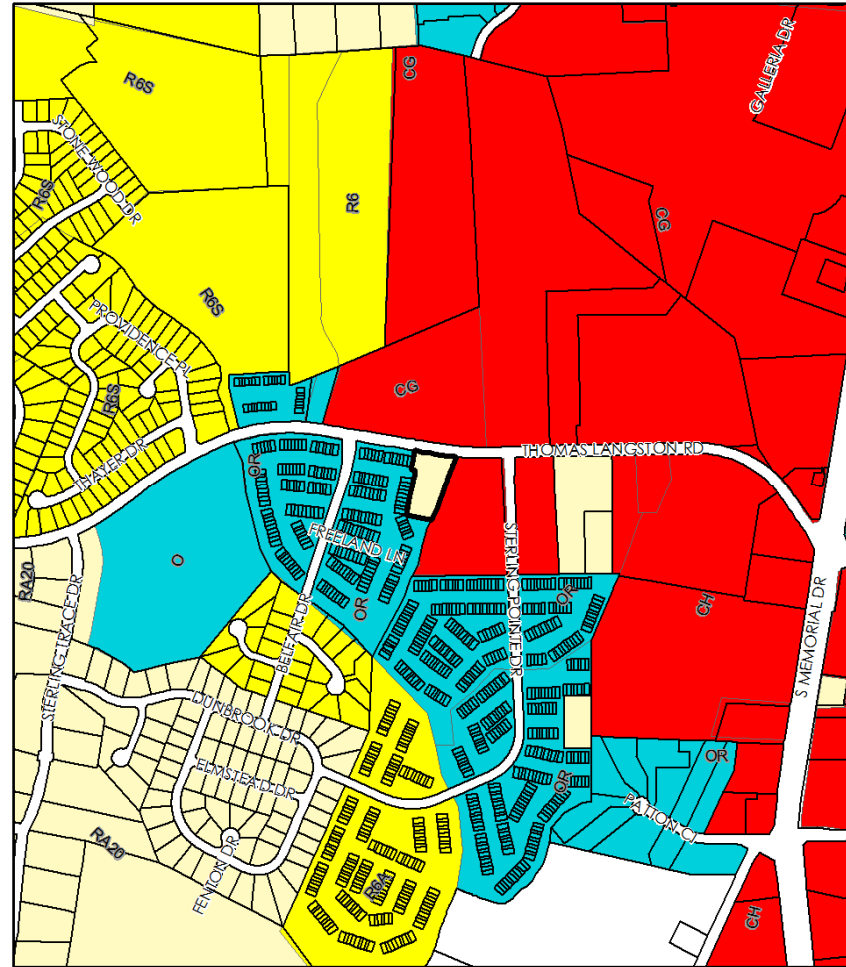
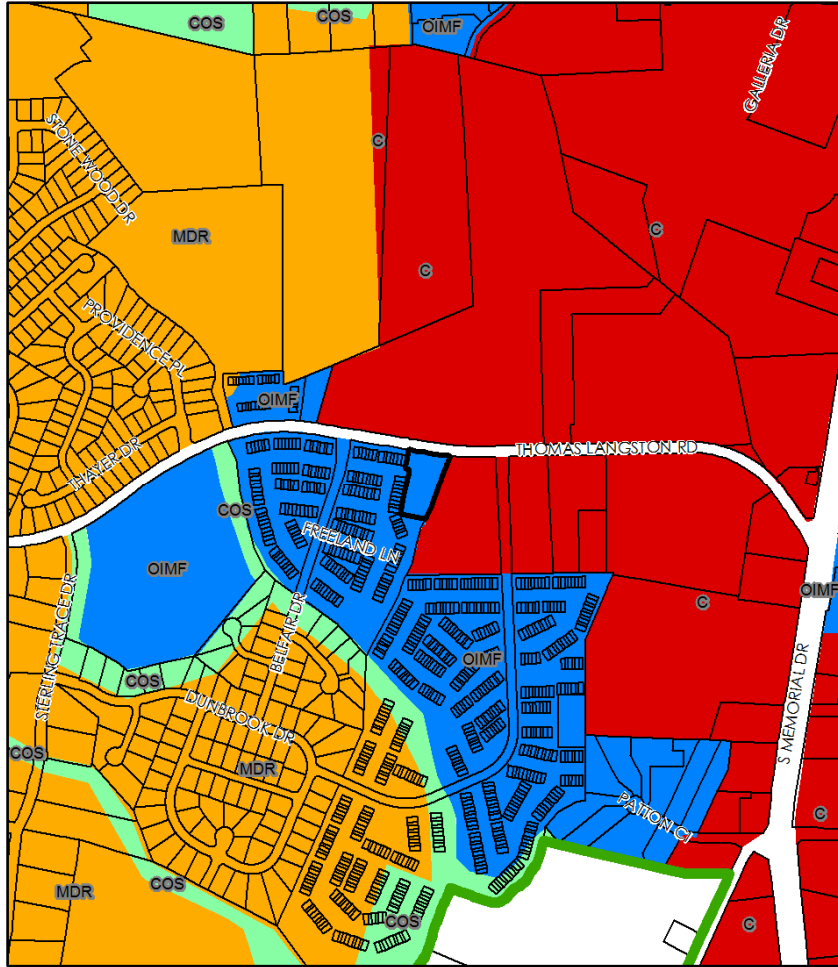
Find yourself in good company



Map Legend

| | | | | |
|---------------|------------------------------------|---------------------------------------|----------------------------|------------------------------|
| Land Parcels | Commercial | Medical Transition | High Density Residential | Very Low Density Residential |
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation / Open Space |
| Industrial | Medical Core | Office / Institutional / Multi-Family | Low Density Residential | |

Future Land Use Plan/Zoning Maps



Map Legend

| | | | | |
|---------------|------------------------------------|---------------------------------------|----------------------------|------------------------------|
| Land Parcels | Commercial | Medical Transition | High Density Residential | Very Low Density Residential |
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation / Open Space |
| Industrial | Medical Core | Office / Institutional / Multi-Family | Low Density Residential | |

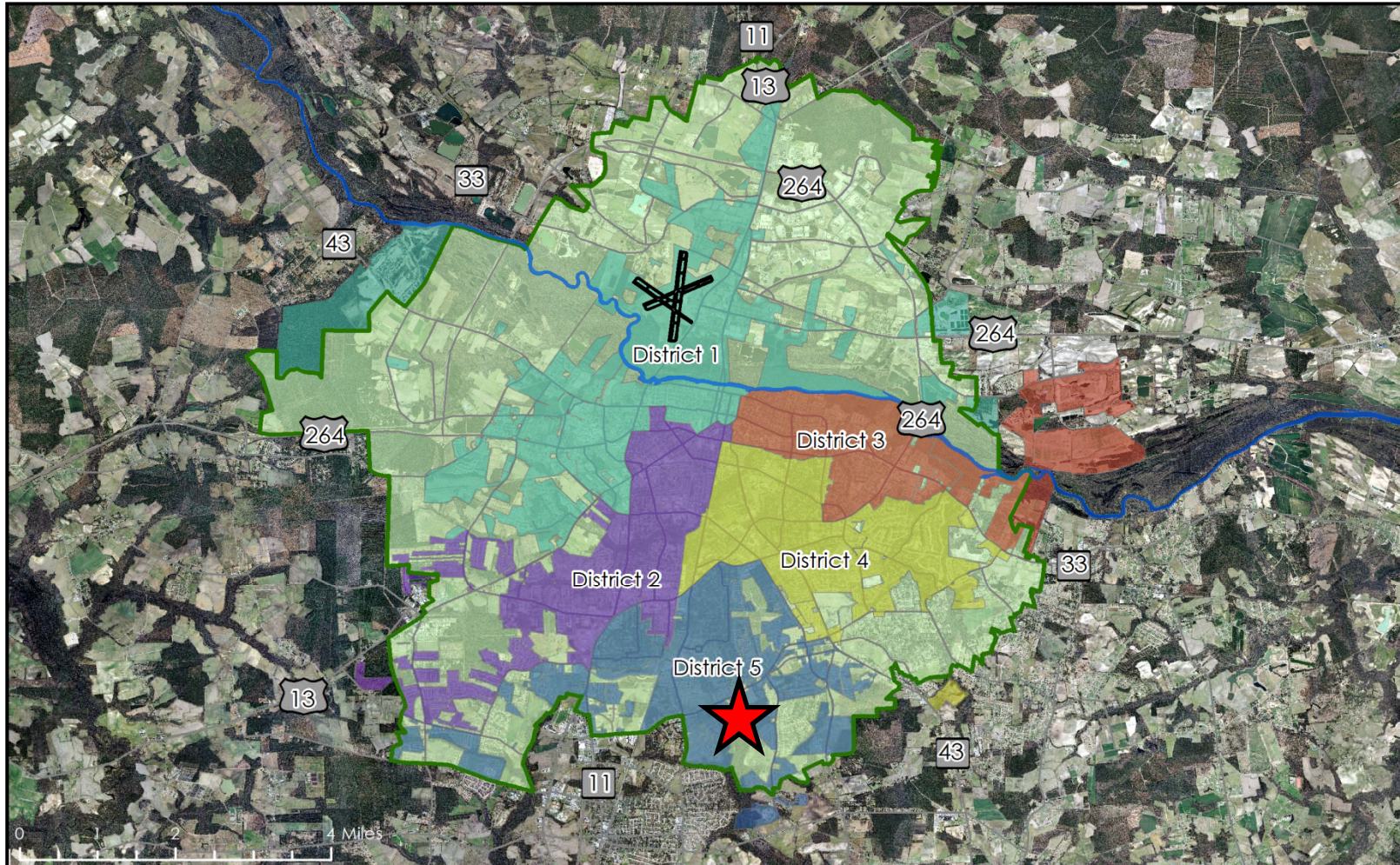
Map Legend

| | | | | | |
|--------------|---------------|------------|------------|------------------------|----------------------------|
| Land Parcels | Rezoning Site | Commercial | Industrial | Office & Institutional | Residential |
| | | | | | Residential / Agricultural |

Find yourself in good company

Item 5:

Ordinance requested by POHL, LLC and V. Parker Overton to rezone 48.16+/- acres located along the southern right-of-way of Bayswater Road and 700+/- feet south of Fire Tower Road from R6MH to CG for 9.48+/- acres and OR (Office-Residential [High Density Multi-family]) for 38.68+/- acres



Map Legend

- | | | |
|---|--|--|
|  Greenville's ETJ |  District 1 |  District 4 |
|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River |  District 3 | |

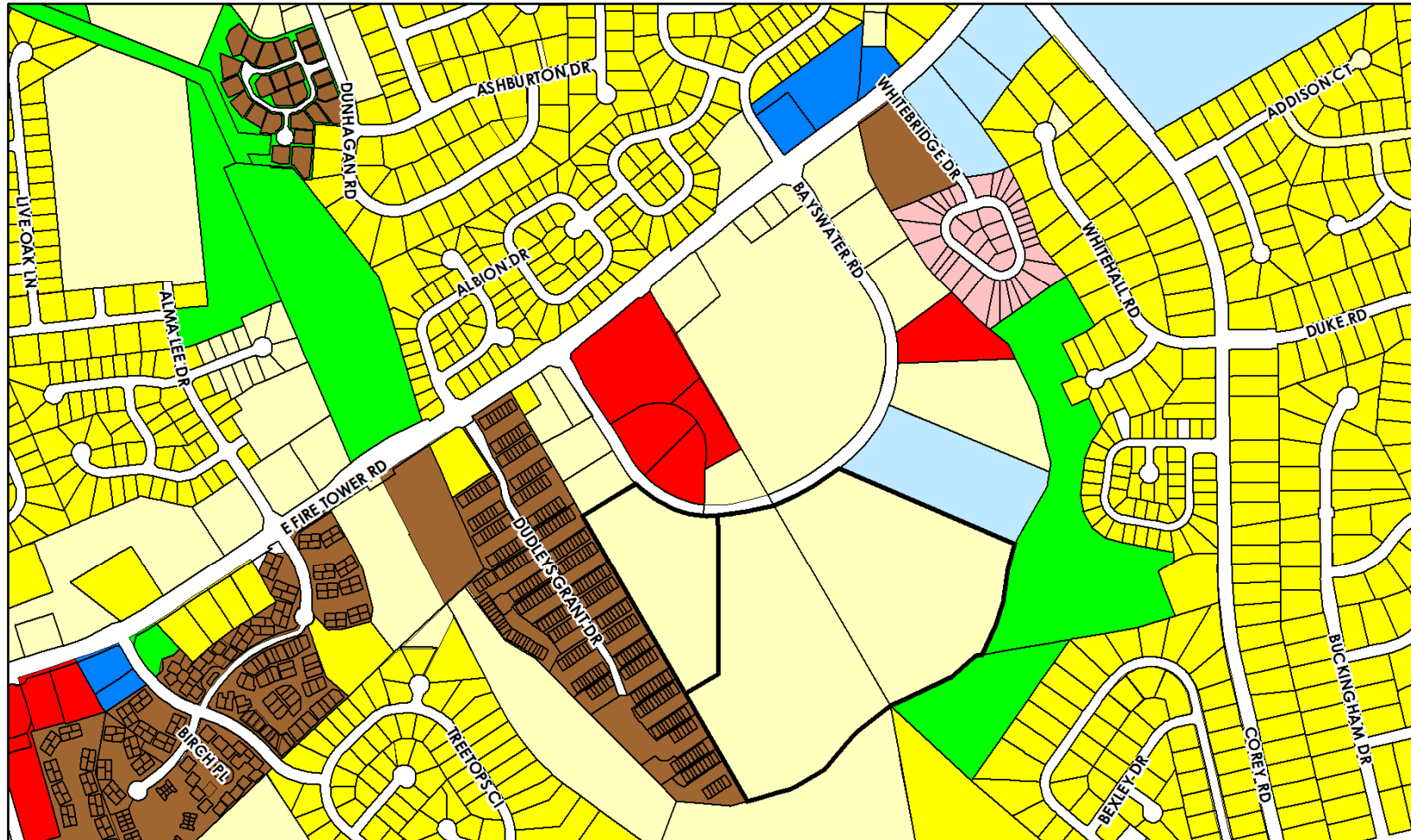


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













-  Land Parcels
-  Rezoning Site



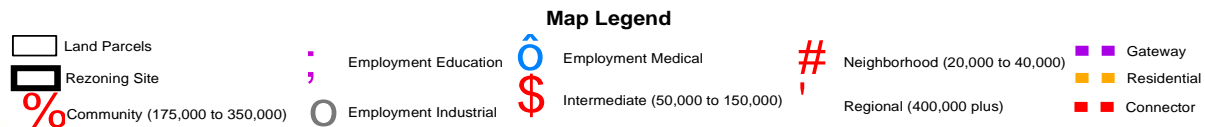
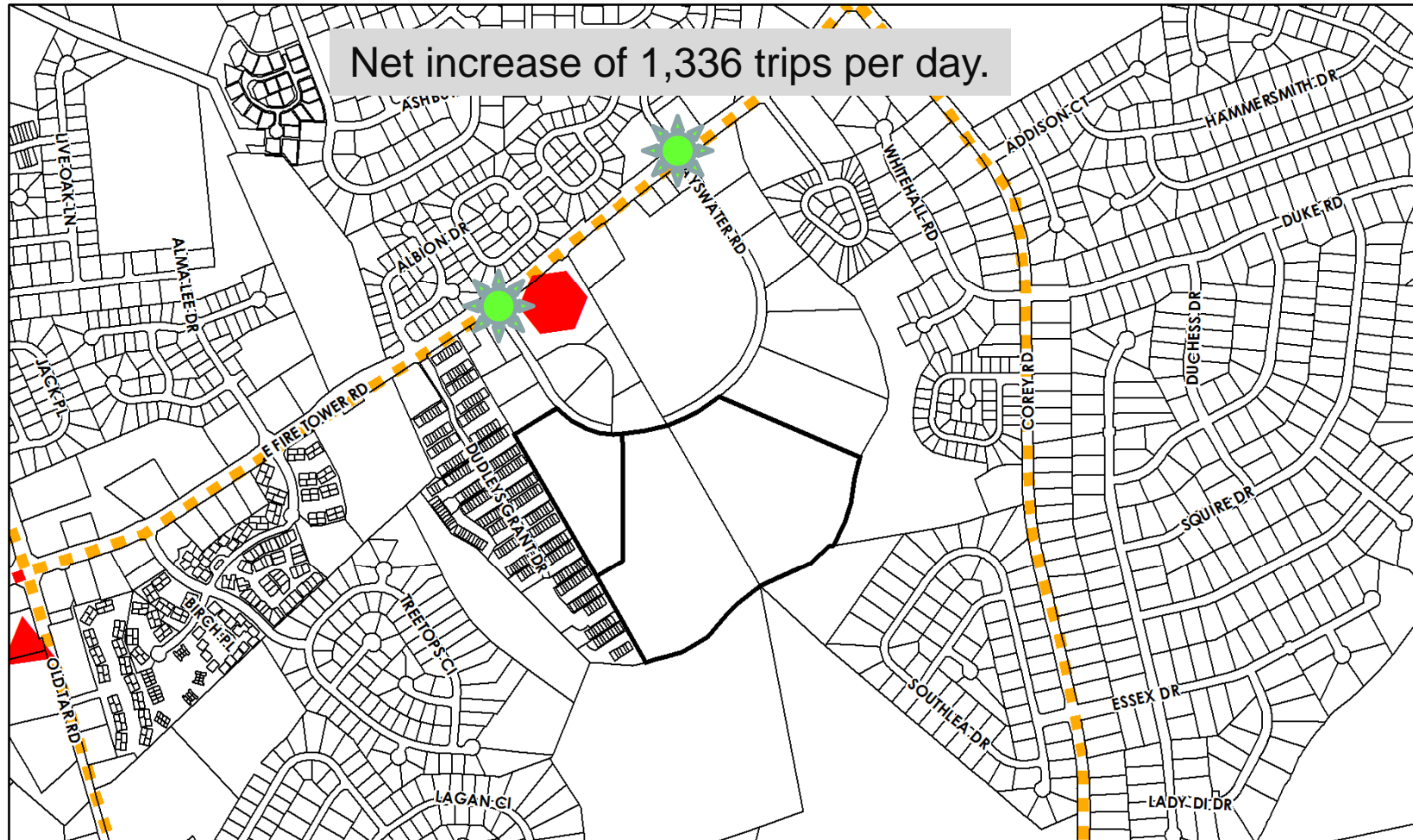
Find yourself in good company



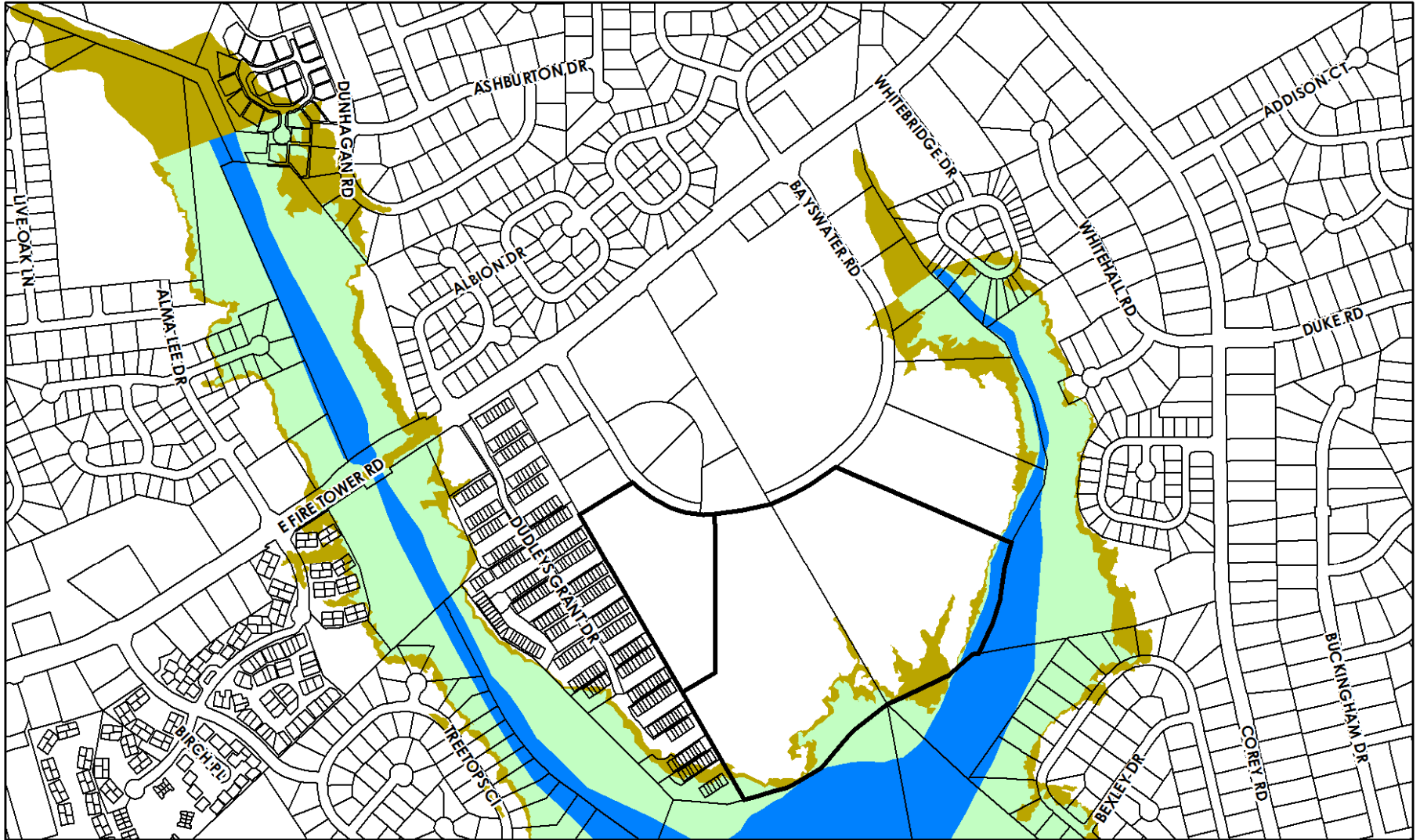
Map Legend

| | | | | | |
|---|--|---|--|--|---|
|  Land Parcels |  Cemetery |  Industrial |  Mobile Home |  Office |  Single Family |
|  Rezoning Site |  Commercial |  Institutional |  Mobile Home Park |  Public Parking |  Utility |
| |  Duplex |  Landfill |  Multi-Family |  Recreation |  Vacant |

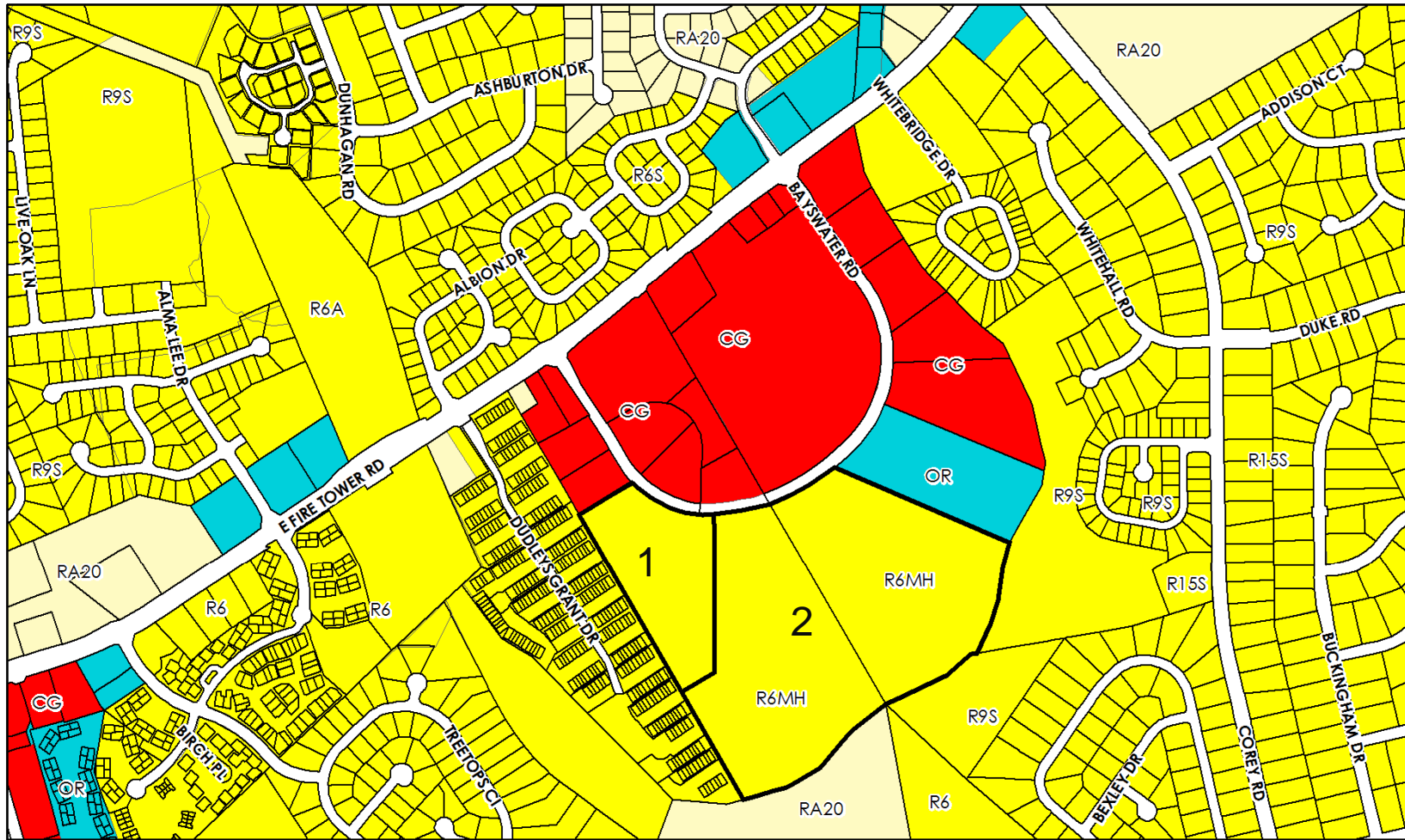
Corridor and Focus Area



Find yourself in good company



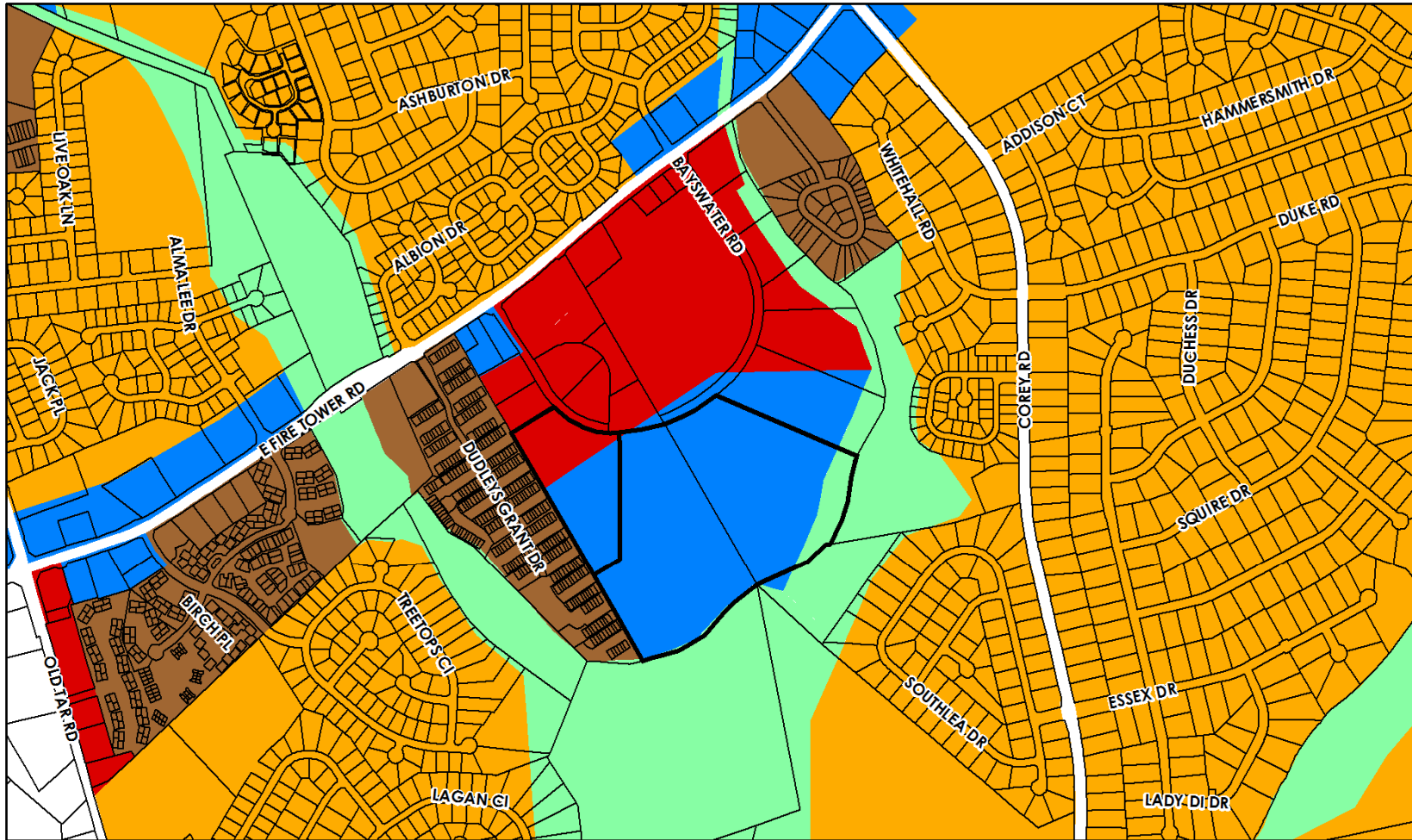
Find yourself in good company



Map Legend

-  Land Parcels
-  Rezoning Site
-  Commercial
-  Industrial
-  Office & Institutional
-  Residential
-  Residential / Agricultural

Find yourself in good company

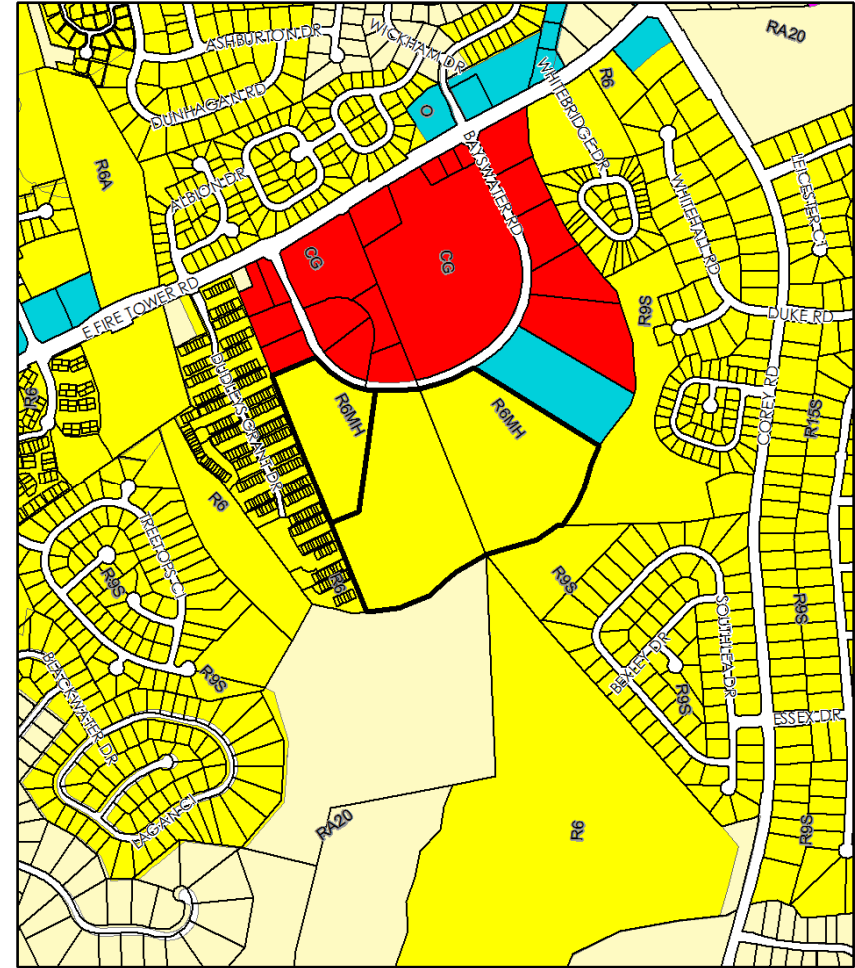
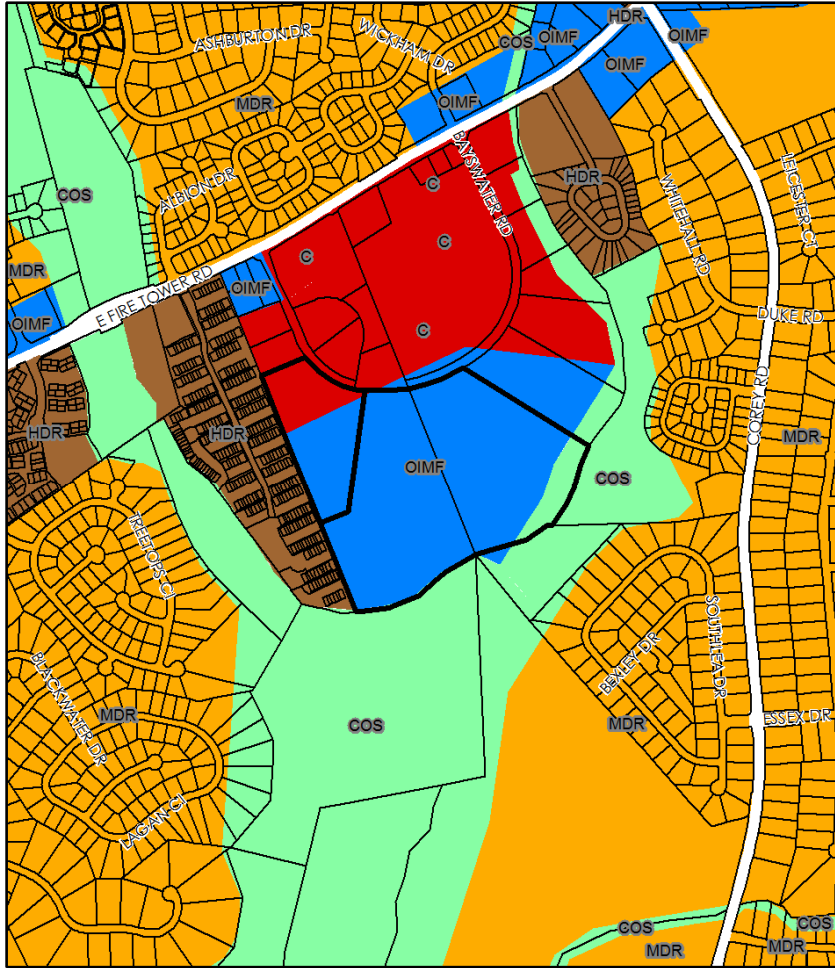


Map Legend

| | | | | |
|---------------|------------------------------------|---------------------------------------|----------------------------|------------------------------|
| Land Parcels | Commercial | Medical Transition | High Density Residential | Very Low Density Residential |
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation / Open Space |
| Industrial | Medical Core | Office / Institutional / Multi-Family | Low Density Residential | |

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Future Land Use Plan/Zoning Maps



Map Legend

| | | | | |
|---------------|------------------------------------|---------------------------------------|----------------------------|------------------------------|
| Land Parcels | Commercial | Medical Transition | High Density Residential | Very Low Density Residential |
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation / Open Space |
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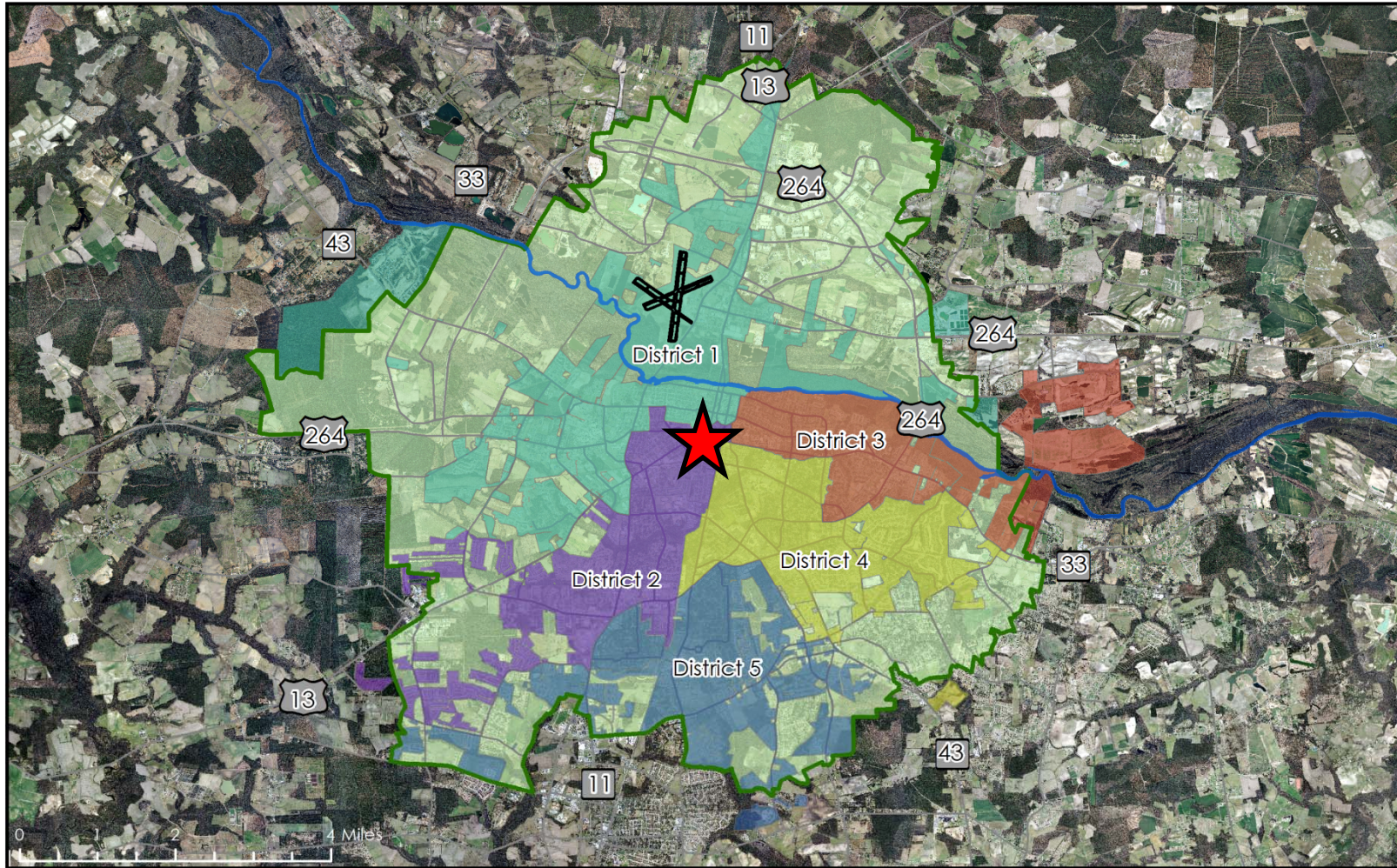
Map Legend

| | | | | | |
|--------------|---------------|------------|------------|------------------------|----------------------------|
| Land Parcels | Rezoning Site | Commercial | Industrial | Office & Institutional | Residential |
| | | | | | Residential / Agricultural |

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Item 6:

**Ordinance requested by WGB Properties,
Incorporated to rezone 7.87 acres located along the
northern right-of-way of Clifton Street and eastern
Right-of-way of Evans Street from CG (General
Commercial) to OR (Office-Residential [High Density
Multi-family])**



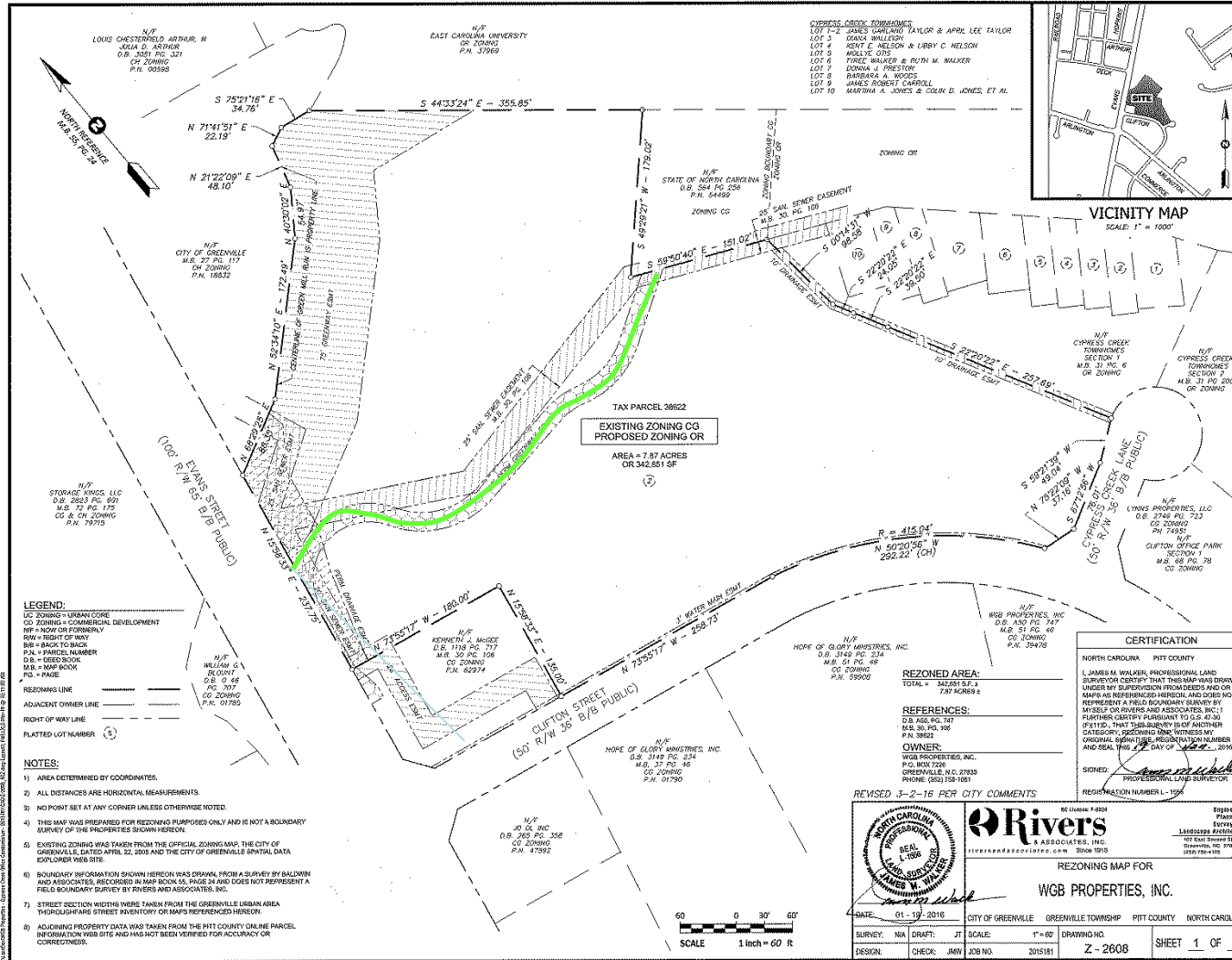
Map Legend

- | | | |
|---|--|--|
|  Greenville's ETJ |  District 1 |  District 4 |
|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River |  District 3 | |



Map Legend

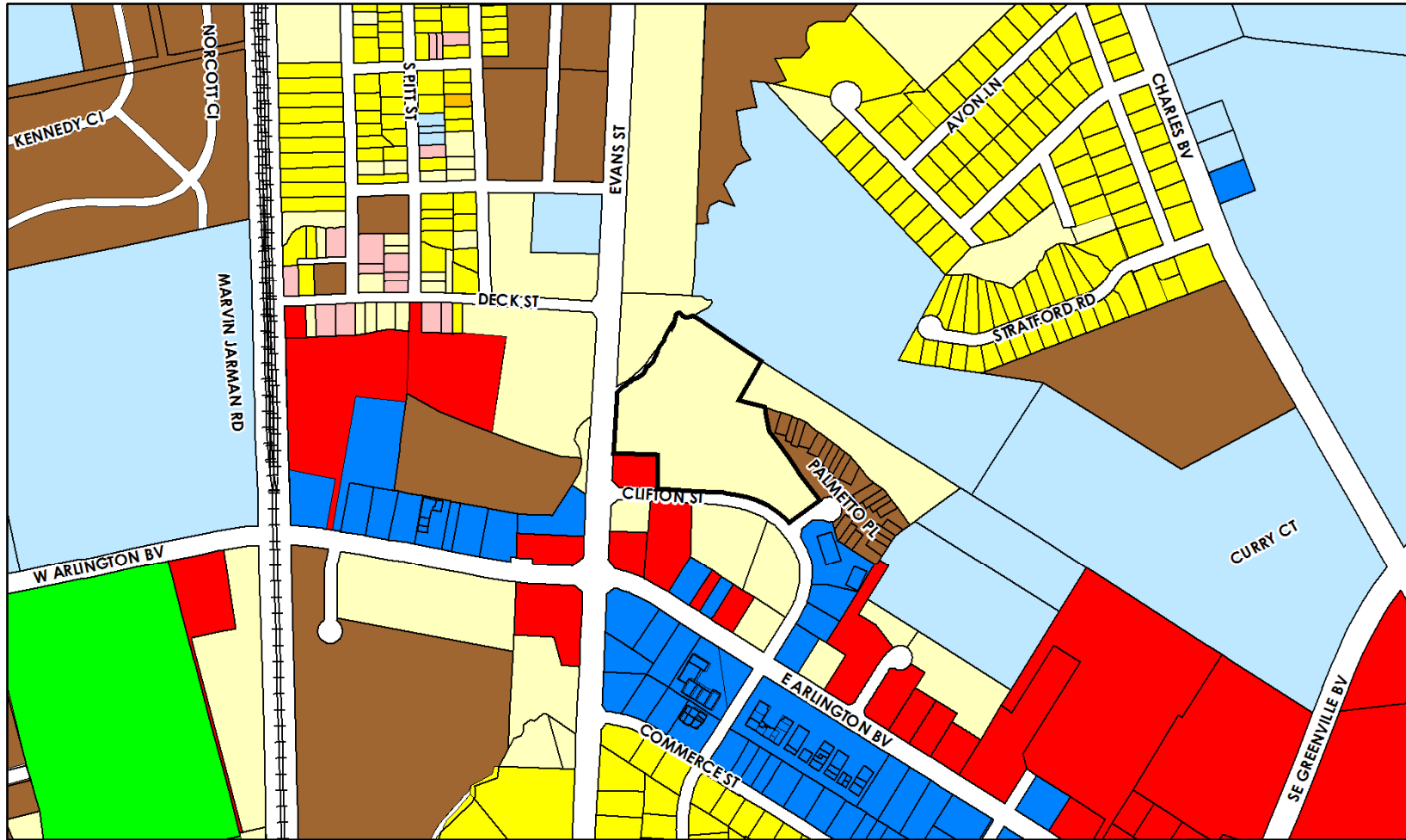
-  Land Parcels
-  Rezoning Site



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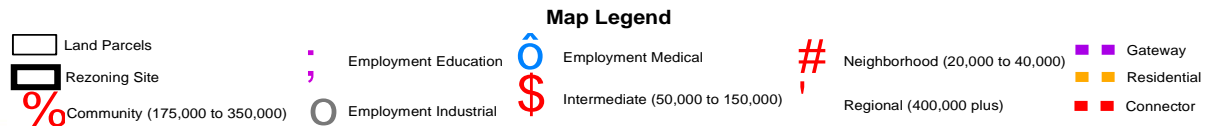
Find yourself in good company



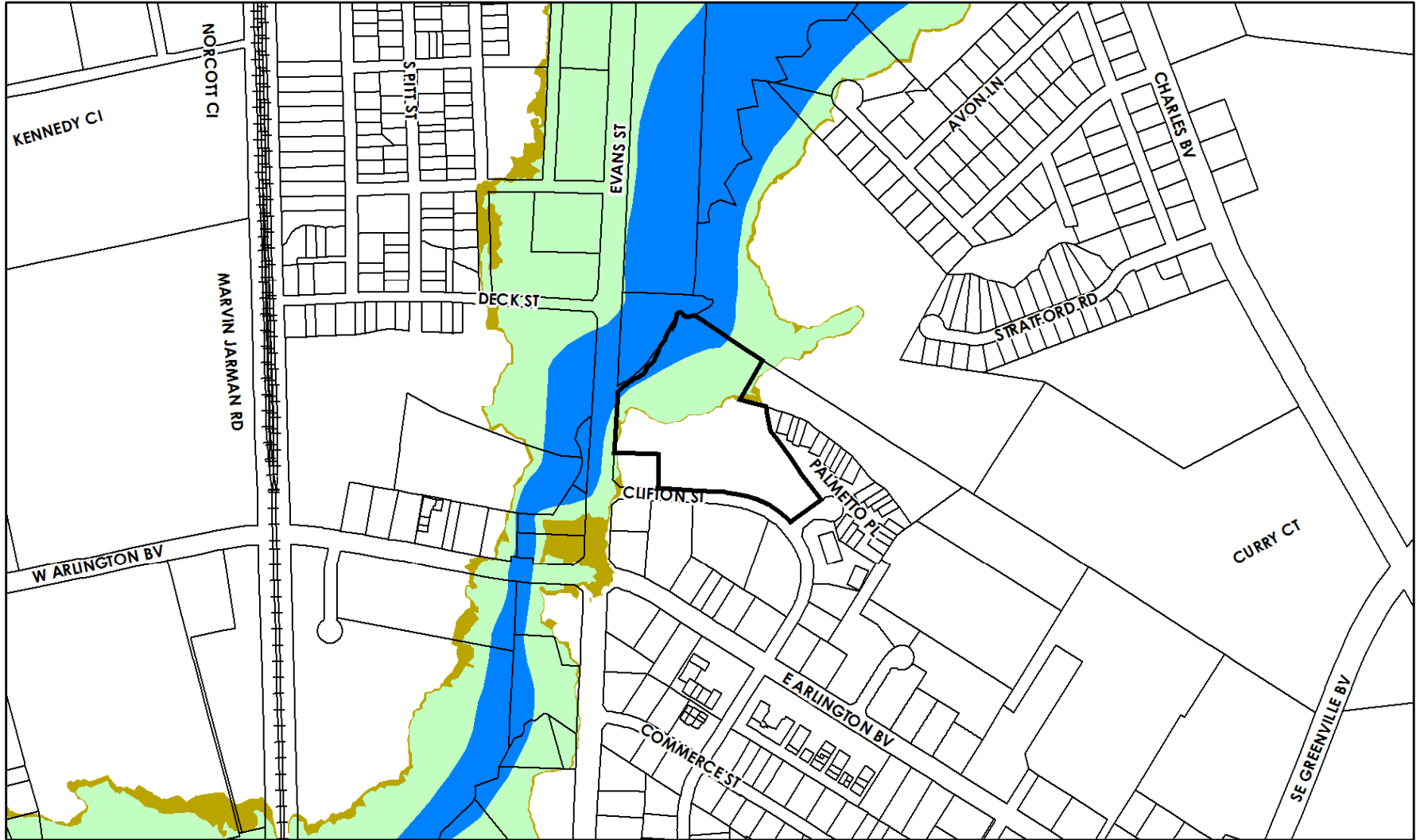
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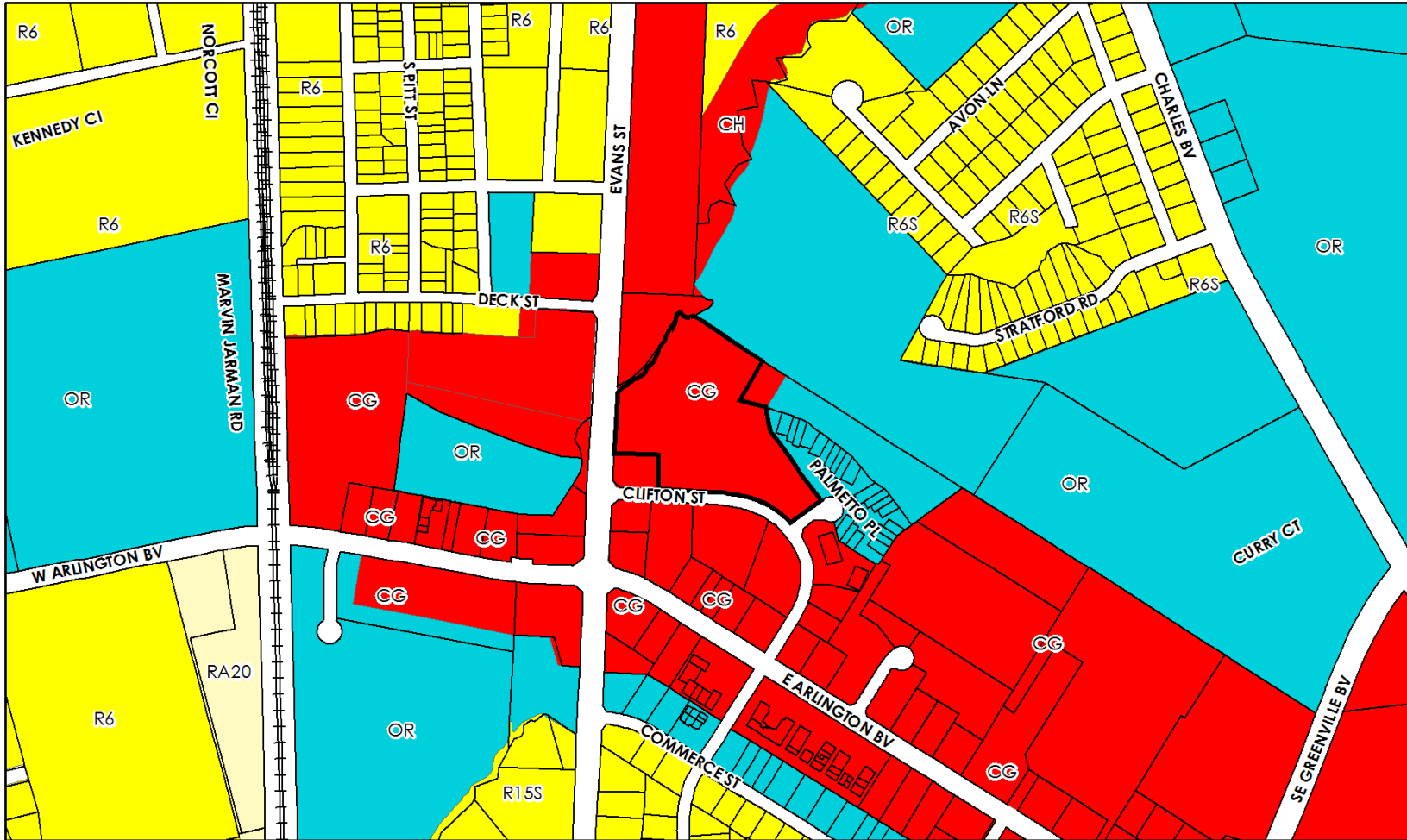
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|---|--|--|--|--|---|
|  Land Parcels |  Cemetery |  Industrial |  Mobile Home |  Office |  Single Family |
|  Rezoning Site |  Commercial |  Institutional |  Mobile Home Park |  Public Parking |  Utility |
| |  Duplex |  Landfill |  Multi-Family |  Recreation |  Vacant |

Corridor and Focus Area



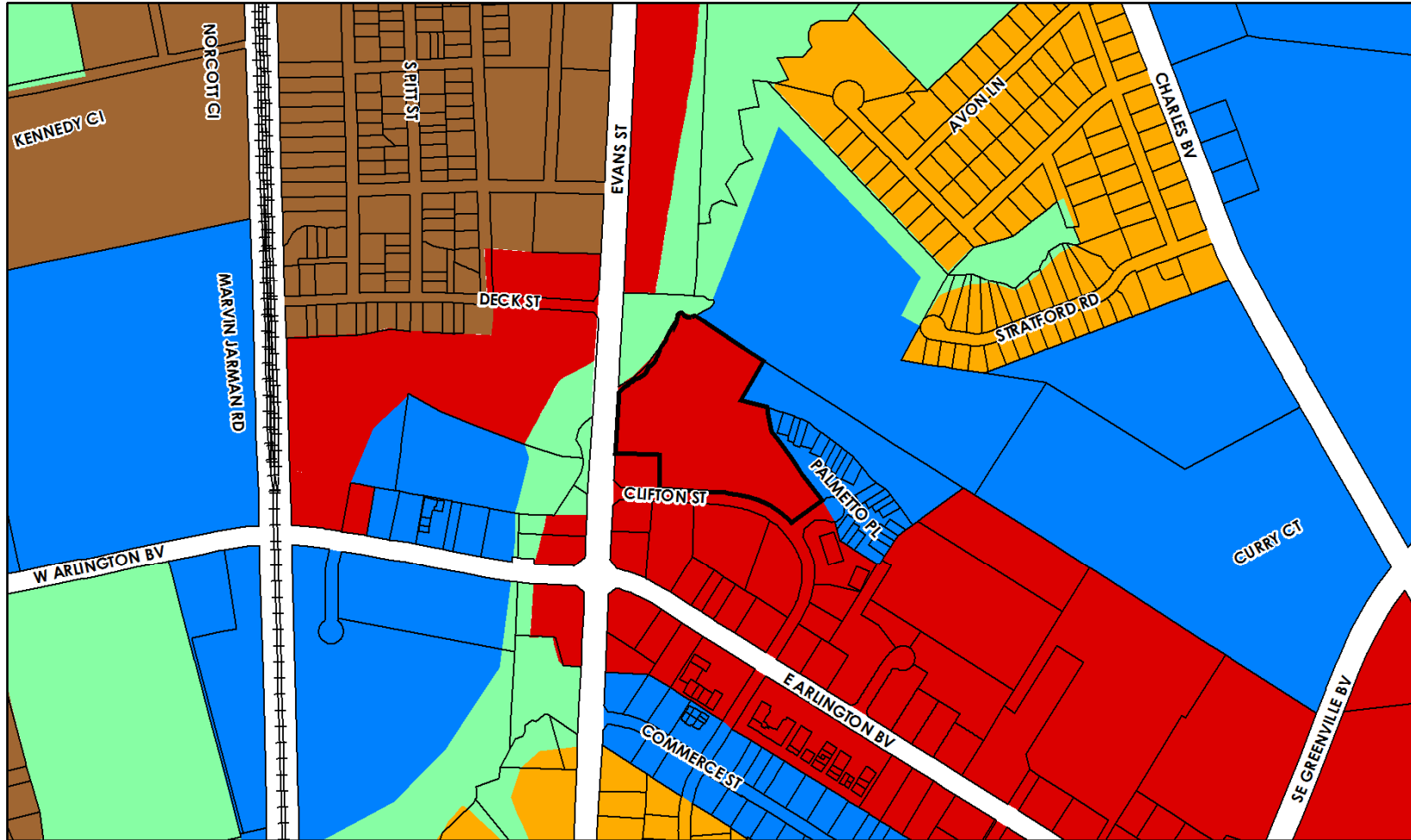
Find yourself in good company



















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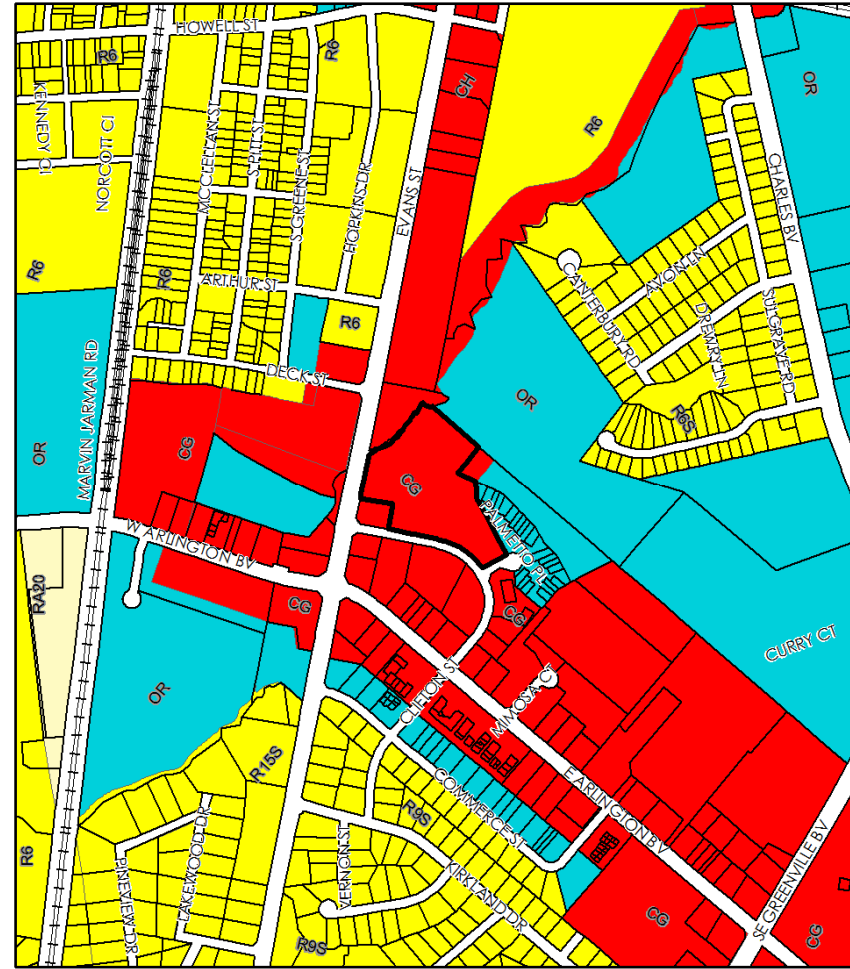
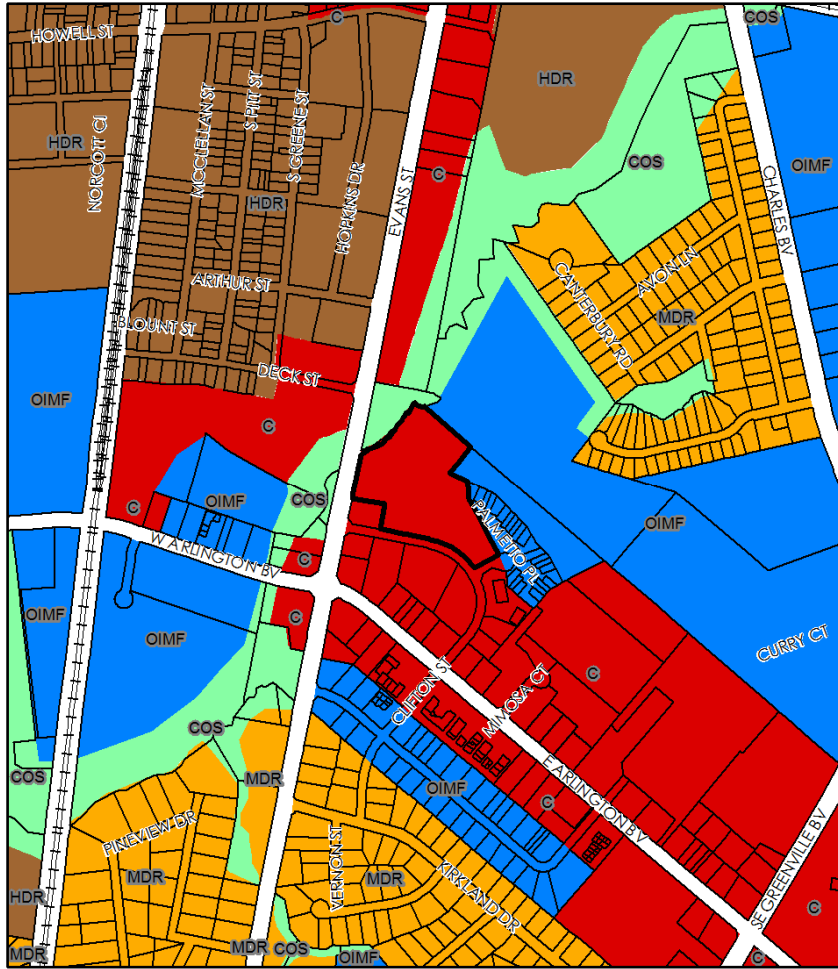
-  Land Parcels
-  Rezoning Site
-  Commercial
-  Industrial
-  Office & Institutional
-  Residential
-  Residential / Agricultural



Map Legend

| | | | | |
|---|--|---|--|--|
|  Land Parcels |  Commercial |  Medical Transition |  High Density Residential |  Very Low Density Residential |
|  Rezoning Site |  Mixed Use / Office / Institutional |  Office / Institutional / Medical |  Medium Density Residential |  Conservation / Open Space |
|  Industrial |  Medical Core |  Office / Institutional / Multi-Family |  Low Density Residential | |

Future Land Use Plan/Zoning Maps



Map Legend

| | | | | |
|---------------|------------------------------------|---------------------------------------|----------------------------|------------------------------|
| Land Parcels | Commercial | Medical Transition | High Density Residential | Very Low Density Residential |
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation / Open Space |
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Map Legend

| | | | | | |
|--------------|---------------|------------|------------|------------------------|----------------------------|
| Land Parcels | Rezoning Site | Commercial | Industrial | Office & Institutional | Residential |
| | | | | | Residential / Agricultural |

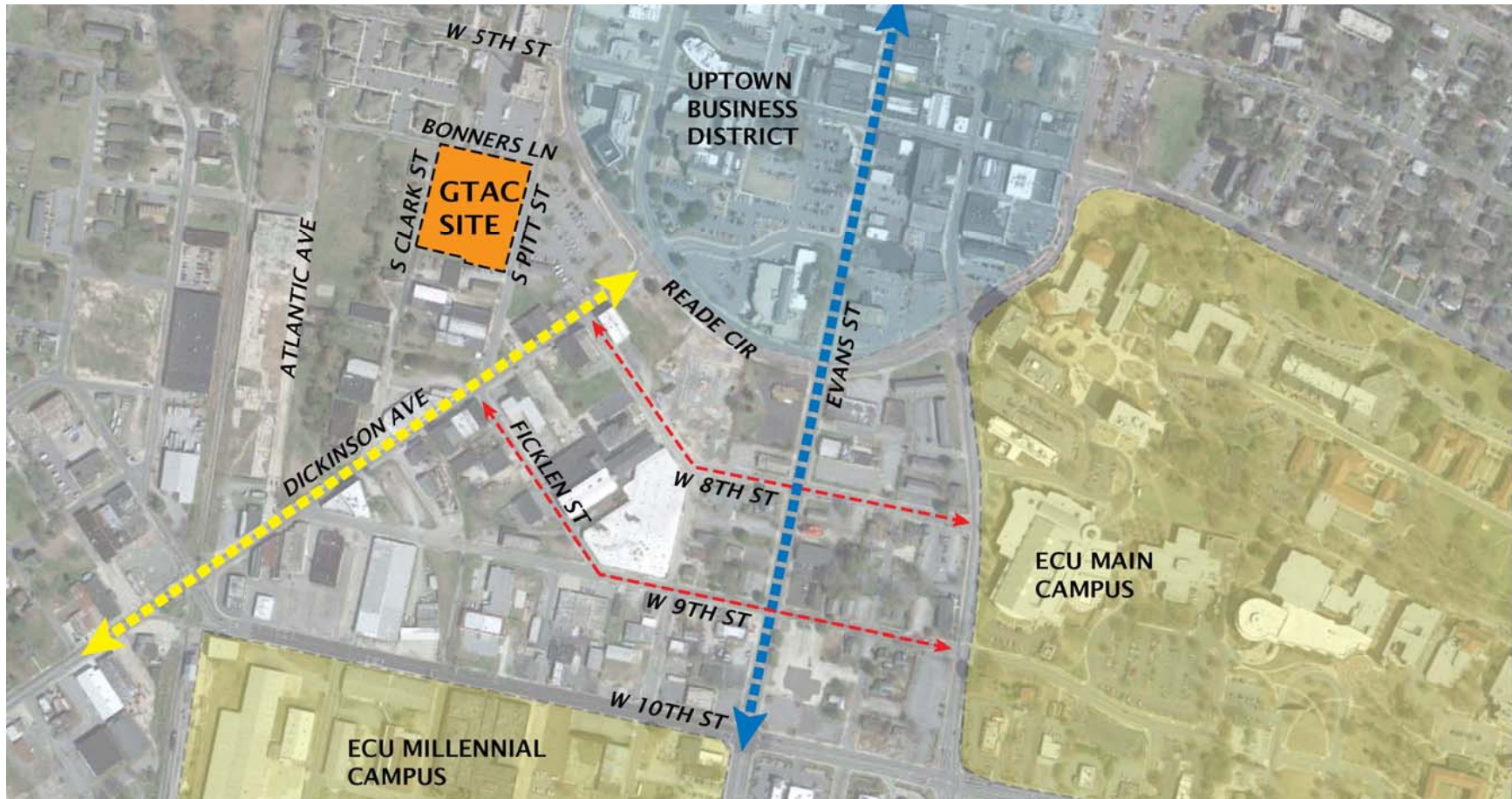
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Item 8:

Presentation of design and status of the Greenville Transportation Activity Center Project

Greenville Transportation Activity Center Final Design Presentation

Urban Context

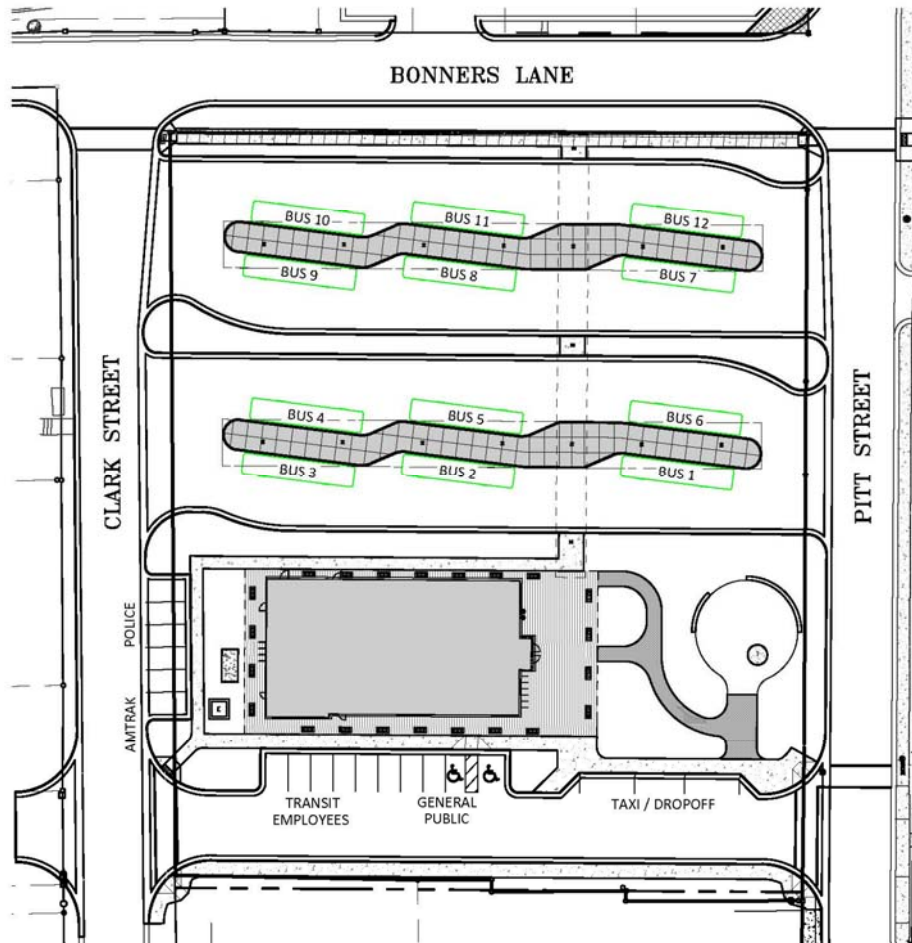


Site – Bounded by Pitt, Bonners, & Clark



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Parking Provisions



Parking Summary:

| | |
|--------------------|----------------|
| GENERAL PUBLIC: | 5 SPACES |
| TRANSIT EMPLOYEES: | 5 SPACES |
| POLICE EMPLOYEES: | 5 SPACES |
| TAXI / DROPOFF: | 3 SPACES |
| AMTRAK SHUTTLE: | <u>1 SPACE</u> |

TOTAL: 19 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)

1st Floor Plan



- TRANSIT OFFICES
- LOBBY, MEETING ROOM & PUBLIC ACCESS
- POLICE OFFICES
- MECH/ELEC/TOILETS



2nd Floor Plan



- TRANSIT OFFICES
- LOBBY, MEETING ROOM & PUBLIC ACCESS
- POLICE OFFICES
- MECH/ELEC/TOILETS



Sustainability Features

LEED Certified Building

Location and Transportation

- Density and Diverse Uses
- Transit Access

Water Efficiency

- Water Use Reduction
- Water Metering

Energy and Atmosphere

- Advanced Metering
 - Enhanced Commissioning
-

Sustainability Features

Materials and Resources

- Waste Management
- Life-cycle Impact Reduction

Indoor Environmental Quality

- Low VOC Emitting Materials
- Indoor Air Quality

Innovation

- Quality Views
- Heat Island Reduction

Additional Features

Hearing Induction Loops

Handicapped Accessible

Public Meeting Room

WIFI Access

Visual Messaging System

Video Security System

Aerial View From Northeast



Find yourself in good company

View from South Pitt Street



Find yourself in good company

View from South



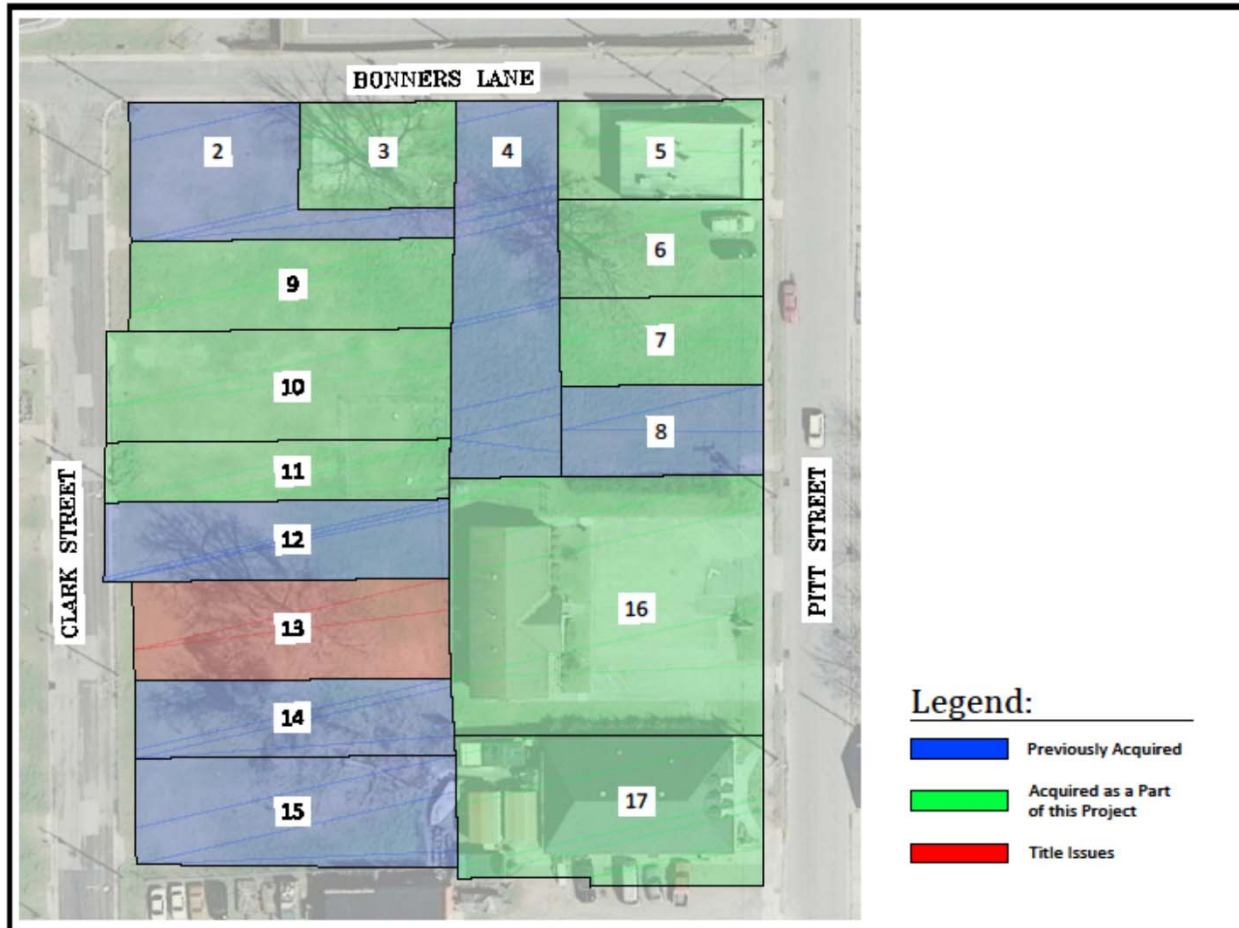
Find yourself in good company

Interior View

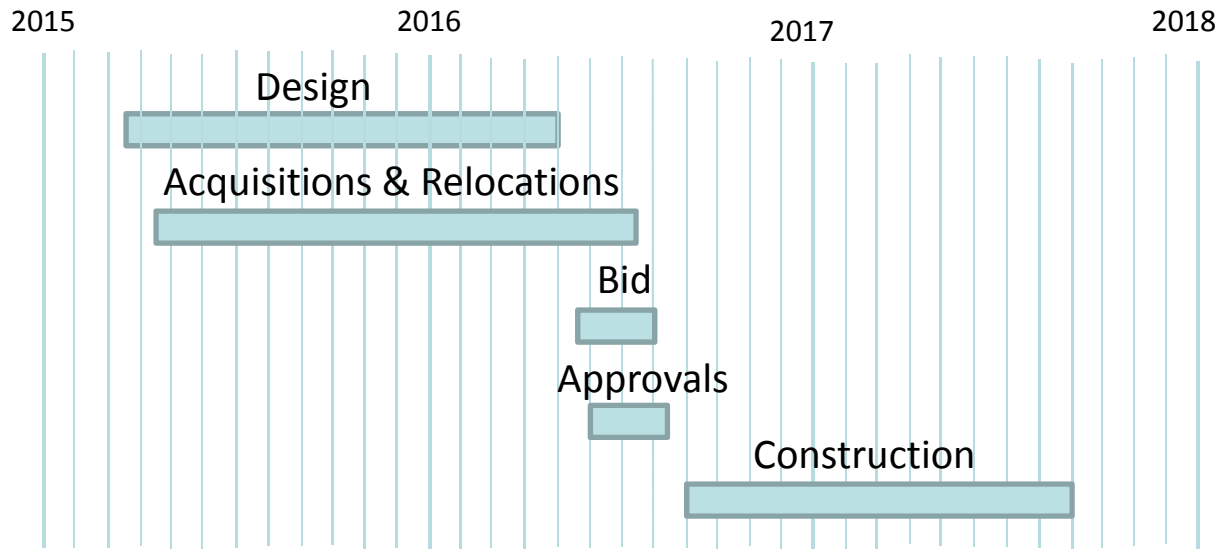


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Property Acquisition



Project Schedule



Milestone Dates

Design Phase

March 2015 – April 2016

Bid & Award Period

May 2016 – August 2016

Construction Duration

September 2016 – September 2017

Project Budget Overview

| | Estimated Cost |
|---------------------------------|--------------------|
| Construction Costs | |
| Site / Civil | \$3,144,000 |
| Foundations & Superstructure | \$945,000 |
| Exterior Building Enclosure | \$586,000 |
| Interior Construction | \$558,000 |
| MEP Systems | <u>\$1,082,000</u> |
| Subtotal Construction | \$6,315,000 |
| Land Acquisitions & Relocations | \$910,000 |
| Design Fees and Misc. | \$909,000 |
| Owner's Contingency | <u>\$266,000</u> |
| Total Estimated Cost | \$8,400,000 |

Item 9:

Town Common Phase I Schematic Design Presentation



Town Common: Phase I Schematic Design Presentation

Rhodeside & Harwell April 14, 2016

Agenda

1. Background & Design Process
2. Phase I: Schematic Design
3. Next Steps

1

Background & Design Process

Tar River Legacy Plan (2014)



An inspired vision leading to a renewed interest in Greenville's riverfront.

American Society of Landscape Architects

Merit Award

presented by the

Potomac Chapter of the American Society of Landscape Architects

Rhodeside & Harwell, Incorporated
The East Group
Davenport
HR&A Advisors
Mulkey Engineers & Consultants

in recognition of outstanding professional achievement

Tar River Legacy Plan



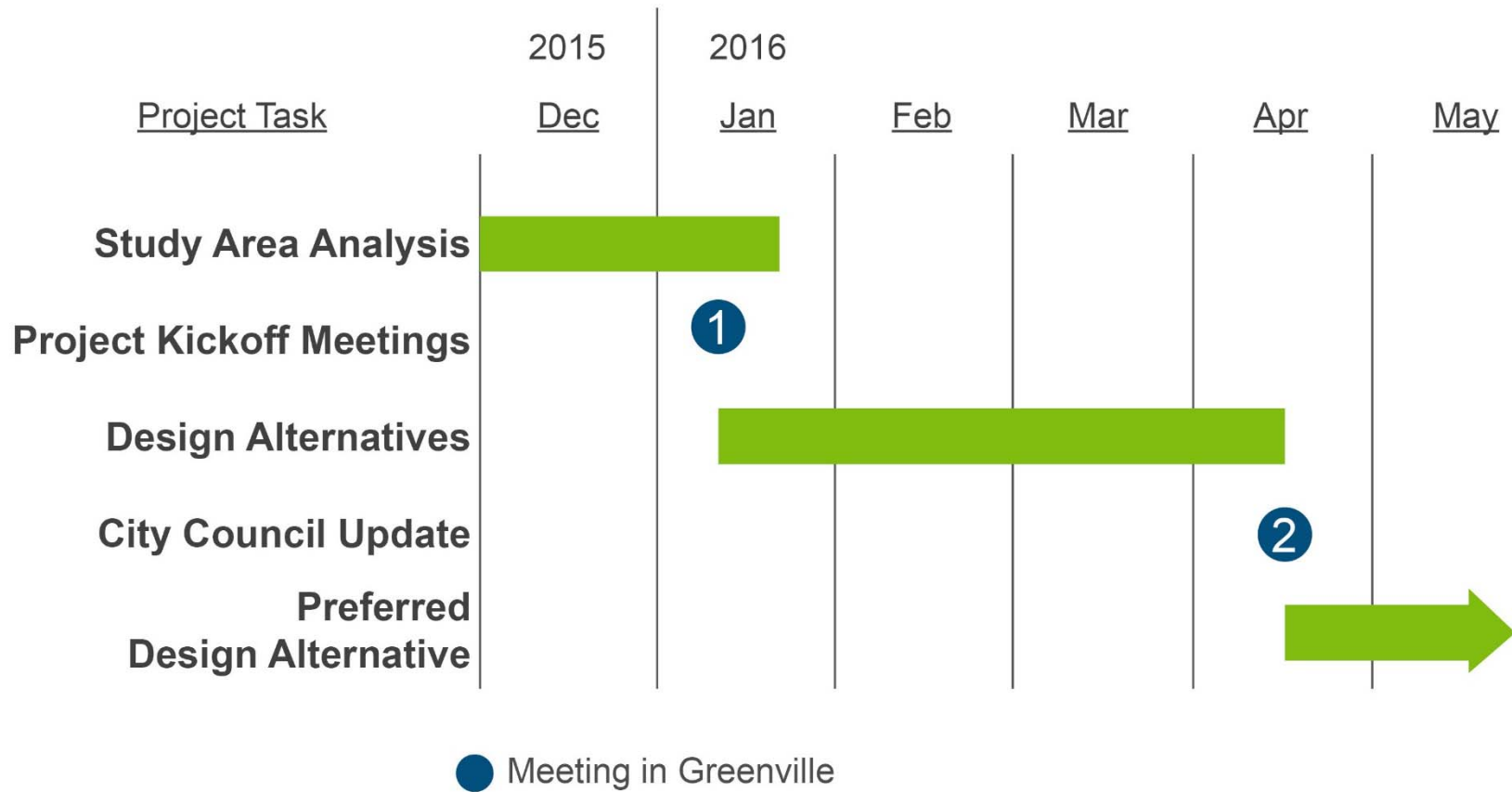
E. Wallace
The Wallace
Award
April 30, 2015

Tar River Legacy Plan (2014)

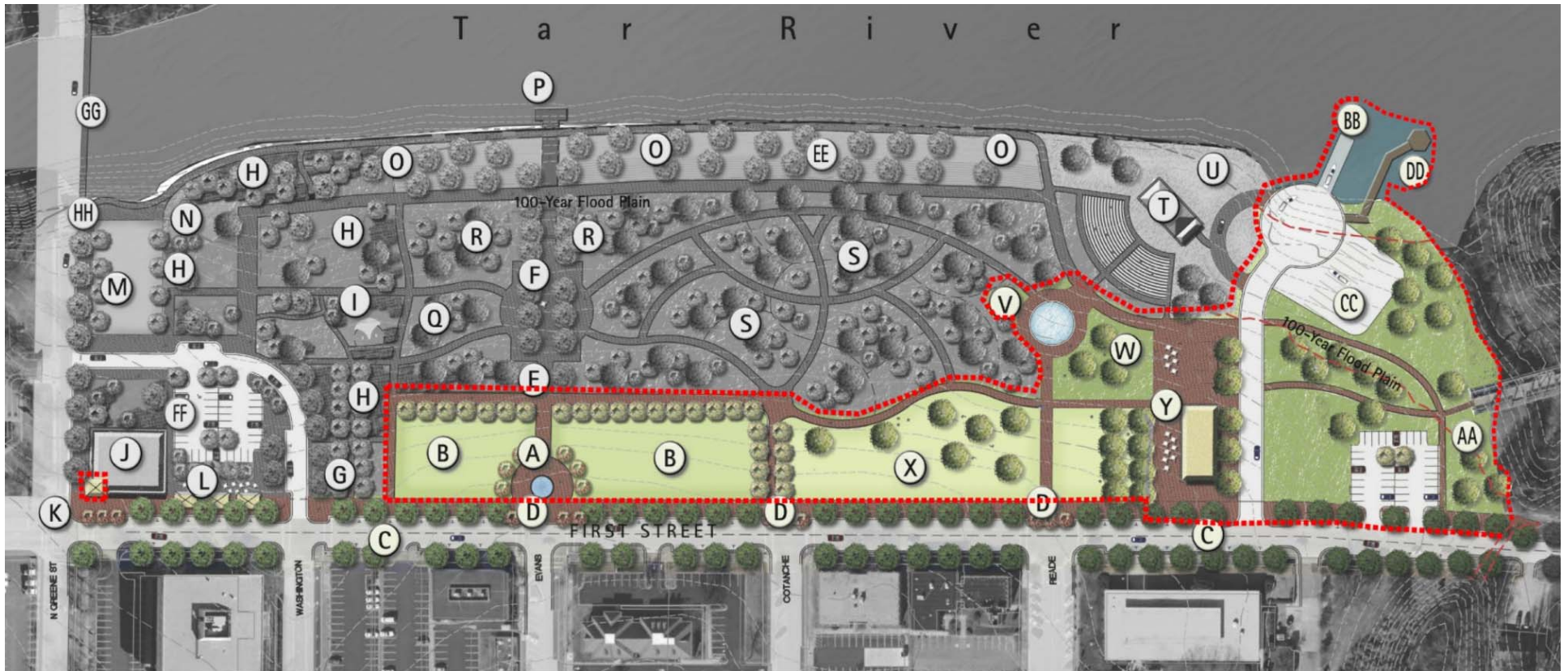


- 1. Tar River
- 2. **Town Common**
- 3. Uptown
- 4. West Greenville
- 5. Tar River / University Area
- 6. North Greenville
- 7. River Park North
- 8. ECU

Phase I: Project Scope & Schedule

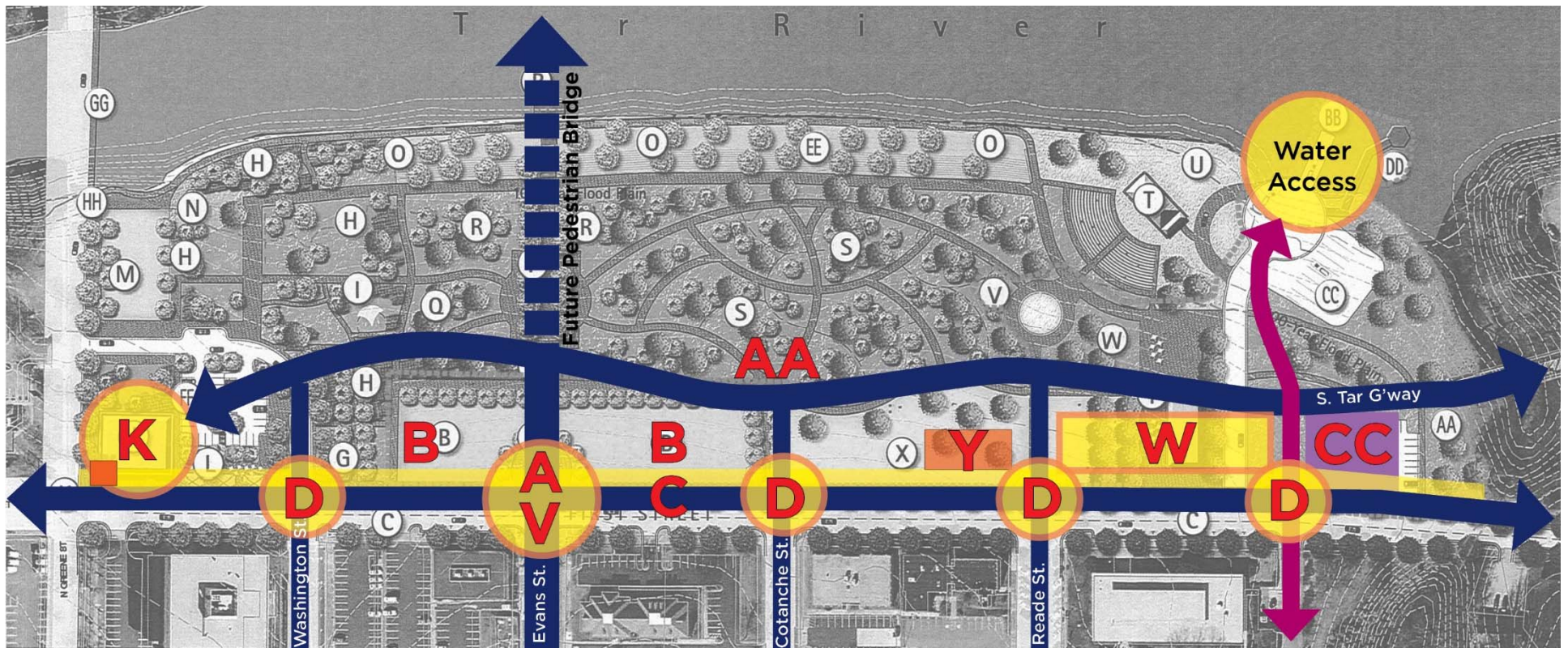


Phase I: Study Area



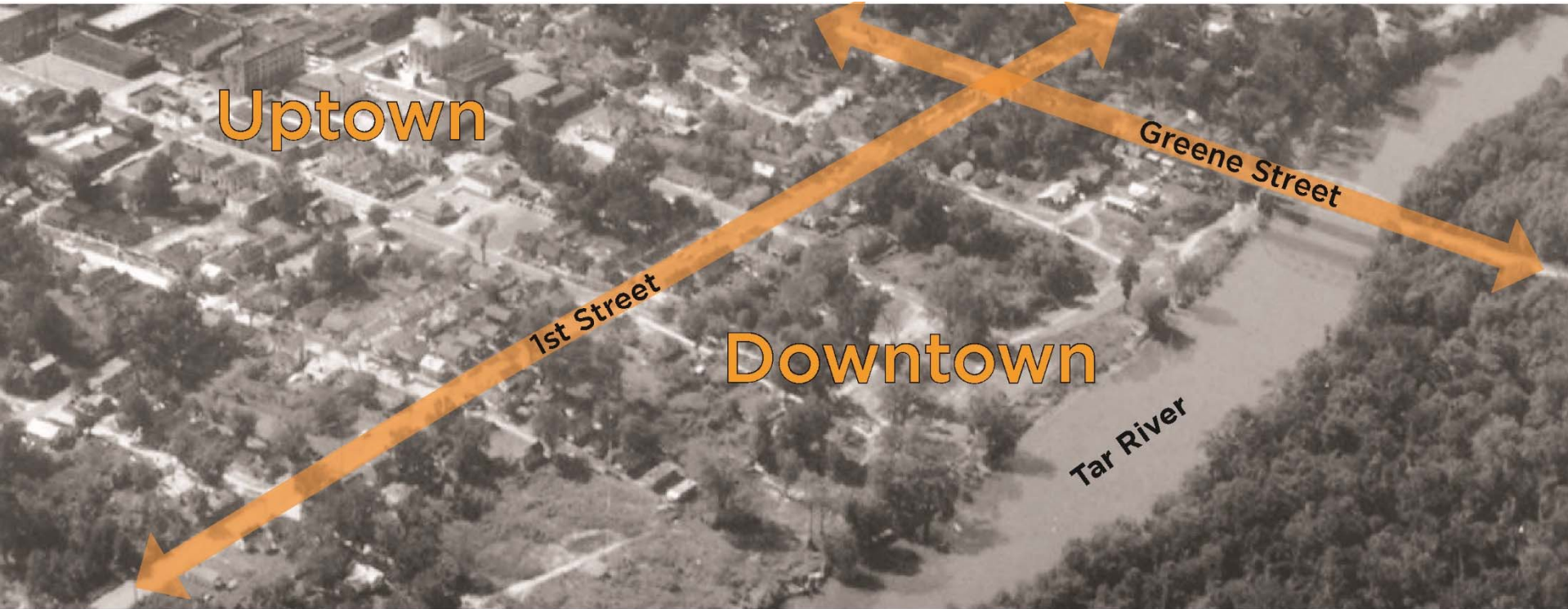
- | | |
|---------------------------|----------------------------|
| A. Gateway Plaza | V. Interactive Fountain |
| B. Elevated Lawns | W. Playground |
| C. 1st Street Streetscape | Y. Restrooms |
| D. Entry Portals | AA. Greenway Connection |
| K. SHBC Commemorative | CC. Driveway / Parking Lot |

Phase I: Initial Design Ideas



- | | |
|---------------------------|-------------------------|
| A. Gateway Plaza | V. Interactive Fountain |
| B. Elevated Lawns | W. Playground |
| C. 1st Street Streetscape | Y. Restrooms |
| D. Entry Portals | AA. Greenway Connection |
| K. SHBC Commemorative | CC. Parking Lot |

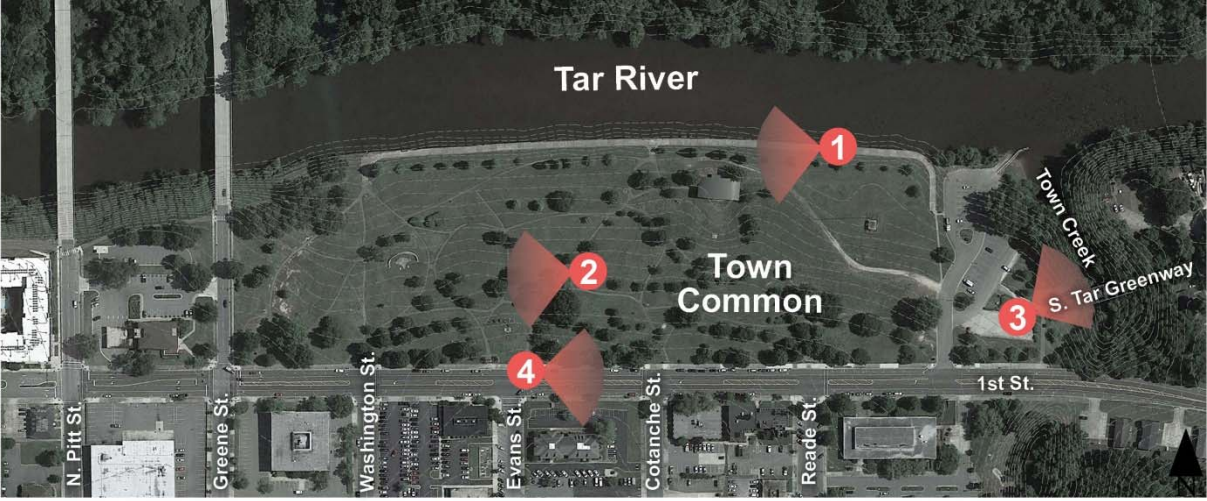
The Evolution of Town Common: Before Urban Renewal



The Evolution of Town Common: Post Urban Renewal



Town Common Today



Significant Natural Features



Sloped & Rolling Open Space



Iconic Features & Connections



1st Street Streetscape

2

Phase I: Schematic Design

Phase I: Project Kickoff Meetings

- Three-day series of focus group sessions- **January 11-13, 2016**
- Five (5) focus group sessions
- One (1) public open house
- Provided an opportunity to engage City staff, community stakeholders, and the Greenville community at-large. Items discussed included:
 - The identification of key issues, challenges, and opportunities.
 - Review of the 2009 Town Common Master Plan.
 - Discussion of initial design ideas for Phase I and playground.



Meeting Attendees

Community Stakeholders

- Greenville Residents (Open House)
- Sycamore Hill Baptist Church Reps.
- Uptown Greenville
- East Carolina University
- Trillium Health Resources
- ReLeaf
- FROGGS
- Pitt-Greenville Chamber of Commerce



Governing & Advisory Groups

- City Council
- Redevelopment Commission
- Appearance Advisory Committee



City Departments

- Recreation & Parks
- Community Development
- Public Works



What We Learned



What We Learned



HISTORY

*A Place for...
Reflection*



PLAY

*A Place for...
Program & Activation*



NATURE

*A Place for...
Stewardship & Learning*



CHANGE

*Create an
Implementable Plan*

What We Learned

HISTORY

*A Place for...
Reflection*



- ‘Downtown’ was an **important neighborhood** where people once lived, worked, and played.
- Sycamore Hill Baptist Church was a **cornerstone institution** for the ‘Downtown’ community.
- Residents feel that there is little left at Town Common to convey the **history** of Sycamore Hill Baptist Church & ‘Downtown’.
- There is an opportunity to **tell the story** of Town Common through interpretive elements including iconic features, gardens, open space, and meditative places.
- An **archeological investigation** is needed at the Sycamore Hill Baptist Church site.

What We Learned

PLAY

A Place for... Program & Activation



- Town Common is Greenville’s “Central Park” for **gathering and entertainment**.
- Town Common is the “**front door**” to the City’s riverfront.
- Today, the park is not heavily used and there is a need for new and exciting park **programming**.
- Land uses around the park should be compatible and contribute to the **activation** of the park.
- Provide a **link** from Uptown to River Park North.
- Create a “**special place**” at the City’s riverfront.

What We Learned

NATURE

A Place for... Stewardship



- Remove the bulkhead and construct a **‘living shoreline’** .
- Construct boardwalks, overlooks, and natural areas to **immerse visitors in nature**.
- Consider interactive **water and nature play** in the park.
- Include **native plantings** that will **connect** people to nature and the River.
- Incorporate **interpretive educational** opportunities.

What We Learned

CHANGE

Create an Implementable Plan



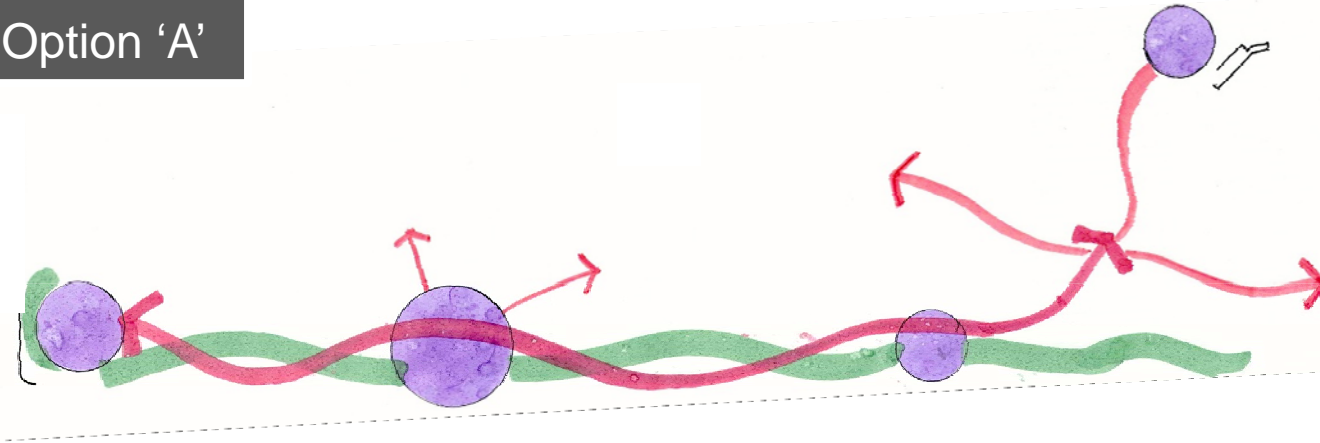
- **Think big** and consider **quality vs. quantity**.
- Be cautious of “piecemeal” park improvements. Develop a **consistent design language** at Town Common.
- Improve the **park programming** to bring visitors to Uptown which will support the City’s **economic development** goals.
- Consider park **funding and fundraising opportunities** in addition to Capital Improvement budgets such as public-private partnerships.

What We Learned: Think Beyond Phase I



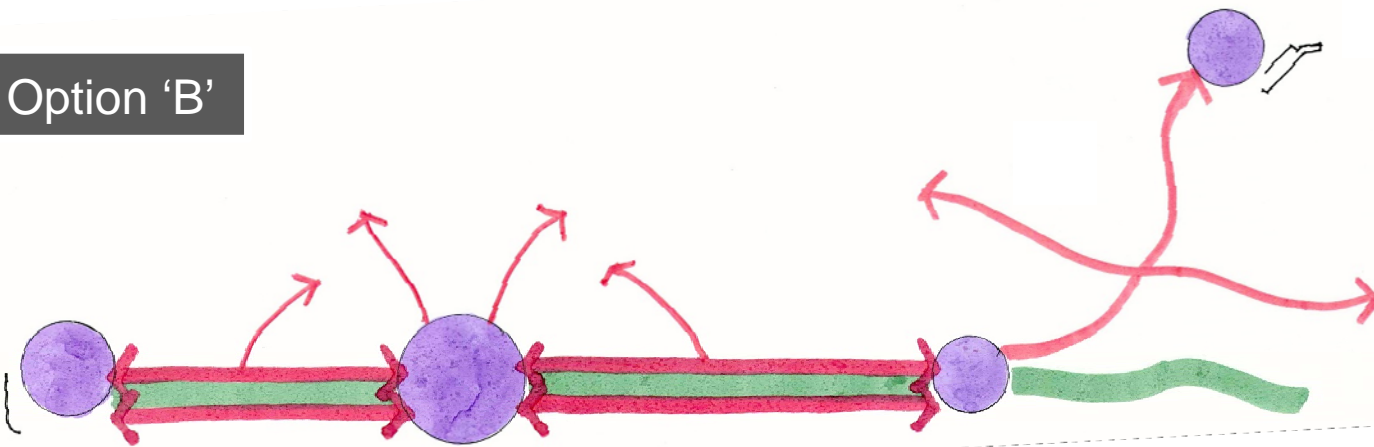
Phase I: Design Alternatives

Option 'A'



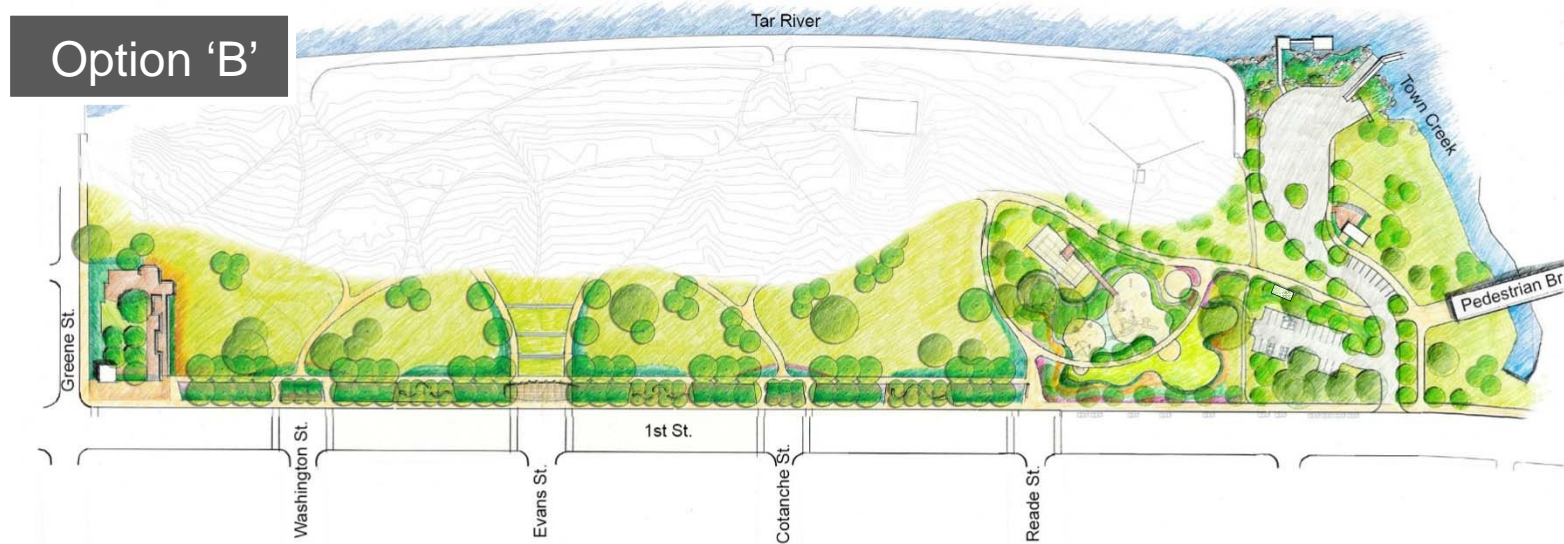
- Weaving / curvilinear forms (interpretation of the River)
- Capitalize on River and park views
- Emphasize the Evans Street Gateway

Option 'B'



- Linear Forms (create linear 'garden rooms')
- Maximize physical connections into the Park

Phase I: Design Alternatives



Phase I: Preferred Concept (Option 'A')



1. SHBC Commemorative (2 Alternatives)
2. Evans Street Gateway Plaza
3. Gateway Structure
4. Interactive Water Feature
5. 1st Street Garden Groves with Seating
6. Washington & Cotanche St. Park Entry

Phase I: Preferred Concept (Option 'A')



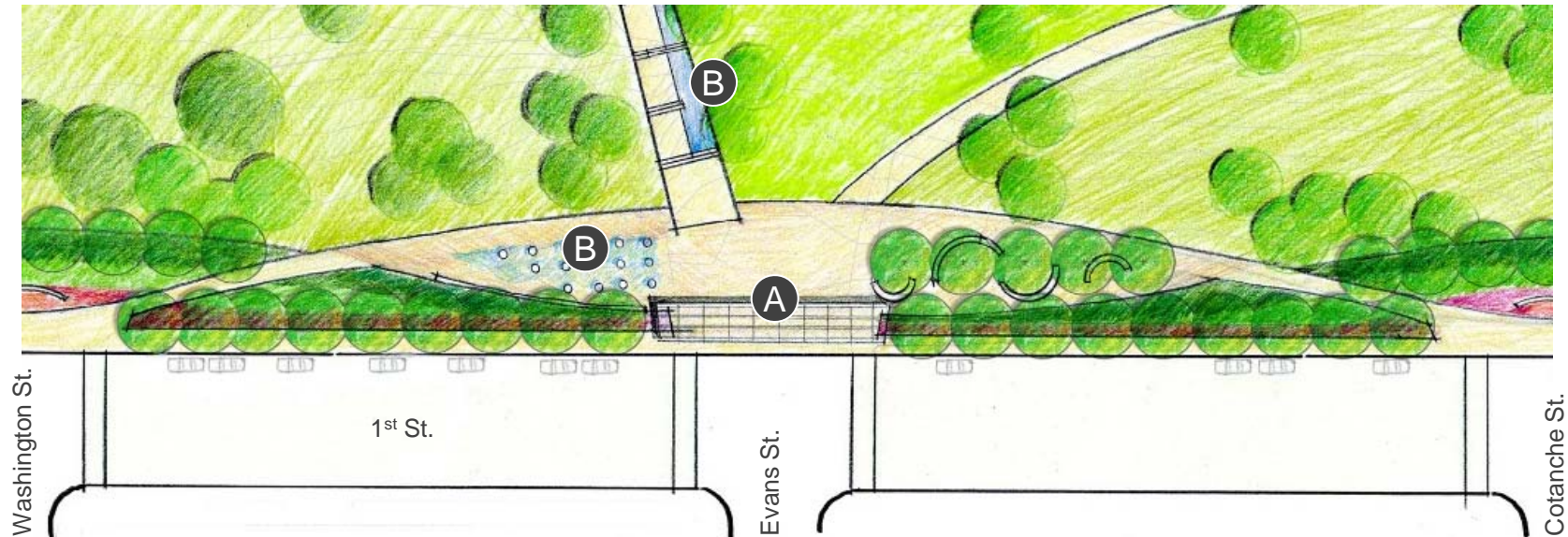
1. Playground
2. Restroom Building
3. Reade St. Entry
4. Reconfigured Driveway & Parking Area
5. Connection to South Tar River Greenway
6. Living Shoreline
7. Riverfront Viewing Area
8. Kayak & Canoe Rental Kiosk

Phase I: Evans Street Gateway



A. Gateway / Civic Art

B. Water Features



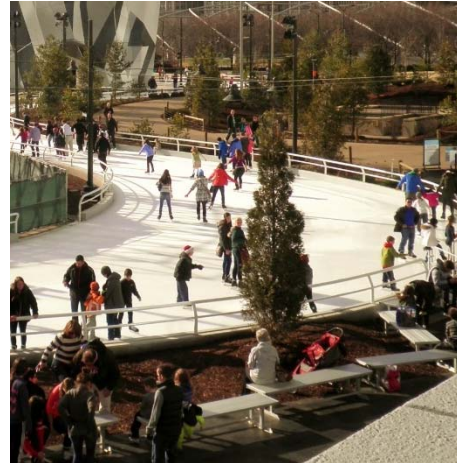
Phase I: Evans Street Gateway Program



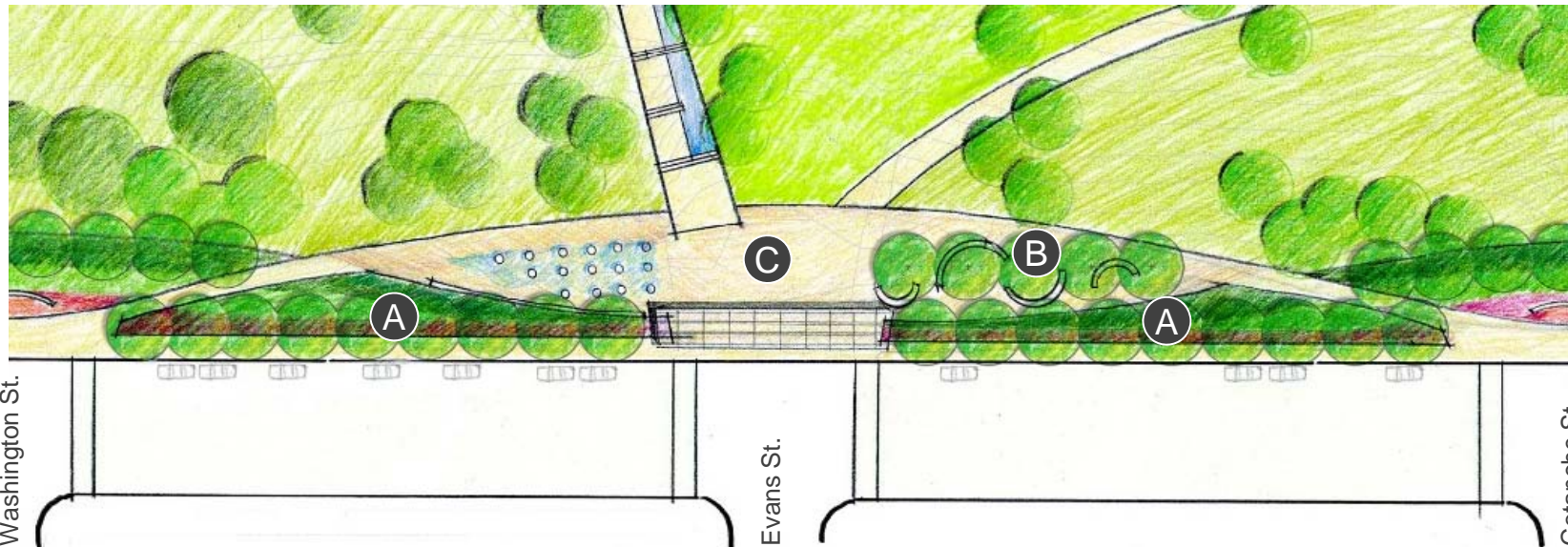
A. Garden Groves



B. Plaza Seating



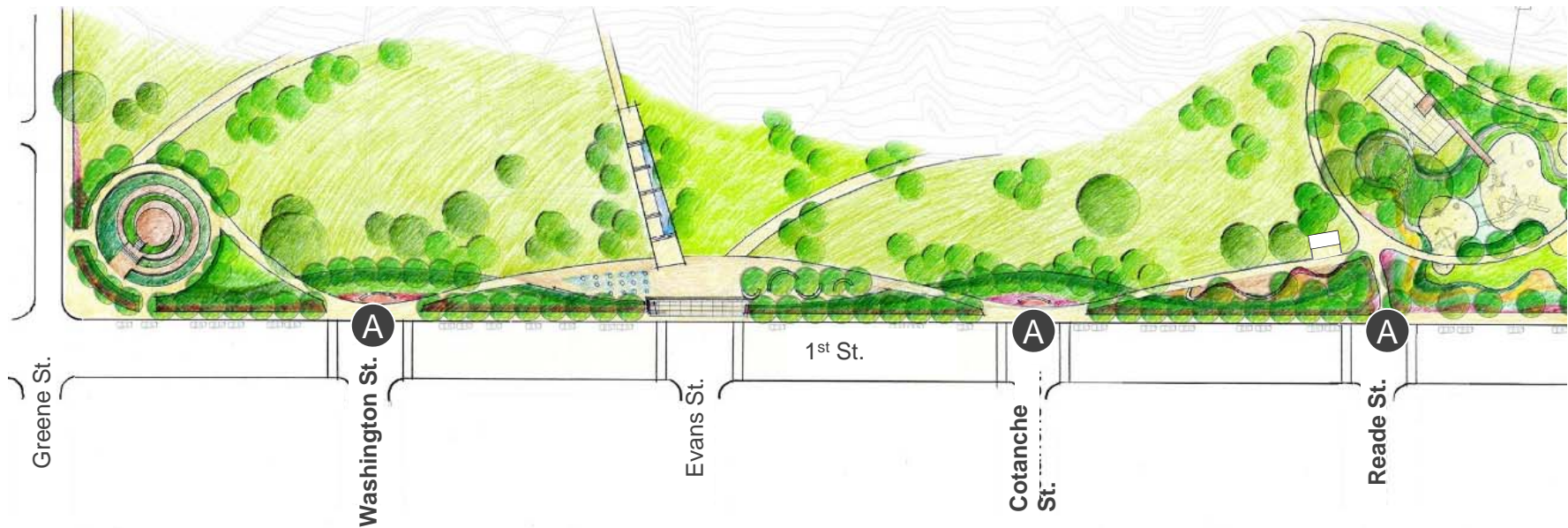
C. Flexible Event Space



Phase I: Complementary Park Entrances



A. Entrance Treatments



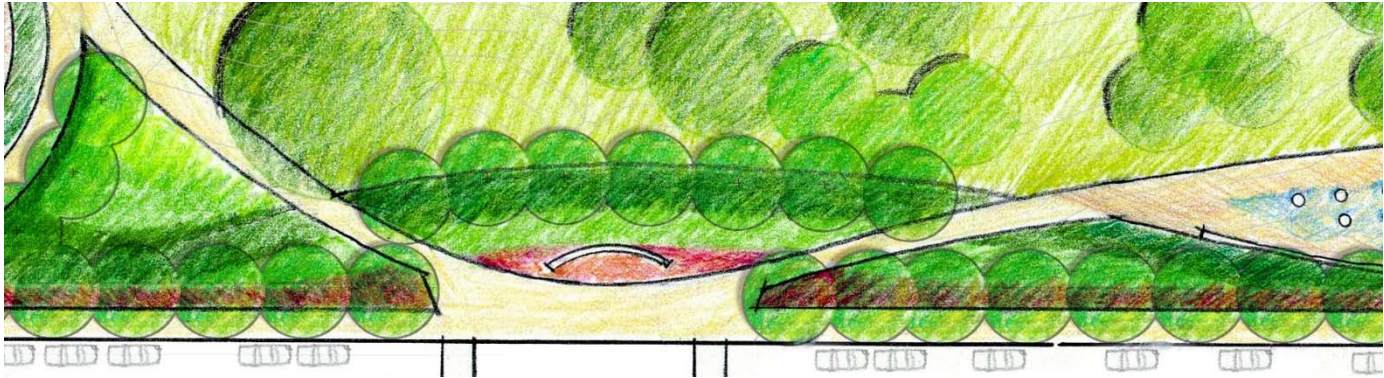
Phase I: Garden Groves



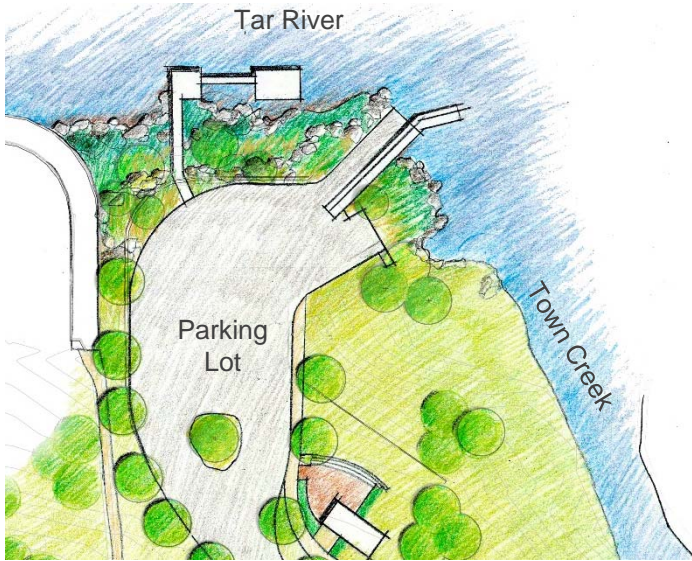
A. Passive Seating Areas



Phase I: Planting Character



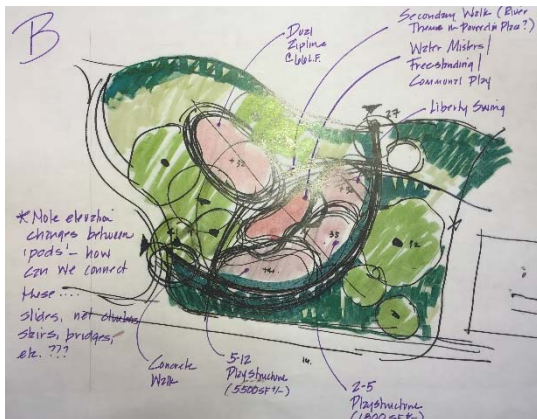
Phase I: 'Living Shoreline' & Riverfront



Tar River



Playground Concept Design



Concepts generated as part of the January 11-13, 2016 kickoff meetings

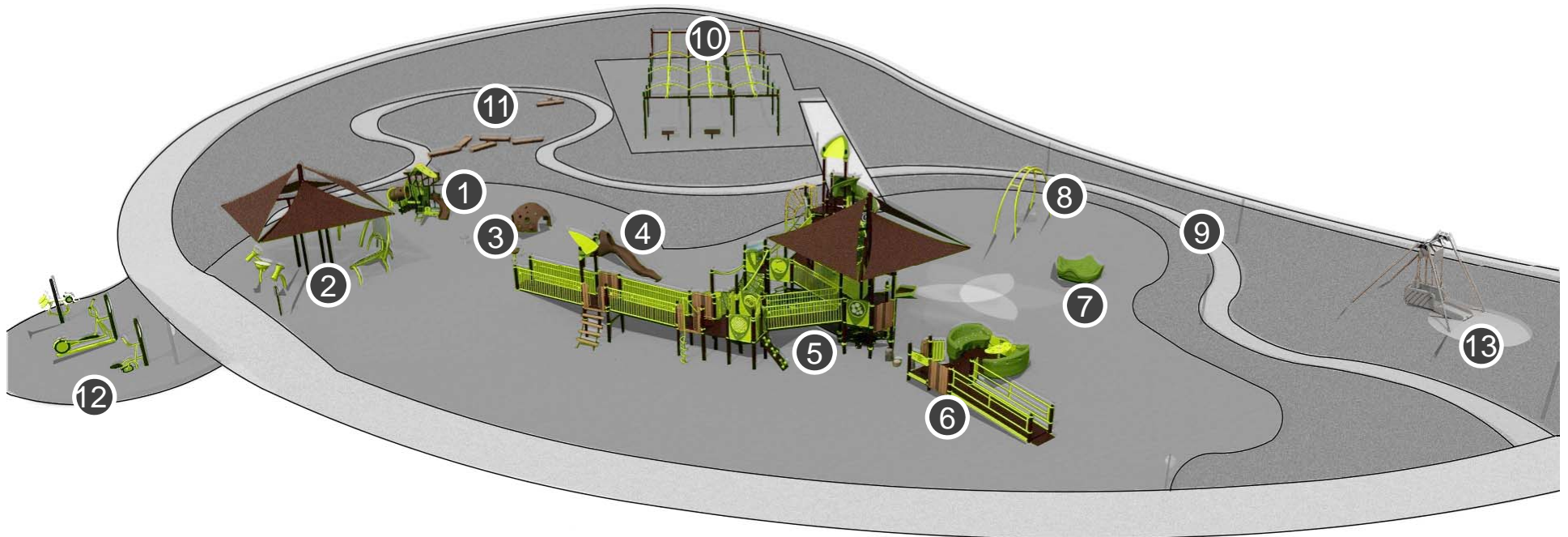


Option 'A' Concept Refinement

Playground Schematic Design / Master Plan



Playground Master Plan: Play Structures



1. 2-5 Year Play Structure
2. Musical Instruments / Shade Structure
3. Cozy Dome
4. Slide & Rope Climber

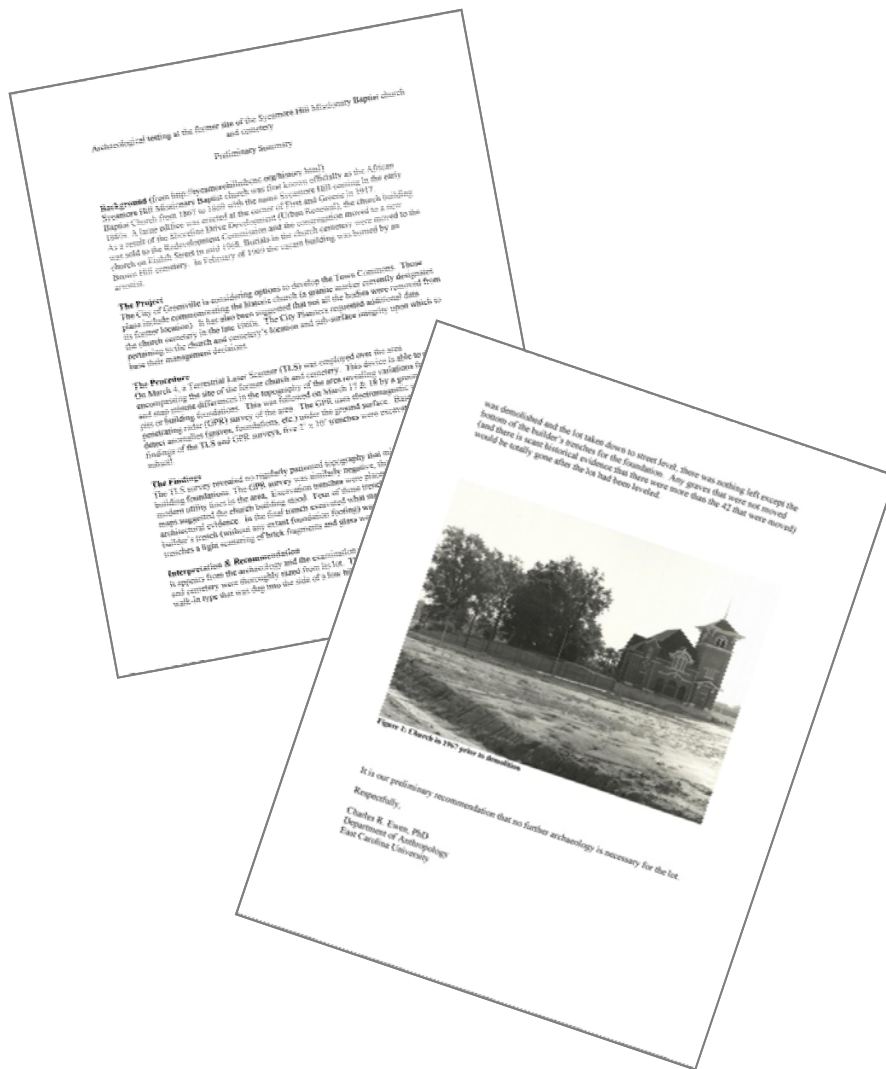
5. 5-12 Year Play Structure
6. Sway Fun
7. Omni Spinner
8. Oodle Swing
9. Spray Mistlers (5)

10. Zipkrooze
11. Nature Play
12. Adult Exercise
13. Liberty Swing

Sycamore Hill Baptist Church Commemorative Proposal



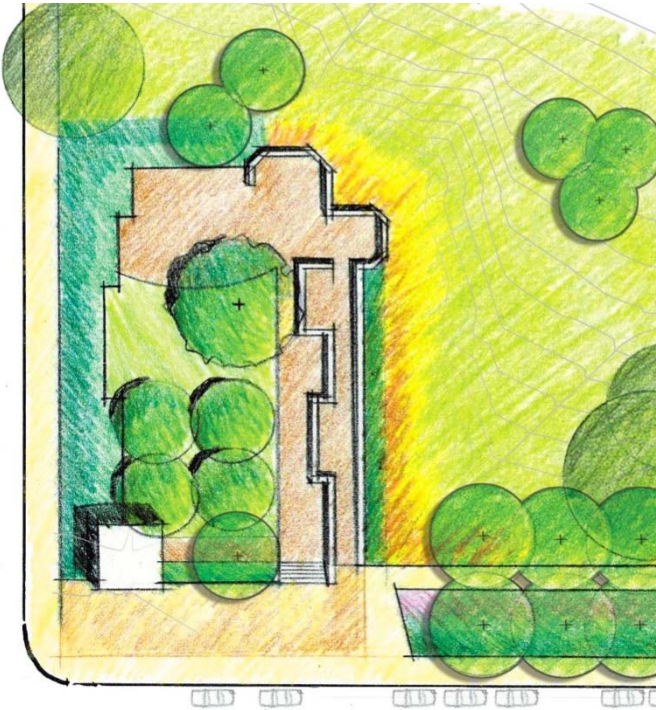
Sycamore Hill Baptist Church: Archeological Investigation



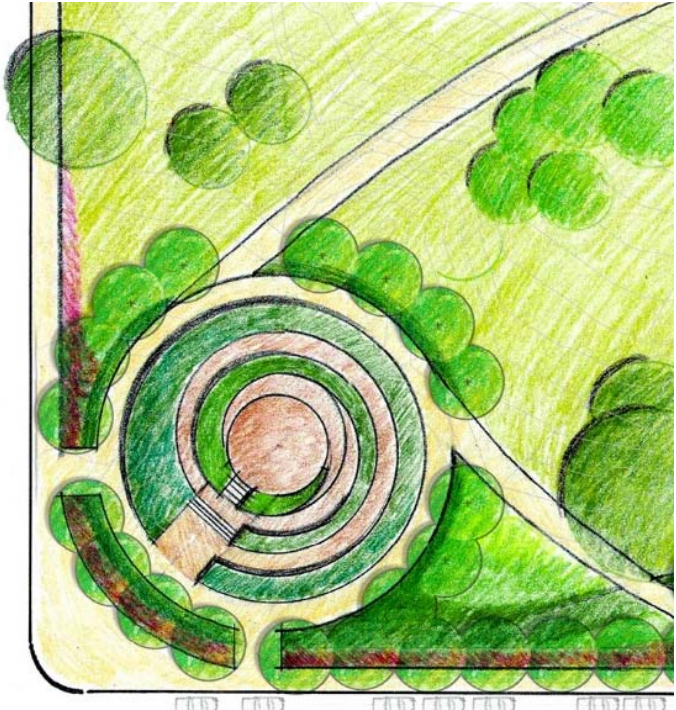
Archeological Investigation

- An archeological investigation of the Church and Cemetery site was conducted by the ECU Department of Anthropology.
- Terrestrial Laser Scanner and Ground Penetrating Radar tools were used.
- Excavation trenches were placed in areas where historic maps suggested the church building stood.
- No architectural or human remains were found.
- Evidence suggests that the Church and Cemetery were thoroughly razed from the site.

Sycamore Hill Baptist Church Alternative Concepts

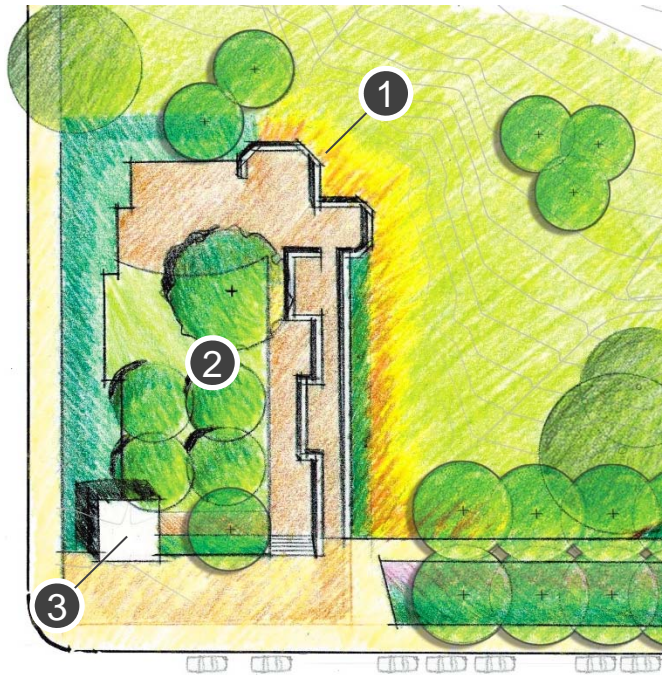


Interpretive Garden



Meditative Labyrinth

Sycamore Hill Baptist Church Alternative Concepts

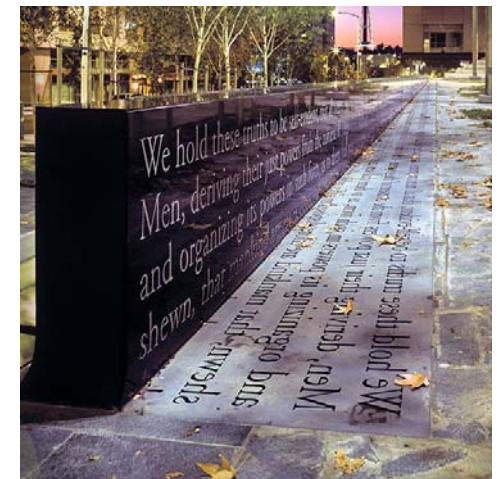


Interpretive Garden

1. Interpretive Church Foundation Wall
2. Reflecting Garden / Lawn
3. Sculpture



Sycamore Hill Baptist Church Alternative Concepts

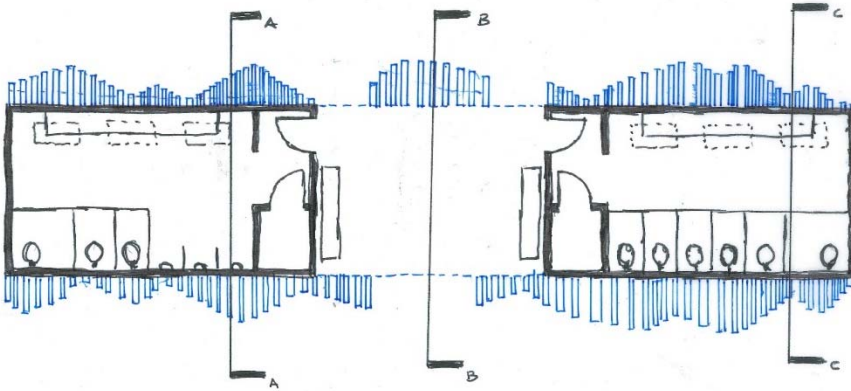


Meditative
Labyrinth

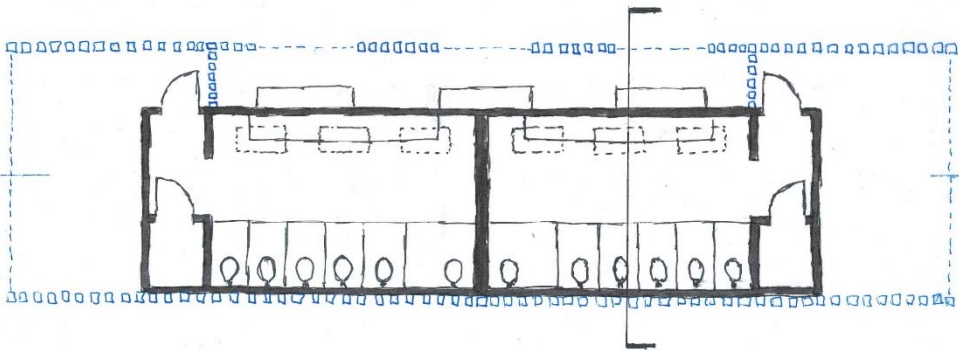
1. Entry Plaza
2. Garden Labyrinth
3. Interpretive Walls
4. Flowering Grove

Restroom Building: Program

Option '1'

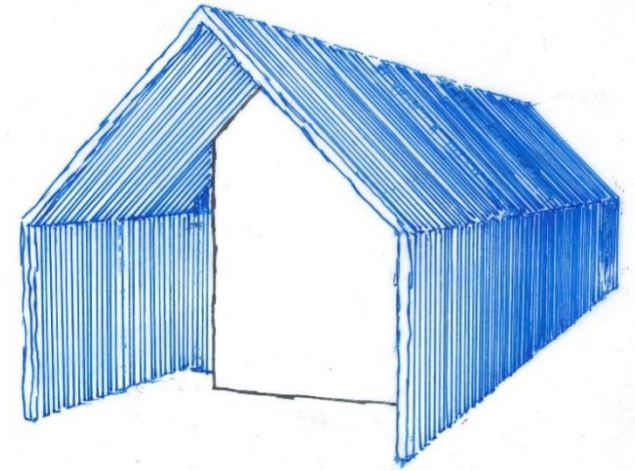


Option '2'



- To be located near the Reade Street & playground park entrances
- Six stalls, per sex, in a single structure
- Incorporate sustainable design best practices:
 - Low maintenance
 - Building materials that are robust, insect resistant, weather resistant, and vandal resistant
 - Use of local / regional building materials
 - Include natural ventilation and day-lighting opportunities
 - Integrate cool roof and green roof elements
- Design a simple structure that includes iconic building forms

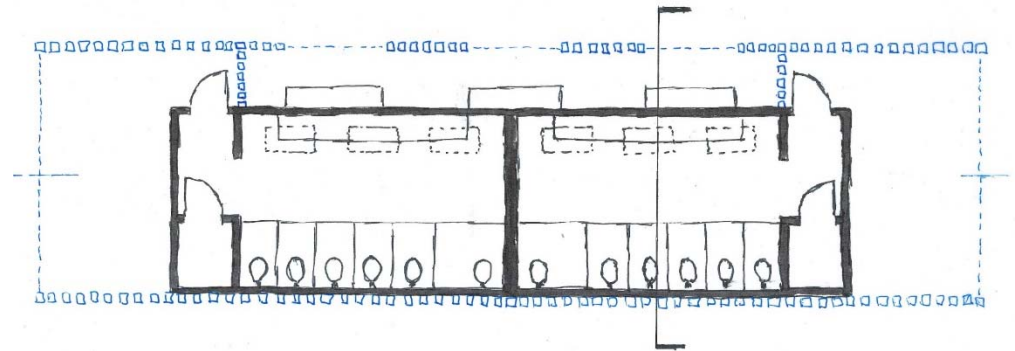
Restroom Building- Option 'A'



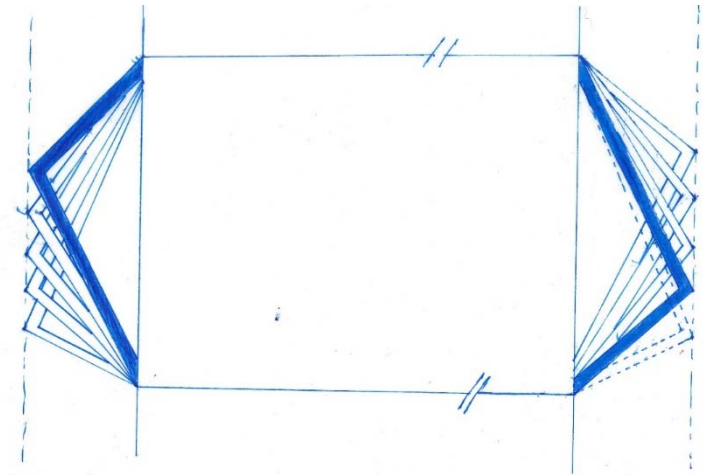
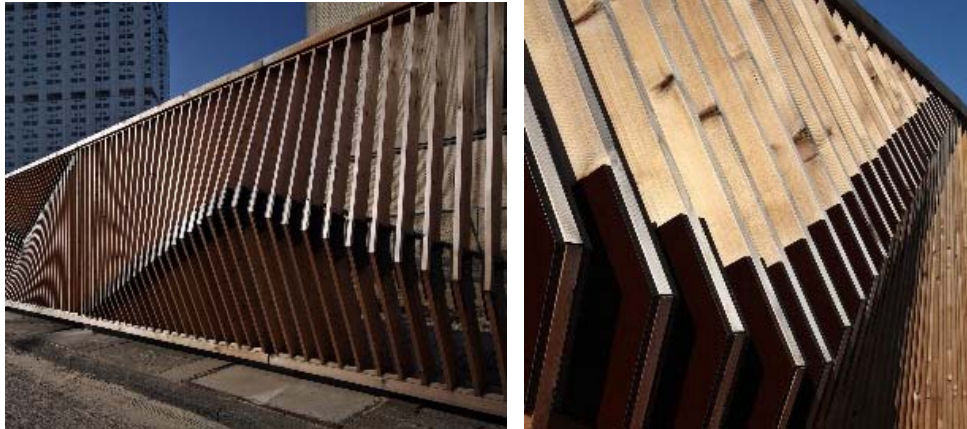
Rural Eastern North Carolina Vernacular



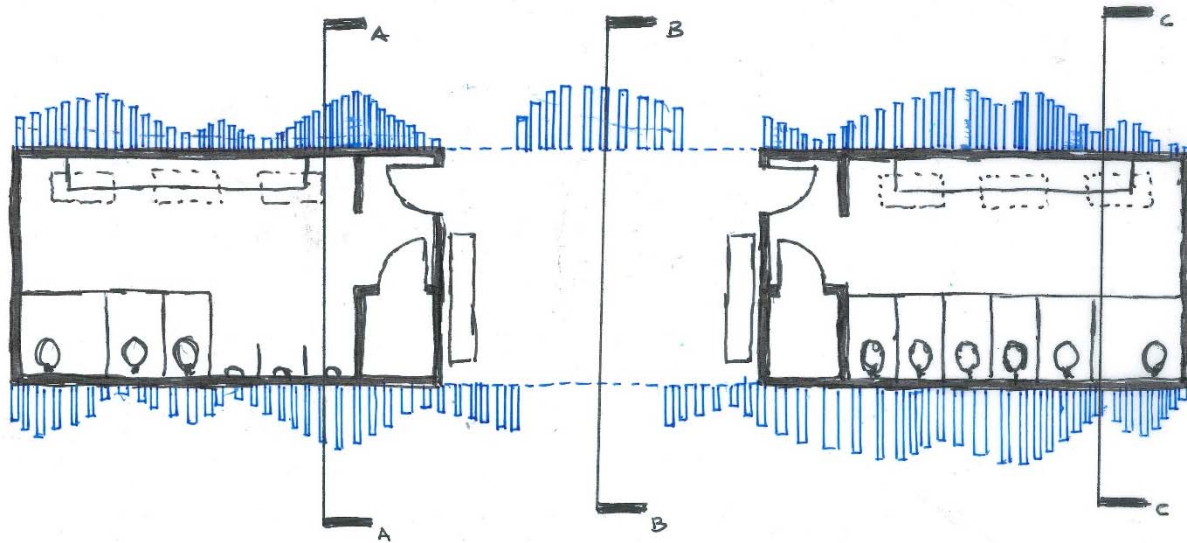
Use Traditional Building Materials to Create Interpretive Forms



Restroom Building- Option 'B'



Use Traditional Building Materials to Create Unexpected / Iconic Forms



3 Next Steps

Next Steps

- Select a preferred alternative and complete schematic design.
- Consider developing a schematic design for all of Town Common in order to better guide programming and design of the park.

Phase I Design



2009 Town Common Master Plan



Item 10:

Series Resolution for Greenville Utilities Commission 2016 Revenue Bonds Issuance

Overview of Revenue Bond Issue

- The 2016 Series Revenue Bonds will provide up to \$73,500,000 in funds
 - approximately \$30,000,000 related to refunding (i.e. refinancing existing bonds)
 - Providing a net present value savings of approximately 7.9% or \$2 million over the remaining life of the old bonds (approximately 10 years)
 - Remaining balance to fund the capital projects as outlined in the attached Series Resolution.
- In February 2016, City Council approved a findings resolution that
 - Approved the financing team
 - Made the findings and determinations required by the North Carolina Local Government Commission (the “LGC”) with respect to the issuance of up to \$73,500,000 Combined Enterprise System Revenue Bonds, Series 2016.

Projects

| Project Number | Project Description | Estimated Project Costs |
|-----------------------|--|--------------------------------|
| 1 | Substation Modernization | \$ 1,267,828 |
| 2 | Greenville 230 kV South Point of Delivery (POD) Substation | \$ 4,800,000 |
| 3 | Bells Fork to Point of Delivery (POD) South 115 kV | \$ 5,605,155 |
| 4 | Dyneema Peaking Generator | \$ 5,000,000 |
| Electric Total | | <u>\$ 16,672,983</u> |



Projects

| Project Number | Project Description | Estimated Project Costs |
|-----------------------|---------------------------------|--------------------------------|
| 5 | New Operations Center Phase I | \$ 4,100,000 |
| 6 | Downtown Facilities Development | \$ 1,400,000 |
| | Facilities Total | <u>\$ 5,500,000</u> |



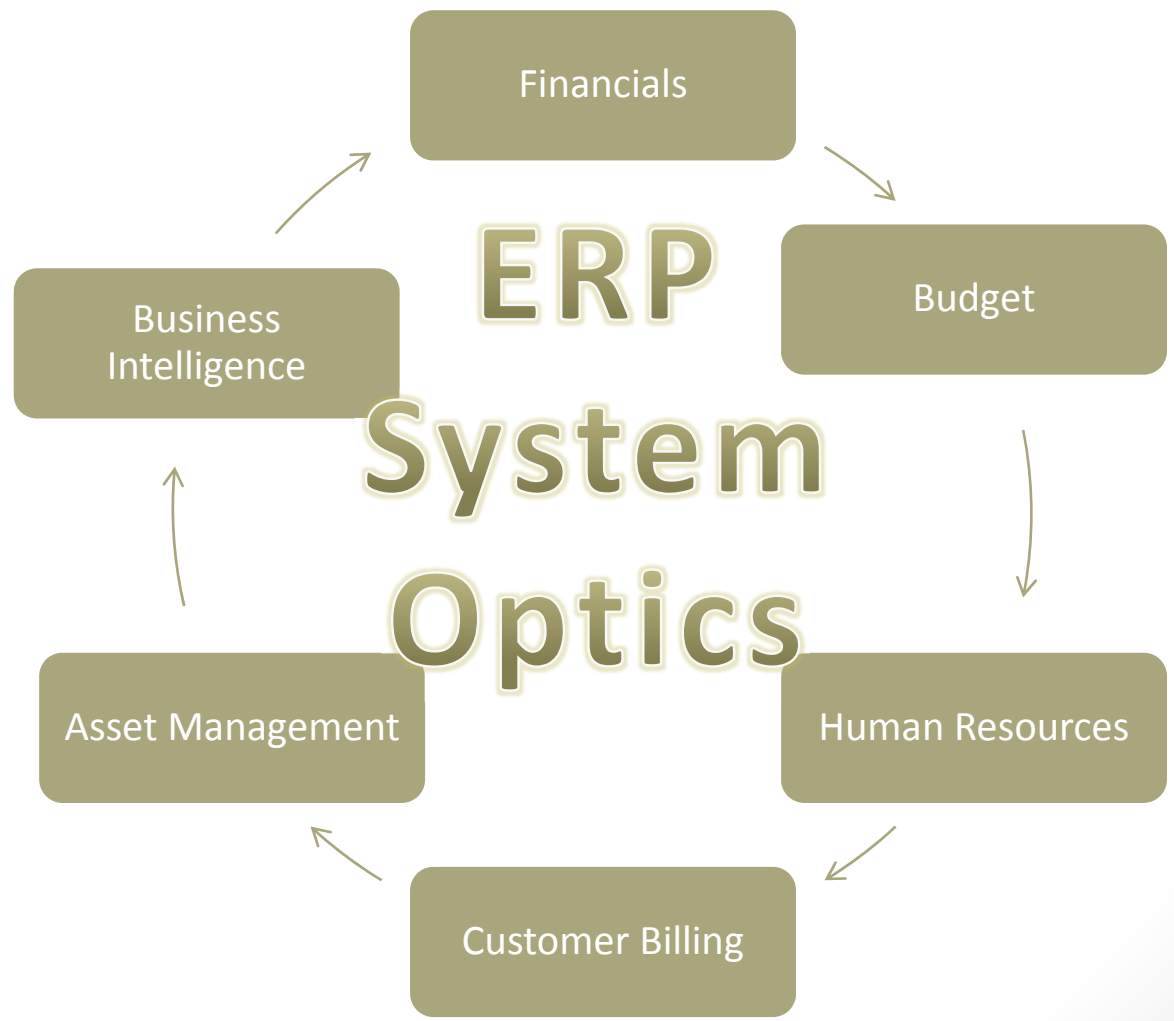
Projects

| Project Number | Project Description | Estimated Project Costs |
|-----------------------|--|--------------------------------|
| 7 | GUC-PNG Multiple Gas Facilities Upgrade Project | \$ 2,046,518 |
| 8 | Western Loop High Pressure Main Extension | \$ 4,300,000 |
| 9 | Liquefied Natural Gas Facility Expansion Phase IIB | \$ 3,724,963 |
| | Gas Total | <u>\$ 10,071,481</u> |



Projects

| Project Number | Project Description | Estimated Project Costs |
|----------------|---|----------------------------|
| 10 | Enterprise Resource Planning System - Optics Phases A & B | \$ 6,800,000 |
| | Technology Total | <u>\$ 6,800,000</u> |



Projects

| Project Number | Project Description | Estimated Project Costs |
|--------------------------|--|----------------------------|
| 11 | Harris Mill Interceptor | \$ 635,000 |
| 12 | Air Distribution System Upgrade | \$ 240,000 |
| 13 | Town Creek Culvert Replacement (COG) Sewer | \$ 1,580,000 |
| Waste Water Total | | <u>\$ 2,455,000</u> |



Projects

| Project Number | Project Description | Estimated Project Costs |
|-----------------------|--|--------------------------------|
| 14 | Water Treatment Plant Impoundment Dredging | \$ 350,000 |
| 15 | Town Creek Culvert (COG) Water | \$ 1,100,000 |
| | Water Total | <u>\$ 1,450,000</u> |
| | GUC Total | <u>\$ 42,949,464</u> |



Long Term Capital Planning

| GUC TOTAL | 2017 Forecast | 2018 Forecast | 2019 Forecast | 2020 Forecast | 2021 Forecast | 5-Year Total |
|---------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Capital Outlays | \$9,686,918 | \$7,798,738 | \$8,149,206 | \$8,516,017 | \$8,899,946 | \$43,050,825 |
| Capital Projects | 30,271,416 | 28,945,082 | 16,483,000 | 34,302,000 | 27,990,000 | 137,991,498 |
| Total Capital | \$39,958,334 | \$36,743,820 | \$24,632,206 | \$42,818,017 | \$36,889,946 | \$181,042,323 |
| Funding - Debt Financing | | | | | | |
| Revenue Bonds | \$19,400,331 | \$17,352,338 | \$13,233,000 | \$28,802,000 | \$20,557,000 | \$99,344,669 |
| SRF Loans | 6,395,851 | 1,292,744 | - | - | - | 7,688,595 |
| | \$25,796,182 | \$18,645,082 | \$13,233,000 | \$28,802,000 | \$20,557,000 | \$107,033,264 |
| % to Total Capital | 64.6% | 50.7% | 53.7% | 67.3% | 55.7% | 59.1% |
| Funding - Cash | | | | | | |
| Fund Balance | \$2,195,743 | \$6,500,000 | \$2,500,000 | - | - | \$11,195,743 |
| Capital Project Transfer | 2,000,000 | 3,800,000 | 750,000 | 5,500,000 | 7,433,000 | 19,483,000 |
| Grants and Contributions | 279,491 | - | - | - | - | 279,491 |
| Pay Go | 9,686,918 | 7,798,738 | 8,149,206 | 8,516,017 | 8,899,946 | 43,050,825 |
| | \$14,162,152 | \$18,098,738 | \$11,399,206 | \$14,016,017 | \$16,332,946 | \$74,009,059 |
| % to Total Capital | 35.4% | 49.3% | 46.3% | 32.7% | 44.3% | 40.9% |
| Total Funding | \$39,958,334 | \$36,743,820 | \$24,632,206 | \$42,818,017 | \$36,889,946 | \$181,042,323 |

Financing Schedule

| Date | Task |
|------------------|--|
| ✓ December 2015 | Pre-application conference call with the Local Government Commission (LGC) |
| ✓ January 2016 | GUC approves resolution |
| ✓ February | <ul style="list-style-type: none"> • City approves resolution • Work with financing team to prepare draft documents including bond documents (series resolution), preliminary official statement (POS), and feasibility report • Submit notice to Joint Legislative Committee on Local Government on intent to issue debt |
| ✓ March | <ul style="list-style-type: none"> • Series resolution adopted by GUC |
| April | <ul style="list-style-type: none"> • Series resolution adopted by City • Finalize documents • Distribute documents to rating agencies • Submit LGC application |
| May | <ul style="list-style-type: none"> • Conduct rating agency visits • Receive LGC Approval |
| By May 13th | Receive credit ratings |
| May 16th | Print and mail POS and post investor presentation (preliminary) |
| Week of May 16th | Investor calls (if necessary) |
| May 25th | Pricing day |
| June 1st | Final Official Statement distributed |
| June 13th | Pre-closing |
| June 14th | Closing |

Recommended Action – Adopt Series Resolution

The GUC Board of Commissioners adopted a Series Resolution at its March 17, 2016 regular board meeting and requests similar action by City Council

By adopting the series resolution the City Council is;

- Authorizing the issuance of series 2016 revenue bonds in an amount up to \$73,500,000 for the purpose of funding projects outlined in exhibit A and refunding existing revenue bonds
- Authorizing the officers and employees of the City and Commission to take appropriate action(s) to consummate the sale of the bonds
- Approving the general form of the following bond documents:
 - Bond Purchase Agreement by and between the LGC and the Underwriters
 - Preliminary Official Statement
 - Escrow Deposit Agreement
- Requesting the LGC to award the bonds at a negotiated sale to the underwriters
- Acknowledging that the City and Commission will meet continuing disclosure requirements related to the bond issue.

Item 11:

Submission of a 2016 TIGER Grant Application

Introduction

- In 2015, Greenville applied for a federal TIGER grant to support the Center City Multimodal Network
- The application was not funded, but program officials encouraged Greenville to apply again in 2016
- Greenville's modified 2016 approach would request \$7 million from TIGER without the City Council having to approve any new funding

What is TIGER?

Ladders of Opportunity:

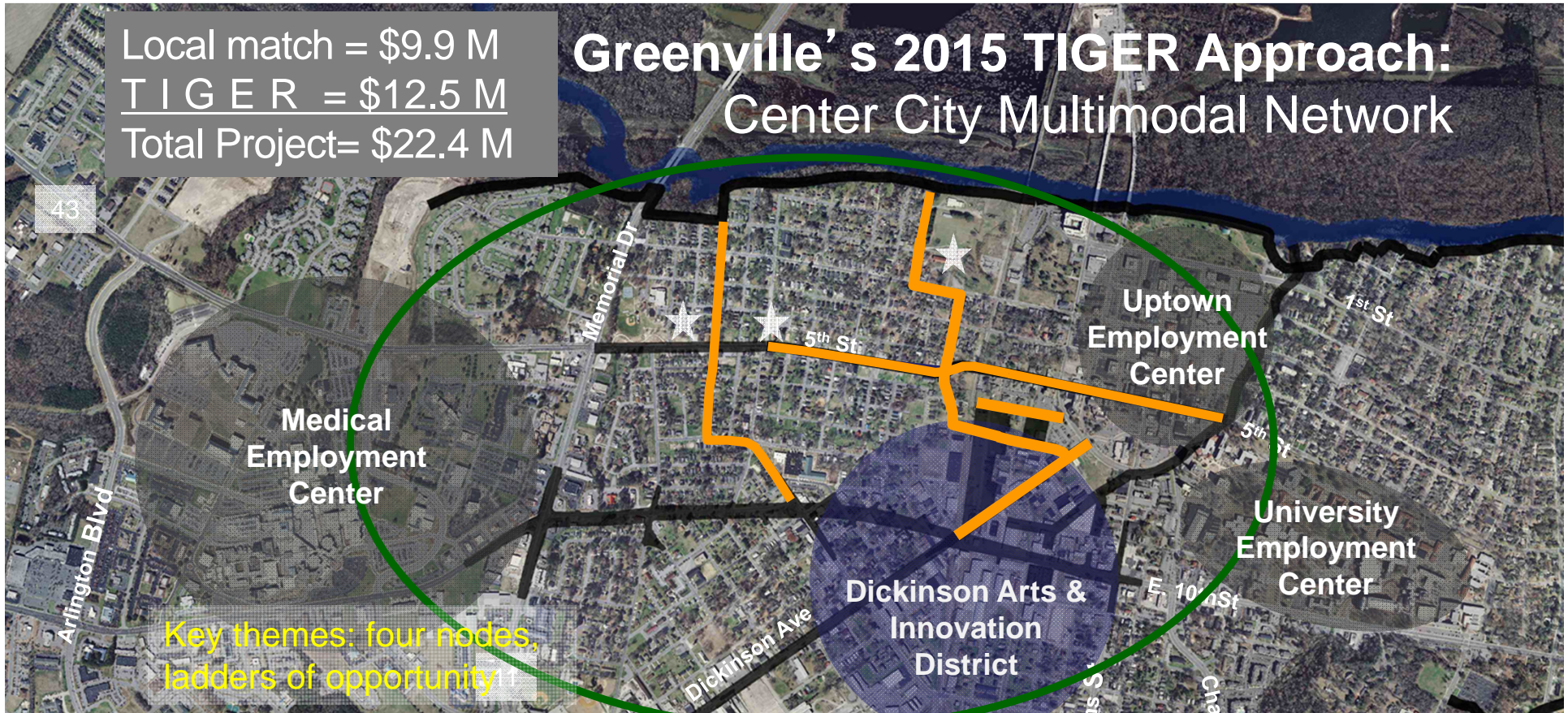
- Enhancing access to work for individuals lacking ready access to transportation, especially in low-income communities
- Supporting economic opportunities by offering transit access to employment centers, educational and training opportunities, and other basic needs
- Supporting partnerships and coordinated planning among state and local governments and social, human service, and transportation providers to improve coordinated planning and delivery of workforce development, training, education, and basic services to veterans, seniors, youths, and other disadvantaged populations

transportation:



Local match = \$9.9 M
 TIGER = \$12.5 M
 Total Project = \$22.4 M

Greenville's 2015 TIGER Approach: Center City Multimodal Network



Key themes: four nodes,
ladders of opportunity

TIGER Project Elements: W. Fifth St streetscape, Dickinson Ave streetscape, pedestrian & bike connections, GTAC area road realignment

Local match: GTAC, stormwater management road realignment, streetscape, pedestrian & bike improvements

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Greenville's 2016 TIGER Application: Guiding Considerations

- Feedback from federal reviewers and partners
- A shift in 2016 TIGER program priorities:
 - Smaller awards
 - Ladders of Opportunity
- Remove uncertainties
- Earlier deadline this year: April 29th

Ladders of Opportunity:

- Enhancing access to work for individuals lacking ready access to transportation, especially in low-income communities

- Supporting economic opportunities by offering transit access to employment centers, educational and training opportunities, and other basic needs

- Supporting partnerships and coordinated planning among state and local governments and social, human service, and transportation providers to improve coordinated planning and delivery of workforce development, training, education, and basic services to veterans, seniors, youths, and other disadvantaged populations

- Solidify the Project Budget

Application: Approach

West Greenville
education, services

employment nodes

connections to GTAC

streets”



the Center City

Greenville's 2016 TIGER Approach: West Greenville ↔ GTAC

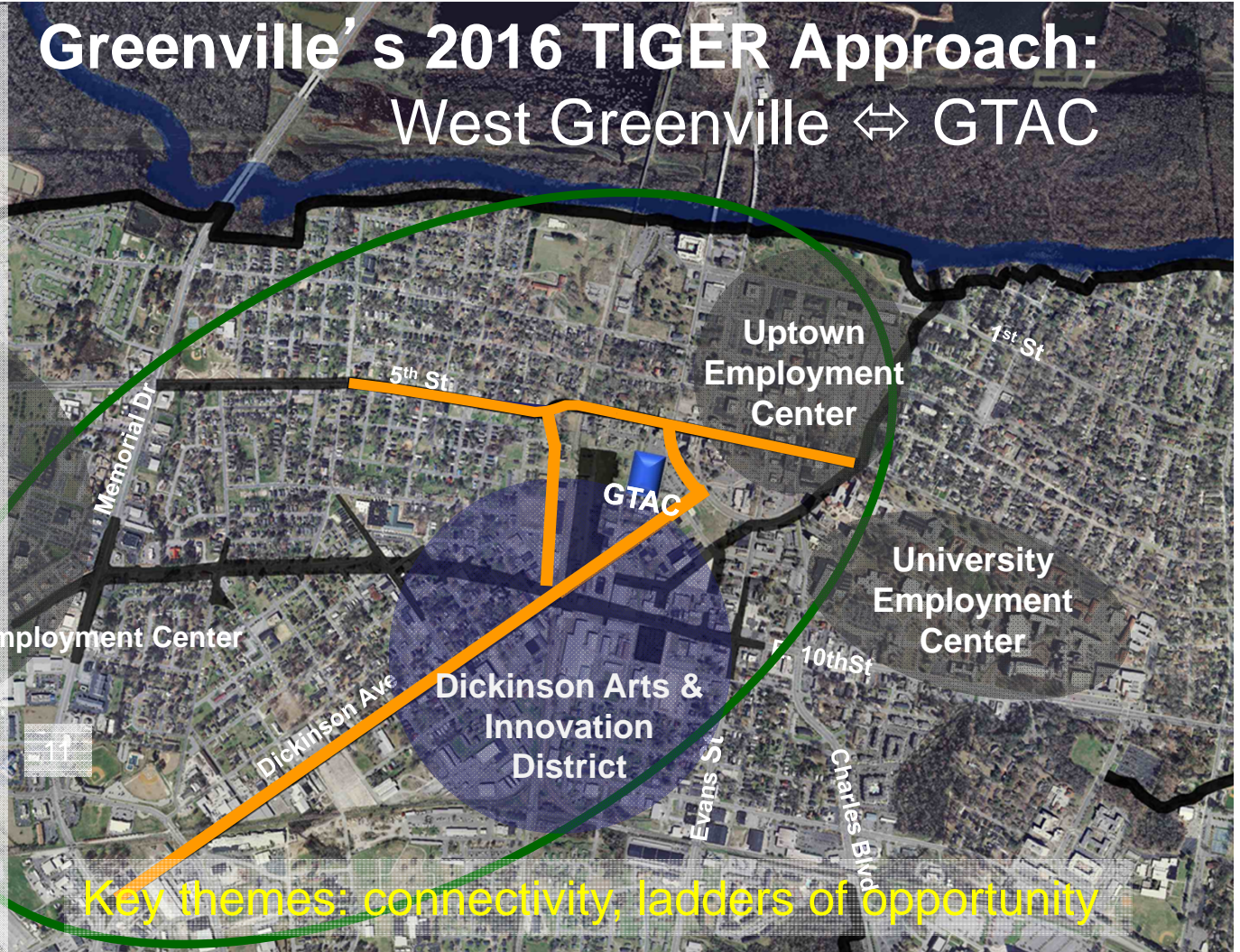
Local match = \$5.75 M
TIGER = \$7.0 M
 Total Project = \$12.75 M

TIGER Project Elements:

Pedestrian and transit improvements in conjunction with other "complete streets" improvements (streetscape) on W. Fifth Street, Dickinson Ave, Reade Circle, Albemarle Ave

Local match:

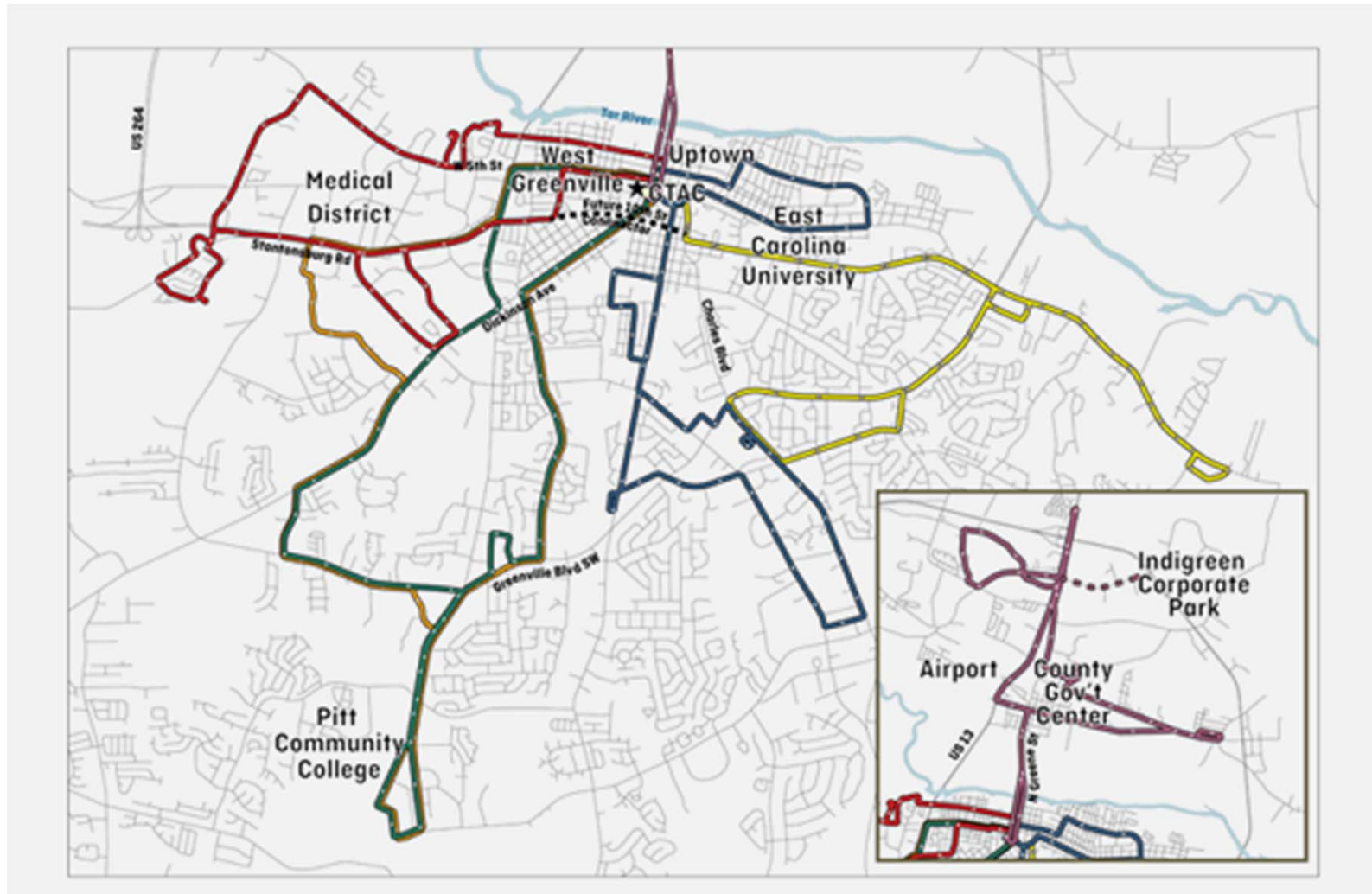
Streetscape improvements on W. Fifth St., Dickinson Ave, Reade Circle, Albemarle Ave



Key themes: connectivity, ladders of opportunity

Find yourself in good company

2018 GREAT Routes with GTAC as the Hub



Find yourself in good company

Bus Kiosks



Find yourself in good company

1

Greenville's 2016

ments

2

W. 5th Street Gateway

3

Nathaniel Village "goat path"

Dickinson Ave streetscape improvements (concept sketch)

Dickinson Avenue Improvements Project (Project U-5606)



Potential streetscape design with brick crosswalks and sidewalk trim

Project Area



Dickinson Ave roadway improvements (NC DOT)

W. 5th St. Streetscape Phase II

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Greenville's 2016 TIGER Application: Fiscal Requirements

- The proposed Project Elements would not require any new funds from City Council
- Existing sources (local match) include recent transportation bond, Powell Bill, NC DOT (funds not federally-originated), other CIP accounts
- Must complete TIGER-supported projects by 2023
- To maintain consistent streetscape treatments, *additional funds would be necessary in the future*

Preliminary 2016 TIGER Project Budget

City of Greenville 2016 TIGER Grant Application

“Complete Streets” Project Elements

| | Local/State* | TIGER | total | Local match |
|--|------------------|------------------|-------------------|--------------|
| Dickinson Ave road & pedestrian improvements | 3,000,000 | 3,650,000 | 6,650,000 | 0.451 |
| W. 5th Street pedestrian improvements | 1,950,000 | 2,350,000 | 4,300,000 | 0.453 |
| Albemarle, Reade pedestrian improvements | 800,000 | 1,000,000 | 1,800,000 | 0.444 |
| | 5,750,000 | 7,000,000 | 12,750,000 | 0.451 |

Summary

- Reduce uncertainties, emphasize connectivity and ladders of opportunity, celebrate GTAC as a hub for accessing jobs, education, services
- Leverage \$7 million in new federal funds without the City Council having to approve any new funding
- Improve Greenville's "baseline" for funding West Greenville/Center City transportation improvements

Staff Recommendation:

- (1). Authorize staff to submit a 2016 TIGER grant application proposal, which would be presented to City Council prior to grant acceptance.

Item 12:

**Preview of the City's proposed
operating budget for fiscal year 2016-
2017 and financial plan for fiscal year
2017-2018**



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GREENVILLE CITY COUNCIL
GENERAL FUND BUDGET PREVIEW

PROPOSED BUDGET 2016-17
FINANCIAL PLAN 2017-18

GREENVILLE CITY COUNCIL BUDGET PREVIEW
FY2016-17 PROPOSED BUDGET & FY2017-18 FINANCIAL PLAN

City of Greenville's Mission Statement:

To Provide All Citizens With High-Quality Services in an Open, Inclusive, Professional Manner, Ensuring a Community of Excellence Now and in the Future.

GREENVILLE CITY COUNCIL BUDGET PREVIEW
FY2016-17 PROPOSED BUDGET & FY2017-18 FINANCIAL PLAN
BUDGET GOALS

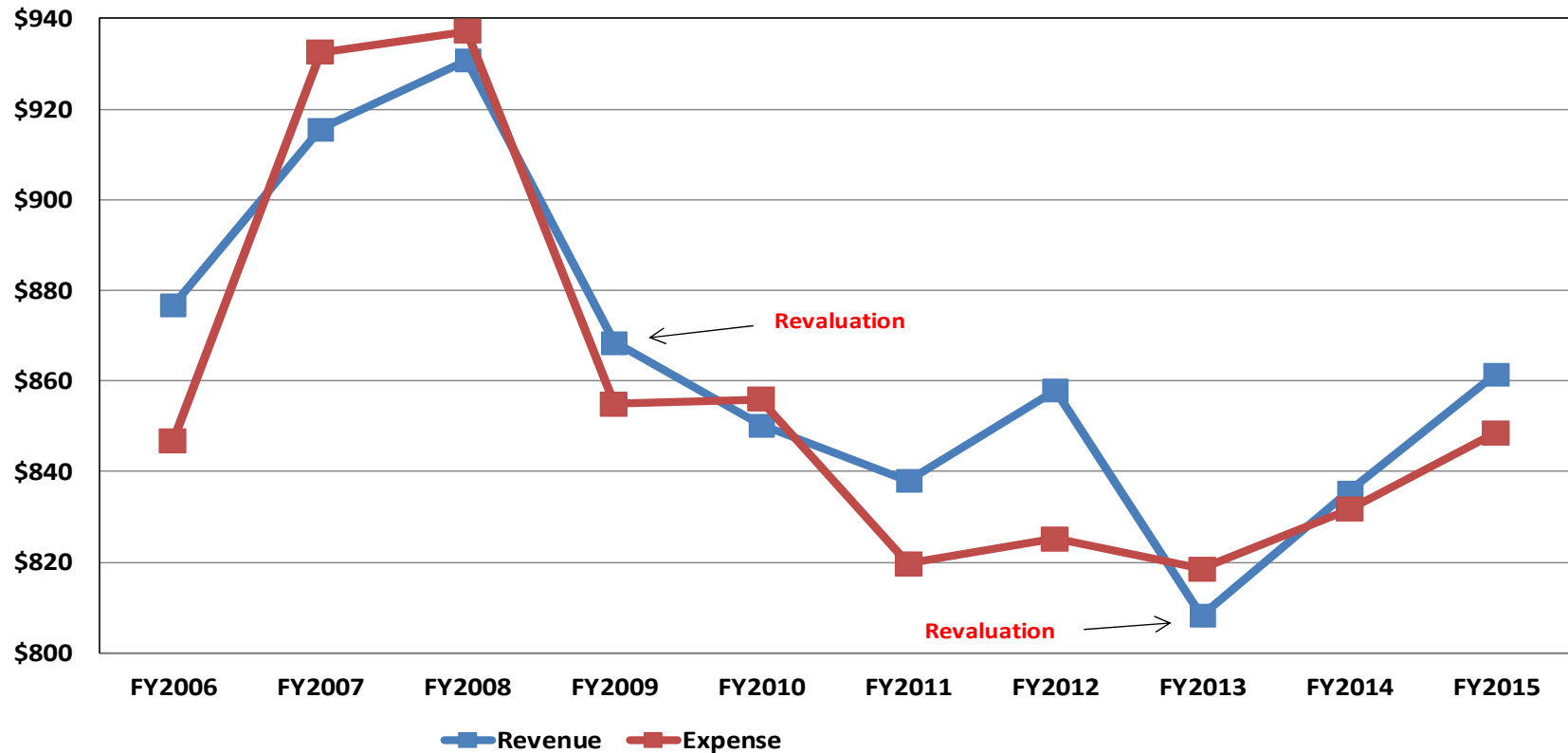
- Support Council's Identified Strategic Goals and Objectives
- Maintain Core Services
- Promote Employee Excellence Through Merit Pay Program
- Support Projects Included in Voter Approved 2015 G.O. Bond
- Support Deferred Maintenance / Infrastructure Needs

GREENVILLE CITY COUNCIL BUDGET PREVIEW
FY2016-17 PROPOSED BUDGET & FY2017-18 FINANCIAL PLAN
BUDGET GOALS

- Position City for Future Economic Development Opportunities
- Provide for a Continued Emphasis on Public Safety Within Our Growing Community
- Maintain Stable Financial Position

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND REVENUE AND EXPENSE PER CAPITA



| | FY2006 | FY2007 | FY2008 | FY2009 | FY2010 | FY2011 | FY2012 | FY2013 | FY2014 | FY2015 | 10 Yr Avg |
|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenue | \$ 876.79 | \$ 915.69 | \$ 930.77 | \$ 868.47 | \$ 850.27 | \$ 837.99 | \$ 857.91 | \$ 808.21 | \$ 835.56 | \$ 861.52 | \$ 864.32 |
| Expense | \$ 846.85 | \$ 932.55 | \$ 937.17 | \$ 854.96 | \$ 855.90 | \$ 819.70 | \$ 825.23 | \$ 818.50 | \$ 831.68 | \$ 848.53 | \$ 857.11 |

Note: 1) Revenue and Expense are per Each Year's Comprehensive Annual Financial Report and Include Transfers In / Out Within the Respective Revenue and Expense Line Items 2) FY2016 Projected Excludes \$1.4 Million Transfer to the Capital Reserve Fund.

GREENVILLE CITY COUNCIL BUDGET PREVIEW

HISTORICAL GENERAL FUND PERFORMANCE

| Year | Ending Fund Balance | Change |
|---------------|------------------------|----------------------------|
| FY2005 | \$ 26,521,729 | |
| FY2006 | 28,678,338 | 2,156,609 |
| FY2007 | 27,458,640 | \$ (1,219,698) |
| FY2008 | 26,971,916 | (486,724) |
| FY2009 | 28,067,456 | 1,095,540 |
| FY2010 | 27,607,344 | (460,112) |
| FY2011 | 29,154,211 | 1,546,867 |
| FY2012 | 31,964,967 | 2,810,756 |
| FY2013 | 31,067,209 | (897,758) |
| FY2014 | 31,412,547 | 345,338 |
| FY2015 | 32,579,539 | 1,166,992 |
| Total | | <u>\$ 6,057,810</u> |

Source: Annual CAFR Report



GREENVILLE CITY COUNCIL BUDGET PREVIEW

PROPOSED BUDGET 2016-17

FINANCIAL PLAN 2017-18

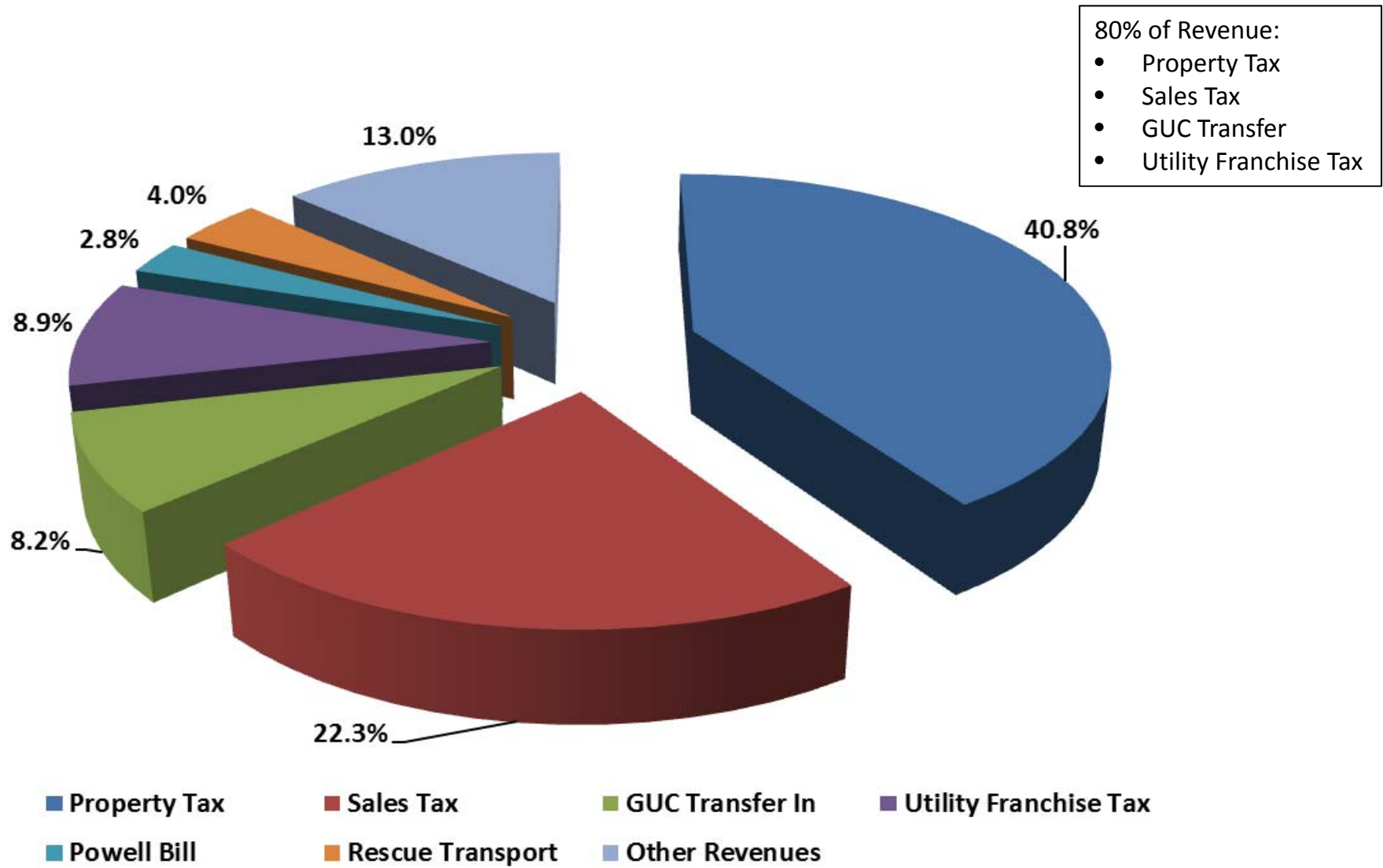
GENERAL FUND DRAFT REVENUES

GREENVILLE CITY COUNCIL BUDGET PREVIEW
GENERAL FUND DRAFT REVENUES

| | | |
|-----------------------------|----------------------|-------------|
| 2016 Adopted | \$ 78,105,680 | |
| 2016-17 Draft Budget | 79,307,081 | 1.5% |
| 2017-18 Draft Plan | 80,780,637 | 1.9% |

GREENVILLE CITY COUNCIL BUDGET PREVIEW

2016-17 DRAFT BUDGET REVENUES



GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND REVENUES

| | Adopted Budget FY 2015-16 | Draft Budget FY 2016-17 | Draft Plan FY 2017-18 |
|-----------------------|---------------------------------|-------------------------------|-----------------------------|
| Property Tax | \$32,020,369 | \$32,369,012 | \$33,016,392 |
| Sales Tax | 16,627,515 | 17,681,023 | 18,034,644 |
| GUC Transfer In | 6,500,000 | 6,498,420 | 7,135,013 |
| Utility Franchise Tax | 6,052,187 | 7,066,002 | 7,207,322 |
| Powell Bill | 2,235,741 | 2,220,065 | 2,220,065 |
| Rescue Transport | 3,085,803 | 3,147,519 | 3,178,994 |
| Other Revenues | 11,581,065 | 10,325,040 | 9,988,209 |
| Total Revenue | \$78,102,680 | \$79,307,081 | \$80,780,637 |
| % Chg | | 1.5% | 1.9% |



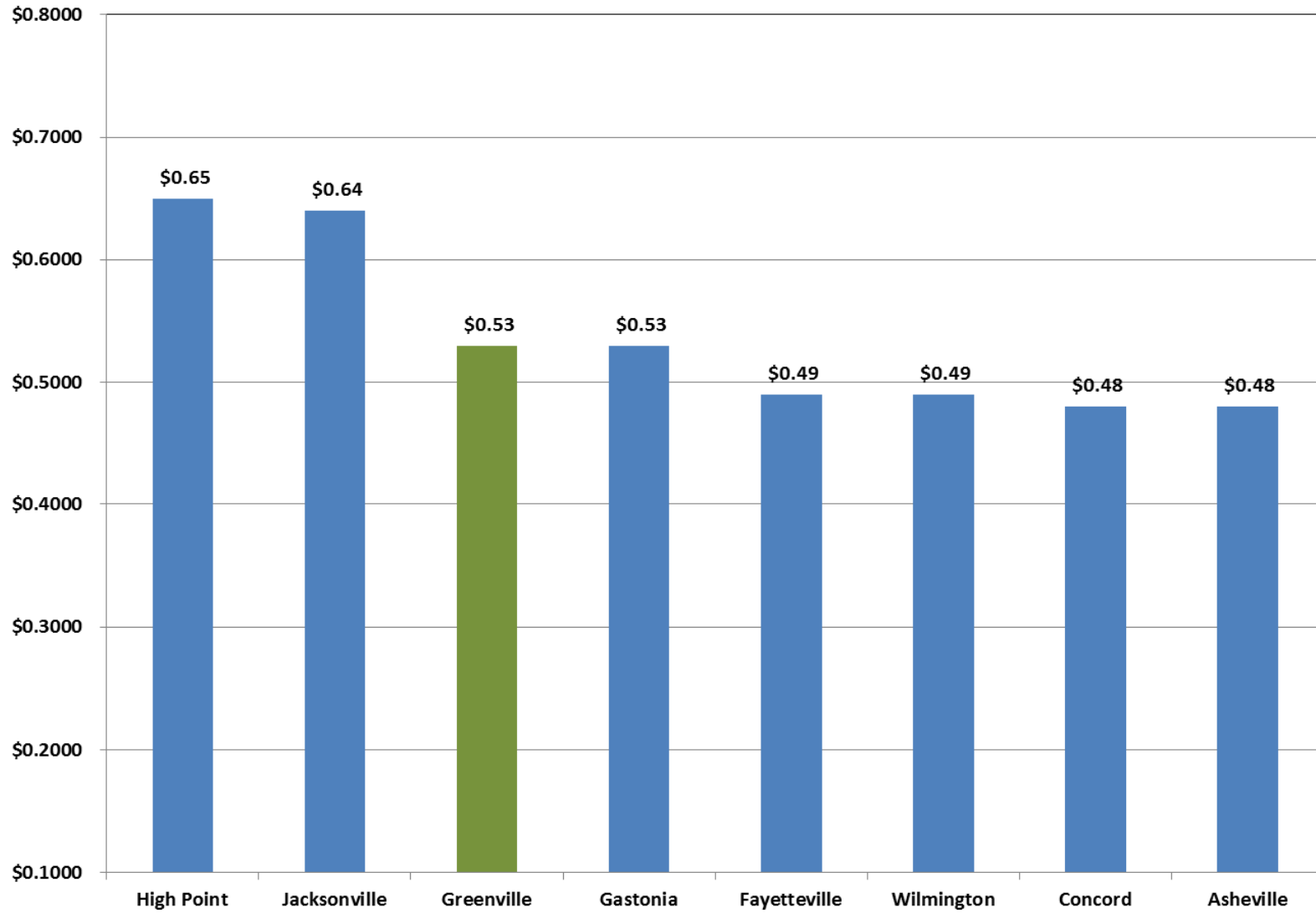
GREENVILLE CITY COUNCIL BUDGET PREVIEW

PROPOSED BUDGET 2016-17

FINANCIAL PLAN 2017-18

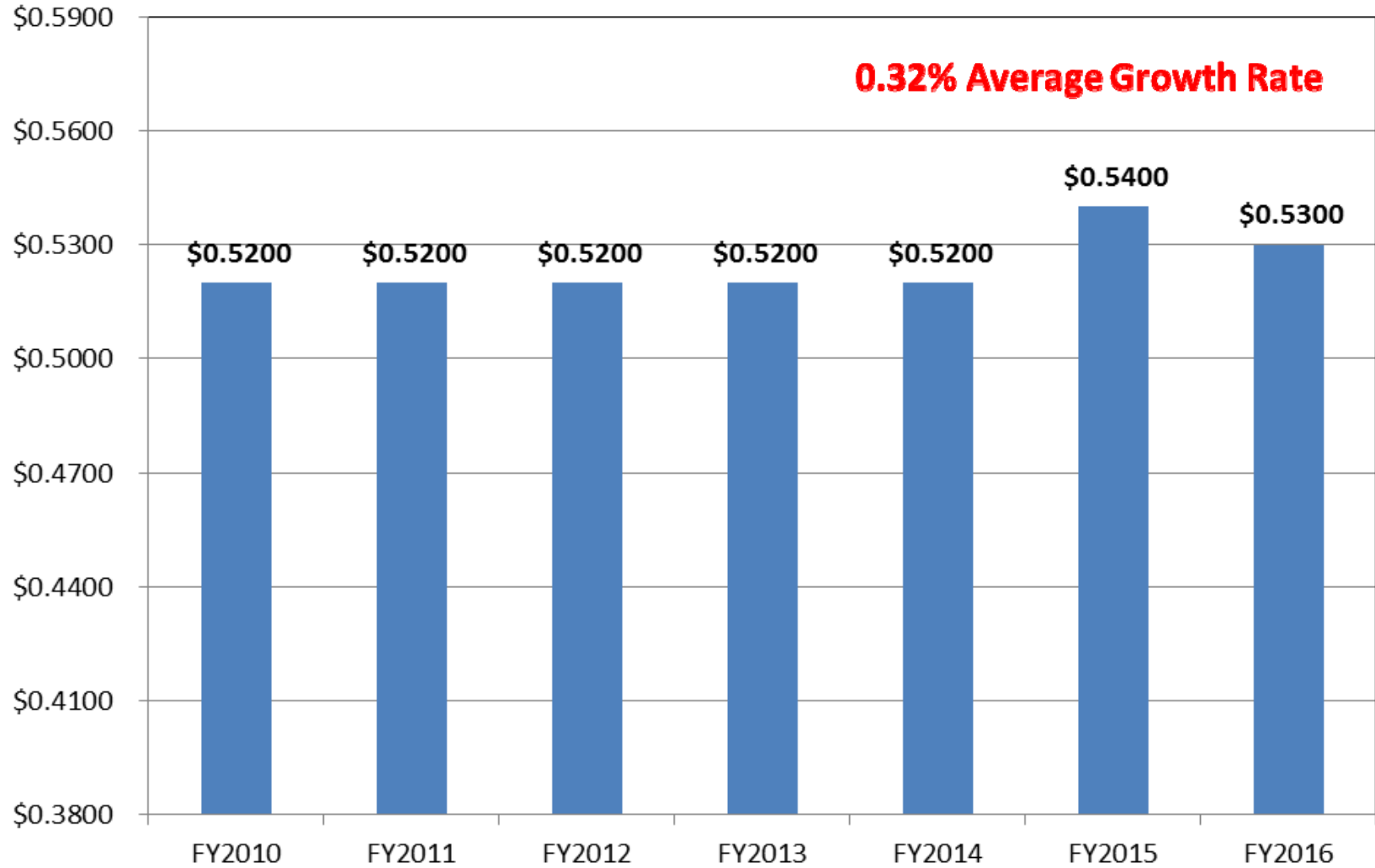
PROPERTY TAX REVENUE

PROPERTY TAX RATE BENCHMARK COMPARISON



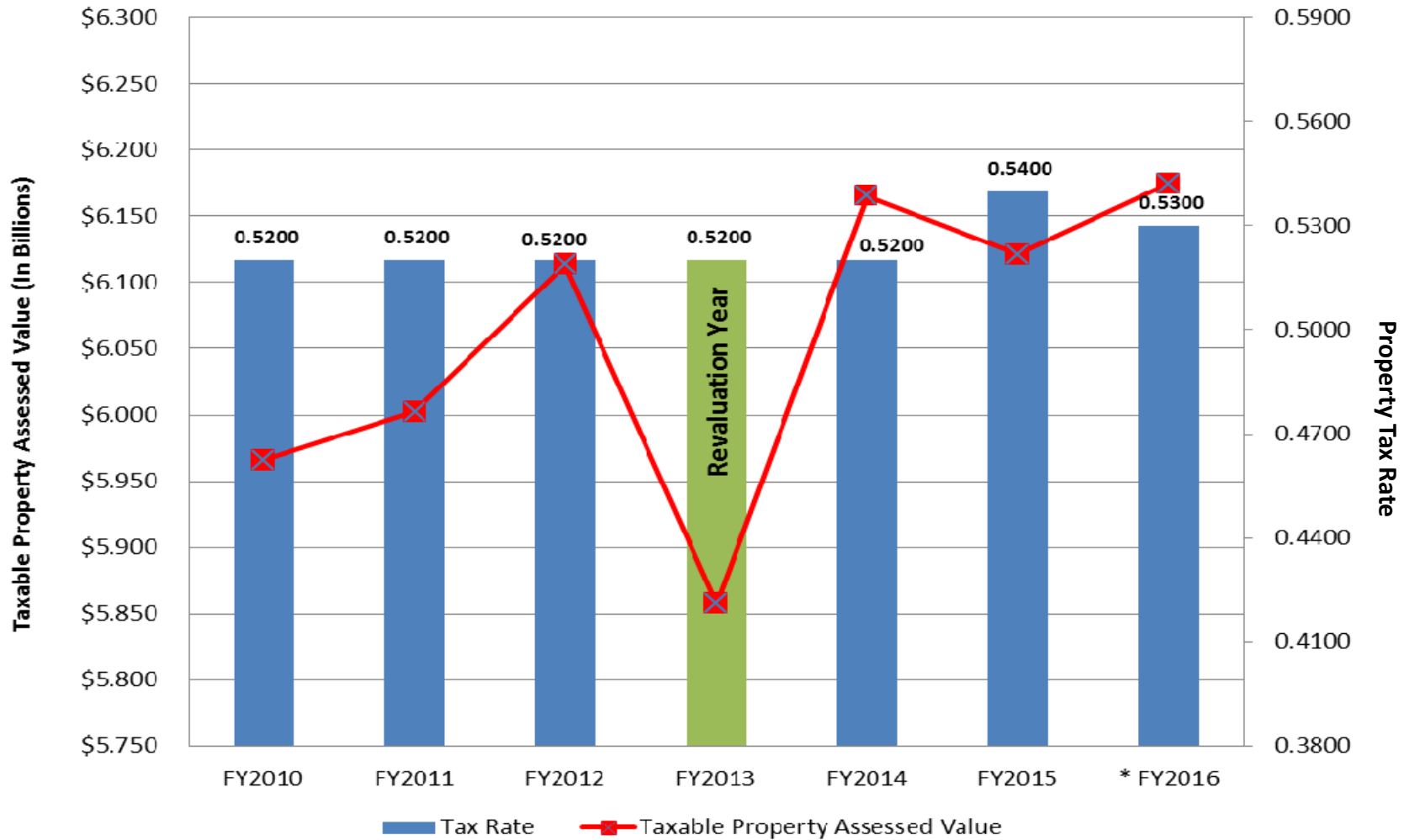
| City | Revenue Generated by \$.01 on Tax Rate | |
|---------------------|---|------------------|
| Fayetteville | \$ | 1,413,971 |
| Wilmington | | 1,318,789 |
| Asheville | | 1,084,056 |
| Concord | | 969,754 |
| High Point | | 911,127 |
| Greenville | | 608,799 |
| Gastonia | | 513,962 |
| Jacksonville | | 382,917 |

CITY OF GREENVILLE HISTORIC TAX RATES



Note: 1 ¢ Added to Fund Deferred Maintenance

ASSESSED PROPERTY VALUE COMPARED TO TAX RATE



Source: Annual CAFR Report

Note: The Above Property Values Do Not Include the Approximately 25% of City Property That Is Deemed Government / Non-Profit Property and Is Therefore Not Subject to Property Tax.

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT PROPERTY TAX REVENUES

- FY2016-17 and FY2017-18 Taxes Currently Based on Average 2.0% Growth From Current FY2015-16 Projected Taxes
- FY2015-16 Projected Taxes are Based on YTD Revenues Through February. Projections Will be Updated With YTD Revenue Through March.
- Tax Revenues Have Not Been Adjusted Per Latest Property Revaluation.
- City Has Received Preliminary Data From County Tax Office. The Data is Incomplete and Appeals are Still In Process
- Reliable Property Values From the County Are Not Projected to be Available Until April 20th.

GREENVILLE CITY COUNCIL BUDGET PREVIEW
GENERAL FUND DRAFT PROPERTY TAX REVENUES

| | | |
|----------------------------------|----------------------|--------------------|
| FY 2015-16 Projected | \$ 31,771,858 | |
| FY2016-17 Budget Increase | 597,154 | 2% Increase |
| | <hr/> | |
| FY2016-17 Budget | 32,369,012 | |
| FY2017-18 Plan Increase | 647,380 | 2% Increase |
| | <hr/> | |
| FY2017-18 Financial Plan | \$ 33,016,392 | |

Note: FY2015-16 Projected Based on Year-to-Date February Revenue

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT PROPERTY TAX REVENUES

Property Tax Revenues for FY2016-17 and FY2017-18 Will Change From That Included in the Budget Preview Based On:

1. FY2015-16 Projected Revenues Based on Year-to-Date March Revenue.
(March Will be Final Month Used to Project Revenues!)
2. Property Revaluation Data From the County
(Positive or Negative Impact Currently Unknown)



GREENVILLE CITY COUNCIL BUDGET PREVIEW

PROPOSED BUDGET 2016-17

FINANCIAL PLAN 2017-18

SALES TAX REVENUE

GREENVILLE CITY COUNCIL BUDGET PREVIEW
GENERAL FUND DRAFT SALES TAX REVENUES

| | Revenue | Change |
|----------------------------|----------------------|---------------------|
| Actual FY2011-12 | \$ 14,694,475 | |
| Actual FY2012-13 | 14,672,441 | \$ (22,034) |
| Actual FY2013-14 | 14,804,914 | \$ 132,473 |
| Actual FY2014-15 | 16,588,706 | \$ 1,783,792 |
| Projected FY2015-16 | 17,334,336 | \$ 745,630 |

Projected FY2015-16 Based on YTD Revenues Through January

GREENVILLE CITY COUNCIL BUDGET PREVIEW
GENERAL FUND DRAFT SALES TAX REVENUES

| | | |
|----------------------------------|----------------------|--------------------|
| FY 2015-16 Projected | \$ 17,334,336 | |
| FY2016-17 Budget Increase | 346,687 | 2% Increase |
| | <hr/> | |
| FY2016-17 Budget | 17,681,023 | |
| FY2017-18 Plan Increase | 353,620 | 2% Increase |
| | <hr/> | |
| FY2017-18 Financial Plan | \$ 18,034,644 | |

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT SALES TAX REVENUES

- Sales Tax Revenue Have Grown Significantly Over the Prior Two Fiscal Years.
- A Growth Rate of 2.0% Has Been Projected for FY2017 and FY2018.
- Current Fiscal Year 2015-16 Projected Sales Tax Revenues are Based on YTD Revenues Through January.
- Projected Revenues Will be Updated Based on YTD Revenues Through February (Possibly March).

GREENVILLE CITY COUNCIL BUDGET PREVIEW
DRAFT OTHER REVENUES
PROJECTED GROWTH OVER TWO YEAR PERIOD

| | From FY2016 To FY2017 | From FY2017 To FY2018 |
|------------------------------|----------------------------------|----------------------------------|
| Utility Franchise Tax | 2.0% | 2.0% |
| Motor Vehicle Taxes | 2.0% | 2.0% |
| Powell Bill | 0.0% | 0.0% |
| Inspection Permits | 3.0% | 3.0% |
| Recreation and Parks | 1.0% | 1.0% |
| Rescue Service Transp | 2.0% | 1.0% |
| * GUC Transfers In | -11.5% | 9.8% |

- GUC Transfer In Is Based on GUC Projected Schedule of Debt and Completion of Capital Projects and Is Thereby Subject to Change Based on Changes to These Schedules.

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT REVENUE SUMMARY

- Overall, Revenue Is Based on an Average Growth of Between 1 and 2%
- Current FY2015-16 Projected Revenue:
 - Is the Primary Factor Used to Project FY2017 & FY2018 Revenue
 - Is Based on YTD Revenue Through February (January for Sales Tax).
 - Will be Updated Based on YTD March Revenues (February for Sales Tax).
 - March Will be Last Month Used to Project Revenues

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT REVENUE SUMMARY

- FY2017 & FY2018 Projected Property Tax Revenues:
 - Have Not Been Adjusted Per Latest Property Revaluation.
 - Will be Projected Based on Property Revaluation Data
 - The Positive or Negative Impact of Revaluation Currently Unknown
- Property Revaluation and Updated FY2015-16 Revenues Will Impact Projected Revenues for FY2017 & FY2018



GREENVILLE CITY COUNCIL BUDGET PREVIEW

PROPOSED BUDGET 2016-17

FINANCIAL PLAN 2017-18

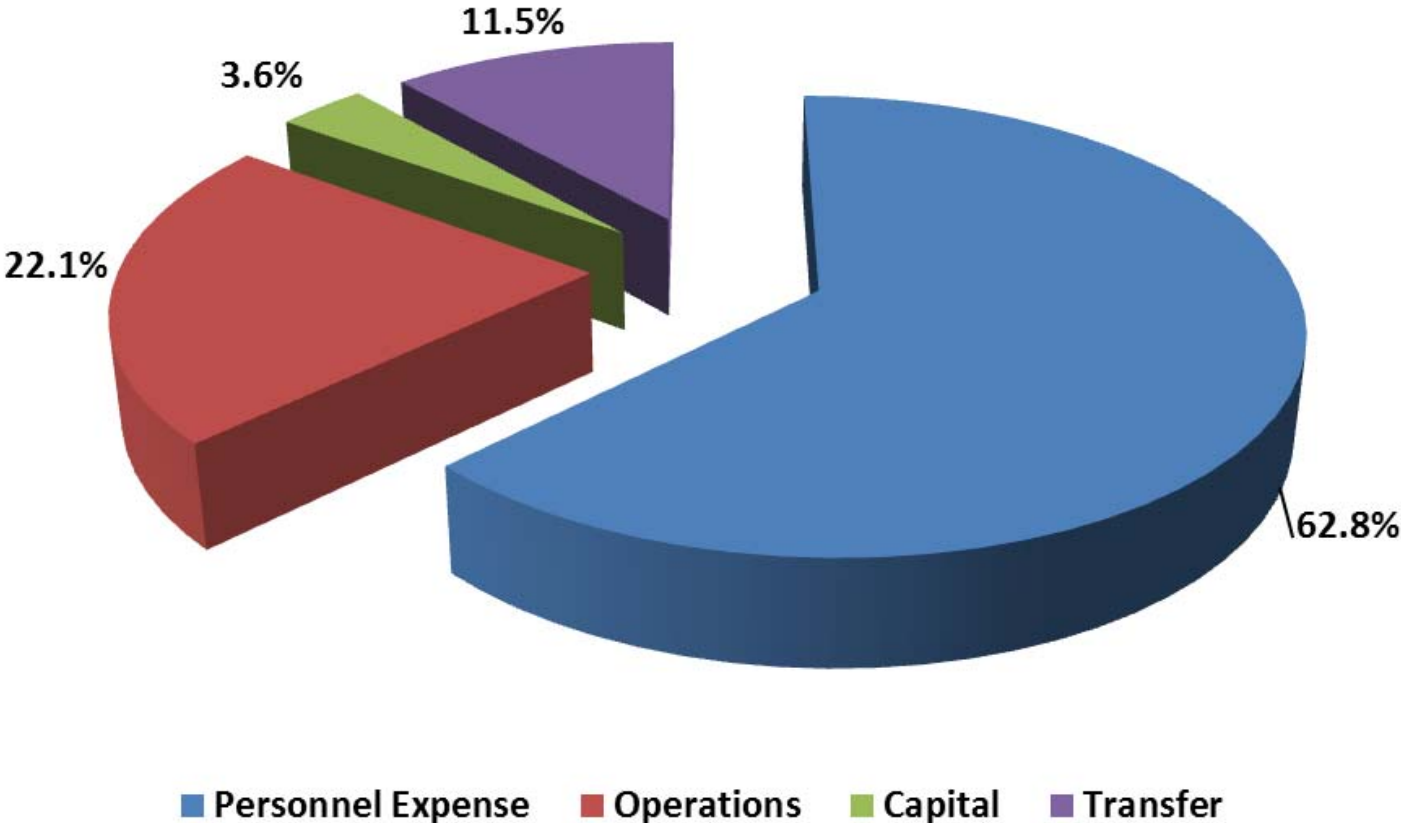
GENERAL FUND EXPENSE

GREENVILLE CITY COUNCIL BUDGET PREVIEW
GENERAL FUND DRAFT EXPENSE

| | | |
|-----------------------------|----------------------|-------------|
| 2016 Adopted | \$ 78,105,680 | |
| 2016-17 Draft Budget | 80,112,081 | 2.6% |
| 2017-18 Draft Plan | 81,399,230 | 1.6% |

GREENVILLE CITY COUNCIL BUDGET PREVIEW

2016-17 DRAFT BUDGET EXPENSES



GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT EXPENSE

| | Adopted Budget FY 2015-16 | Draft Budget FY 2016-17 | Draft Plan FY 2017-18 |
|----------------------|---------------------------------|-------------------------------|-----------------------------|
| Personnel Expense | \$ 50,281,456 | \$ 51,210,592 | \$ 52,557,861 |
| Operations | 17,062,553 | 18,021,204 | 18,247,884 |
| Capital | 3,093,392 | 2,931,131 | 2,496,446 |
| Transfer | 8,936,493 | 9,382,013 | 9,556,558 |
| Indirect Cost Reimb | (1,268,214) | (1,432,859) | (1,459,519) |
| Total Expense | \$ 78,105,680 | \$ 80,112,081 | \$ 81,399,230 |
| % Chg | | 2.6% | 1.6% |

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT PERSONNEL EXPENSE

- FY2017 & FY2018 Personnel Expense Includes:
 - 3.0% Pay for Performance Increase: \$1,205,750
 - Increases in Employer Paid Health Insurance:
 - Increase for Employee Health Insurance: \$422,166
 - Increase for Retiree Health Insurance: \$144,349
 - Personnel Expense Has Been Reduced by 3.0% to Account for a 3.0% Vacancy: \$1,000,963
- FY2017 & FY2018 Personnel Expense Does Not Include:
 - Any New Positions as Requested by Departments
 - Any Position Reclassifications as Requested by Departments

GREENVILLE CITY COUNCIL BUDGET PREVIEW

MARKET INCREASE HISTORY

| FISCAL YEAR | MARKET INCREASE |
|----------------|--------------------|
| 2010-11 | 0.0% |
| 2011-12 | 1.5% |
| 2012-13 | 2.5% |
| 2013-14 | 0.0% |
| 2014-15 | 1.5% |
| 2015-16 | 2.0% |

GREENVILLE CITY COUNCIL BUDGET PREVIEW

| Year | Approved Positions | Population |
|---------------|-------------------------------|-------------------|
| FY2006 | 698.00 | 72,052 |
| FY2007 | 700.00 | 72,333 |
| FY2008 | 709.00 | 76,058 |
| FY2009 | 726.00 | 81,092 |
| FY2010 | 748.00 | 81,747 |
| FY2011 | 751.00 | 84,554 |
| FY2012 | 752.50 | 86,017 |
| FY2013 | 761.75 | 87,242 |
| FY2014 | 765.75 | 89,130 |
| FY2015 | 756.25 | 89,852 |
| FY2016 | 760.25 | 90,000 |

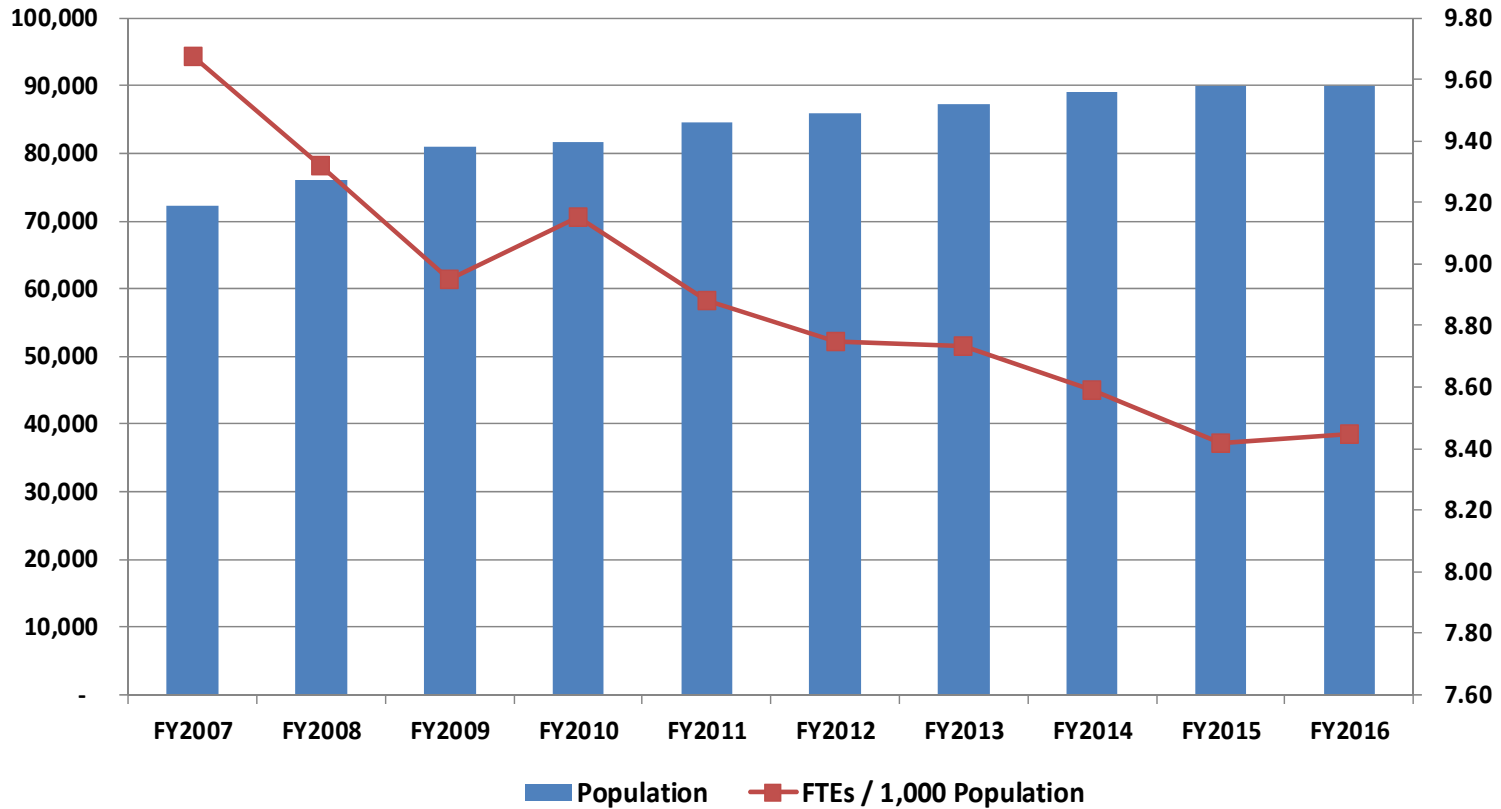
**10 Avg Annual
Growth Rate:**

0.86%

2.25%

GREENVILLE CITY COUNCIL BUDGET PREVIEW

APPROVED POSITIONS PER 1,000 POPULATION



| | FY2007 | FY2008 | FY2009 | FY2010 | FY2011 | FY2012 | FY2013 | FY2014 | FY2015 | FY2016 |
|-------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 72,333 | 76,058 | 81,092 | 81,747 | 84,554 | 86,017 | 87,242 | 89,130 | 89,852 | 90,000 |
| FTEs / 1,000 Population | 9.68 | 9.32 | 8.95 | 9.15 | 8.88 | 8.75 | 8.73 | 8.59 | 8.42 | 8.45 |

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT OPERATIONS EXPENSE

| | Draft | | Draft | |
|---------------------|-------------------|---------------|-------------------|---------------|
| | Budget | % | Plan | % |
| | FY 2016-17 | Mix | FY 2017-18 | Mix |
| Maintenance | 1,787,801 | 9.9% | 1,819,732 | 10.0% |
| Fleet | 1,966,140 | 10.9% | 1,960,170 | 10.7% |
| Contracted Services | 3,799,875 | 21.1% | 3,744,966 | 20.5% |
| Utilities | 1,122,202 | 6.2% | 1,138,780 | 6.2% |
| Street Lighting | 1,568,840 | 8.7% | 1,568,840 | 8.6% |
| Liability Insurance | 811,000 | 4.5% | 811,000 | 4.4% |
| Supplies | 4,416,273 | 24.5% | 4,543,313 | 24.9% |
| OPEB | 500,000 | 2.8% | 500,000 | 2.7% |
| Other | 2,049,073 | 11.4% | 2,161,083 | 11.8% |
| Total | 18,021,204 | 100.0% | 18,247,884 | 100.0% |

GREENVILLE CITY COUNCIL BUDGET PREVIEW
OPEB (RETIREE HEALTH)

| FISCAL YEAR | Contribution |
|------------------------|---------------------|
| 2011-12 | \$ 250,000 |
| 2012-13 | 300,000 |
| 2013-14 | 350,000 |
| 2014-15 | 400,000 |
| 2015-16 | 450,000 |
| 2016-17 | 500,000 |

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT TRANSFERS

| | Draft Budget FY 2016-17 | Draft Plan FY 2017-18 |
|-------------------------|-------------------------------|-----------------------------|
| Facilities Improvements | \$ 1,590,000 | \$ 1,642,000 |
| Street Improvement | 1,000,000 | 1,000,000 |
| Debt Service | 4,737,002 | 4,737,002 |
| Sheppard Library | 1,197,058 | 1,232,969 |
| Housing Division | 292,684 | 307,806 |
| Transit Fund | 565,269 | 636,781 |
| Total | \$ 9,382,013 | \$ 9,556,558 |

Debt Service Expense Includes a \$600,000 Increase Related to the Financing of \$8,000,000 of Projects as Included in the 2015 G.O. Bond.

GREENVILLE CITY COUNCIL BUDGET PREVIEW
GENERAL FUND DEBT TRANSFER

FY2015-16 Budget \$ 4,197,502

FY2016-17 Draft 4,737,002

FY2017-18 Plan 4,737,002

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT CAPITAL IMPROVEMENTS

| | Draft Budget FY 2016-17 | Draft Plan FY 2017-18 |
|----------------------------------|-------------------------------|-----------------------------|
| Department Capital Outlay | 38,018 | 19,602 |
| NCDOT Safe Walks to School Grant | 503,000 | - |
| Capital Improvements | 1,669,000 | 1,617,000 |
| Vehicle Replacment Fund | 721,113 | 859,844 |
| Total | 2,931,131 | 2,496,446 |

The Above Budgets are Only One Component of Funding for the Overall Capital Improvement and Facility Improvement Programs Which Are Funded From Various Sources in Addition to the General Fund and the Line Items Specified Above

GREENVILLE CITY COUNCIL BUDGET PREVIEW
DRAFT OF OVERALL CIP AND FIP PROGRAM
PROPOSED FY2016-17 AND FY2017-18

| | FY 2016-17 | FY 2017-18 | Total |
|-----------------------------|----------------------|----------------------|----------------------|
| Capital Improvement | \$ 18,683,414 | \$ 14,429,995 | \$ 33,113,409 |
| Facility Improvement | 1,590,000 | 1,642,000 | 3,232,000 |
| Total | \$ 20,273,414 | \$ 16,071,995 | \$ 36,345,409 |

CIP & FIP Projects Will be Presented in Detail at the April 18th City Council Budget Workshop

GREENVILLE CITY COUNCIL BUDGET PREVIEW

DRAFT OF OVERALL CIP AND FIP PROGRAM

PROPOSED FY2016-17 AND FY2017-18

The Draft of the Overall CIP and FIP Program Includes Funding From the Following Sources:

- General Fund
- Powell Bill
- Town Creek Culvert
- 2015 G.O. Bond Proceeds
- Grant Funds
- Sanitation Fund
- Stormwater Fund

CIP & FIP Projects Will be Presented in Detail at the April 18th City Council Budget Workshop

GREENVILLE CITY COUNCIL BUDGET PREVIEW

DRAFT OF OVERALL CIP AND FIP PROGRAM

PROPOSED FY2016-17 AND FY2017-18

The Draft of the Overall CIP and FIP Program Will Include (But is Not Limited to) Funding for the Following Existing Projects:

- Street Resurfacing
- West Fifth Street Streetscape
- Town Creek Culvert
- Town Common Renovation
- Sidewalk Construction
- South Greenville Athletic Fields
- Tar River Legacy Plan
- Street Light Improvements
- Sidewalk Project: Dickinson Avenue

CIP & FIP Projects Will be Presented in Detail at the April 18th City Council Budget Workshop



GREENVILLE CITY COUNCIL BUDGET PREVIEW

PROPOSED BUDGET 2016-17

FINANCIAL PLAN 2017-18

GENERAL FUND REVENUE LESS EXPENSE

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT REVENUE LESS EXPENSE

| | Draft Budget FY 2016-17 | Draft Plan FY 2017-18 | |
|-------------------------|-------------------------------|-----------------------------|--|
| Revenue | \$ 79,307,081 | \$ 80,780,637 | |
| Expense | 80,112,081 | 81,399,230 | |
| Subtotal | \$ (805,000) | \$ (618,593) | |
| Dept Budget Reductions | 450,000 | 450,000 | |
| Unidentified Budget Adj | 355,000 | 168,593 | |
| Balance | \$ - | \$ - | |

Unidentified Budget Adjustment = .40% of Revenue (i.e. 40¢ per \$100)

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT REVENUE LESS EXPENSE

- This is Only a Draft Budget. This is Not the Recommended Budget.
- The Following Has Not Yet Been Built Into the Draft Budget:
 - Updated Projected FY2015-16 Revenues Based on March
 - Impact of Property Revaluation on Property Tax Revenues (Positive or Negative)
- As Soon as This Information Becomes Available and is Analyzed, it Will be Built into the Budget.
- The Unidentified Budget Adjustments May Consist of Additional Increases in Revenues and/or Reductions in Expenses.

GREENVILLE CITY COUNCIL BUDGET PREVIEW

GENERAL FUND DRAFT REVENUE LESS EXPENSE

- The Following Are Examples of Unidentified Budget Adjustments That Individually or In Combination May be Necessary to Complete the Budget:
 - Additional Revenue (IF ANY) That Materializes From:
 - a) Property Revaluation
 - b) Update to Revenues Through March
 - Appropriation of Fund Balance
 - Adjustment to Merit Pay Increase
 - Further Reductions to Departmental Budgets (Inclusive of Personnel Reductions)
 - Delay or Elimination of Specific CIP / FIP Projects

GREENVILLE CITY COUNCIL BUDGET PREVIEW

REMAINING BUDGET SCHEDULE

- Monday, April 18th: City Council Budget Workshop
- Monday, May 9th: Proposed Budget Presented to City Council
- Monday, May 23rd: Further Discussion of Proposed Budget by Council (Optional)
- Thursday, May 26th: Public Display of Balanced Budget
- Monday, June 6th: Public Hearing
- Monday, June 13th: Consideration of Budget Adoption

Fund Balance 101: What You Need to Know

- Uses of Fund Balance
- Make-Up of Fund Balance
- Why Does the City Have Fund Balance?
- City of Greenville Fund Balance

| | |
|-------------|-----------------|
| Available | Policy |
| Comparisons | Capital Reserve |
| Projections | |

Fund Balance

$$\text{Fund Balance} = \text{Assets} - \text{Liabilities}$$

- Used for day-to-day cash flow when major revenue (property tax) has been received for year
- Portion set aside for emergencies

Fund Balance – General Fund

Uses of Fund Balance

| Uses of Financial Statements | | |
|------------------------------|--------------------------------------|---|
| | Business | Government |
| Users | Investors and creditors | Investors and creditors |
| | | Citizens |
| | | Legislative and oversight bodies |
| Uses | Assess ability to generate resources | Assess ability to generate resources |
| | | Decisions involving resource allocation |
| | | Decisions involving legal compliance |

Uses of Fund Balance

Any Change to Overall Fund Balance Must Flow Through the Income Statement as Follows:

| | | |
|--------------|-------------------------------|-------|
| + | Revenue | _____ |
| - | Operating Expense | _____ |
| = | Revenue Less Expense | _____ |
| + | Beginning Fund Balance | _____ |
| + / - | Revenue Less Expense | _____ |
| = | Ending Fund Balance | _____ |

The Make-Up of Fund Balance

Restricted

- Non spendable
- Restricted
(Restricted by
State Statute)

Unrestricted

- Committed
- Assigned
- Unassigned

Why Does the City Have Fund Balance?

- Fund Balance is necessary for proper cash flow funds
- A portion of fund balance should be reserved for rainy day (i.e. emergency)
- A portion of fund balance could be set aside for projects and/or dedicated purposes
- Favorable bond ratings

Fund Balance – General Fund

Available Fund Balance: FY 2015 vs. FY 2014

| | |
|---------------------------------|----------------------|
| Total Fund Balance 2015 | \$ 32,579,539 |
| Non spendable | - 116,233 |
| Stabilization by State Statute | <u>- 13,033,581</u> |
| Available Fund Balance 2015 | <u>\$ 19,429,725</u> |
| | |
| Available Fund Balance 2015 | \$ 19,429,725 |
| Available Fund Balance 2014 | <u>\$ 23,351,631</u> |
| Decrease in Available Fund Bal. | <u>\$ 3,921,906</u> |

Fund Balance – General Fund

Fund Balance Comparison

| MUNICIPALITY | POPULATION | FUND BALANCE AVAILABLE | FBA as a % of GF Expenses |
|-------------------|------------|------------------------|---------------------------|
| CONCORD | 83,279 | \$ 40,536,219 | 56.71 |
| ASHEVILLE | 88,003 | 22,028,789 | 24.56 |
| GASTONIA | 72,947 | 17,732,001 | 31.82 |
| GREENVILLE ('14) | 89,130 | 23,351,631 | 31.00 |
| Greenville ('15) | 89,852 | 19,429,725 | 25.00 |
| HIGH POINT | 107,642 | 22,294,895 | 20.62 |
| WILMINGTON | 111,773 | 33,036,658 | 37.25 |
| JACKSONVILLE | 78,190 | 13,677,946 | 32.40 |

Fund Balance – General Fund

Projected Fund Balance Position

| Fund Balances: | FY 2016 Projection | FY 2015 | FY 2014 | % Change |
|-------------------------------|-----------------------|---------------------|---------------------|-------------|
| Non-Spendable | \$ 145,473 | \$ 116,233 | \$ 215,226 | 25% |
| Committed | 2,276,781 | 2,276,781 | 2,276,781 | - % |
| Assigned | 1,778,052 | 1,591,683 | 1,964,421 | 12% |
| Unassigned | 16,686,554 | 12,426,286 | 16,108,088 | 34% |
| Total Fund Balance | \$31,478,427 | \$32,579,539 | \$31,412,547 | -3% |

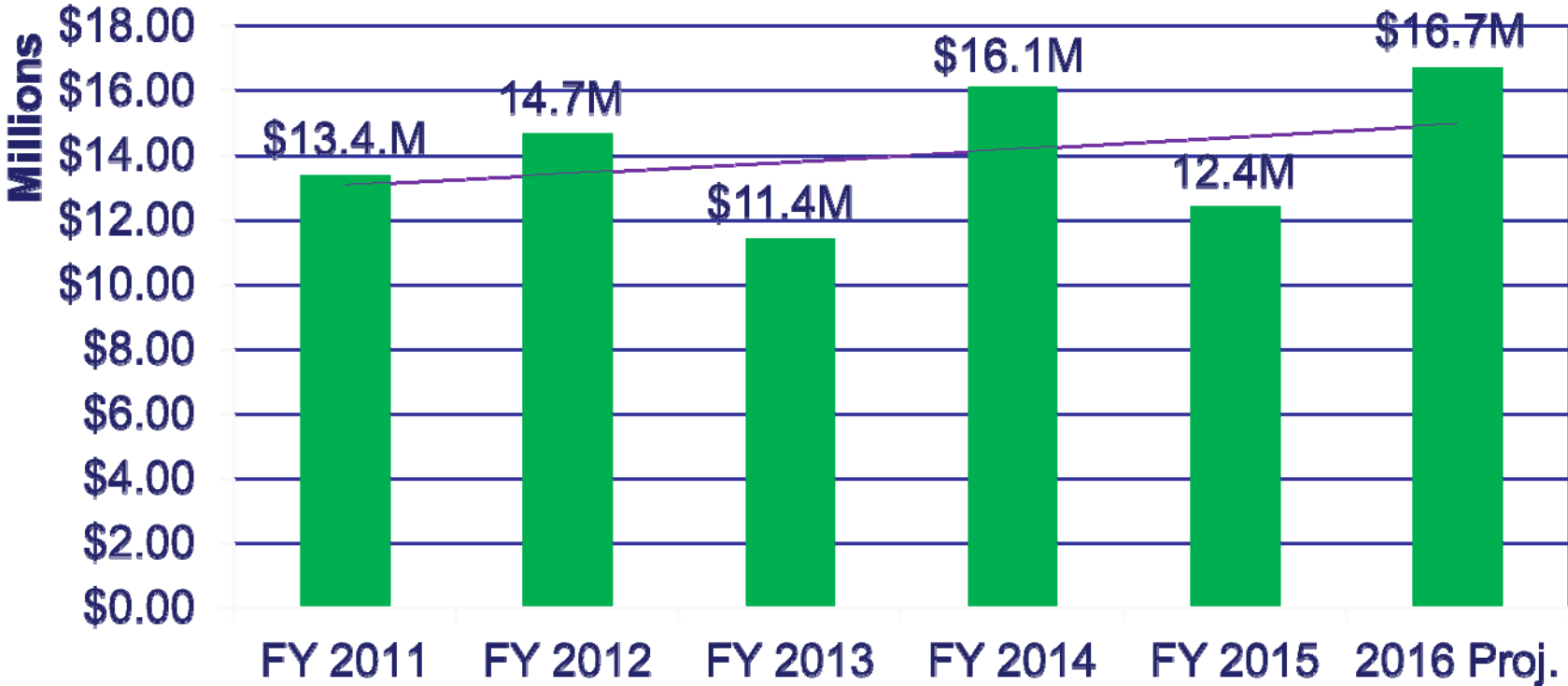
Fund Balance Policy

- The City will strive to maintain an Unassigned General Fund balance at the close of each fiscal year of at least 14.0% of the total annual operating budget.
- This policy has the effect of the City retaining approximately 1.7 months of annual expenditures unassigned, meaning that 1.7 months of operating funds are available and not designated for other purposes.
- Any excess of Unassigned Fund Balance over the 14% is recommended for transfer to the Capital Reserve for designation on one time capital projects.

Fund Balance – General Fund

History of Unassigned Fund Balance

**Fluctuates with City Activity



Fund Balance – General Fund

Capital Reserve Transfer

| 2015-2016 General Fund <u>Budget</u> | <u>Percent</u> | <u>Total Balance Required</u> | <u>Unassigned Fund Balance</u> | <u>Amount Available For Transfer</u> |
|--|---------------------|--|------------------------------------|--|
| 74,867,198 | 14% | 10,481,408 | 12,426,286 | 1,944,878 |
| | \$ 1,944,878 | Amount Available for Transfer to Capital Reserve Fund @ 14% Budget Ordinance Amendments (FY 2014-2015), through November, 2015 | | |
| | <u>(497,577)</u> | | | |
| | \$ <u>1,447,301</u> | Amount Available to transfer, above the 14% Fund Balance Policy for Capital Improvements | | |
| | 53,965 | Capital Reserve Interest (Unallocated) | | |
| | \$ 1,501,266 | Total Amount Available for Capital Improvements | | |

Fund Balance Projections

April 14, 2016

- Projections are Preliminary
- Results of Operations for the Year change Fund Balance
- Final Projections in June (Unaudited)
- Fiscal Year End is June 30, 2016